



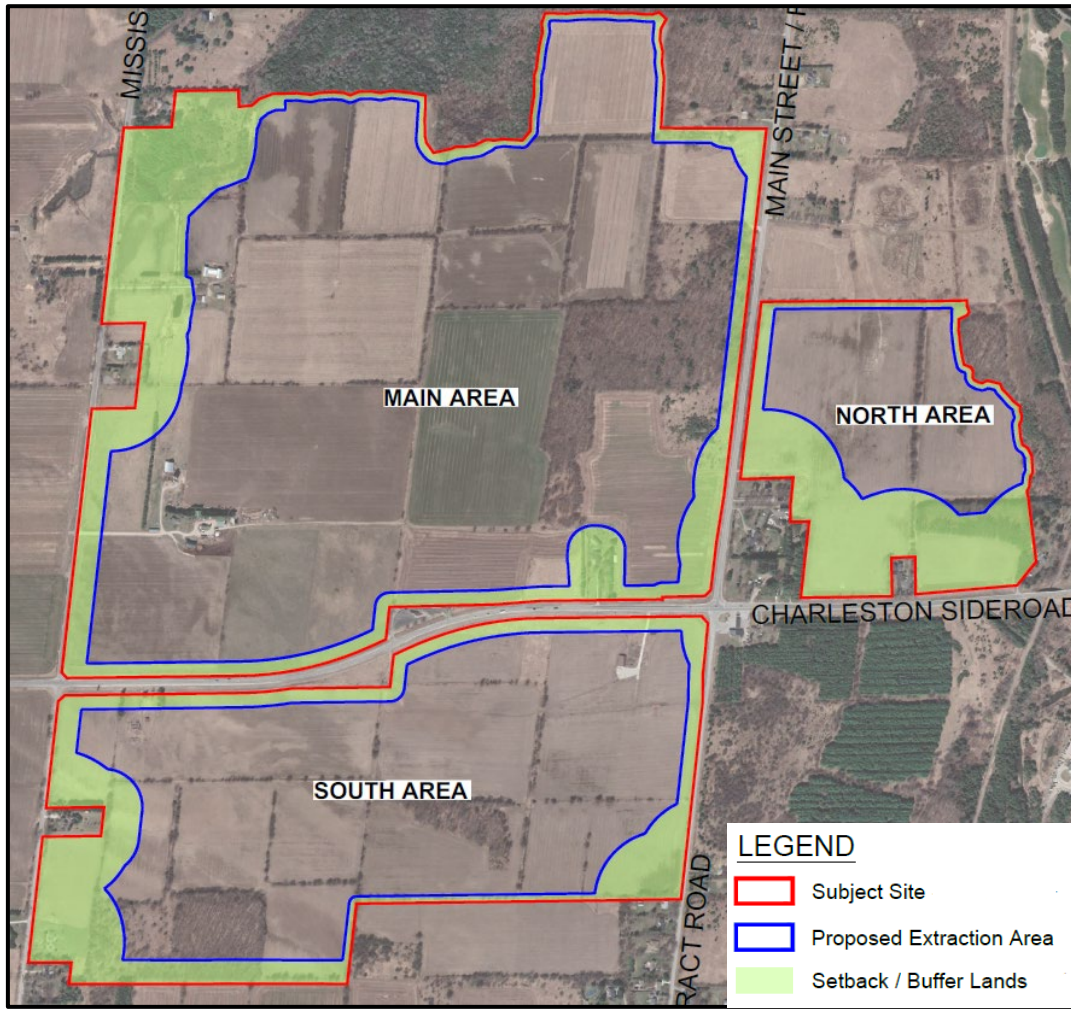
PROPOSED CALEDON PIT/QUARRY

Aggregate Resources Act Information Session

Wednesday, October 25, 2023

Brian Zeman, BES, MCIP, RPP

Caledon Pit/Quarry



Proposed Licence Area

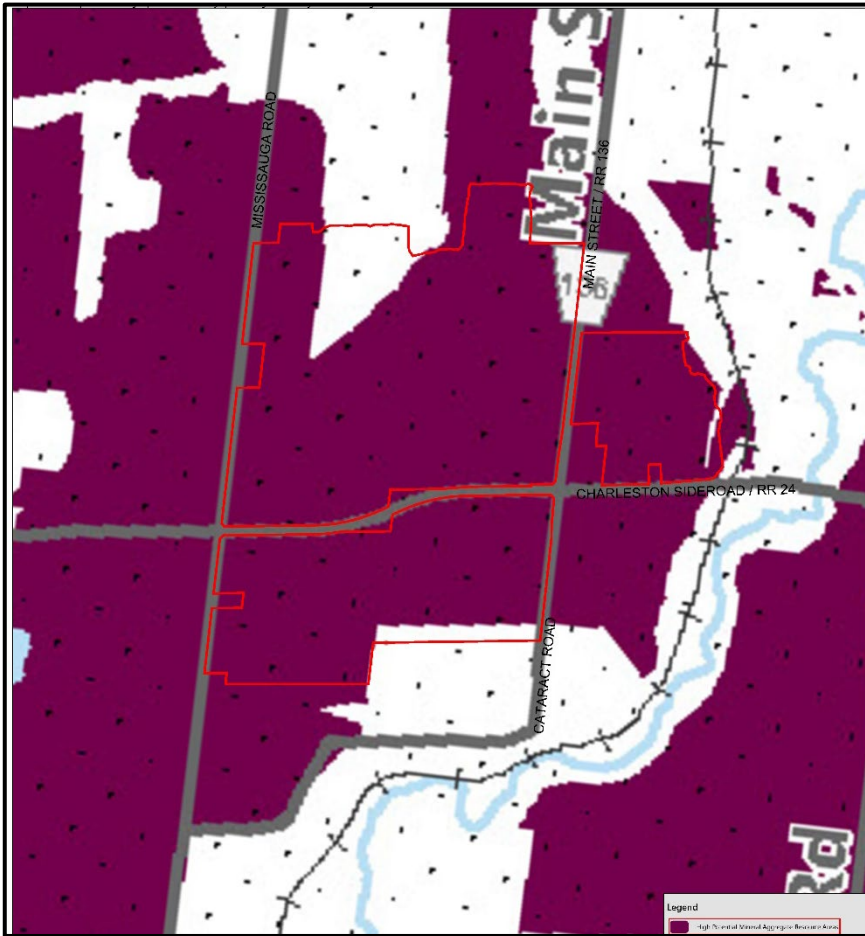
- 261.2 ha

Proposed Extraction Area

