



November 1, 2024

**Muhammad Shahid Mughal, MCIP, RPP**  
**Community Planner**

**Planning & Development Department**

The Corporation of the Town of Caledon

6311 Old Church Road

Caledon, ON L7C 1J6

Dear Mr. Mughal;

**RE: Town of Caledon Official Plan Amendment & Zoning By-law Amendment Applications  
Proposed Pit 3 Extension – Lafarge Canada Inc.  
Part Lot 13, Concession 5 West Side of Centre Road or Communication Street, Town of Caledon, Region of Peel  
OUR FILE 9526CO**

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On May 2, 2024, Lafarge Canada Inc. submitted the DART application including the \$100,000 application fee for the proposed Pit 3 Extension and was deemed complete on May 23, 2024. The OPA DART application was assigned file #DART OPA 2024-0003. The ZBA DART application was assigned file #DART RZ 2024-0020. Both of these applications are currently undergoing review by the Town and applicable agencies. Following the passing of Bill 185, it is understood that the Town of Caledon repealed the Town's Pre-Consultation By-law to be in conformity with the Bill. This change removed the requirement for mandatory pre-consultation prior to the submission of formal Planning Act applications.

As a result, on behalf of our Client, Lafarge Canada Inc., we are pleased to submit the Official Plan Amendment and Zoning By-law Amendment applications for the proposed Pit 3 Extension located on the lands legally described as Part Lot 13, Concession 5 West Side of Centre Road or Communication Street, Town of Caledon, Region of Peel. The lands are municipally known as 17903 Shaw's Creek Road.

As the Town is aware, the Pit 3 Extension is proposed to have a 25.6 hectare licence area, of which 20.8 hectares is proposed for extraction. The Official Plan Amendment application proposes to re-designate the lands from "General Agricultural Area" to "Extractive Industrial A Area" and "Environmental Policy Area". The Zoning By-law Amendment Application proposes to re-zone the lands from "Agricultural (A1)" to "Extractive Industrial Exception (MX-XXX)" and "Environmental Policy Area One Exception-XX (EPA1-XX)".

A copy of the draft Official Plan and Zoning By-law Amendments for the Subject Lands are included as **Attachment A and B**.

To assist the Town in processing this application, please find the following documents enclosed with this submission. Please note this is the same list of documents that was previously circulated to the Town as part of the DART application on May 2, 2024.

1. Planning Justification Report and Aggregate Resources Act Summary Statement, Proposed Lafarge Pit 3 Extension, prepared by MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC), dated April 2024;
2. Aggregate Resources Act Site Plans for the proposed Pit 3 Extension, prepared by MHBC, dated April 2024;
3. Agricultural Impact Assessment, prepared by MHBC, dated February 2024;
4. Air Quality Assessment, prepared by Arcadis Canada Inc., dated February 2024;
5. Cultural Heritage Survey, prepared by MHBC, dated February 2024;
6. Natural Environment Technical Report and Environmental Impact Assessment, prepared by Goodban Ecological Consulting Inc., dated April 2024;
7. Level 1 and 2 Hydrogeology and Hydrology Report, prepared by WSP, dated February 2024;
8. Maximum Predicted Water Table Report, Prepared by WSP, dated February 2024;
9. Noise Impact Assessment, prepared by HGC Engineering, dated February 2024;
10. Stage 1, 2 and 3 Archaeological Assessment, prepared by Golder Associates (now WSP), dated March 23, 2017;
11. Golder Associates (now WSP) CV's have been included as a separate document from the report noted above;
12. Ministry of Tourism, Culture and Sport Checklist for Archaeological Potential, dated April 2024 has been included as a separate document from the report;
13. Transportation Impact Study, prepared by Paradigm Transportation Solutions Ltd., dated March 2024. Please note that two versions of the digital report have been submitted as part of the application. One version which is sealed, locked, not editable, not printable, following Professional Engineers of Ontario's (PEO) requirements and one "Digital Courtesy" version which is unlocked, not sealed, printable and allows comments/markups to be inserted into the document but is otherwise not editable and follows PEO's direction for unsecured documents;
14. Paradigm Transportation Solutions Ltd. CV's have been included as a separate document from the report;

15. Visual Impact Assessment, prepared by MHBC, dated February 2024;
16. Ministry of Tourism, Culture and Sport Checklist for Built Heritage Resources and Cultural Heritage Landscapes Potential prepared by MHBC, dated February 2024;
17. Ministry of Tourism, Culture and Sport letter confirming Stage 1-2 Archaeological Assessment has been entered into the Ontario Public Register dated May 29, 2017;
18. Copy of the Parcel Register the Subject Site; and
19. Lafarge Pit 3 Extension Summary Document. Please note that Lafarge has provided this document to the surrounding residences.

The following Drop Box link includes the materials noted above. **The documents will be available until November 28, 2024.**

<https://www.dropbox.com/scl/fo/9jql3dbp8yintugt5d6k/AHTMtDyALaeNn-Gpd4BZmNE?rlkey=i4rrckmrx6lnrez6lmjq1404&st=5t42egc1&dl=0>

We trust that the \$100,000 fee submitted with the DART application is the required fee for the Official Plan Amendment and Zoning By-law Amendment applications. As a result, no further application fees have been submitted with this application.

