REPORT

Heritage Conservation Plan

John and Helen Cameron House, 18501 Mississauga Road, Town of Caledon, Regional Municipality of Peel, Ontario

Submitted to:

CBM Aggregates

Submitted by:

WSP Canada Inc.
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CA0037598.7018

May 19, 2026

Distribution List

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Executive Summary

WSP Canada Limited (WSP) was retained by CBM Aggregates (CBM), a division of St. Marys Cement Inc. (Canada), to complete a Heritage Conservation Plan (HCP) for 18501 Mississauga Road in the Town of Caledon, Regional Municipality of Peel, Ontario (the Study Area). The Study Area is a rectangular-shaped, 20-hectare (50-acre) property located at the northeast corner of Mississauga Road and Charleston Sideroad. Within the Study Area is a one-and-a-half storey vernacular style residence constructed for John Cameron between 1836 and 1848 (the John & Helen Cameron House). The Study Area is subject to a Notice of Intention to Designate (NOID) under Part IV of the *Ontario Heritage Act*. The Study Area is not identified as a Cultural Heritage Landscape in the Town's Cultural Heritage Landscape Inventory (Scheinman 2009).

CBM proposes to develop the Study Area as part of the 261.2-hectare CBM Caledon Pit / Quarry site, licensed under the *Aggregate Resources Act* and designated or zoned under the *Planning Act* (the Project). WSP conducted a Heritage Impact Assessment (HIA) for the Study Area which recommended that the house be relocated to a new lot, prior to the commencement of extraction activities once a licence has been approved, that retains the general geographic and visual setting of the structure and supports understanding of its cultural heritage value or interest as a rural farmhouse (WSP 2026). The HIA further recommended that an HCP be written to guide the relocation and rehabilitation efforts and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the adaptive reuse program and into the future (WSP 2026). The HIA was accepted by the Town of Caledon (the Town) as complete on March 24, 2026. This HCP serves to fulfill the related recommendations in Section 8 of the HIA.

The purpose of an HCP is to describe the current understanding of the historic place, then recommend interventions that recognize and respect what is important about the historic place. This HCP has been prepared according to guidance received from the Town's heritage planners and is informed by the Canada's Historic Places (CHP) *Standards and Guidelines for the Conservation of Historic Places in Canada* (CHP 2010), Public Works and Government Services Canada (PWGSC) *Architectural Conservation Technology Manual* (1994), Historic England *Informed Conservation* (Clark 2001) and *Practical Building Conservation* (Historic England 2018a-c) series, ICOMOS Australia *The Illustrated Burra Charter* (Walker & Kyle 2004) and *The Conservation Plan* (Kerr 2013), and the Ontario Heritage Trust *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003), and *Conservation Plans for Heritage Properties* (Ontario Heritage Trust 2012).

Following international, federal, provincial, and municipal guidance, this plan takes an understanding, planning, and intervening approach to conserving 18501 Mississauga Road, with goals to:

- Relocate the John & Helen Cameron House to a parcel defined by a Reference Plan (R-Plan) within the Study Area; and,
- Rehabilitate the John & Helen Cameron House as a single-family residence with cultural heritage value or interest for the community.

To achieve these goals, WSP has recommended 16 rehabilitation, preservation, and commemoration strategies to be implemented in accordance with the phased timing set out in Section 5 of this HCP.

Project Personnel

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Acknowledgements

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Abbreviations

CHER	Cultural Heritage Evaluation Report
CHP S&Gs	Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada*
CHVI	Cultural Heritage Value or Interest
Cultural Heritage Report	Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment
HCP	Heritage Conservation Plan
HIA	Heritage Impact Assessment
MCM	Ministry of Citizenship and Multiculturalism
MCM S&Gs	Ministry of Citizenship and Multiculturalism *Standards and Guidelines for the Conservation of Provincial Heritage Properties*
NOID	Notice of Intention to Designate
O. Reg.	Ontario Regulation
OHA	Ontario Heritage Act
PPS	Provincial Planning Statement
SCHVI	Statement of Cultural Heritage Value or Interest

Glossary

Adjacent lands	Those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (PPS 2024).
Built Heritage Resource:	Means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community (PPS 2024). Built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.
Conserved:	Means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (PPS 2024).
Cultural Heritage Landscape:	Means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association (PPS 2024). Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

Heritage Attributes:	Means, as defined under the *Ontario Heritage Act*, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest (PPS 2024). Heritage attributes are the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).
Protected Heritage Property:	Means property designated under Part IV or VI of the *Ontario Heritage Act*; property included in an area designated as a heritage conservation district under Part V of the *Ontario Heritage Act*; property subject to a heritage conservation easement or covenant under Part II or IV of the *Ontario Heritage Act*; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the *Standards and Guidelines for the Conservation of Provincial Heritage Properties*; property protected under federal heritage legislation; and UNESCO World Heritage Sites (PPS 2024).
Significant:	In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act* (PPS 2024).

Study Limitations

WSP Canada Inc. (WSP) prepared this report solely for the use of the intended recipient, CBM Aggregates, in accordance with the professional services agreement between the parties. In the event a contract has not been executed, the parties agree that the WSP General Terms for Consultant shall govern their business relationship which was provided to you prior to the preparation of this report.

The report is intended to be used in its entirety. No excerpts may be taken to be representative of the findings in the assessment.

The conclusions presented in this report are based on work performed by trained, professional, and technical staff, in accordance with their reasonable interpretation of current and accepted engineering and scientific practices at the time the work was performed.

The content and opinions contained in the present report are based on the observations and/or information available to WSP at the time of preparation, using investigation techniques and engineering analysis methods consistent with those ordinarily exercised by WSP and other engineering/scientific practitioners working under similar conditions, and subject to the same time, financial and physical constraints applicable to this project.

WSP disclaims any obligation to update this report if, after the date of this report, any conditions appear to differ significantly from those presented in this report; however, WSP reserves the right to amend or supplement this report based on additional information, documentation or evidence.

WSP makes no other representations whatsoever concerning the legal significance of its findings.

The intended recipient is solely responsible for the disclosure of any information contained in this report. If a third party makes use of, relies on, or makes decisions in accordance with this report, said third party is solely responsible for such use, reliance or decisions. WSP does not accept responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken by said third party based on this report.

WSP has provided services to the intended recipient in accordance with the professional services agreement between the parties and in a manner consistent with that degree of care, skill and diligence normally provided by members of the same profession performing the same or comparable services in respect of projects of a similar nature in similar circumstances. It is understood and agreed by WSP and the recipient of this report that WSP provides no warranty, express or implied, of any kind. Without limiting the generality of the foregoing, it is agreed and understood by WSP and the recipient of this report that WSP makes no representation or warranty whatsoever as to the sufficiency of its scope of work for the purpose sought by the recipient of this report.

In preparing this report, WSP has relied in good faith on information provided by others, as noted in the report. WSP has reasonably assumed that the information provided is correct and WSP is not responsible for the accuracy or completeness of such information.

Benchmark and elevations used in this report are primarily to establish relative elevation differences between the specific testing and/or sampling locations and should not be used for other purposes, such as grading, excavating, construction, planning, development, etc.

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1 INTRODUCTION

WSP Canada Limited (WSP) was retained by CBM Aggregates (CBM), a division of St. Marys Cement Inc. (Canada), to complete a Heritage Conservation Plan (HCP) for 18501 Mississauga Road in the Town of Caledon, Regional Municipality of Peel, Ontario (the Study Area). The Study Area is a rectangular-shaped, 20-hectare (50-acre) property located at the northeast corner of Mississauga Road and Charleston Sideroad. Within the Study Area is a one-and-a-half storey vernacular style residence constructed for John Cameron between 1836 and 1848 (the John & Helen Cameron House; the house). The Study Area is subject to a Notice of Intention to Designate (NOID) under Part IV of the *Ontario Heritage Act*. The Study Area is not identified as a Cultural Heritage Landscape in the Town's Cultural Heritage Landscape Inventory (Scheinman 2009).

CBM proposes to develop the Study Area as part of the 261.2-hectare CBM Caledon Pit / Quarry site, licensed under the *Aggregate Resources Act* and designated or zoned under the *Planning Act* (the Project). A Cultural Heritage Existing Conditions and Preliminary Impact Assessment (Cultural Heritage Report) completed for the Project determined that the Study Area may meet the criteria prescribed in Ontario Regulation 9/06 (O. Reg. 9/06, amended through O. Reg. 569/22) of the *Ontario Heritage Act* and may be impacted by the proposed work. The Cultural Heritage Report recommended a full evaluation of the property to confirm the Cultural Heritage Value or Interest (CHVI) and identify heritage attributes of the Study area and, if found to retain CHVI, to conduct a Heritage Impact Assessment (HIA) to address the Project's potential impacts to the Study Area's potential heritage attributes (WSP 2022). WSP's subsequent HIA, which included an evaluation of the Study Area against criteria outlined in O. Reg. 9/06, was completed in 2023 and updated in 2026. The HIA recommended that the residence within the Study Area —the John & Helen Cameron House— be relocated to a parcel defined by a Reference Plan (R-Plan) within the Study Area. The HIA further recommended that an HCP be written to guide the relocation and rehabilitation efforts and outline how the heritage attributes of the house will be conserved, protected, and enhanced during the rehabilitation program and into the future (WSP 2026). The HIA determined that the two barns have CHVI but recommended documentation and salvage for the structures, the remaining outbuildings do not have CHVI. Accordingly, no conservation guidance is being prepared for these structures as part of this HCP. The HIA was accepted by the Town as completed on March 24, 2026. This HCP serves to fulfill the related recommendations in Section 8 of the HIA.

The purpose of an HCP is to describe the current understanding of the historic place, then recommend interventions that recognize and respect what is important about the historic place. This HCP has been prepared according to guidance received from the Town's heritage planners, and is also informed by the following:

- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010; hereafter CHP S&Gs)
- *Architectural Conservation Technology Manual* (PWGSC 1994)
- *Informed Conservation* (Clark 2001)
- *Practical Building Conservation* series (Historic England 2018a-c)
- *The Illustrated Burra Charter* (Walker & Kyle 2004)
- *The Conservation Plan* (Kerr 2013)
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003)

- *Conservation Plans for Heritage Properties* (Ontario Heritage Trust 2012)

This HCP describes the current understanding of the house, then recommends planning and intervening measures that recognize and respect what is important about the historic place (CHP 2010:4). Overall, this HCP:

- Summarizes the heritage policies relevant to conserving the John & Helen Cameron House;
- Provides an overview of the setting and structural history of the house;
- Provides a draft Statement of CHVI and list of heritage attributes to reflect the current understanding of the house;
- Describes the physical condition of the house;
- Develops goals for the house and identifies the objectives to achieve those goals;
- Recommends the primary and secondary conservation treatment options and a series of strategies to ensure the heritage attributes of the house are conserved; and,
- Outlines the schedule to achieve the goals and objectives and complete the recommended strategies.

Following guidance from heritage conservation pioneer James Kerr (2013:2), this HCP only includes what is relevant to conserving 18501 Mississauga Road and does not extensively cover the previous historical research nor the theoretical basis for heritage conservation.

Additional site visits conducted for this property include:

- November 18, 2022, reported on in the HIA (WSP 2026)
- January 10, 2025, reported on in the Documentation Report and Salvage Plan (WSP 2025)
- July 10, 2025, on site meeting between WSP and Town of Caledon Heritage Planning staff.

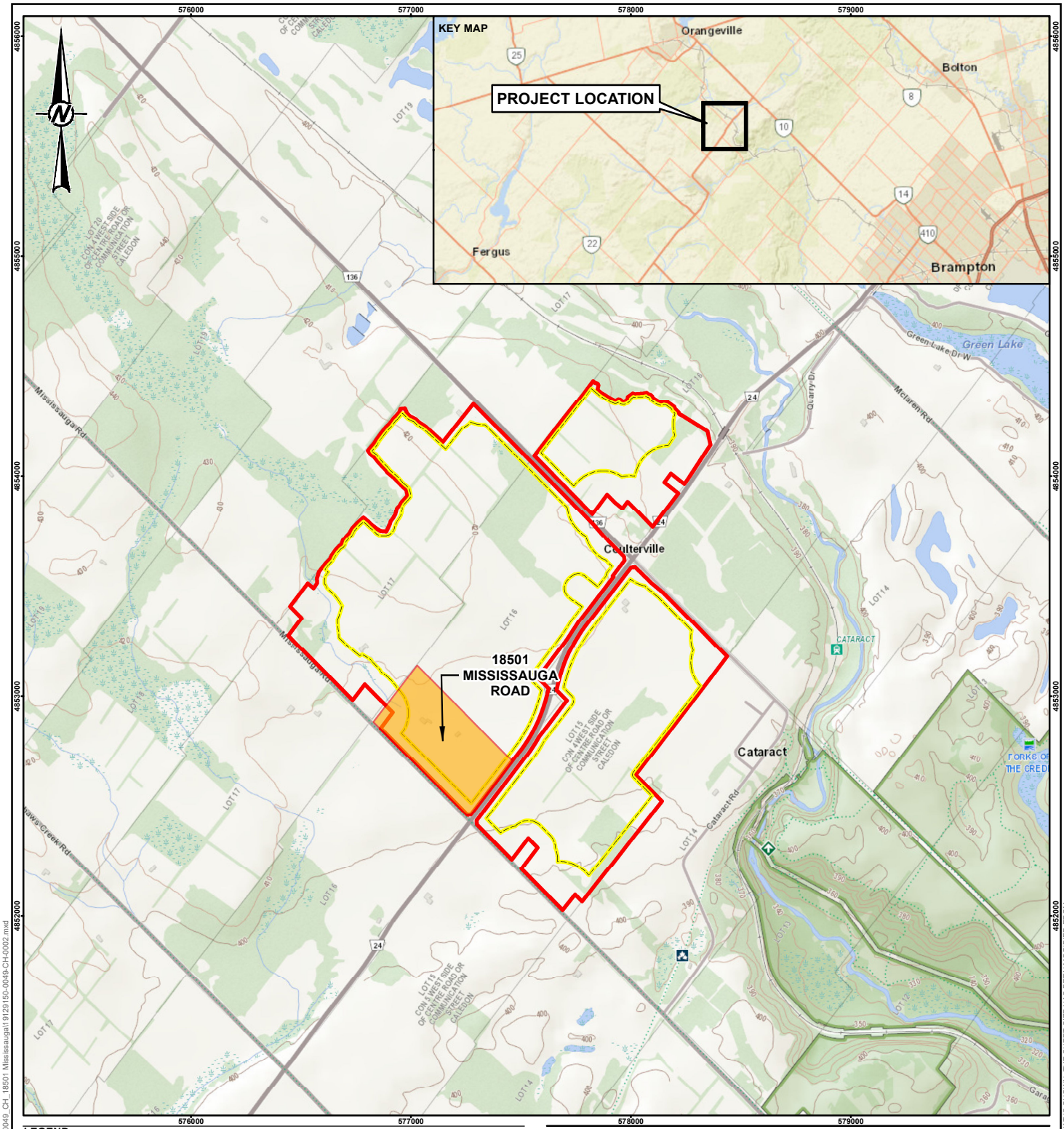
1.1 Scope of Work

WSP completed the following tasks for this HCP:

- **Background Review:** Documents were reviewed and summarized to provide a comprehensive understanding of the work completed to date, and planning tools in place for the Study Area.
- **Information Gathering:** Information gathering requests were sent to the Town to obtain up-to-date heritage-related information about the Study Area.
- **Field Review:** A site visit was conducted to document the heritage attributes and existing conditions of the John & Helen Cameron House.
- **Review of Condition Assessment:** The results of a structural condition assessment for the John & Helen Cameron House prepared by Tacoma Engineers was reviewed to identify structural constraints.
- **Planning Considerations and Approvals:** The Town's planning requirements and municipal approvals were identified for each of the short-, medium-, and long-term conservation strategies for the John & Helen Cameron House.

- **Conservation Strategy:** A conservation strategy for the house was prepared using provincial, federal, and international guidance.
- **Action Plan, Implementation and Monitoring:** This HCP provides an action plan, implementation, and monitoring plan to conserve the property over the short-, medium-, and long-term.

WSP worked closely with Sedgwick Marshall Heritage Homes throughout the production of this HCP.



LEGEND

- STUDY AREA
- LIMIT OF EXTRACTION
- LICENCE BOUNDARY

0 250 500 1,000

SCALE 1:25,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. LIO TOPOGRAPHIC DATA CACHE, ONTARIO MINISTRY OF NATURAL RESOURCES AND FORESTRY. OPEN GOVERNMENT LICENCE – ONTARIO
2. SERVICE LAYER CREDITS: SOURCES: ESRI, HERE, GARMIN, USGS, INTERMAP, INCREMENT P, NRCAN, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), ESRI KOREA, ESRI (THAILAND), NGCC, (C) OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY
3. PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83
COORDINATE SYSTEM: UTM ZONE 17 VERTICAL DATUM: CGVD28

CLIENT

CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT

HERITAGE CONSERVATION PLAN, 18501 MISSISSAUGA ROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

LOCATION OF THE SUBJECT PROPERTY IN RELATION TO THE LICENSE BOUNDARY/EXTRACTION LIMIT

CONSULTANT

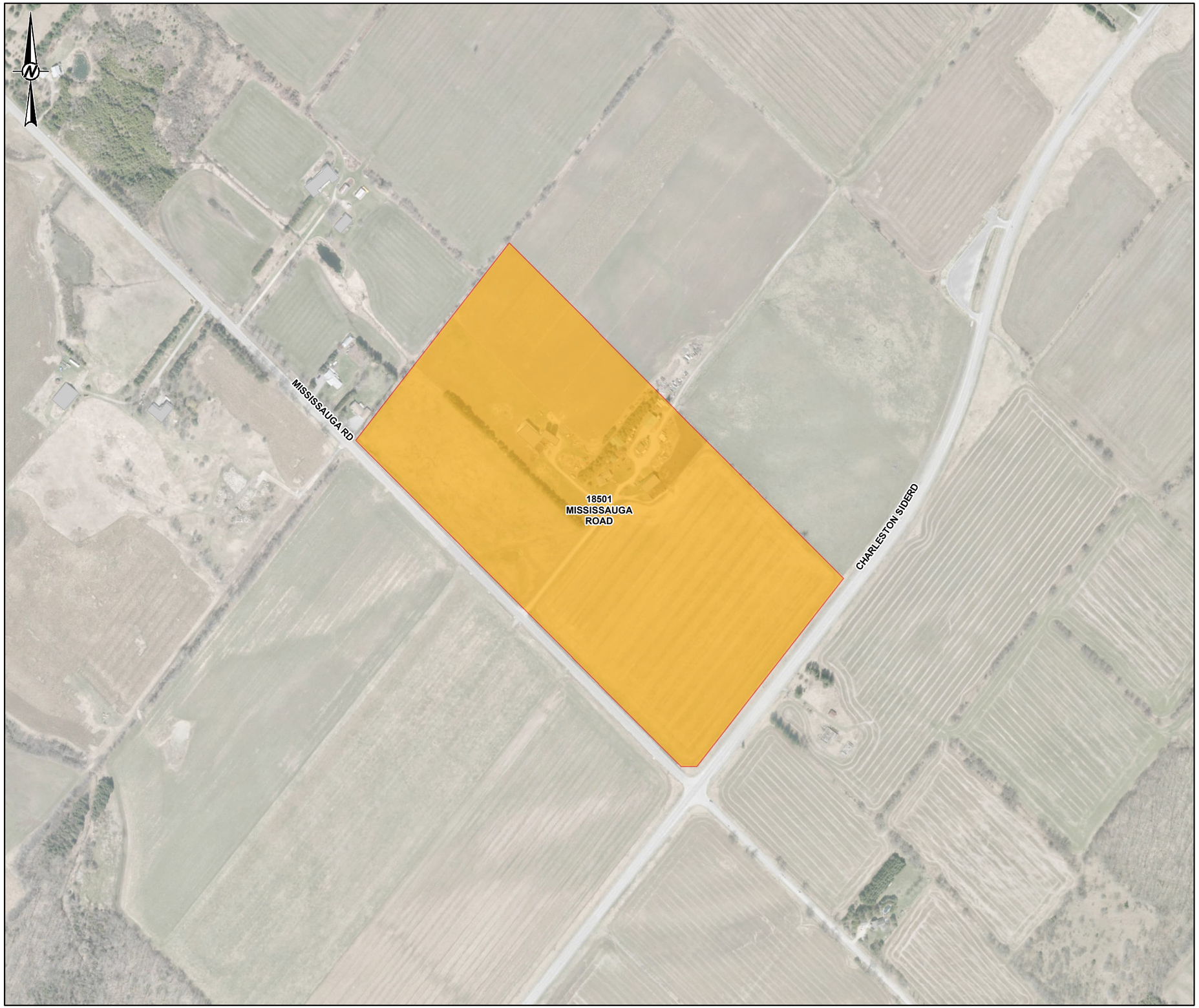
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APPROVED	HM

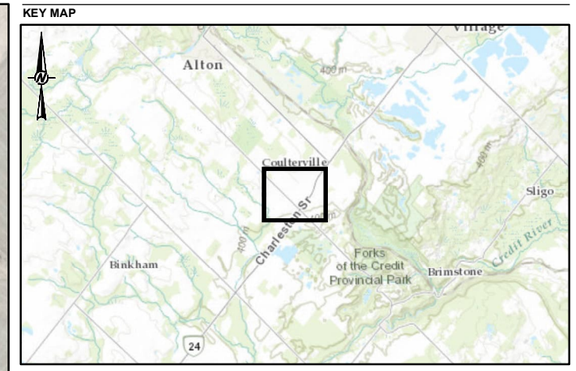
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KEY MAP



SCALE 1:150,000

LEGEND

STUDY AREA

0 50 100 200

SCALE 1:5,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
2. IMAGERY CREDITS: SOURCES: ESRI, HERE, GARMIN, INTERMAP, INCREMENT P CORP., GEBCO, USGS, FAO, NPS, NRCAN, GEOBASE, IGN, KADASTER NL, ORDNANCE SURVEY, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), (C) OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY SOURCE: ESRI, MAXAR, EARTHSTAR GEOGRAPHICS, AND THE GIS USER COMMUNITY
3. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT

CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT

HERITAGE CONSERVATION PLAN, 18501 MISSISSAUGA, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

LOCATION OF STUDY AREA

CONSULTANT

wsp

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PREPARED	SD
REVIEWED	HS
APPROVED	HM

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2 GUIDANCE FRAMEWORK

Heritage conservation is informed by guidance developed at the international, federal, provincial and municipal levels.

2.1 International & Federal Heritage Guidance

Drafted in response to international and national agreements such as the *International Charter for the Conservation and Restoration of Monuments and Sites* (the *Venice Charter*, 1964), *Australia ICOMOS* [International Council on Monuments & Sites] *Charter for Places of Cultural Significance* (the *Burra Charter*, updated 2013) and *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment* (the *Appleton Charter*, 1983), the CHP S&Gs define three conservation treatments —preservation, rehabilitation, and restoration— and outline the process and required and suggested actions relevant to each treatment. The principles provided in the CHP S&Gs form the basis of this HCP and are outlined in greater detail in Sections 4 and Section 5.

2.2 Provincial Heritage Legislation and Guidance

The *Ontario Heritage Act* is the primary piece of legislation that determines policies, priorities, and programs for the conservation of Ontario's cultural heritage.

Heritage conservation on provincial properties must comply with the Ministry of Citizenship and Multiculturalism *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (PHP S&Gs), but these also provide "best practice" approaches for evaluating cultural heritage resources not under provincial jurisdiction. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties - Info Bulletin 2* advises on the contents and possible strategies for an HCP. The Ontario Heritage Trust, an agency of the province, has also developed terms of reference and suggested contents for conservation plans under their management, although these are less detailed (OHT 2012a; OHT 2012b).

To advise municipalities, organizations and individuals on heritage protection and conservation, the MCM developed a series of products under the *Ontario Heritage Tool Kit*. Of these, *Heritage Resources in the Land Use Planning Process* (MCM 2006) provides an outline for the contents of a HCP, which it defines as:

- A document that details how a cultural heritage resource can be conserved. The conservation plan may be supplemental to a heritage impact assessment but is typically a separate document. The recommendations of a plan should include description of repairs, stabilization and preservation activities as well as long term conservation, monitoring and maintenance measures.

Determining the optimal conservation strategy is further guided by the MCM *Eight Guiding Principles in the Conservation of Historic Properties* (2012), which encourage respect for:

1) **Documentary evidence** – restoration should not be based on conjecture

2) **Original location** – do not move buildings unless there is no other means to save them since any change in site diminishes heritage value considerably

3) **Historic material** – follow "minimal intervention" and repair or conserve building materials rather than replace them

4) **Original fabric** – repair with like materials

5) **Building history** – do not destroy later additions to reproduce a single period

6) **Reversibility** – any alterations should be reversible

7) **Legibility** – new work should be distinguishable from old

8) **Maintenance** – historic places should be continually maintained

2.3 Municipal Guidance

While the Town does not have a Terms of Reference document for HCPs, the Town's Terms of Reference for Heritage Impact Assessments (ToR) outlines expectations for adherence to conservation principles outlined in documents such as the MCM's *Heritage Conservation Principles for Land Use Planning* (MCM 2007), *Eight Guiding Principles in the Conservation of Historic Properties* (MCM 1997), CHP S&Gs (CHP 2010), and Fram's 2003 *Well-Preserved: The Ontario Heritage Foundations Manual of Principles and Practice For Architectural Conservation*.

While it is CBM's position that Future Caledon does not apply to the CBM Caledon Pit / Quarry Applications, which were submitted in December 2022 and deemed complete in February 2023, a fulsome review of Future Caledon was undertaken and confirmed that CBM's Applications continue to conform to the Town's most recent heritage policy updates contained in Future Caledon. This HCP adheres to heritage policy directives in both the 2018 Official Plan as well as Future Caledon. For a detailed policy analysis, see WSP 2026 and GSAI 2026.

As part of the Project, WSP Cultural Heritage Specialists and the Town of Caledon Heritage Planning staff have been meeting regularly to discuss the Project's cultural heritage scope. As part of this HCP, consultation with the Town's Heritage Planning staff has included:

- Ongoing, regular, monthly meetings (initiated June 2024) between WSP Cultural Heritage Specialists, Town of Caledon Heritage Planning staff, Sedgwick Marshall Heritage Homes, and Glen Schnarr and Associates Inc. (GSAI) to discuss strategies for the Projects cultural heritage scope, including receiving and responding to Town comments and coordination of a conservation strategy for the site.
- A draft table of contents for this HCP was provided to the Town for comment (comments received September 13, 2024 have been incorporated into this report).
- The status of the property's designation process under Part IV of the *Ontario Heritage Act*.
    - The Town has entered into a Heritage Designation By-law Extension Agreement with the Owner for the property to continue conservation strategies and extend timing for passing of the designation by-laws.
- The preparation of a draft Reference Plan (R-Plan; APPENDIX D) to delineate limits of the future location of the heritage attributes and future Part IV Designation.
- On-site meeting conducted July 10, 2025 with WSP and Town of Caledon Heritage Planning staff.
- Sharing of photographs collected during the HIA and HCP site visits for the with Town Heritage Planning staff.