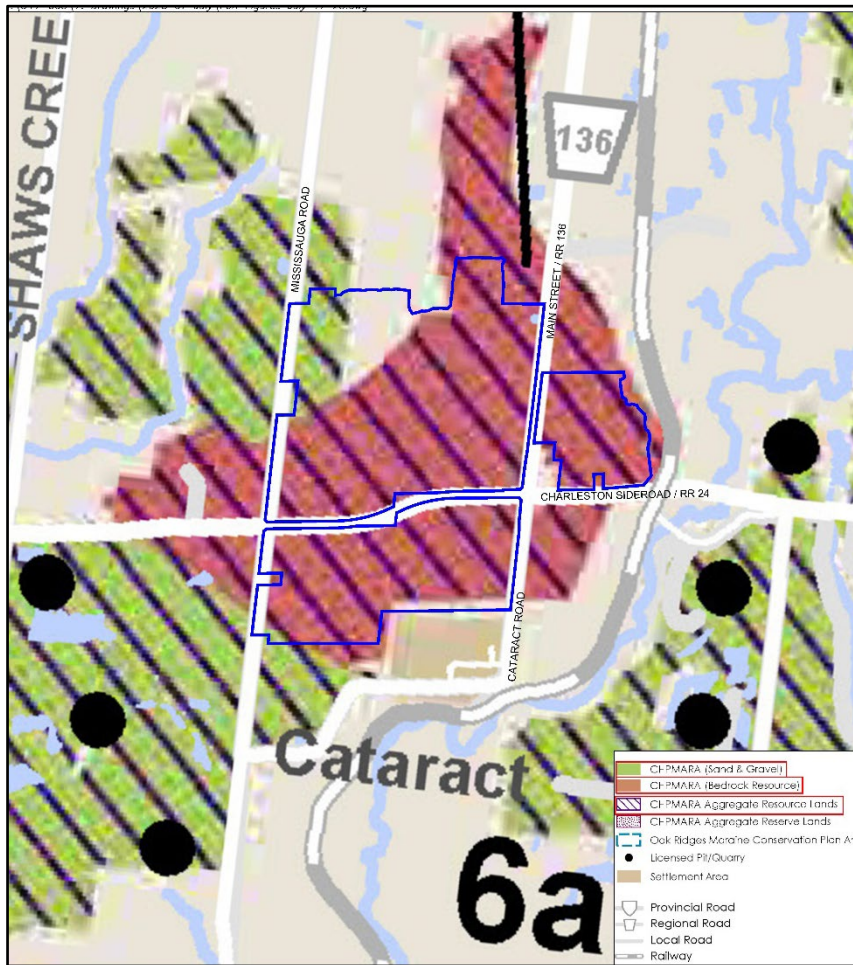
- 199.5 ha
- Site contains:
 - 78 million tonnes of high quality limestone
 - 4 million tonnes of high quality sand & gravel
- Proposed tonnage limit is a maximum of 2.5 million per year.
- The applicant anticipates to ship on average 2 million tonnes per year.