We look forward to working with the Town through the process of these applications. Please don't hesitate to contact our office if there is any additional information that you require.

Yours truly,

**MHBC**



James Newlands, HBComm, MSc, MCIP, RPP  
Associate

cc. *Mal Wensierski, Lafarge Canada Inc.*  
*Brian Zeman, MHBC*

*Attachment A – Official Plan/Zoning By-law Amendment Application Form*

*Attachment B – Draft Proposed Official Plan Amendment*

*Attachment C – Draft Proposed Zoning By-law Amendment*

**A**

**Attachment A**

# Official Plan/Zoning By-law Amendment Application Guide

(Application for approval under Sections 17, 22, 34, 36 and/or 39 of the *Planning Act, R.S.O. 1990*)

## A. Applying for an Amendment to the Official Plan and/or Zoning By-law

The attached application form is to be used only when applying to the Town of Caledon for an amendment to the Official Plan and/or Zoning By-law, or a Temporary Use By-law. The application must be completed in full and submitted together with the required application information, fees, reports and plans listed below, to the Town of Caledon Development Approval and Planning Policy Department.

In order to meet processing time frames, the applicant is advised that pre-consultation with appropriate authorities during completion of the application is key to ensure identification of all issues and in particular, requirements for supporting documentation reports.

## B. Using the Application Form

1. The attached application form **must be fully completed** including the applicants' affidavit, registered owners certificate and Schedule I and returned to the Town of Caledon together with the number of copies identified on the DART Form. Please ensure that you keep a copy for your files.
2. The application should be completed by the applicant or their authorized agent. The written authorization of the **registered owner** and **affidavit of the applicant** must also accompany the application. For your convenience, an authorization and affidavit section has been included in the attached application.
3. It is the responsibility of the applicant to research and evaluate the site and the proposal to ensure that the development will conform with the interests of the health, safety, convenience and welfare of the present and future residents. Any pertinent information should be reflected in the application form.
4. As noted on the application form, certain infrastructure projects necessary to service developments are subject to the provisions of the Environmental Assessment Act. The applicant is advised to consult with their engineering consultant to provide determination in this matter.
5. Where additional support materials such as environmental, noise abatement, planning or engineering reports are required, these reports and background information must be submitted with the application. The DART Form will indicate the number of copies of material required to be submitted.

## C. Drawings

The Planning Act requires that the applicant shall provide information as prescribed in Ontario Regulations 543/06 & 545/06 when

submitting application to amend the Official Plan and Zoning By-law or permit a temporary use. Some of this information can best be provided graphically. Drawing requirements differ depending on the nature of each application. The DART Form will indicate the submission material and number of copies required to be submitted with the application.

The drawings must be drawn to scale with all dimensions shown in metric units. Each drawing shall be individually folded to 8 1/2 x 11 and two (2) reductions of each drawing, 8 1/2 x 11 in size, on photographic paper (KP5) will be required. If further copies or additional drawings are required, the applicant will be notified. The applicant shall also provide 3 compact discs containing each drawing that is geo-referenced (NAD 27) in 'dxf' or 'dwg' format. Please include a file name, contact name and phone number on the label of each disc. If assistance is required please contact the Development Approval and Planning Policy Department for direction.

## D. Information to be Shown on the Drawings

### Property Survey:

- Boundaries and dimensions of the subject property and the location, size type of all existing buildings and structures on the subject property including the distance of the buildings or structures from the front, rear and side lot lines and the location of all natural and artificial features (i.e. railways, roads, watercourses, wooded areas, etc.) all certified by an Ontario Land Surveyor

### Conceptual Site Development Plan:

- North arrow, scale and legal description of property
- Location, name, width, of all roads within and abutting the subject lands
- Existing and proposed street widenings
- All proposed access locations and their widths plus existing access locations on properties abutting and on the opposite side of roads from the subject property
- Current use of abutting lands
- Any artificial or man-made features (i.e. watercourses, swales, woodlots, etc.) on or adjacent to the site
- Existing and proposed contours when significant alterations to grade are proposed
- Proposed buildings and structures proposed to be retained
- Setback of all buildings from the property boundaries
- Layout of parking spaces, aisles and driveways
- Proposed landscape areas and general treatment (i.e. berming, sodding, walkways, etc.)
- Location and design of garbage disposal



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facilities

- Summary statistics, including the building height, gross site area, gross building floor area, building coverage ratio, landscape area ratio, density and proportion of different uses, and
- Separate drawing illustrating massing and conceptual architectural design, if warranted.

#### **E. Planning Rationale and Justification**

Copies of a report clearly stating the applicant's reason for the subject application and outlining the planning rationale and justification for the approval of the application shall be submitted for amendments to the Official Plan and/or Zoning By-Law. It is beneficial to demonstrate in this rationale report how the proposal will conform to the applicable provincial policy statements. The DART Form will indicate the number of copies required to be submitted as part of an application. Cross-references to Schedule I of the application form is recommended.

#### **F. Details of the Proposed Amendments**

The applicant shall include on the application form or on separate pages:

- The specifics of the requested amendments;
- All Official Plan policy changes being proposed, including a draft Official Plan Amendment;
- All uses proposed to be accommodated by the proposed amendments; and,
- The zoning category/ies being requested, the specific zoning standards being requested, and a draft zoning by-law.