3 UNDERSTANDING

The following information on the current understanding of the house is summarized from the *Heritage Impact Assessment: 18501 Mississauga Road, Town of Caledon, Regional Municipality of Peel, Ontario* report produced by WSP (WSP 2026). For a full description of the property history, landscape, farmhouse, interpretation, and heritage integrity used to form the basis of understanding for this HCP, see Sections 3 to 5 in the HIA (WSP 2026; APPENDIX A)

The Study Area, located at the northeast corner of Mississauga Road and Charleston Sideroad, is a 50-acre, early 19th-century farm complex, historically associated with the Cameron family. Archival evidence suggests the original one-and-a-half-storey timber-frame farmhouse was built for John Cameron between 1836 and 1848, following his purchase of the property, with his sons likely assisting in its construction. The farm evolved through the 19th and early 20th centuries, featuring barns, outbuildings, silos, and treelines that defined its agricultural character, much of which persists today. Despite later additions in the mid-to-late 20th century, the original main block remains identifiable and exhibits vernacular Georgian and Neoclassical elements typical of early Ontario farmhouses. The property is considered a rare surviving pre-1850 structure in Caledon, retains significant heritage value, and is in very good physical condition with a “good” (60%) level of heritage integrity.

3.1 Cultural Heritage Significance

Understanding a built heritage resource or cultural heritage landscape includes not only being able to trace its dates of construction or modifications through time, but also its overall cultural heritage significance and what elements should be prioritized for conservation. In Ontario, cultural heritage significance is summarized through a “Statement of Cultural Heritage Value of Interest” (SCHVI), which includes a “Description” (where the resource is located), its “Heritage Value” (why a resource is important) and its “Heritage Attributes” (what elements demonstrate the heritage value and therefore should be prioritized for conservation). In the CHP S&Gs, the latter are referred to as “character-defining elements,” explicitly referencing why an element is important to the significance of a historic place.

The Town of Caledon issued a Notice of Intention to Designate (NOID) 18501 Mississauga Road on March 7, 2024 (Town of Caledon 2024a and 2024b).[1] The Town provided the following description as part of the NOID:

> *The property is located on the east side of Mississauga Road, north of Charleston Sideroad, being Part of Lot 16, Concession 4 WHS, within the former geographic Township of Caledon.*
>
> *The property has design value as a representative and rare example of an early 19th century farmhouse in the Town of Caledon. Built between 1836 and 1848 for John Cameron, the one-and-a-half storey, vernacular style residence is a rare surviving example of an early 19th century farmhouse in the community. A late 19th century barn with fieldstone foundations and a gable roof is located to the northwest of the farmhouse and an early 20th century barn with concrete foundations and a gambrel roof is located to the east.*
>
> *As a 19th century farm complex, the spatial organization and mix of structural elements on the property maintain and supports the rural agricultural character of the wider area. The house, barn complex, and*

[1] The NOID encompasses the original 100 acres that would have been associated with the house, now two separate PINs. The HIA and HCP prepared by WSP for 18501 Mississauga Road are based on legal parcel data rather than historical association, focused on the 50 acre parcel containing the heritage attributes (PIN 142730092).

mature vegetation on the property are both physically and historically linked to each other and physically and historically linked to their surroundings.

(Town of Caledon, 2024a)

3.1.1 Statement of Cultural Heritage Value or Interest

The following property description, SCHVI, and list of heritage attributes were prepared by WSP as part of the HIA completed for the Subject Property (WSP 2026). The SCHVI has been reviewed by heritage planners at the Town and forms part of the Staff Report presented to the Heritage Caledon Committee on February 5, 2024, which recommends the NOID be issued (Town of Caledon 2024a).

3.1.1.1 Description of the Property

The property at 18501 Mississauga Road in the Town of Caledon features an early to mid-19th century farm complex, including a farmhouse, a late 19th century gable-type Central Ontario style barn, an early 20th century gambrel-type Central Ontario style barn, and mature treelines. The farmhouse is a one-and-a-half storey vernacular style house, constructed between 1836 and 1848 and altered through 20th century additions.

(WSP 2026: 60)

3.1.1.2 Statement of Cultural Heritage Value or Interest

The property at 18501 Mississauga Road has design value as a representative and rare example of an early 19th century farmhouse in the Town of Caledon. Built between 1836 and 1848 for John Cameron, the one-and-a-half storey, vernacular style residence is a rare surviving example of an early 19th century farmhouse in the community. A late 19th century barn with fieldstone foundations and a gable roof is located to the northwest of the farmhouse and an early 20th century barn with concrete foundations and a gambrel roof is located to the east. These Central Ontario style barns represent the evolution of the Study Area over time and served to support the continued use of the farm as the building complex evolved over the 19th and 20th centuries.

As a 19th century farm complex, the spatial organization and mix of structural elements at 18501 Mississauga Road maintain and supports the rural agricultural character of the wider area. The farmhouse is situated in an agricultural or rural setting, nestled among several 19th century farm complexes in close proximity, most of which are listed on the Town of Caledon's Heritage Register. Many of these properties were granted to and owned by various members of the Cameron family in the 19th and early 20th centuries. These properties, at 18501 Mississauga Road (built by John Cameron and passed to his son James), 18667 Mississauga Road (built shortly after by John's son, Duncan Cameron Sr.), 18722 Main Street (built later, by Duncan Sr's son, James), and 1420 Charleston Sideroad (built later, by John's grandson, George), are physically and historically linked to each other and the Cameron family. The house, barn complex, fieldstone walls, and mature vegetation on the property are both physically and historically linked to each other and physically and historically linked to their surroundings.

(WSP 2026: 60)

3.1.1.3 Heritage Attributes

Identification of heritage attributes is based on exterior examination of the structure. Heritage attributes should be confirmed with interior inspection during preparation of the Heritage Conservation Plan. At present, heritage attributes that contribute to the CHVI of the property:

- *Residence:*
  - *One-and-a-half storey original main block form with rectangular floor plan, gable roof, and asymmetrical fenestration.*
  - *Central hallway floor plan*
  - *Vernacular Neoclassical wood frame original front entrance way*
  - *Hand hewn timber floor joists*
  - *Parged fieldstone foundation*
- *Landscape elements that generally support the CHVI of the property, including:*
  - *Mature vegetation*
  - *Coniferous windbreaks around the house, perpendicular to Mississauga Road, in a northeast to southwest orientation, to the northwest of the main building complex.*
  - *The barns are late 19th to early 20th century additions to the farm complex and represent evolved elements of the property that support the farmhouse.*

(WSP 2026: 61)

3.1.2 Updated List of Heritage Attributes

Access to the interior of the rear wing was not available during the HIA. A full description of the interior is provided in Section 3.2.2.3. Based on the results of the field inspection, it is proposed that the following attributes be added under the residence:

- Rear Wing:
  - Rear wing with rough-hewn, post-and-beam framing with tenons fastened with tree nails.

3.2 Existing Conditions

A field review of the Study Area and the house was completed on August 13, 2024, by Robert Pinchin (WSP Cultural Heritage Specialist). The purpose of the field review was to establish the existing conditions of the identified heritage attributes of the house. Weather conditions for the exterior inspection were ideal (sunny and warm) and CBM coordinated access to the building interiors.

In addition, an on-site meeting was completed by Heidy Schopf with Town of Caledon Heritage Staff, Cassandra Jasinski and Sally Drummond, and Sedgwick Marshall Heritage Homes staff, Mandy Sedgwick and Mirella Marshall, on July 10, 2025.

3.2.1 Landscape and Setting

The landscape and setting of the house are relatively unchanged from the configuration described in the HIA (Plate 1 to Plate 5). The complex includes the house, two barns, as well as several modern outbuildings and silos (Figure 2). For a description of the barns and outbuildings, see the HIA (WSP 2026).

Access to the house is via the long, winding, gravel driveway that leads from Mississauga Road. The windbreak of mature vegetation on the northwest boundary of the house remains intact.



Plate 1: House, Barn No. 2 (far right), and mature vegetation, looking northeast.



Plate 2: View northwest towards Barn No. 1 and mature vegetation.



Plate 3: View southwest from the house towards Mississauga Road, along the long driveway.



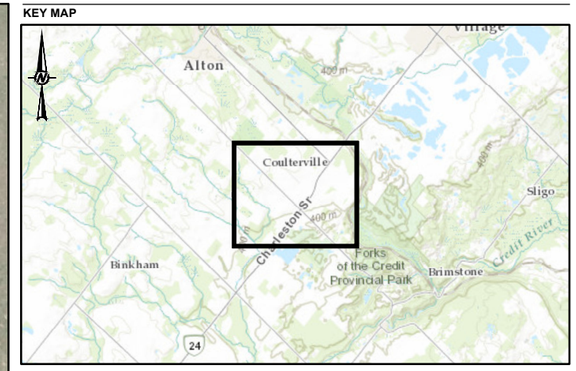
Plate 4: Recently constructed outbuildings and silos, looking north.



Plate 5: View across agricultural fields from the John & Helen Cameron House.



KEY MAP



SCALE 1:150,000

LEGEND

- STONE AND WHEEL FEATURE
- CIRCULATION ROUTE
- FENCING
- HERITAGE ATTRIBUTE
- BARN
- DRIVEWAY
- MAIN RESIDENCE
- MATURE VEGETATIVE WINDBREAK
- OUTBUILDING
- SHED
- SILO
- VEGETATIVE WINDBREAK

0 15 30 60 90 120

SCALE 1:1,500 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
2. IMAGERY CREDITS: SOURCES: ESRI, HERE, GARMIN, INTERMAP, INCREMENT P CORP., GEBCO, USGS, FAO, NPS, NRCAN, GEOBASE, IGN, KADASTER NL, ORDNANCE SURVEY, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), (C) OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY SOURCE: ESRI, MAXAR, EARTHSTAR GEOGRAPHICS, AND THE GIS USER COMMUNITY
3. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT
CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT
HERITAGE CONSERVATION PLAN, 18501 MISSISSAUGA ROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE
CONFIGURATION OF EXISTING BUILDING AND LANDSCAPE COMPONENTS AT 18501 MISSISSAUGA ROAD

CONSULTANT

wsp

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3.2.2 John & Helen Cameron House

The house has four elements: the original main block, a rear closed porch on the northeast elevation, a rear wing extending from the main block's northeast corner, and a closed porch on the front, or southwest elevation. The four elevations of the structure are shown in Plate 6 to Plate 11. The house is oriented in a northwest to southeast fashion but for ease of description it is described in a north-south orientation where the south (facing Mississauga Road) elevation is on the southwest and the north (rear) elevation is on the northeast.



Plate 6: Oblique view of the south and east elevations.



Plate 7: South elevation of main block.



Plate 8: East elevation of rear closed porch.



Plate 9: East elevation of east addition.



Plate 10: Oblique views of north and west elevations.



Plate 11: West elevation with front closed porch.

3.2.2.1 Exterior

The main block of the house is a one-and-a-half storey side gable house with a rectangular footprint.

It is assumed that originally the main block had clapboard siding, which has since been replaced in the mid- to late 20th century by board-and-batten-style vinyl siding. The main block foundation is fieldstone, with 3/8-inch concrete asbestos sheets and polyurethane spray foam insulation, both added in the mid- to late 20th century.

The east closed porch serves as a kitchen extension for the main floor and extends the second floor beneath the gable roof extension and a wide shed dormer. The rear wing was added to the main block in the mid- to late 20th century and was constructed using remnants of an earlier summer kitchen and woodshed (described in more detail in Section 3.2.2.3). The original entrance to the main block on the west elevation is now within the small closed porch.

The north and south elevations of the house mirror each other with a four window arrangement, asymmetrically placed. Photographs of the building elevations and notable features are provided in Plate 6 to Plate 11 and Plate 12 to Plate 17.



Plate 12: Recent vinyl siding, fieldstone veneer indicates the limit of the main block.



Plate 13: Concrete asbestos sheet applied to fieldstone foundations.



Plate 14: Detail of east elevation entryway addition.



Plate 15: Detail of shed dormer and gable roof extension over east elevation addition.



Plate 16: Modern window example (west elevation).



Plate 17: Modern window example (north elevation).

3.2.2.2 Interior

3.2.2.2.1 Main Block

3.2.2.2.1.1 Basement

The basement is accessible via the central staircase and consists of two sections: the main cellar space that occupies the southern half and a crawl space which occupies the northern half (inaccessible). The parged fieldstone foundation, poured concrete flooring, wood windows, and hand-hewn timber floor joists appear unchanged in terms of their physical condition when compared to the site visit in 2023 for the HIA (Plate 18 to Plate 25).

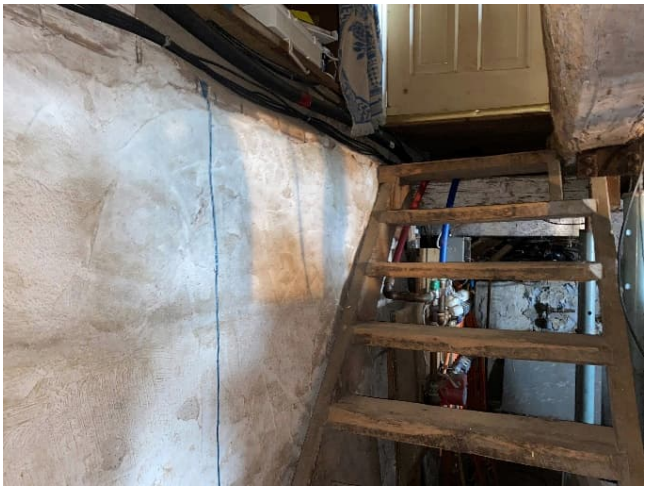


Plate 18: Staircase access to the basement.



Plate 19: Section of parged foundation wall.



Plate 20: Exposed section of fieldstone foundation.



Plate 21: Poured concrete flooring.



Plate 22: Basement window.



Plate 23: Timber floor joist.



Plate 24: Timber floor joist.



Plate 25: Timber floor joist.