Why Here? - Identified Resource Area (Region)

- Region of Peel Official Plan identifies the site on Schedule D-2: High Potential Mineral Aggregate Resource Area.
- HPMARA includes the primary and secondary sand and gravel resource areas and bedrock resources located in the Region that are not constrained.



Why Here? - Identified Resource Area (Town)



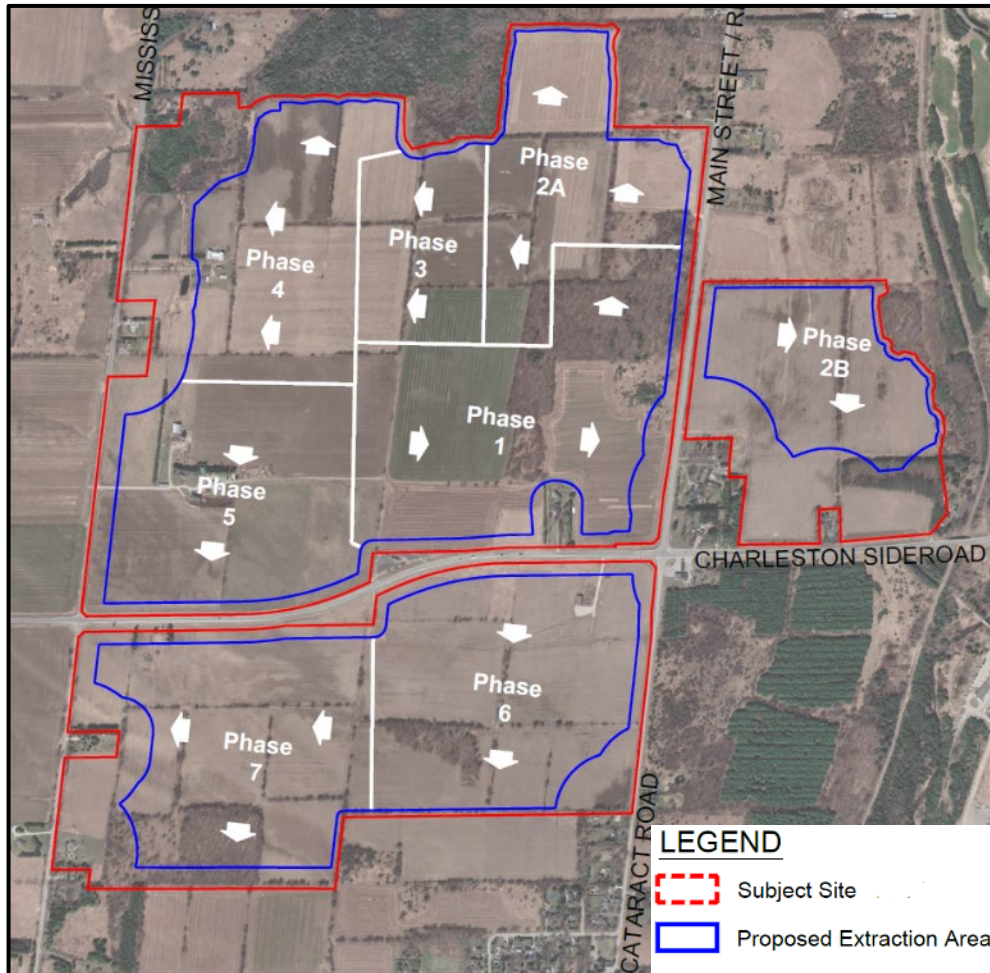
- Town of Caledon Official Plan identifies the site on Schedule L: Caledon High Potential Mineral Aggregate Resource Area.
- Identified, non-constrained mineral aggregate resource area protected for long-term use.
- New pits and quarries are encouraged to be located within these Aggregate Resource Lands under the Town's Official Plan.