#### **G. Application Fees**

- a) A cheque in the amount of the appropriate Town of Caledon Fee, made payable to the Town of Caledon. Please refer to the Fee By-law.  
*\*The Director of the Development Approval and Planning Policy Department will determine whether an Official Plan Amendment is Minor or Major based on specific criteria.\**

- b) Conservation Authority Fees\*\*
- c) For a Town of Caledon Official Plan Amendment, a Region of Peel fee must also be made payable to the Region of Peel. Please contact the Region of Peel for more information.

#### **H. Signing the Property**

The applicant shall erect a sign in accordance with the requirements of Schedule II and file with the Development Approval and Planning Policy Department a letter agreeing to maintain the sign(s) both for structure and paint work to the satisfaction of the Director of the Development Approval and Planning Policy Department.

#### **I. Dealing with the Application**

1. After accepting the application as complete as per Sections 22(6) and 34(10.3) of the Planning Act, (this will be confirmed in writing and the application shall not be deemed to be complete until such written confirmation is received) the Town will confer with internal Town Departments and external agencies who may be concerned, to obtain information and comments.
2. Following evaluation of the application and the comments from internal departments and external agencies, as noted above, the Town will make a decision to approve or refuse the application, subsequent to the holding of a public meeting as required by Sections 22, 34, 36 & 39 of the Planning Act. If approved, conditions may be imposed by the Town.
3. Sections 22, 34, 36 & 39 of the Planning Act also provides the opportunity for any person, including the applicant or a public body, to appeal the decision of the Town to the Ontario Municipal Board. It is recommended that the applicant acquaint him/herself with the provisions of the Planning Act in this regard.

**Type of Application**

Official Plan Amendment

Zoning By-law Amendment

Temporary Use By-law

Removal of Holding Symbol

**For Office Use Only**

Major:  Minor:  Surcharge:

Town File Number Assigned: \_\_\_\_\_

Corresponding Subdivision/Condominium File Number: \_\_\_\_\_

Date Application Received: \_\_\_\_\_

Date Complete Application Accepted: \_\_\_\_\_

Application Fee Attached:

**1. Site and Legal Description**

Lot: \_\_\_\_\_ Concession: 5, West Side of Centre Road or Communication Street

Lot/Block: \_\_\_\_\_ Registered Plan: \_\_\_\_\_

Part: of Lot 13 Reference Plan: \_\_\_\_\_

Street and Number: 17903 Shaw's Creek Road

Dimensions (metric): Frontage: 644.06 m Depth: 2269.03 m Area: 25.6 ha (63.5 acres)

Date Property was Acquired by Current Owner: December 21, 2001

Roll Number: 2124 030009 16300

PIN Number: 142720039

**2. Applicant Information**

Agent Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Applicant Name: Lafarge Canada Inc. c/o Mal Wensierski

Address: 6509 Airport Road City: Mississauga Postal Code: L4V 1S7

Phone: 905-738-2934 Fax: \_\_\_\_\_

Email: malgorzata.wensierski@lafarge.com

Registered Owner: Lafarge Canada Inc. c/o Mal Wensierski

Address: 6509 Airport Road City: Mississauga Postal Code: L4V 1S7

Phone: 905-738-2934 Fax: \_\_\_\_\_

Email: malgorzata.wensierski@lafarge.com

Mortgagees or Other Encumbrances: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Please note:

All correspondence, notices, etc. initiated by the Town in respect of this application will, unless otherwise requested by law, be directed to the applicant's agent noted above except where no agent is employed, then it will be directed at the applicant. Where the registered owner is a numbered company, please indicate a project or development name.



**3. Official Plan Status/Amendment**

- a) Current Official Plan Land Use Designation: General Agricultural Area  
 Applicable Secondary Plan: N/A
- b) Current Region of Peel Official Plan Designation: Rural System
- c) Proposed Town of Caledon Official Plan Land Use Designation: "Extractive Industrial A Area" and "Environmental Policy Area"  
 Proposed Town of Caledon Applicable Secondary Plan Designation: N/A
- d) Proposed Policy Deletions, Changes and/or Additions (*include policy or schedule reference number: (include proposed text where applicable, attach additional pages as required)*):  
Schedule "A" - see attached Official Plan Amendment By-law

**4. Zoning By-law Status/Amendment**

- Current Town of Caledon Zoning Designation(s): Agricultural (A1)
- Proposed Zoning Designation(s) Extractive Industrial Exception (MX-XXX) and Environmental Policy Area One Exception-XX(EPA1-XXX)
- Proposed Zoning Standards: See attached Zoning By-law Amendment By-law

*(include any and all specific zoning standards proposed which differ from those contained in the proposed zoning category plus the nature and intent of the application) (attach additional pages as required)*

**5. Temporary Use By-law Applications Only**

- a) Is this an application for a Garden Suite? Yes  No
- b) What length of time is requested for this temporary use by-law?