3.2.2.2.1.2 Main Floor

The main floor is arranged in a central hall style plan with three main room divisions: a former parlour (being used as an office and storage space) and a laundry room on the north side of the main floor, and an open concept living room and dining/kitchen area on the south side (Plate 26 to Plate 29). The west (original) entrance opens into an entry hall and the centrally located staircase to the second floor (Plate 34 to Plate 37). Living spaces are located north and south of the stairwell, the room to the north being used as a den which leads to a laundry room, and the room to the south as a living room which leads into a dining area and kitchen. The original dividing wall separating the living room and kitchen area on the south side of the house has been removed and reclaimed timber beams and posts frame the opening. A second entrance to the house is positioned on the east side, leading into the porch with kitchen extension. Minor deterioration was observed during the site visit, such as cracking or peeling paint. Most significantly, the laundry room ceiling showed evidence of water damage (Plate 38).



Plate 26: Den (northwest room)



Plate 27: Looking from the den into the laundry room



Plate 28: Laundry room (northeast room)



Plate 29: Living/dining space (southwest and southeast rooms)



Plate 30: Looking from living/dining room towards basement and laundry room entrance.



Plate 31: Detail of mortise in reclaimed timber framing between living/dining area.



Plate 32: Kitchen/dining area (kitchen extension into the addition is on the left side of photo).



Plate 33: Entrance to the basement.



Plate 34: Porch around west (original) entrance, looking towards central staircase to second floor.

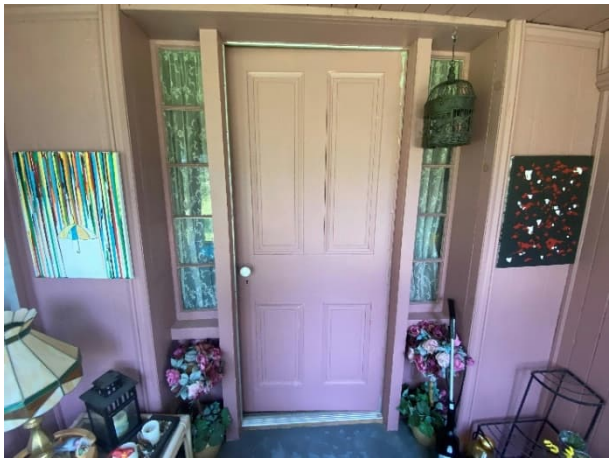


Plate 35: Original entrance and door.



Plate 36: Original wooden door and sidelight windows.

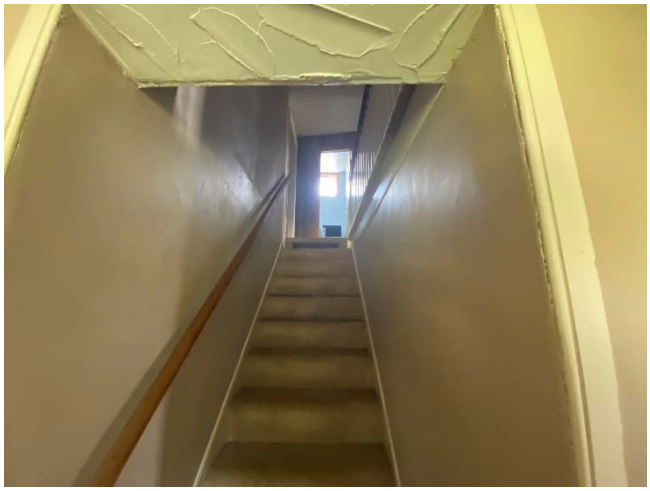


Plate 37: Staircase to second floor.



Plate 38: Water damage in laundry room ceiling.

3.2.2.2.1.3 Second-Floor

The second floor, accessed via the central stairwell, features four bedrooms[2], one three-piece washroom, and a linen closet (Plate 39 to Plate 44). The floors are carpeted throughout and it is unknown whether original flooring remains beneath. All second-floor windows have been replaced with late-20th or early 21st century modern replacements but are set inside older wooden frames and retain original trim. Some bedroom doors and hardware appear to be original as well.

The 2024 site visit found the second floor to be in a similar state as observed during the site visit in 2023 for the HIA, with minimal evidence of deterioration observed in the intervening time.

[2] Note that the bedrooms are described in this report using directional descriptions that align with the As-Built Drawings in APPENDIX A and differ from the identifiers used in the 2023 HIA.



Plate 39: Second-floor hallway.



Plate 40: Second-floor bathroom.



Plate 41: Master (northeast) bedroom.



Plate 42: Northwest bedroom.



Plate 43:Southeast bedroom.



Plate 44: Southwest bedroom.

3.2.2.3 Rear Wing

Extending perpendicular from the northeast corner of the main block is the rear wing. This addition has a rectangular footprint and sits atop a concrete slab footing (Plate 9 and Plate 45 to Plate 46). Access to the interior —not available during the site visit in 2023 for the HIA— and information provided by the current tenant during the 2024 visit revealed that the frame of the structure reuses timbers from an earlier summer kitchen and woodshed (Plate 47 and Plate 48). These were lifted to pour the concrete slab foundation and allow for leveling the two frames. The rough-hewn post and beam framing of the earlier summer kitchen is visible on the interior of the wing (Plate 49). This framing uses wood pin (or tree nail) fasteners and mortise and tenon joinery (Plate 50 to Plate 52). The gable supports are not original to the framing and the configuration of these braces indicates stepped framing, a common building technique in one-storey structures in Ontario, to avoid a three-part joint at the principal posts (Rempel 1980).



Plate 45: North elevation of the rear wing.



Plate 46: South elevation of rear wing.



Plate 47: Main living space of the rear wing.



Plate 48: Rear wing kitchen space.



Plate 49: Rough-hewn post and beam framing of the earlier summer kitchen.



Plate 50: Mortise and tenon joinery with wood pin fastener at the corner post.



Plate 51: Connection of replacement brace to original mortise.



Plate 52: Redundant mortises.

3.3 Structural Condition Assessment

Tacoma Engineers Ltd. (Tacoma) conducted a structural condition assessment of the house. The full condition assessment report is available in APPENDIX C. Tacoma made the following observations:

- Exterior Walls
  - The exterior walls are constructed with conventional wood framing and clad with vinyl siding. The interiors are clad with plaster or drywall finishes.

    - The exterior is in fair[3] condition with no signs of deterioration due to deferred and inadequate maintenance.

- Ground Floor Framing
    - The ground floor framing is constructed with hand hewn logs and a central beam that appears to be a replacement.
    - The main/central beam is in fair condition.
    - The floor joists (logs) are in poor[4] condition, with signs of prolonged exposure to moisture and humidity.

(Tacoma Engineering Ltd. 2024: 3-4)

Tacoma provided recommendations relating to the framework of the exterior walls and the ground floor.

- Repairs and restoration to the exterior walls should be carried out after the house has been sited in its final location.
- If the floor joists are to be retained, new structural framing members will likely be necessary to support the required live loads. The existing members may be reinforced with new dimensional joists, sistered next to the existing logs.
- Removal of the existing spray foam insulation on the joists may be difficult. There may be insufficient section remaining to the logs to be relocated given the amount of spray foam, and conditions observed. The final logs may remain as mostly decorative elements.

(Tacoma Engineering Ltd. 2024: 3)

The engineering report concluded that the building is currently in good repair and can withstand relocation a short distance from its current siting with minimal damage during the process (Tacoma Engineering Ltd. 2024).

[3] Fair is defined as “Element(s) where medium defects are visible. These types of defects may trigger a ‘preventative maintenance’ type of remedial action where is it economical to do so” (Tacoma Engineers Inc. 2024: 2).

[4] Poor is defined as “Element(s) where severe or very severe defects are visible. These types of defects would normally trigger rehabilitation or replacement if the extent and location affect the overall performance of that element” (Tacoma Engineers Inc. 2024: 2).

4 PLANNING AND CONSERVATION TREATMENT

4.1 Planning for Future Use

4.1.1 Conservation Standards

The CHP *Standards & Guidelines* presents nine standards that apply to the preservation, rehabilitation, and restoration treatments, with a further three added for rehabilitation and two for restoration. The nine standards for all treatments are:

1) Conserve the heritage value of an historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.

2) Conserve changes to a historic place that, over time, have become character-defining elements in their own right.

3) Conserve heritage value by adopting an approach calling for minimal intervention.

4) Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

5) Find a use for an historic place that requires minimal or no change to its character-defining elements.

6) Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

7) Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

8) Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

9) Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

The additional standards that apply to **Rehabilitation** are:

10) Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

11) Conserve the heritage value and character-defining elements when creating new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

12) Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

The additional standards that apply to **Restoration** are:

13) Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements

14) Replace missing features from the restoration period with new features whose forms, materials and details are based on sufficient physical, documentary and/or oral evidence.

A key principle explicitly or implicitly repeated in the CHP S&Gs is “minimal intervention”, that is, “doing enough, but only enough to meet realistic objectives while protecting heritage values” (CHP 2010: 26). On any given project, minimal intervention can mean very little work, or a significant amount —the degree is based on whatever is required to protect the heritage value of a place.

4.1.2 Conservation Treatments

The CHP S&Gs outline three “treatments” to guide intervention on a historic place. Although in theory a single treatment would be selected, nearly all projects involve a combination of all three depending on a variety of factors including level of understanding, practicality, and projected future uses.

“Conservation”, as presented in the CHP S&Gs, includes:

> All actions or processes that are aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes.
>
> (CHP 2010: 17)

The latter actions or processes are then defined in the CHP S&Gs, but perhaps are best summarized in illustrations provided in Volume 4 of the PWGSC *Architectural Conservation Technology Manual* (1994). The first shows a resource “as found” (Figure 4), with the remaining illustrations depicting a conservation treatment (Figure 5 to Figure 8).



Figure 4: A historic resource as found

Preservation: The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place, or of an individual component, while protecting its heritage value (Figure 5 and Figure 6).



Figure 5: Preservation (Interim Protection)



Figure 6: Preservation (Stabilization)

***Rehabilitation (or adaptive reuse*)**: The action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value (Figure 7).



Figure 7: Rehabilitation

Restoration**:** The action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value (Figure 8).

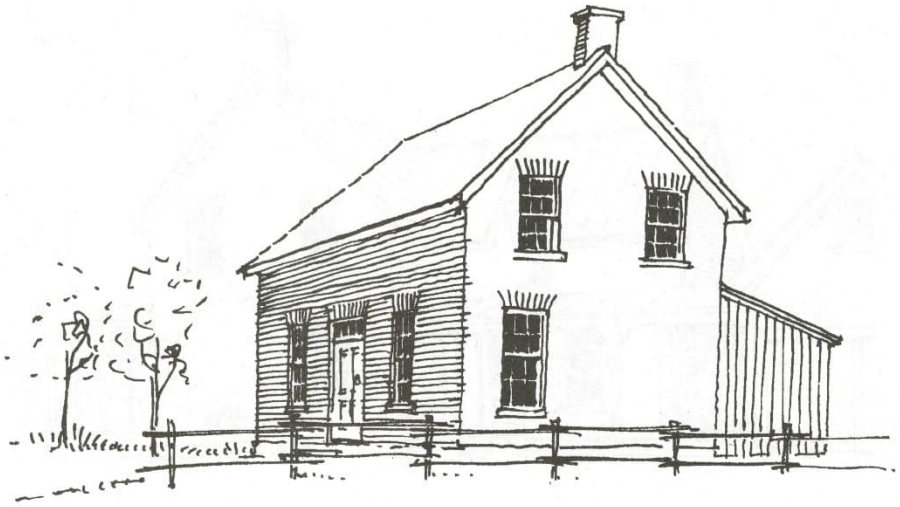


Figure 8: Restoration

A closely related treatment is reconstruction, defined in the Burra Charter as “returning a place to a known or earlier state and is distinguished from restoration by the introduction of new material” (ICOMOS 2013:1.8). It is most often applied when “a historic place…has been lost or is unsalvageable” but requires that the reconstructed work be identifiable as a new work to ensure it is not mistaken as an “authentic historic place” (Kalman & Letourneau 2021: 226).

A fourth treatment, which does not appear in the CHP S&Gs yet is occasionally applied is **redevelopment**. As defined in the PWGSC Manual (1994:7), redevelopment is “construction of compatible contemporary facilities to replace missing element [sic] or to increase density in a historic environment.” As the illustration in Figure 9 shows, what sets redevelopment apart from the other treatments is “that there is no direct emphasis on protection”, and “procedures are used which are basically unrelated to the preservation of historic fabric”. There is also a “continual interaction between contemporary design intentions and the constraints of existing historic resources” (PWGSC 1994:7). Conservation of heritage value remains central in this approach, even if it is expressed less tangibly than that seen in the other treatments.

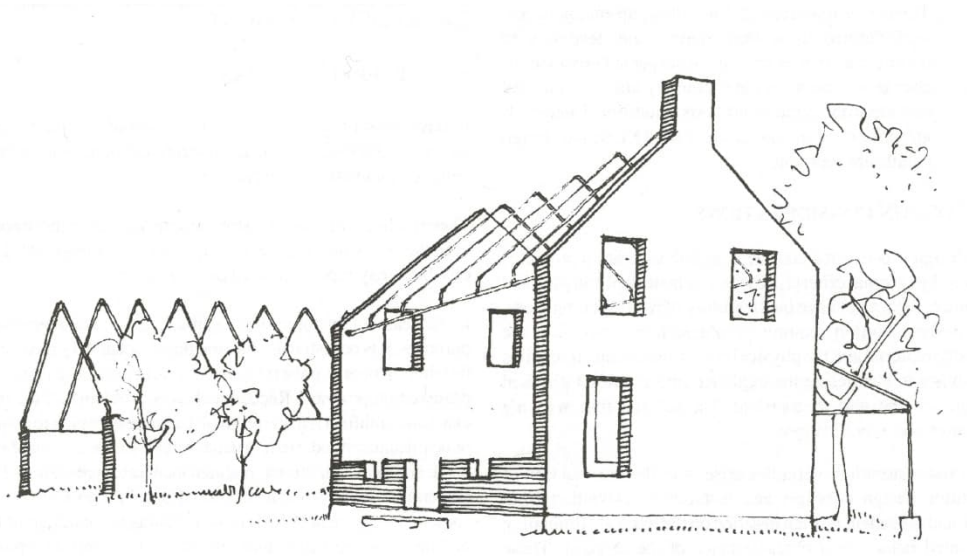


Figure 9: Redevelopment

Another treatment is ***reassembly*** or ***reconstitution***, which refers to the rebuilding a dismantled historic place. It is referred to in the *Venice Charter* as “anastylosis” and an acceptable approach if there is a clear delineation between what material is new and what is original (Kalman & Létourneau 2020: 231). The most famous example of reconstitution was the effort to relocate the Great Temple at Abu Simbel during construction of the Aswan Dam in Egypt between 1964 and 1968.