Caledon Pit/Quarry - Close to Market



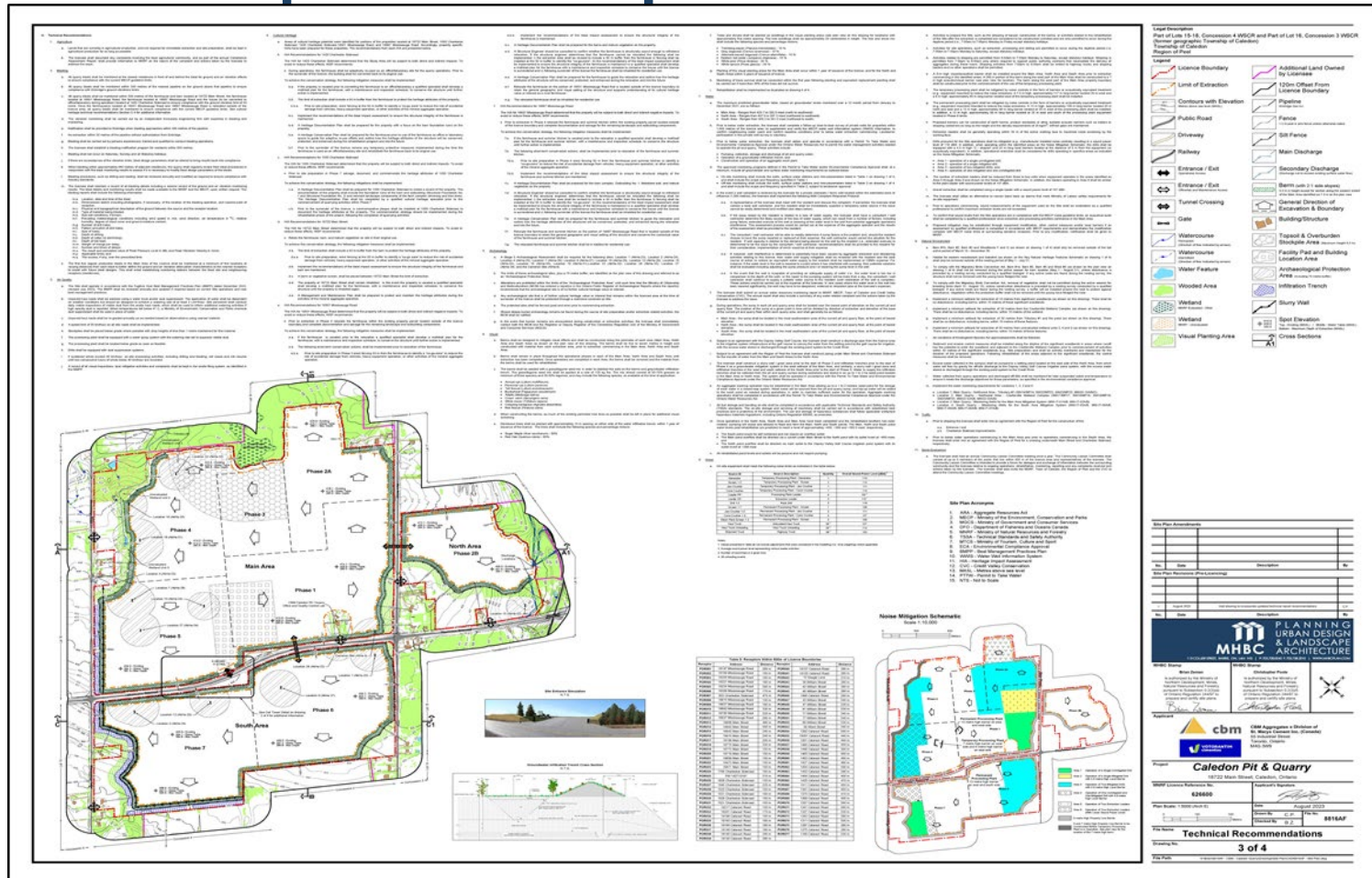
- The GTA utilizes approximately 65 million tonnes of aggregate per year - approximately one third of Ontario's total aggregate production.
- The Caledon Pit/Quarry would produce high quality material that is located within close proximity to the GTA.