N/A

*(Please note: Section 29(2)(a) of the Planning Act R.S.O. 1990, c. P.13 permits the temporary use of a garden suite for a period no greater than ten (10) years. Section 39 (2)(b) permits a maximum of three (3) years for any other use.)*

- c) Supporting Argument and Reasons for Rqueesting the Temporary Use By-law: N/A

*(attach additional sheets if necessary)*

**6. Provincial Plan Status**

- a) Is the subject land within a provincial plan? Yes  No   
**If yes, please specify** which plans and the conformity of the proposal to the policies within the applicable plans:

Greenbelt Plan - please see Planning Justification Report



**7. Current Land Use?**

a) What is the current use of the subject land?  
Agriculture and Natural Areas

b) How long have these uses continued on the lands? Unknown

c) Has there been any previous industrial or commercial use on the subject lands?  
Yes  No

**If yes, please specify:** \_\_\_\_\_

d) Has the grading on the subject land been changed by adding or removing material?  
Yes  No

**If yes, please specify:** Former rehabilitated wayside pit

e) Has there ever been a gas station or other fuel dispensing/storage facility on the subject land?  
Yes  No

**If yes, please specify:** \_\_\_\_\_

f) Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent lands?  
Yes  No

**If yes, please specify:** \_\_\_\_\_

Are there any existing buildings on the subject lands?

Yes  No

**If yes, please specify** the date any existing buildings/structures were constructed:  
\_\_\_\_\_

If yes to 7(g), each existing building, its type, use height, floor area, and setbacks from the front, rear and side property boundaries, shall be shown on the property survey required to be submitted with this application.

If yes to 7(c), and/or 5(e), please contact the Director of Development Approval and Planning Policy or their designate to determine if an environmental assessment is required and submit 5 copies of the same with this application.

**8. Proposed Land Use**

a) What is the proposed use of the subject land? (attached additional pages as required)  
Mineral Aggregate Extraction - please see previously submitted planning report and DART applications for more details.

b) Are there any new buildings, and/or site improvements proposed for the subject land?  
Yes  No

**If yes, each proposed building, its type, use height, floor area, setbacks from the front, rear and side property boundaries, and all other proposed site improvements shall be shown on the conceptual site development plan required to be submitted with this application.**

**9. Status of Other Applications Under the Planning Act**

a) Are the lands, or any lands within 120 metres, subject to any other application under the Planning Act including an Official Plan Amendment, a Zoning By-law Amendment, a plan of subdivision or condominium, a minor variance, a consent, a site plan or an application for exemption from part lot control? Is the building(s) under construction?  
Yes  No

**If yes, please provide:**

Type of application(s): \_\_\_\_\_

Name of Approval Authority(s): \_\_\_\_\_

File Number(s): \_\_\_\_\_

Status of Application(s): \_\_\_\_\_

b) Have the subject lands been subject to a previous application to amend the official plan or zoning by-law?  
Yes  No

**If yes, please provide:**

File Number(s): \_\_\_\_\_

Outcome of Application(s): \_\_\_\_\_

c) Have the subject lands been subject to a Minister's Zoning Order?  
Yes  No

**If yes, please specify and indicate the Ontario Regulation number of that order:**  
\_\_\_\_\_

d) Indicate the effect of this/these other application(s) on the subject proposal.  
N/A

## 10. Proposed Servicing

Complete the following in full including whether all identified technical information requirements are attached. Before undertaking any action requirements consult with appropriate authorities to determine details.

### SEWAGE DISPOSAL

Service Type	Development Proposed	Y/N	Action Required	Attached
Municipal piped sewage system	Any development on municipal service	N	Confirmation of service capacity will be required during processing	
Municipal or private communal sewage system	More than 5 lots/units or more than 4500 litres per day effluent	N	Servicing options statement and hydrogeological report	
	5 or less lots/units or less than 4500 litres per day effluent	N	Hydrogeological sensitivity certification	
Individual private septic systems	More than 5 lots/units or more than 4500 litres per day effluent	N	Servicing options statement and hydrogeological report	
	5 or less lots/units or less than 4500 litres per day effluent	N	Hydrogeological sensitivity certification	
Other	To be described by applicant	N	To be determined	

### WATER SUPPLY

Municipal piped water system	Any development on municipal service	N	Confirmation of service capacity will be required during processing	
Municipal or private communal water system	More than 5 lots/units and non residential where water used for human consumption	N	Servicing options statement and hydrogeological report	
	5 or less lots/units and non residential where water used for human consumption	N	Hydrogeological sensitivity certification	
Individual private wells	More than 5 lots/units and non residential where water used for human consumption	N	Servicing options statement and hydrogeological report	
	5 or less lots/units and non residential where water used for human consumption	N	Hydrogeological sensitivity certification	
Other	To be described by applicant	N	To be determined	

### STORM DRAINAGE

Piped sewers	Any development on piped service	N	Preliminary stormwater management plan. Stormwater management study may be required during application processing.	
Open ditches or swales	Any development on non-piped service	Y		Y*

\*This information is contained in the Hydrogeological and Hydrological Report

### ROADS AND ACCESS

Is access available to public roads?	All development	Y	A traffic study may be required during application process	Y
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### UTILITIES

Easements and restrictive covenants	Any adjacent or on site	N	All existing easements and covenants to be shown and effect described on the draft plan	
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**11. Environmental Assessment Act**

Are any water, sewage, or road works associated with the proposed development considered as Schedule C works under the Environmental Assessment Act?