4.2 Proposed Future Use, Goals & Objectives

The proposed plan for the house is to lift and relocate it to a defined parcel within the Study Area as defined by an R-Plan (APPENDIX D). Following relocation, the house would be rehabilitated for continued use as a residence. Draft Plans of the proposed rehabilitation are provided in APPENDIX F and the methodology for moving the house is provided in APPENDIX G.

The goals[5] of this conservation plan are therefore to:

- Conserve the house as an early to mid-19th century vernacular style farmhouse with cultural heritage significance to the community
- Rehabilitate the house as a comfortable and desirable single-family dwelling, set back an appropriate distance from the adjacent quarry activities.

Based on these goals, the objectives of this HCP are to:

- Select the most appropriate conservation treatments for the house;
- Provide conservation strategies that are sustainable, and adaptable to the new proposed use; and,

[5] The importance of setting goals and objectives in heritage conservation planning is outlined in Kalman & Letourneau (2021: 343).

- Complete conservation of the house within two years of Planning Act Application Approvals (POPA 2022-0006 and RZ 2022-0010) and Aggregate Resources Act Licence Application Approval (Class A Licence #626600).

4.3 Recommended Conservation Treatments for the John & Helen Cameron House

Based on the identified goals, this HCP recommends that the preferred primary treatment for the house is **rehabilitation**. Sympathetic rehabilitation of the house will retain the building's early to mid-19th century heritage attributes, reflect its changes through time, and accommodate contemporary use without compromising its authenticity or cultural heritage significance. Secondary treatments, selected to conserve the heritage attributes of the house for the future, are stabilization, preservation, and commemoration. Strategies to achieve these conservation treatments over the short-, medium-, and long-term are provided in Section 5.

Since the HIA recommended a heritage documentation plan for the barns and mature vegetation on the property, the strategies presented below are focussed solely on the house.

5 CONSERVATION STRATEGIES

This section provides a series of conservation strategies —in priority order and linked to the CHP S&Gs — to enact as part of the future stabilization, preservation, restoration and reconstruction, and commemoration of the house. As stressed above, the overall goal is to conserve the heritage attributes of the house through minimal intervention yet adapt it for contemporary use.

The strategies are also ordered with the aim of ensuring the building remains stable throughout the conservation effort; as each strategy is completed, the cultural heritage value or interest and heritage attributes will be maintained on an ongoing basis, even if resources become limited or local events delay completing the next strategy in the sequence.

The work should be undertaken by individuals who have demonstrated to municipal staff that they have expertise in heritage conservation. The trades and expertise required for each action are also included under each conservation strategy.

It is understood that the project activities are organized into phases, with the property at 18501 Mississauga Road located within Phase 5 (APPENDIX E). Operations will commence in Phase 1 and as such, it is recommended that the below listed conservation strategies be employed with this phased approach to project activities in mind. Immediate-term strategies (Section 5.1) shall be enacted prior to planning and license approval is granted. Short-term strategies (Section 5.2) shall commence once planning and license approval is granted, and upon vacancy of the house. Medium-term strategies (Section 5.3) must be completed prior to beginning Phase 1 activities of the Project. Long-term strategies and commemoration (Sections 5.4 and 5.5) shall commence upon completion of quarrying activities

5.1 Immediate-Term: Residential Occupation

The rehabilitation effort is currently planned to begin once planning and license application approvals are granted for the Project. It is assumed that the residence will continue to be inhabited until these approvals are granted.

5.1.1 Heritage Easement Agreement

A Heritage Easement Agreement could be considered to establish mutually accepted conditions that will ensure the preservation of the heritage attributes of the house until planning and license application approval is granted for the Project and relocation efforts are underway.

5.1.2 Monitor

- Initiate and conduct regular (quarterly) exterior and interior monitoring (ongoing)
- Comply with actions outlined in the Town of Caledon **Standards for the maintenance and occupancy of Property By-law 98-155 (Property Standards)** (ongoing)

5.1.3 Investigate

To supplement understanding of the construction and to facilitate planning for relocation, it is recommended that invasive, but limited, structural investigations be undertaken to determine the extent of rear wing framing present and the manner in which the framing is connected to the main block. If needed, conservation measures for the rear wing can be drafted as an addendum once conditions are known).

While the vinyl siding that currently encases the house is not original, it is intact and protective of the structure. Any requirement to investigate the potential existence of original cladding below will require removal of the intact

siding which may introduce avenues for damage to the house. As there is no evidence as to the original cladding and no guarantee of such evidence being found beneath the presently intact siding, an approach of minimal intervention is most appropriate. Investigation of the vinyl siding should only be performed to inform the relocation strategy for the house, if required.

Related Conservation Standards:

No. 3: Conserve heritage value by adopting an approach calling for minimal intervention.

No. 7: Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

Required Trades and Expertise:

- Specialized building re-location contractor with expertise in historic structures.

5.1.4 Site Plan Adjustments

The HIA recommended a relocation site for the house that has since been formally defined by a draft R-Plan, which has been reviewed and approved by Town of Caledon Heritage Planning staff. Parts 2, 3, and 4 of the R-Plan comprise the future site of the house and, once relocation is complete, will encompass the extant heritage attributes (APPENDIX D).

To protect the heritage attributes of the house in its new location:

- The limit of extraction must be set at a distance greater than 50 m from the limits of the approved R-Plan (Parts 2, 3, and 4) and the perimeter berm must be located entirely outside the limits of the R-Plan (Parts 2, 3, and 4).
- If necessary, revise the limit of extraction and the perimeter berm location on the site plan to accommodate the protective measures above regarding the future location of the house, as defined by the R-Plan.

The site plan (May 2026; APPENDIX E) has been revised to ensure the limit of excavation is located at a distance greater than 50 m from the R-Plan limits (71 m) and the perimeter berm is located entirely outside the limits of the R-Plan.

5.2 Short-Term: Stabilize

Once the planning and license application approval is granted for the Project, and the residence is vacated, several actions should be undertaken to stabilize the house and prepare the building for further interventions. As the demands of the maintenance and stabilization will only increase through time, it is integral that the house be rehabilitated at the earliest opportunity.

5.2.1 Monitor & Secure

- Initiate and conduct regular (weekly or bi-weekly) exterior and interior monitoring
- Comply with actions outlined in the Town of Caledon **Standards for the maintenance and occupancy of Property By-law 98-155 (Property Standards)**
- Implement site stabilization measures when the residence is vacated that include the following actions:

- Secure and cover windows and doors with plywood boards to prevent damage and unauthorized entry
  - Care should be taken when installing the boarding to ensure the window trim or other features of the house are not damaged.
- Erect a modular chain-link fence to prevent or dissuade unauthorized entry
- As a deterrent, install prominent “No Trespassing” on the fencing or a location where the house fabric will not be impacted (such as affixed to the plywood hoarding over the windows and doors)

- Document all stabilization work with photographs and notes as necessary.

Related Conservation Standards:

No. 6: Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

Required Trades and Expertise:

- No cultural heritage expertise required.

5.3 Medium-Term: Rehabilitate

5.3.1 Draft Architectural Designs for a Rehabilitated John & Helen Cameron House

Design work to rehabilitate the house was underway as this HCP was being compiled. At present, the proposed designs include removal of the 20th century porch over the west (original) entrance and do not involve any additions. Three-dimensional renderings and floor plans for this design are provided in APPENDIX D and reflect the evolution and final form of the house, yet also provide a sustainable and desirable contemporary residence. As the proposed designs are not final at the moment, should additions be considered, best practice is to follow the guidance provided in local plans or more general manuals such as the *Historic Preservation Plan for the Central Area General Neighbourhood Renewal Area, Savannah, Georgia* (Housing Authority of Savannah 1973), *Get Your House Right* (Cusato et al. 2007), and *Traditional Construction Patterns* (Mouzon 2004) (for general principles, see Figure 10).

Any new elements will therefore need to be designed to:

- Be subordinate to the main block of the John & Helen Cameron House
- Be visually distinguishable, but compatible with the architectural form and character of the John & Helen Cameron House, and
- Restore damaged, lost or missing architectural decoration.

The house should be reoriented once in its new location, with the original entrance (currently on the west elevation) facing Mississauga Road as the primary (now south) elevation, as shown in APPENDIX F. The house will be in closer proximity to neighbouring properties in its new location. Orienting the original entrance to face the road will position any modifications to the house at the rear, making these alterations less prominent, and will maintain the privacy of future occupants.

Related Conservation Standards:

No. 4: Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

No. 5: Find a use for an historic place that requires minimal or no change to its character-defining elements.

No. 11: Conserve the heritage value and character-defining elements when creating new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

Required Trades and Expertise:

- Design consultant with heritage expertise.

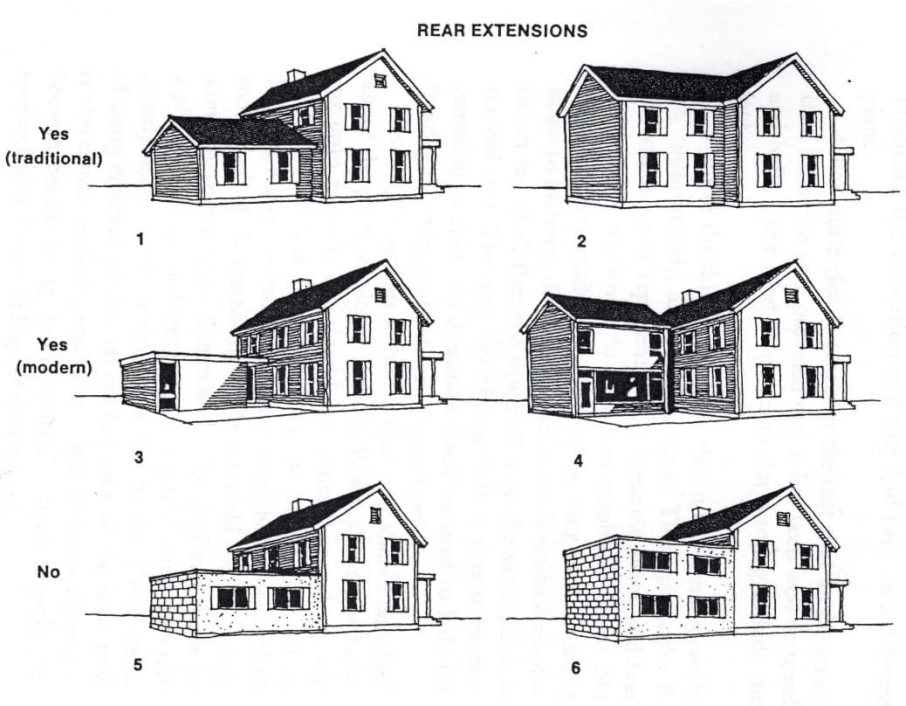


Figure 10: General guidance for adding "rear extensions" to a heritage building (from Stephen 1972:108).

5.3.2 Heritage Permit

Obtain a Heritage Permit from the Town of Caledon following the **Town of Caledon's application process**. The Heritage Permit must contain the prescribed information and material required as per O. Reg 385/21 Section 6. (1). Guidance on materials required by the Town to satisfy Section 6(1) of O. Reg. 385/21 was provided as part of the monthly progress meeting series (via email communication July 8, 2024) with the Town's heritage planners and is summarized in Table 1.

Table 1: Required information and material for a Heritage Permit

Prescribed information and materials	Town of Caledon guidance
1. The name, address, telephone number and, if applicable, the email address of the applicant	Field contained in the application form

Prescribed information and materials	Town of Caledon guidance
2. The name of the municipality from which consent is being requested.	Field contained in the application form
3. A description of the property that is the subject of the application, including such information as the concession and lot numbers, reference plan and part numbers, and street names and numbers.	Field contained in the application form
4. Photographs that depict the existing buildings, structures and heritage attributes that are affected by the application and their condition and context.	To be included as part of the application
5. A site plan or sketch that illustrates the location of the proposed alteration, demolition or removal.	To be included as part of the application
6. Drawings and written specifications of the proposed alteration, demolition or removal.	To be included as part of the application in the form of an HCP
7. The reasons for the proposed alteration, demolition or removal and the potential impacts to the heritage attributes of the property.	Can be stated briefly in the application form but would be better addressed in a separate letter, given the complexity of the proposed works. Text could be taken from the preface of the HCP.
8. All technical cultural heritage studies that are relevant to the proposed alteration, demolition or removal.	As referenced in Section B (2) of the application form and required by the Ontario Heritage Act, the following is a list of supporting heritage reports the Town of Caledon will be looking for: ■ Salvage Plans for structures proposed to be demolished ■ Documentation Drawings and reports for structures proposed to be demolished ■ Heritage Conservation Plans, one for each property ■ Structural Assessment, one for each house proposed to be relocated ■ Relocation Plans, including proper sites plans with proposed setbacks noted, for each house proposed to be relocated ■ Building Permit materials for foundations, both removal of existing foundations (demo permit) and for proposed new foundations (building permit) ■ The Heritage Permit application material should match what the Building department later receives
9. An affidavit or a sworn declaration by the applicant certifying that the information required under this section and provided by the applicant is accurate.	Field contained in the application form

5.3.3 Relocate the House

Overall, the relocation effort should follow standard industry safety and engineering practices to disconnect utilities, carefully demolish and remove all elements but the main block and rear wing, and separate and lift the building from its foundations. Temporarily moving hydroelectric line and other obstacles, and escort by police services, is not required as the house will remain within its current property.