Proposed Phasing Plan



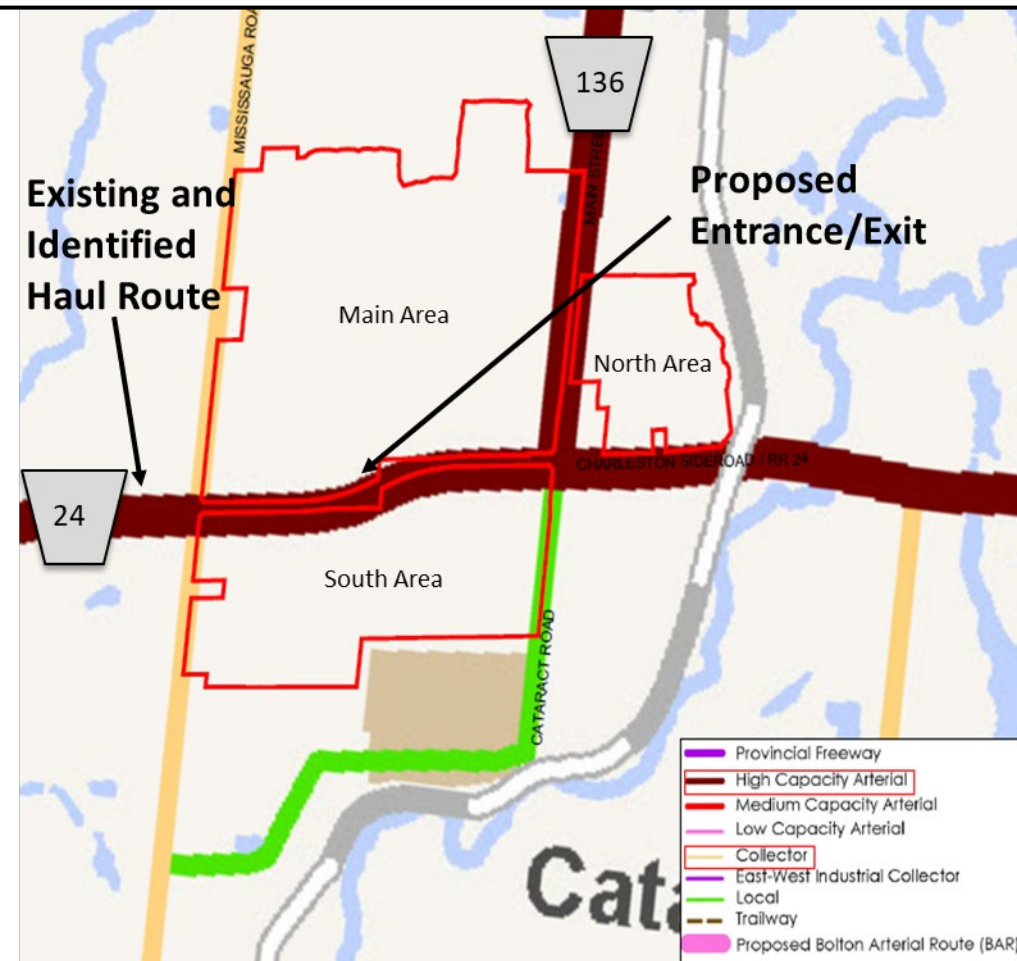
- Operations would commence in the Main Area (Phases 1-5).
- Operations would commence in the North Area (Phase 2b) approximately 10 years after Main Area operations commence.
- Operations would commence in the South Area (Phases 6-7) approximately 30 years after Main Area operations commence.

Proposed Operational Plan



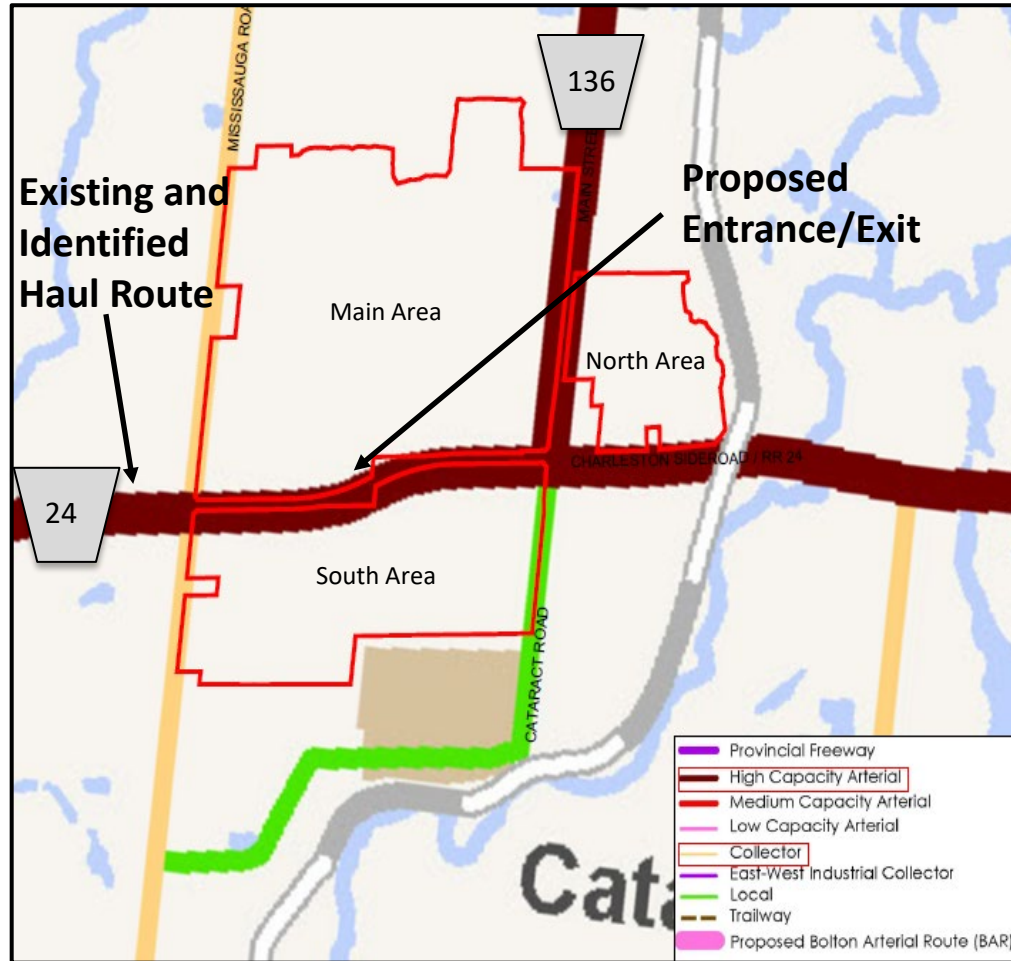
- Extraction (including blasting and drilling) and processing are proposed on the site.
- The site plans include the operational and rehabilitation details that the Applicant would be required to operate in accordance with.
- The operation has been designed based on technical recommendations from experts to ensure all government policies are adhered to.