Yes  No

**If yes**, such works must be identified and described and the applicant must demonstrate how requirements of the Act will be addressed.

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**15. Affidavit of Applicant**

I, Mal Wensierski of the Town of Caledon in the Region of Peel solemnly declare that all above statements contained within the application are true, and I make this solemn declaration conscientiously believe it to be true, and knowing that it is the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act."

SWORN remotely by Mal Wensierski, stated as being located in the Town of Caledon in the Province of Ontario, before me at the City Barrie this 28th day of October, 2024, in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely.

Kimberley Anne Clements, a  
Commissioner, etc., Province of Ontario,  
for MacNaughton Hermesen Britton  
Clarkson Planning Limited.  
Expires August 17, 2027.

*A Commissioner of Oaths*

*Signature*

**16. An Applicant's Certificate Shall be Provided and Signed on the Draft Plan**

**17. Collection of Information**

Information is being collected under the authority of the Planning Act, R.S.O. 1990, CHAPTER P.13. In accordance with that Act, the Town of Caledon provides public access to all Planning Act applications, supporting information, and comments submitted to the Town for review. In submitting the information to the Town, the submitter acknowledges that the information contained in this application and any supporting information including reports, studies and drawings provided by the owners, agents, consultants or solicitors, and any comments received from the public, together constitute public information and will become part of the public record. In accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56, copies of the application and any of its supporting information, documents or comments may be released or made available to the general public through the Town's website or by any other means. If you have any questions regarding Freedom of Information (FOI) or Access Requests, please contact the FOI Coordinator by phone at 905.584.2272 x. 4168 or by email at [records@caledon.ca](mailto:records@caledon.ca)

**18. Registered Owner's Authorization**

The owner(s) must complete the following:  
As of the date of this application, I am (we are) the registered owner(s) of the lands described in this application, I (we) have examined the contents of this application, certified as to the correctness of the information submitted with the application, insofar as I (we) have knowledge of these facts, and concur with the submission of this application to the Town of Caledon.

Oct 30, 2024

*Date*

*Signature of Owner*

*Date*

*Signature of Owner*

*Date*

*Signature of Owner*

## Schedule I

### Site Features and Constraints Concerning Matters of Provincial Interest

The following features are matters of Provincial Interest and/or relate to the Provincial Policy Statement. Please indicate if they are located on the subject property or abutting property and advise if the required technical information to demonstrate consistency with Provincial Policy is attached. Before undertaking any action requirements consult with appropriate authorities to determine details.

Policy	Features/ Constraints	Action Required	Yes On- site	Yes off-site but within 500 metres	No	Identify where the action required has been addressed
1.1.1	Non-farm development outside of urban areas and designated settlement areas or expansions of same	Development proposed outside of or the expansion of these areas require a Justification Analysis		Y		Planning Justification Report
1.1.3	Class I industry. (Small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only)	A feasibility study is needed for: a) residential and other sensitive uses within 70 metres of a Class I industry or vice-versa;			N	
	Class II Industry. (Medium scale, processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic)	b) residential and other sensitive uses within 300 metres of a Class II industry or vice-versa; and			N	
	Class III Industry within 1000 metres. (Processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions)	c) residential and other sensitive uses within 1000 metres of a Class III industry or vice-versa.	Y			Attached technical studies
	Landfill site	A landfill study to address leachate, odour, vermin and other impacts is needed.			N	
	Sewage treatment plant	A feasibility study is needed for residential and other sensitive uses.			N	
	Waste stabilization pond				N	
	Active railway lines	Within 100 metres, a feasibility study is needed for development			N	
	Controlled access highways or freeways, including designated future ones				N	
	Electric transformer stations	Within 200 metres, a noise study is needed for development.			N	

Policy	Features/Constraints	Action Required	Yes On-site	Yes off-site but within 500 metres	No	Identify where the action required has been addressed
1.1.3	Airports where noise exposure forecast (NEF) or noise exposure projection (NEP) is 28 or greater	A feasibility study is needed for:  a) Group 1 uses (residential) between the 28 and 30 NEF/NEP contour. At or above the 30 NEF/NEP contour development may not be permitted. Redevelopment of existing residential uses may be considered above 30 NEF/NEP provided that it has been demonstrated that there will be no negative impacts on the long-term function of the airport.  b) Group 2 uses (office/commercial) at or above the 30 NEF/NEP contour.  c) Group 3 uses (industrial) at or above the 35 NEF/NEP contour.			N	
1.2.1	Affordable Housing	Encourage housing forms and densities designed to be affordable to moderate and lower income households.			N	
1.3.3	Transportation and infrastructure corridors	The continuous linear characteristics of significant transportation and infrastructure corridors and rights-of-way to be protected.			N	
2.1.3	Prime agricultural land	Only agricultural, secondary and agricultural related uses are permitted within prime agricultural area designations. Removal of lands from prime agricultural areas will require a Justification Study.	Y	Y		Agricultural Impact Assessment
2.1.4	Agricultural operations	A separation distance calculation under the Minimum Distance Separation Formula for non-agricultural uses to be complied with and submitted concurrently with the application.			N	
2.2.3.2	Existing pits and quarries	It must be demonstrated that proposed development will not preclude the continued use of existing pits and quarries.		Y		Planning Justification Report
2.2.3.3	Protection of mineral aggregate resources	Within or adjacent to mineral aggregate resource areas, justification is needed for non-mineral aggregate development.			N	
2.3.1	Significant portions of habitat of endangered and threatened species	Within this feature, development is not permitted. Within 50 metres an Environmental Impact Study is needed.		Y		Environmental Impact Study
2.3.1	Significant woodlands and valleylands, significant areas of natural and scientific interest (ANSI), significant wildlife habitat, fish habitat	Except for fish habitat and valleylands, within these features or within 50 metres of the feature, an Environmental Impact Study is needed for proposed development. Within 30 metres of a valleyland, an Environmental Impact Study is needed which must include fish habitat.	Y	Y		Environmental Impact Study