The route that will be taken to move the house between its existing and future sites is illustrated in APPENDIX G. A roadway should be constructed along this route with the following specifications:

- Roadway to be 3m wider than the house in the straight run and 6m wider at each end to allow turning radius.
- Compaction to be to 4000 psf or 10 tons per axle.

The relocation contractor has determined that the structure is stable enough to move and has provided a scope of work (see APPENDIX C and APPENDIX G), but the following actions should also be undertaken:

- Photo-document the building immediately prior to relocation and all stages of the lift and transport.
- After the main block is lifted and moved, salvage a portion of the fieldstone foundation to face the exterior surface of the new concrete foundation.

Related Conservation Standards:

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

Required Trades and Expertise:

- Specialized building re-location contractor with expertise in historic structures.

5.3.4 Inspect the Sill and Floor Joists, and Repair or Strengthen if Necessary

Lifting the building for relocation will provide an opportunity to inspect all sill and flooring members before it is placed on its new foundations. Any rotted or damaged sections should be repaired using a minimal intervention approach. Removal of the existing spray foam insulation should be explored to determine whether this is possible without significant damage to the original floor joists. It may also be necessary to install bridging members and jack posts to increase the ability of the floor to withstand increased loads.

Related Conservation Standards:

No. 3: Conserve heritage value by adopting an approach calling for minimal intervention.

No. 7: Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

Required Trades and Expertise:

- Heritage carpenter to carry out any required repairs or replacement

5.3.5 Build the Concrete Foundation with Basement and Seat the House

A sound foundation is critical to the survival of a historic structure. As currently planned, the foundation will be poured, reinforced concrete and the house positioned over the footings (APPENDIX H). While the house is supported by cribs, the foundation should be completed by topping up with up to five courses of concrete block where it will connect to the house. The new foundation should be well drained with grading sloped away from the walls on all sides, as well as well-ventilated to keep the wood flooring dry and free of mould and rot (Fram 2003:114). A foundation built in concrete will not only ensure long-term preservation of the house structurally, but it will also create a functional basement space desirable for future buyers.

On the exterior, the walls should stand a sufficient height above surface to prevent saturation and water damage to the original masonry in the splash zone (Davy & Simpson & Brown 2005:39). Stone from the original foundation should be used to face the visible sections of the concrete foundation.

Once the foundation is completed, the main portion of the house can be seated on its new base and secured. This operation should be photo-documented. At this stage, the flooring should also be inspected to ensure it is stable and intact.

Related Conservation Standards:

No. 10: Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

No. 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Required Trades and Expertise:

- Qualified contractor to excavate and build the concrete foundation.

5.3.6 Inspect and Repair the Main Block Roof

A sound roof and associated drainage are one of the most significant components for ensuring the long-term survival of a heritage building. Therefore, it is integral that the roofing be well sealed, and all water be directed away from the walls.

While a detailed assessment of the roof has not been carried out, it is likely that the existing roof can be repaired rather than replaced. Following the rehabilitation treatment and principle of minimal intervention, as well as the most sustainable economically and practically, recladding the roof should be in high quality asphalt shingle (such as IKO Cambridge Architectural Shingles) rather than wood shingle, ribbed metal sheet, tin plate, or slate as were used in the 19th to 20th centuries.

New metal gutters, downspouts and rainwater leaders should be installed to ensure water is transported away from the walls. Historically, these elements would have been larger than 20th century systems, and often made of copper. For the purposes of rehabilitation, a system should be selected (such as aluminium) that can be easily maintained or repaired, does not impact the original construction, and compliments the historical appearance of the building.

Care should be taken to ensure that as much of the existing exterior architectural finishes, are repaired or restored as necessary, and are protected and visible when the roof work is complete. All repairs should be in wood or compatible alternative such as Maibec® or HardieTrim®.

Repairing the roof will provide an opportunity to ensure it is properly vented, sealed, insulated, and that all rot is removed. To reduce a visual impact, new venting should be via a grill drilled into the soffit.

Related Conservation Standards:

No. 3: Conserve heritage value by adopting an approach calling for minimal intervention.

No. 7: Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

Required Trades and Expertise:

- Roofing contractor with experience rehabilitating heritage properties.
- Heritage carpenter to repair and replace the fascia and soffit and to address any rot in the roof system.

5.3.7 Inspect Windows

Should the existing windows need replacement, the historic size and shape of all window openings should be maintained. Replacement windows should be compatible with historical styles and include pane divisions and glazing bars, with vertical lights. Where possible, use a window with a casing and a sill.

Related Conservation Standards:

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of the new elements compatible with the character of the historic place.

No 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Required Trades and Expertise:

- Heritage carpenter to install the new windows and frames.

5.3.8 Rehabilitate the Interior

The HIA and HCP fieldwork observations have identified original interior features that should be conserved, such as the interior doors, hardware, and trim. Any repairs to these features should follow a minimal intervention approach. Where original materials (such as trim and/or baseboards) are found to be in reusable condition, they are to be reused. If the condition is found to not be sufficient for reuse, a sympathetic replacement (such as painted medium density fibreboard) shall be employed.

All septic and well connections should be established in coordination with the Town of Caledon. The heating system is currently forced/central air with floor registers that does not cause adverse effects to the internal heritage attributes. However, any new system should be routed with flexible flue to exit the building with a non-visually intrusive cap.

Related Conservation Standards:

No. 3: Conserve heritage value by adopting an approach calling for minimal intervention

No. 5: Find a use for an historic place that requires minimal or no change to its character-defining elements.

No. 7: Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 11: Conserve the heritage value and character-defining elements when creating new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

No. 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

No. 13: Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements

Required Trades and Expertise:

- Heritage carpenter and interior designer experienced in heritage structure rehabilitation.

5.3.9 Rehabilitate the Setting

As the new location will be rehabilitated to a residential context, the new plantings do not need to precisely replicate what was present historically but should include native species. Flower beds with native species selected from contemporary or historical sources can be established (Skinner 1983; Unterman & McPhail 1996: A5-5), as can wood fencing in a heritage or heritage compatible design. However, it is critical that new plantings be situated where they will not impact the building in the future, either through excessive shading that encourages damp on the wall cladding, or through chemical and physical weathering, such as that caused by clinging ivy. New plantings should also not obscure clear views of the house and the landscaping elevations should ensure all water is drained away from the foundations.

Related Conservation Standards:

No. 14: Replace missing features from the restoration period with new features whose forms, materials and details are based on sufficient physical, documentary and/or oral evidence.

Required Trades and Expertise:

- Landscape architect with heritage expertise.

5.4 Long-Term: Preserve

5.4.1 Develop and Follow a Maintenance and Monitoring Program

Cyclical building maintenance is vital for the short and long-term conservation of any building, and historic structures are no exception. In addition to cyclical maintenance schedules, heritage properties should also have a detailed monitoring program to establish a baseline condition for the property and monitor any deterioration that may require more frequent maintenance or periodic repair. The Province of Manitoba and Canada's Historic Places have produced a comprehensive **maintenance manual** for heritage buildings that can be adapted to 18501 Mississauga Road once rehabilitation actions are completed. However, per Standard 8 of the CHP

Standards & Guidelines (see below), maintenance should be conducted on an ongoing basis and no action deferred if a character-defining element is being affected.

Related Conservation Standards:

No. 8: Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

Required Trades and Expertise:

- No special expertise or skills required.

5.5 Commemorate

Once the house is rehabilitated in its new setting, its cultural heritage significance can be protected through designation by Municipal by-law enabled under Part IV of the *Ontario Heritage Act* (applied to Parts 2, 3, and 4 of the R-Plan, APPENDIX D) and interpreted through a heritage property plaque. The plaque should be installed in a location that will be visible from public rights of way but on a free-standing mounting, preferably using stone salvaged from the original foundation of the house.

6 IMPLEMENTATION AND ACTION PLAN

The strategies identified in this HCP can be implemented in four phases, once *Planning Act* approval is granted for the project. Table 2 lists the conservation strategies by phase and includes a relative scale of importance and resource requirements. Table 3 provides a schedule for each phase, as well as any dependencies such as Town approvals.

A cost estimate to relocate the house is not included in this HCP as an estimate prepared at this time would be outdated by the time relocation is undertaken.

Table 2: Implementation Plan (adapted from Kalman & Létourneau 2020: 411)

Stage	Strategy	No.	Action	Importance	Responsibility	Resources
1	Residential Occupation	5.1.1	Heritage Easement Agreement	H	CBM Aggregates	$
		5.1.2	Monitor	H	CBM Aggregates	$
		5.1.3	Investigate	H	CBM Aggregates	$
		5.1.4	Site Plan Adjustments	H	CBM Aggregates	$
2	Stabilize	5.2.1	Monitor & Secure	H	CBM Aggregates	$
3	Rehabilitate	5.3.15.3.1	Draft Architectural Designs for a Rehabilitated John & Helen Cameron House	H	CBM Aggregates	$$
		5.3.2	Heritage Permit	H	CBM Aggregates	$
		5.3.3	Relocate the House	H	CBM Aggregates	$$$
		5.3.4	Inspect the Sill and Floor Joists, and Repair or Strengthen if Necessary	M	CBM Aggregates	$$
		5.3.5	Build the Concrete Foundation with Basement and Seat the House	H	CBM Aggregates	$$$
		5.3.6	Inspect and Repair the Main Block Roof	H	CBM Aggregates	$$
		5.3.7	Inspect Windows	H	CBM Aggregates	$
		5.3.85.3.8	Rehabilitate the Interior	M	CBM Aggregates	$$$
		5.3.95.3.9	Rehabilitate the Setting	H	CBM Aggregates	$$
4	Preserve	5.4.15.4.1	Develop and Follow a Maintenance and Monitoring Program	M	CBM Aggregates / new owner	$
	Commemorate	5.5	Commemorate	L	CBM Aggregates	$

Symbol Key for Table 3					
Importance	H	High	Resources	$	Low cost
	M	Medium		$$	Moderate Cost
	L	Low		$$$	High Cost

Table 3: Implementation Schedule once Planning Approval is Granted.

Stage	Duration	Dependency
1	Until Planning and License Application Approval	None
2	Within first 3 months	Planning and License Application Approval, Vacancy of residence
3	Within first 12 months	Town approval of HCP and Heritage Permit(s)
4	Within first 12 months	Completion of Stage 3 activities

7 SUMMARY STATEMENT

This HCP has recommended 16 strategies to rehabilitate and conserve the house as a valued built heritage resource in the Town of Caledon, and one with a sustainable future outside the boundaries of the proposed CBM Caledon Pit / Quarry operations.

These strategies are based on WSP's current understanding of the building and its setting, and it is expected that new conditions may be discovered throughout the rehabilitation effort and may require changes to this plan. Although not intended to be a dynamic document, this HCP nevertheless aims to provide a clear set of goals and objectives for the house, as well as an overall framework to approach new challenges or opportunities.

8 ASSESSOR QUALIFICATIONS

This report was prepared and reviewed by the undersigned, employees of WSP. WSP is one of North America's leading engineering firms, with more than 50 years of experience in the earth and environmental consulting industry. The qualifications of the assessors involved in the preparation of this report are provided in APPENDIX I.

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APPENDIX A

Heritage Impact Assessment WSP (2026)

CBM AGGREGATES

HERITAGE IMPACT ASSESSMENT

18501 MISSISSAUGA ROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

ORIGINAL REPORT DATE: JULY 28, 2023
UPDATED REPORT DATE: SEPTEMBER 18, 2025
SECOND UPDATED REPORT DATE: FEBRUARY 26, 2026



wsp

HERITAGE IMPACT ASSESSMENT

18501 MISSISSAUGA ROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

CBM AGGREGATES

PROJECT NO.: OCUL2216
ORIGINAL REPORT DATE: JULY 28, 2023
UPDATED REPORT DATE: SEPTEMBER 18, 2025
SECOND UPDATED REPORT DATE: FEBRUARY 26, 2026

WSP

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February 26, 2026 (Updated Report)
Date

[1] Approval of this document is an administrative function indicating readiness for release and does not impart legal liability on to the Approver for any technical content contained herein. Technical accuracy and fit-for-purpose of this content is obtained through the review process. The Approver shall ensure the applicable review process has occurred prior to signing the document.

[2] Approval of this document is an administrative function indicating readiness for release and does not impart legal liability on to the Approver for any technical content contained herein. Technical accuracy and fit-for-purpose of this content is obtained through the review process. The Approver shall ensure the applicable review process has occurred prior to signing the document.

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ABBREVIATIONS

BHR	Built Heritage Resource
CHER	Cultural Heritage Evaluation Report
CHIS	Cultural Heritage Impact Statement
CHL	Cultural Heritage Landscape
CHVI	Cultural Heritage Value or Interest
HCP	Heritage Conservation Plan
HIA	Heritage Impact Assessment
MCM	Ministry of Citizenship and Multiculturalism
OHA	*Ontario Heritage Act*
PHP	Provincial Heritage Property
PPS	Provincial Planning Statement
SCHVI	Statement of Cultural Heritage Value or Interest

GLOSSARY

UPDATE (September 2025): *Note that Glossary definitions relating to the Provincial Planning Statement (originally Provincial Policy Statement 2020, now 2024) have been updated for this Updated Report (2025) to reflect changes in policy since the original HIA submission (2023).*

Adjacent lands	Those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (PPS 2024).
Built Heritage Resource:	Means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community (PPS 2024).
Conserved:	Means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (PPS 2024).
Cultural Heritage Landscape:	Means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association (PPS 2024).
Heritage Attributes:	Means, as defined under the Ontario Heritage Act, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest (PPS 2024).
Protected Heritage Property:	Means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites (PPS 2024).
Significant:	Means in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act (PPS 2024).