Proposed Entrance/Exit



- Entrance/exit proposed on Regional Road 24, approximately 760 m west of Regional Road 136.
- Entrance/ exit is proposed to be controlled by a new traffic light and the installation of auxiliary turn lanes and taper lanes at the Applicants expense.
- Aggregate from the North and South Area are proposed to be transported to the Main Area by tunnel or conveyor under Regional Road 24 and Regional Road 136.
- During the a.m. peak hour, a total of 75 new truck trips (30 inbound and 45 outbound). During each of the p.m. and Saturday peak hours, a total of 60 new truck trips (30 inbound and 30 outbound trips).

Proposed Haul Route



- The proposed truck distribution includes 95% of truck traffic heading east on Regional Road 24 towards Highway 10 (with 90% travelling south and 5% travelling north on Highway 10) and the remaining 5% truck traffic heading west on Regional Road 24.
- This is an identified and existing haul route in the Town of Caledon.
- Additional truck traffic is anticipated on this route based on the location of Caledon's protected aggregate resource areas.
- Other routes would only be utilized for local deliveries.

Proposed Rehabilitation Plan



- Rehabilitation Plan is based on technical recommendations from the experts and would enhance the natural environment in the long term.
- Total licence area (261.2 ha) would be rehabilitated to wetland, deep lake, island, meadow, forest and cliff.
- Phased rehabilitation to be completed alongside extraction operations.
- 4.8 ha of setback area to be planted woodland within 1 year of approval for visual screening.
- Meadow and woodland to be created on the southern area outside of the licence (35.8 ha additional lands) within 5 years of approval. The Applicant previously announced they were exploring the potential for donation of these lands.

Proposed Rehabilitation Plan



Ecological Enhancement Areas				
	Main Area	North Area	South Area	Total
Licence Boundary	151.5 ha	30.3 ha	79.4 ha	261.2 ha
Limit of Extraction	123.6 ha	16.0 ha	59.9 ha	199.5 ha
Gradual Grade or Island	1.3 ha	0.2 ha	6.3 ha	7.8 ha
Grassland	12.2 ha	1.3 ha	11.8 ha	25.3 ha
Lake	101.2 ha	9.5 ha	47.2 ha	157.9 ha
Meadow	N/A	7.6 ha	N/A	7.6 ha
Wetland	N/A	1.6 ha	N/A	1.6 ha
Woodland	27.6 ha	8.9 ha	9.7 ha	46.2 ha
Existing Conditions	9.2 ha	1.2 ha	4.4 ha	14.8 ha
Outside Licence Boundaries				
Meadow	20.3 ha			
Woodland	15.5 ha			
				Total 261.2 ha

Application Thoroughly Studied

- Noise Assessment Report
- Agricultural Impact Assessment
- Air Quality Assessment
- Stage 1 and 2 Archaeological Assessment
- Blast Impact Analysis
- Cultural Heritage Report
- Site Specific Heritage Impact Assessments
- Natural Environment Report
- Water Report Level 1/2
- Maximum Predicted Water Table Report
- Traffic Impact Study/ Haul Route Assessment
- Visual Impact Assessment
- Socio-Economic Assessment Report
- Aggregate Resources Act Site Plan
- Planning Justification Report and Aggregate Resources Act Summary Statement

Digital copies of the detailed site plan and reports for the proposal are available at:

<http://www.cbmcaledonquarry.ca/assessments/index.html>

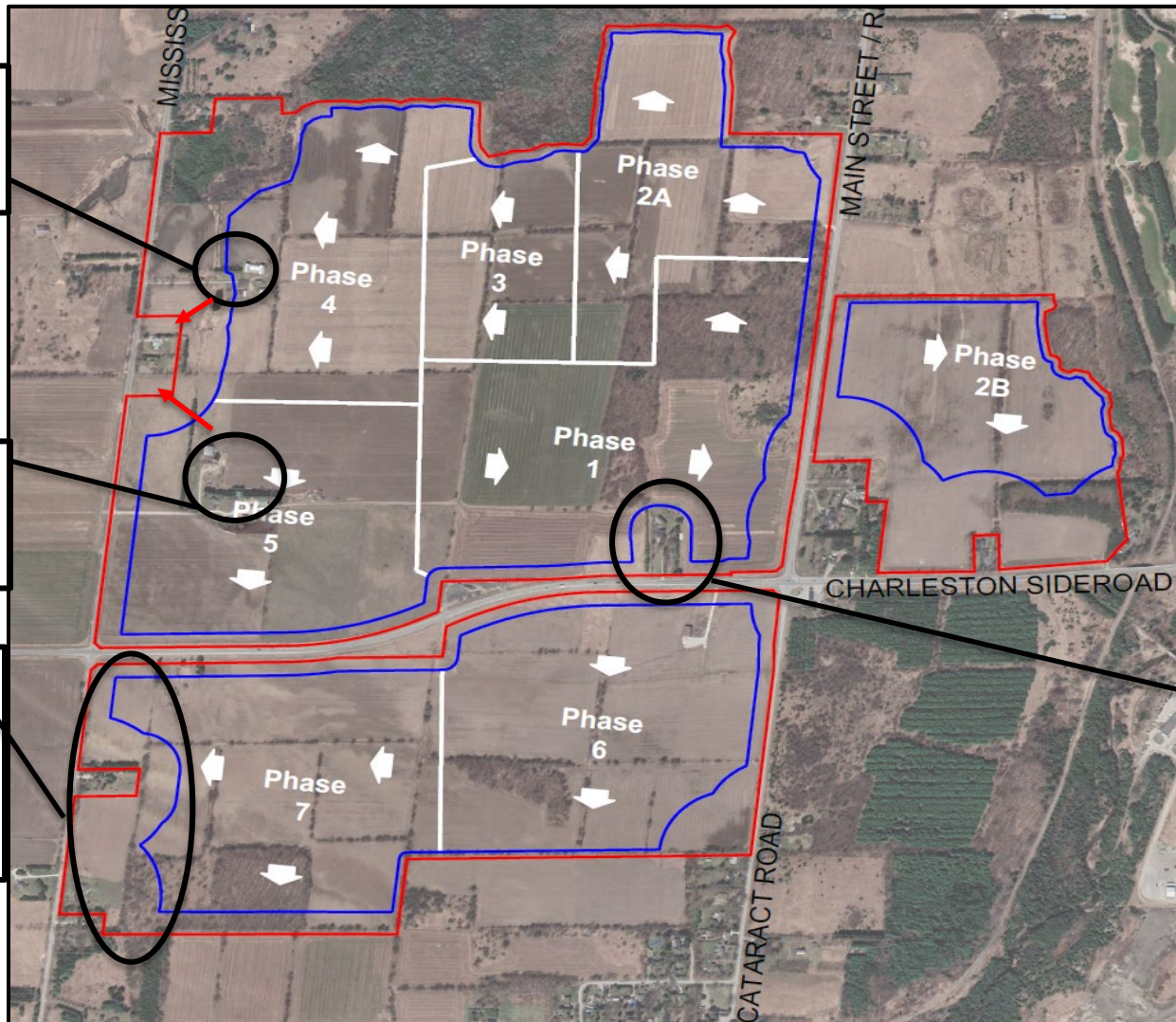
Technical Review of the Application

- The Applicant commissioned 3rd party independent peer reviews of the following studies which confirmed support for the methodology, conclusion and recommended mitigation measures:
 - Blast Impact Assessment
 - Air Quality Impact Assessment
 - Noise Assessment Report
 - Water Report
 - Natural Environment Report
 - Transportation Impact Study and Haul Route Assessment
- Furthermore, all technical reports will also be independently peer reviewed by several Government agencies including peer review consultants retained by the Town of Caledon.

Major Changes to Application Since December 2022

- Obtained current traffic counts and the transportation impact study was updated.
- Implemented modifications to the proposed water management system to address initial comments received from the Credit Valley Conservation Authority.
- Completed five site specific cultural heritage impact assessments for the properties located at 1055 Charleston Sideroad, 1420 Charleston Sideroad, 18501 Mississauga Road, 18667 Mississauga Road and 18722 Main Street.
- Reduced licence area and extraction area from 262.0 hectares to 261.2 hectares and 204.0 hectares to 199.5 hectares respectively.

Changes to Licence and Extraction Area



This Cultural Heritage Resource to be relocated

This Cultural Heritage Resource to be relocated

Extraction Area adjusted to incorporate proposed water mitigation system

Cameron House to be retained

Aggregate Resources Act Process

- Public Notice of Application mailed to all landowners within 120 m on Sept 15.
- Additional delivery of notice to other residents and all homes within Cataract on Sept 21 (beyond ARA requirements).
- 12 Public Notice signs installed on site on Sept 14.
- Copies of the public notice published in the Caledon Enterprise and Caledon Citizen Newspaper on Sept 21.