Policy	Features/Constraints	Action Required	Yes On-site	Yes off-site but within 500 metres	No	Identify where the action required has been addressed
2.3.1	Significant wetlands	Within significant wetlands development is not permitted. Within 120 metres, and Environmental Impact Study is needed.		Y		Environmental Impact Study
2.3.3	Diversity of natural features and their natural connections	Within 50 metres of a significant natural corridor an Environmental Impact Study is needed.			N	
2.4.1	Surface water, groundwater, sensitive groundwater recharge/discharge areas, headwaters and aquifers	It must be demonstrated that the quality and quantity of these features will be protected or enhanced.	Y	Y		Water Resources Report
2.5.1	Significant cultural heritage landscapes and built heritage resources	Development to conserve significant cultural heritage landscapes and built heritage resources.		Y		Cultural Heritage Report
2.5.2	Significant archaeological resources	In areas containing significant archaeological potential and resources, these resources are to be studied and preserved, or where appropriate, removed, catalogued and analyzed prior to development. Contact Heritage Resource Officer			N	Archaeological Report
3.1.1	Erosion hazards and unstable soils or bedrock	Areas of unstable soils or bedrock and within the 100-year erosion limit of ravines, river valleys and streams, development should be restricted.			N	
3.1.2	Flooding hazards	Within the regulatory shoreline, a feasibility study is needed, but within defined portions of the dynamic beach and defined portions of the 100-year flood level along connecting channels, development should be restricted.			N	
3.1.2	Flood plains	Where one zone flood plain management is in effect, development is not permitted within the flood plain. Where two-zone flood management is in effect, development is not permitted within the floodway. Where a Special Policy Area (SPA) is in effect, development must meet the official plan policies for the SPA.			N	
3.2.1	Mine hazards or former mineral resource operations	Development on or adjacent to such features will only be permitted if satisfactory rehabilitation measures have been completed.	Y			Planning Justification Report
3.2.2	Contaminated sites	In areas of possible soil contamination, an inventory of previous uses is needed and site restoration to ensure no adverse effect.			N	

**SCHEDULE II**

**SIGNING OF THE PROPERTY**

The Corporation of the Town of Caledon requires, on all applications for amendments to the Official Plan and Zoning By-law and applications for Temporary Use By-Laws, that the applicant erects a sign(s) on the proposed property in accordance with the following requirements:

- a) Upon applying for an amendment to the Official Plan and/or Zoning By-law the applicant shall erect and maintain in a structurally sound condition, the required sign(s). The cost of the sign(s) is the responsibility of the applicant.
- b) Sign Specifications:
  - i) Size: The sign must be 1.2 metres wide by 1.2 metres high with a 0.6 metre ground clearance.
  - ii) Material: It is recommended that the sign be constructed using a 19 mm exterior grade plywood panel. Vertical structural members should be 100 mm by 100 mm fir, installed to a depth of 1.2 metres below grade: 50 mm by 50 mm horizontal fir stringers should be located behind the top, bottom and centre of the sign panel.
  - iii) Paint: Sign panels and all structural members must be painted with a quality paint. Lettering to be black inscribed on a white background.
  - iv) Lettering: The sign is to be professionally lettered or silk screened, using upper case letters, size 50 mm and 100 mm.
  - v) Location: One sign shall be erected along each street frontage of the property, and shall be erected at a minimum distance of 6 metres from the lot line and midway between the adjacent property lines.
  - vi) Wording: The sign for only a proposed Official Plan Amendment will read as follows:

\_\_\_\_\_ HAS APPLIED FOR  
(NAME OF APPLICANT)  
AN OFFICIAL PLAN AMENDMENT FROM \_\_\_\_\_ TO \_\_\_\_\_  
(EXISTING) (PROPOSED)  
TO PERMIT \_\_\_\_\_ ON THIS PROPERTY

PUBLIC COMMENT IS INVITED  
FOR FURTHER INFORMATION CONTACT  
TOWN OF CALEDON  
PLANNING AND DEVELOPMENT DEPARTMENT  
(905) 584-2272  
FILE NO.: POPA \_\_\_\_\_



The sign for only a proposed Zoning By-law Amendment will read as follows:

\_\_\_\_\_ HAS APPLIED FOR  
(NAME OF APPLICANT)  
A REZONING FROM \_\_\_\_\_ TO \_\_\_\_\_  
(EXISTING) (PROPOSED)  
TO PERMIT \_\_\_\_\_ ON THIS PROPERTY

PUBLIC COMMENT IS INVITED  
FOR FURTHER INFORMATION CONTACT

**TOWN OF CALEDON**

DEVELOPMENT APPROVAL AND PLANNING POLICY DEPARTMENT

(905) 584-2272

FILE NO.: RZ \_\_\_\_\_

The sign for a proposed Official Plan and Zoning By-law Amendment will read as follows:

Lafarge Canada Inc. \_\_\_\_\_ HAS APPLIED FOR  
(NAME OF APPLICANT)  
AN OFFICIAL PLAN AMENDMENT FROM General Agricultural Area TO Extractive Industrial A Area and  
(EXISTING) Environmental Policy Area (PROPOSED)  
AND A REZONING FROM Agricultural (A1) TO Extractive Industrial Exemption and  
(EXISTING) Environmental Policy Area One Exception (PROPOSED)  
TO PERMIT Mineral Aggregate Extraction ON THIS PROPERTY

PUBLIC COMMENT IS INVITED

**FOR FURTHER INFORMATION CONTACT**

TOWN OF CALEDON

DEVELOPMENT APPROVAL AND PLANNING POLICY DEPARTMENT

(905) 584-2272

FILE NOS.: POPA \_\_\_\_\_ AND RZ \_\_\_\_\_

The sign for a proposed Temporary Use By-Law will read as follows:

\_\_\_\_\_ HAS APPLIED FOR  
(NAME OF APPLICANT)

A TEMPORARY USE BY-LAW

**TO PERMIT \_\_\_\_\_ ON THIS PROPERTY**

PUBLIC COMMENT IS INVITED

FOR FURTHER INFORMATION CONTACT

TOWN OF CALEDON

DEVELOPMENT APPROVAL AND PLANNING POLICY DEPARTMENT

(905) 584-2272

FILE NO.: RZ \_\_\_\_\_

- c) The photo(s) illustrating the required sign(s) erected on the subject property must be submitted to the Development Approval and Planning Policy Department **prior to circulation of the application.**
- d) Once an amendment to the Official Plan and/or Zoning By-law, or Temporary Use By-Law has been dealt with by the Town of Caledon Council, the sign on the property should be removed. If the sign is not removed within 30 days of receiving notification of approval from the Town of Caledon staff, the Town will take the sign down and charge the applicant accordingly through taxes.

**B**

**Attachment B**

**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 17903 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**

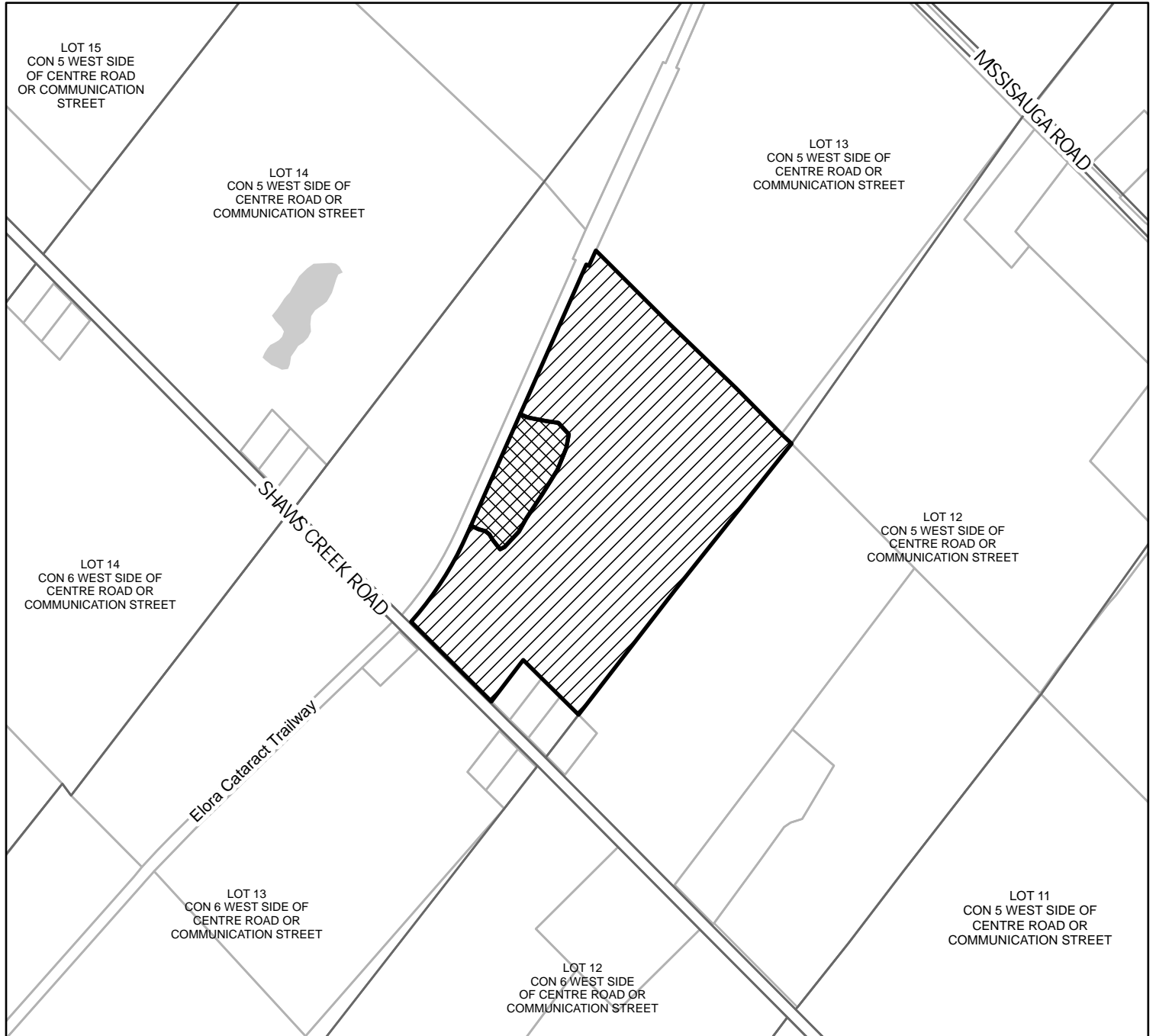
The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan.