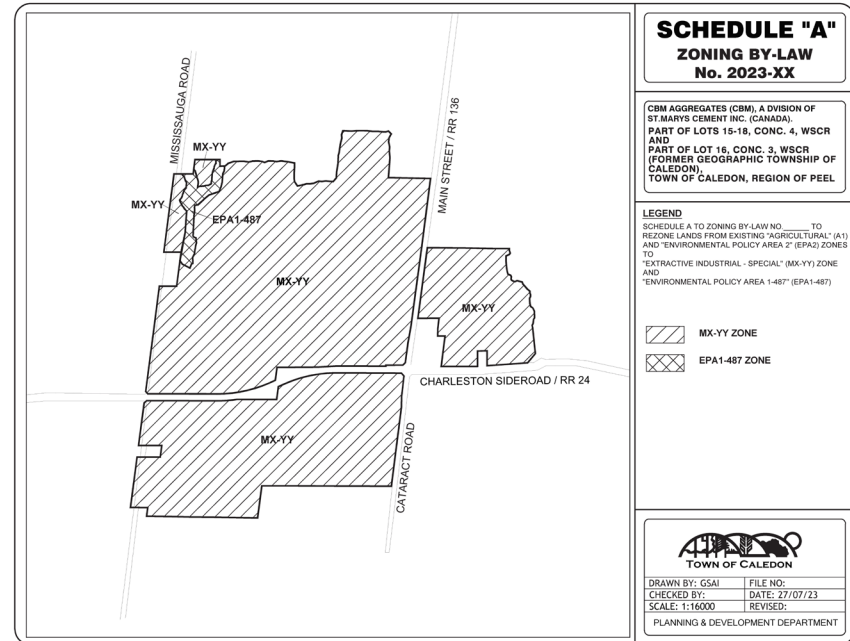
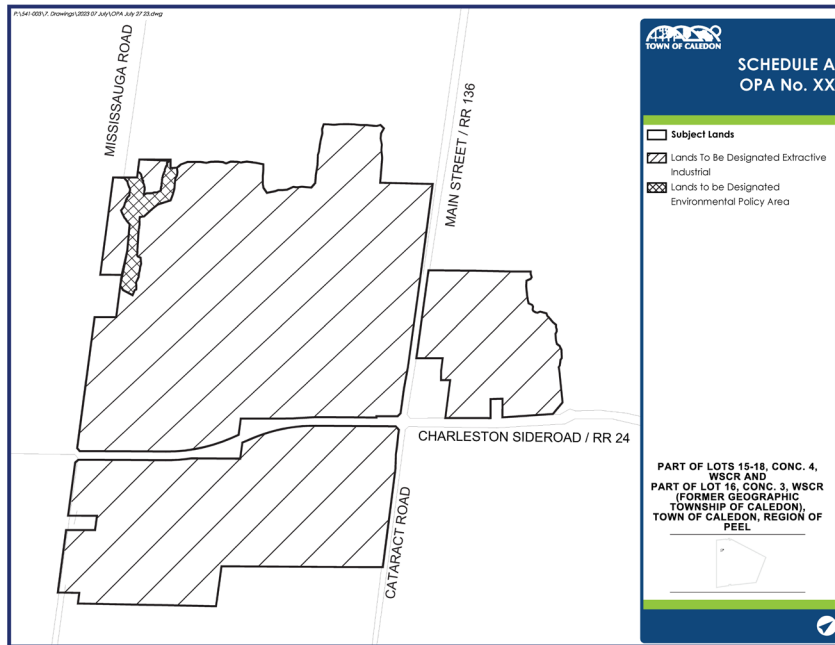
Next steps in ARA process:

- Written public and agency comments must be received by November 20, 2023.
Comments must be sent to:
 - The Applicant; and
 - Ministry of Natural Resources and Forestry, Aggregates Section
- Applicant to try and resolve concerns and comments (maximum of 2-year period).
- Within the 2-year period, the Applicant will provide formal responses to all comments received.
- Following the ARA process, if there are still outstanding objections, these will be referred to the Ontario Land Tribunal for a hearing.

Concurrent Applications

Submitted in December 2022:

- Town of Caledon Official Plan Amendment
- Town of Caledon Zoning By-Law Amendment
- Any comments submitted under the Aggregate Resources Act process are not related to the Planning Act applications.



Current Status of Applications

Formal Review Process

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

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

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

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

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

 **Current Status of Applications**

Contact Information

The Applicant has an open door policy and would be happy to discuss any aspects of the application further:

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QUESTIONS