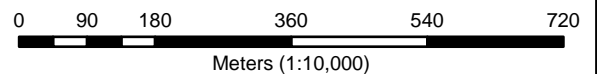
# Schedule 'A'

## 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



**C**

**Attachment C**

**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 17903 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.

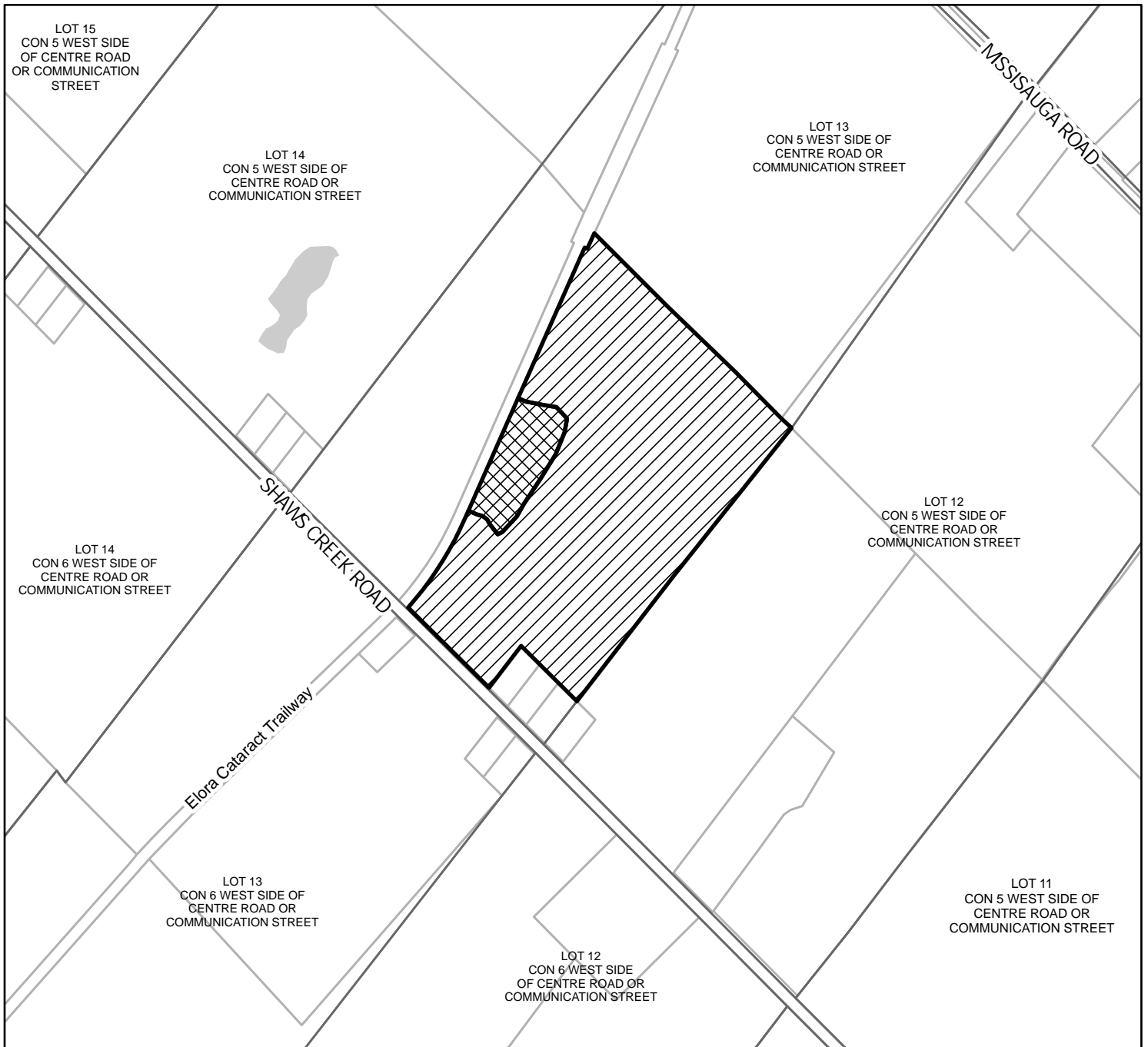
\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 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