UPDATES

UPDATE NO. 1 (SEPTEMBER 2025)

This report has been produced to update the original submission made in July 2023. Specifically, updates to the July 2023 report include:

1. *Revisions made in response to comments received from Heritage Planning staff at the Town of Caledon dated March 18, 2025.*
2. *Updates made to address new relevant provincial policies and regulatory frameworks.*
3. *Updates to address changes in the status of the subject property, namely the Town's issuance of a Notice of Intention to Designate (NOID) on March 12, 2024 and the subsequent work and monthly discussions, since June 2024, that have occurred with Heritage Planning staff following the issuance of the NOID.*

UPDATE NO. 2 (FEBRUARY 2026)

This report has been produced to update the submission made in September 2025. Specifically, updates to the September 2025 report include:

1. *Revisions made in response to comments received from Heritage Planning staff at the Town of Caledon dated December 21, 2025.*
2. *Recommendation #11 has been added to guide heritage conservation recommendations that must be included on the ARA Site Plan Technical Recommendations.*

Where updates have been made to the original 2023 HIA, this is indicated with an emphasis box, as modelled here. Editorial updates in response to Town of Caledon comments are identified in Appendix D.

EXECUTIVE SUMMARY

WSP Environment & Infrastructure Canada Limited (WSP) was retained by CBM Aggregates (CBM), a division of St. Marys Cement Inc. (Canada), to complete a Heritage Impact Assessment (HIA) for 18501 Mississauga Road in the Town of Caledon, Regional Municipality of Peel, Ontario (the Study Area). The Study Area is a rectangular-shaped, 20-hectare (50-acre) property located at the north corner of Mississauga Road and Charleston Sideroad. Within the Study Area is a one-and-a-half storey vernacular style residence constructed for John Cameron between 1836 and 1848. The Town of Caledon issued a Notice of Intention to Designate (NOID) for the Study Area under Part IV of the *Ontario Heritage Act* on March 12, 2024. The Study Area is not identified as a Cultural Heritage Landscape in the Town's Cultural Heritage Landscape Inventory (Scheinman 2009).

CBM proposes to develop the Study Area as part of the 261.2-hectare CBM Caledon Pit / Quarry site licensed under the *Aggregate Resources Act* and designated or zoned under the *Planning Act* (the Project). A Cultural Heritage Existing Conditions and Preliminary Impact Assessment (Cultural Heritage Report) completed for the Project determined that the Study Area may meet the criteria prescribed in Ontario Regulation 9/06 (O. Reg. 9/06, amended through O. Reg. 569/22) of the *Ontario Heritage Act* and recommended an HIA to address the Project's potential impacts to the Study Area's potential heritage attributes (WSP 2022).

The preparation of this HIA was guided by the Town's *Terms of Reference for Heritage Impact Assessment* (Town of Caledon 2019) and Ministry of Citizenship and Multiculturalism (MCM) *Ontario Heritage Tool Kit* InfoSheet #5 and *Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities* (2006a). The HIA was also informed by guidance provide in the MCM *Standards & Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification and Evaluation Process* (MCM 2014) and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010).

An evaluation of the Study Area for this HIA determined that the Study Area has CHVI because it meets three criteria prescribed in O. Reg 9/06 of the *Ontario Heritage Act* (1, 7, and 8). The Study Area's CHVI is principally linked to its farmhouse, which has physical value as a rare surviving example of an early 19th century vernacular style farmhouse and contextual value for its physical and historical connections to its surroundings. The Study Area was found to be important in defining, maintaining, and supporting the agricultural and rural character of the area.

An impact assessment of the proposed work determined that the Study Area will be subject to both direct and indirect negative impacts. To avoid or reduce these effects, WSP recommends to:

- **Relocate the farmhouse within the existing property parcel and complete documentation and salvage for the remaining landscape and outbuilding components.**

UPDATE No.1 (September 2025): *The following recommendations have been updated to respond to comments received from Town of Caledon Heritage Planning staff, regulatory updates, and project progression since the July 2023 submission. In particular, the status of the property's designation process under Part IV of the Ontario Heritage Act, the preparation of a Draft Reference Plan to delineate limits of heritage attributes, and the proposed details and timing of conservation measures have been updated and included to reflect monthly meetings with the Town, ongoing since June 2024, and comments received on the July 2023 submission on March 18, 2025.*

UPDATE No.2 (February 2026): *As part of the updated report submission, recommendation #11 has been added to guide heritage conservation recommendations that must be included on the ARA Site Plan Technical Recommendations..*

To achieve the proposed conservation strategy, WSP recommends the following:

1. If the property is vacated before the site-specific mitigation measures are implemented, a qualified specialist shall develop a mothball plan for the farmhouse, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.
2. Short-term conservation actions, while relocation plans are designed:
    a. Enact site plan control and communication and erect a physical buffer around the property during adjacent mineral aggregate operation activities, prior to relocation, to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation. This construction buffer shall be demarcated with temporary fencing and clearly marked as a "no-go-zone" on construction drawings.
    b. Implement the recommendations of the blast impact assessment (WSP 2022b) to ensure the structural integrity of the farmhouse is maintained.
3. Vibration from construction and extraction activities will potentially impact the heritage attributes identified for this property. To avoid or reduce the risk of vibration resulting in adverse impact and ensure the structural integrity of the heritage attributes is maintained once the house is relocated, the vibration monitoring protocol developed by a qualified vibration specialist shall be implemented during the activities of the mineral aggregate operation. Should vibrations threshold be exceeded, work must cease and an assessment of next steps must be completed.
4. Fugitive dust impacts:
    a. The application has been designed to meet provincial blasting limits and air quality guidelines. CBM has conducted air quality monitoring in the vicinity of the site. Overall, the air quality is consistently below provincial guidelines, taking into account the existing aggregate operations and the existing truck traffic in the area. With the addition of the proposed CBM Caledon Pit / Quarry operations, including emissions from aggregate trucks accessing the site, the air quality is still predicted to be below provincial guidelines at surrounding residences.
    b. Implement the recommendations of the Air Quality Impact Assessment (WSP 2023), Best Management Practices Plan for the Control of Fugitive Dust (WSP 2025a), and Air Quality Monitoring Plan (WSP 2025b).
5. Conduct a Documentation Report and Salvage Plan for Cultural Heritage Resources for the barns and mature vegetation on the property.
6. A Structural Engineer should be consulted to confirm whether the farmhouse is structurally sound enough to withstand relocation.
7. Develop a Heritage Conservation Plan for the farmhouse to guide the relocation and rehabilitation efforts and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the rehabilitation program and into the future.
    a. *It is acknowledged as part of this updated report (September 2025) that the relocation of the farmhouse is contingent on an approved license application under the Aggregate Resources Act. Until a license is granted the farmhouse should not be relocated.*
8. Relocate the farmhouse to a new lot that retains the general geographic and visual setting of the structure and supports understanding of its cultural heritage value or interest as a rural farmhouse. Relocation must occur prior to the commencement of extraction activities, but only after a licence has been approved.
9. Rehabilitate the farmhouse for a compatible existing or new use.
10. As the evaluation of the farmhouse and its associated parcel determined that the property meets two or more criteria under the *Ontario Heritage Act*, it is eligible for designation under Part IV. Once relocation is complete, consider designating the farmhouse and its associated new parcel under Part IV of the *Ontario Heritage Act*.

a *It is acknowledged as part of this updated report (September 2025) that the Town has issued a NOID for the property. Accordingly, WSP has facilitated the development of a Draft Reference Plan (R-Plan) to guide the limits of the future Part IV Designation (Appendix* E).

11 Add the following notes to the ARA Site Plan Technical Recommendations to establish required conservation measures for 18501 Mississauga Road that shall be tracked by the Ministry of Natural Resources as part of the CBM Caledon Pit / Quarry site license:

In order to conserve the heritage attributes located at 18501 Mississauga Road the licensee shall:

1. Prior to extraction in Phase 5 relocate the farmhouse within the existing property parcel located outside of the license boundary and complete documentation and salvage for the remaining landscape and outbuilding components.
2. The following short-term conservation actions, shall be implemented prior to relocation of the farmhouse:
   a) Prior to site preparation in Phase 5, the licensee shall erect fencing 50 m from the farmhouse to identify a 'no-go zone' to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.
   b) Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse is maintained.
   c) If the farmhouse is vacated prior to the relocation, a qualified specialist shall develop a mothball plan for the farmhouse, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.
   d) A Documentation Report and Salvage Plan for Cultural Heritage Resources shall be prepared for the barns and mature vegetation on the property. The Documentation Report and Salvage Plan shall be completed by a qualified cultural heritage specialist prior to the commencement of site preparation activities within Phase 5.
3. To conserve the farmhouse at its new location, the following mitigation measures shall be implemented:
   a) The limit of extraction shall include a 50 m buffer from the farmhouse to protect the heritage attributes of the property.
   b) Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse is maintained.

Provided that the recommendations contained in this report are implemented, the applicable *Ontario Heritage Act*, PPS 2024, *Aggregate Resources Act*, and Regional and Municipal Official Plan policies related to built heritage are satisfied.

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1 INTRODUCTION

1.1 BACKGROUND

WSP Environment & Infrastructure Canada Limited (WSP) was retained by CBM Aggregates (CBM), a division of St. Marys Cement Inc. (Canada), to complete a Heritage Impact Assessment (HIA)[3] for 18501 Mississauga Road in the Town of Caledon, Regional Municipality of Peel, Ontario (the Study Area) (Figure 1 and Figure 2). The Study Area is a rectangular-shaped, 20-hectare (50-acre) property located at the north corner of Mississauga Road and Charleston Sideroad. Within the Study Area is a one-and-a-half storey vernacular style residence constructed for John Cameron between 1836 and 1848, a 19th century gable-type Central Ontario style barn, a 20th century gambrel-type Central Ontario barn, and mature vegetation. Figure 10 identifies the location of built and landscape features within the Study Area. The Town of Caledon issued a Notice of Intention to Designate (NOID) for the Study Area under Part IV of the *Ontario Heritage Act* on March 12, 2024. The Study Area is not identified as a Cultural Heritage Landscape in the Town's Cultural Heritage Landscape Inventory (Scheinman 2009).

CBM proposes to develop the Study Area as part of the 261.2-hectare CBM Caledon Pit / Quarry site licensed under the *Aggregate Resources Act* and designated or zoned under the *Planning Act* (the Project). A Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (Cultural Heritage Report) completed for the Project determined that the Study Area may meet the criteria prescribed in Ontario Regulation 9/06 (O. Reg. 9/06, amended through O. Reg. 569/22) of the *Ontario Heritage Act* and recommended a HIA to address the Project's potential impacts to the Study Area's potential heritage attributes (WSP 2022).

The preparation of this HIA was guided by the Town's *Terms of Reference for Heritage Impact Assessment* (Town of Caledon 2019) and Ministry of Citizenship and Multiculturalism (MCM) *Ontario Heritage Tool Kit* InfoSheet #5 (2006b) and *Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities* (2006a). The HIA was also informed by guidance provide in the MCM *Standards & Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification and Evaluation Process* (MCM 2014) and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010).

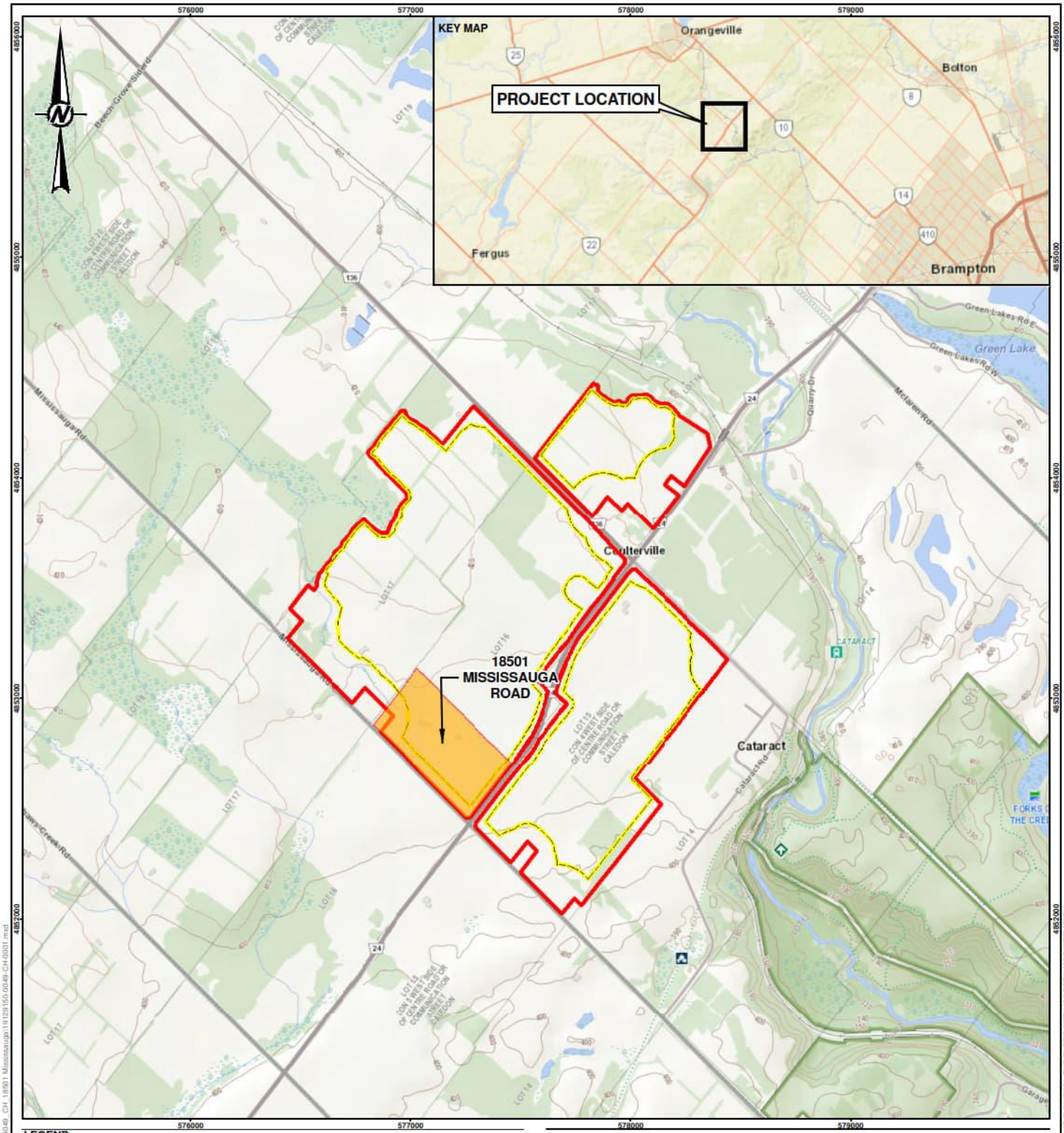
1.2 SCOPE

To complete this HIA, WSP:

- Undertook background research, including review of primary and secondary written sources and historical maps and aerial imagery, to trace the Study Area's history;
- Collected online data and contacted the Town of Caledon, Ontario Heritage Trust, and the MCM for information on the Study Area, such as its current heritage status;
- Analysed the results of the field investigation conducted for the Cultural Heritage Report to identify the Study Area's existing conditions, built heritage resources, cultural heritage landscape components, and heritage attributes;
- Evaluated the Study Area using the criteria prescribed in O.Reg. 9/06 (amended through O. Reg. 569/22) of the Ontario Heritage Act and drafted a statement of Statement of Cultural Heritage Value or Interest (SCHVI);

[3] Although the Town of Caledon Official Plan refers to this type of study as a "Cultural Heritage Impact Statement," the Town's more recent Terms of Reference uses the term "Heritage Impact Assessment."

- Assessed the potential direct and indirect impacts from the Project on the CHVI and heritage attributes of the Study Area;
- Recommended mitigation measures and conservation strategies to avoid or reduce the negative impacts to the Study Area's CHVI and heritage attributes;
- Updates to the initial report to respond to Town of Caledon planning and heritage staff comments received March 18, 2025; and
- Updates to the September 2025 report to respond to Town of Caledon planning and heritage staff comments dated December 21, 2025.



LEGEND

- STUDY AREA
- LIMIT OF EXTRACTION
- LICENCE BOUNDARY

0 250 500 1,000

SCALE 1:25,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. LIO TOPOGRAPHIC DATA CACHE, ONTARIO MINISTRY OF NATURAL RESOURCES AND FORESTRY. OPEN GOVERNMENT LICENCE – ONTARIO
2. SERVICE LAYER CREDITS: SOURCES: ESRI, HERE, GARMIN, USGS, INTERMAP, INCREMENT P, NRCAN, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), ESRI KOREA, ESRI (THAILAND), NGCC, (C) OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY
3. PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83
COORDINATE SYSTEM: UTM ZONE 17 VERTICAL DATUM: CGVD28

CLIENT

CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT

CULTURAL HERITAGE IMPACT STATEMENT, 18501 MISSISSAUGA , TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

LOCATION OF STUDY AREA

CONSULTANT

wsp

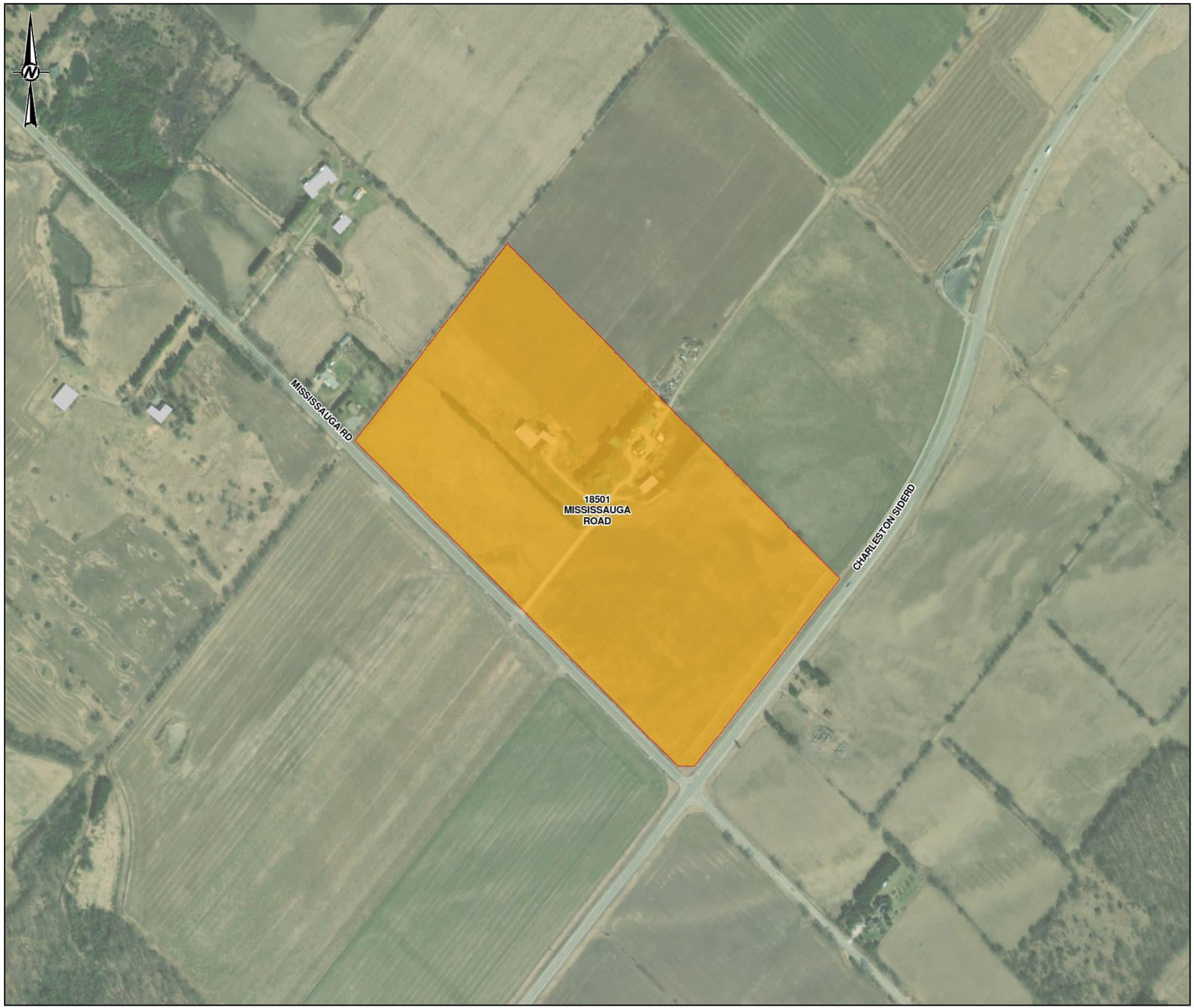
YYYY-MM-DD	2023-07-31
DESIGNED	SO
PREPARED	SD
REVIEWED	HS
APPROVED	HM

PROJECT NO.	CONTROL	REV.	FIGURE
19129150	0049	0	1

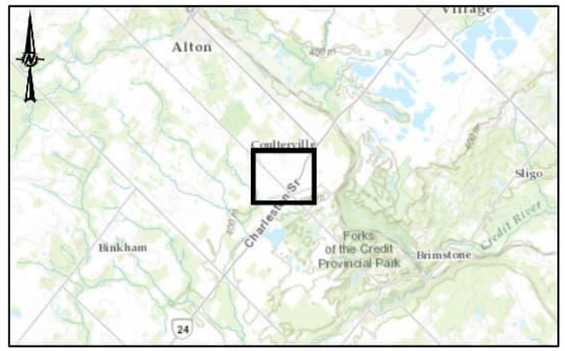
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25mm

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KEY MAP


Alton
Caledon
Village
Caledon East
Charleston Sr
Sligo
Forks
of the Credit
Provincial Park
Brimstone
Credit River
Bolton
Bolton
Bolton

2 METHODOLOGY

2.1 REGULATORY REQUIREMENTS

The requirements to consider cultural heritage under the Planning Act process is found in the *Provincial Policy Statement* (PPS) (Government of Ontario 2024) and the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (Government of Ontario 1990).

2.1.1 AGGREGATE RESOURCES ACT

UPDATE No.1 (September 2025): *Section 2.1.1 was added to reflect changes in policy since the original HIA submission (2023). This update was made in response to Town comment No. 11.*

As reflected in the Cultural Heritage Report, the Aggregate Resources of Ontario: Technical Reports and Information Standards (2020) adopted by *Ontario Regulation 244/97* under the *Aggregates Resources Act* states that applications for a Class A license, Class B licence, or an aggregate permit must include a Cultural Heritage Report consistent with provincial requirements under the *Ontario Heritage Act* and Provincial Planning Statement. The Standards indicate that a screening checklist with supporting documentation is required to evaluate the potential for BHRs and CHLs. Following the checklist, the Standards state that a Cultural Heritage Evaluation Report (CHER) is required for any potential BHRs and/ or CHLs identified, and that the CHER must be prepared by a professional with appropriate experience and expertise. Following the CHER, if the evaluation determines one or more BHRs or CHLs to have CHVI, a Heritage Impact Assessment (HIA) must be completed.

This HIA satisfies the requirements to conduct a CHER and HIA, as per the requirements of the *Aggregate Resources Act.*

2.1.2 PROVINCIAL PLANNING STATEMENT

UPDATE No.1 (September 2025): *Section 2.1.2 was updated to reflect changes in policy since the original HIA submission (2023). This update was made in response to Town comment No. 12.*

The *Planning Act* describes planning direction in Ontario. In particular, Section 2 of the *Planning Act* identifies that planning authorities at the municipality should have regard to matters of provincial interest, including the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

Similarly, the PPS 2024 prioritizes the long-term conservation of the Province's cultural heritage resources, including built heritage resources, cultural heritage landscapes, and archaeological resources as they provide environmental, economic and social benefits.

1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies, boards, and Service Managers including:

   c managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;

Section 4.6 also details the conservation of cultural heritage and archaeology through the following five policies:

1 Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.

2 Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.

3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.

4 Planning authorities are encouraged to develop and implement:

a archaeological management plans for conserving archaeological resources; and

b proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.

5 Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.

2.1.3 ONTARIO HERITAGE ACT

The *Ontario Heritage Act*, R.S.O. 1990, c. O.18 enables municipalities and the provincial government to protect heritage properties and archaeological sites (Government of Ontario 1990). The *Ontario Heritage Act* includes two regulations for determining Cultural Heritage Value or Interest (CHVI):

- O. Reg. 9/06 (as amended by O. Reg. 569/22) (Government of Ontario 1990) to determine if a property has CHVI at a local level, and
- O. Reg. 10/06 (Government of Ontario 2006) to determine if a property has CHVI of provincial significance.

For this study, O. Reg. 9/06 was used. The criteria for determining CHVI under O. Reg. 9/06 are:

6 The property has design or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method,
7 The property has design or physical value because it displays a high degree of craftsmanship or artistic merit, or
8 The property has design or physical value because it demonstrates a high degree of technical or scientific achievement.
9 The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
10 The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
11 The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
12 The property has contextual value because it is important in defining, maintaining or supporting the character of an area,
13 The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings, or
14 The property has contextual value because it is a landmark.

(Government of Ontario 1990)

2.1.3.1 BILL 23 AND BILL 200

UPDATE No. 1 (September 2025): *Section 2.1.3.1 was added during the updated report (2025) to reflect changes in policy since the original HIA (2023). This update was made in response to Town comment No. 13.*

Bill 23 was passed by the provincial government and received Royal Assent on November 28, 2022 (Government of Ontario 2022a). Schedule 6 of Bill 23 amends the *Ontario Heritage Act*, which impacts processes and planning approvals related to listed and designated heritage properties. The amendments came into effect on January 1, 2023, and all municipalities are required to comply with the changes. Changes to the *Ontario Heritage Act* made through Bill 23 relevant to this project include the following (ERO 2023):

- If a municipality does not issue a Notice of Intention to Designate (NOID) a property listed on the municipal heritage register, then Council is required to remove the property from the heritage register and it cannot be readded for a period of five years.
- A NOID may only be issued for properties that are listed on a municipal heritage register.
- A property must meet two or more criteria of O. Reg. 9/06 to be designated under Part IV of the *Ontario Heritage Act*.
- If a municipality intends to designate a property subject to a development application under the *Planning Act*, a NOID must be issued within 90 days of the receipt of a complete application.

The deadline prescribed in Bill 23 for removing non-designated (i.e. listed) properties from the municipality's register if the council does not issue a NOID on or before January 1, 2025.

Bill 200 was passed by the provincial government and received Royal Assent on June 6, 2024. Schedule 2 amends the *Ontario Heritage Act* and the deadline previously prescribed in Bill 23 for removing non-designated (i.e. listed) properties from the municipality's register if council does not issue a NOID on or before January 1, 2025. Bill 200 (Schedule 2) amends this date to January 1, 2027, providing municipalities with additional time to assess their heritage registers (Government of Ontario 2024). Schedule 2 of Bill 200 also adds new subsections to section 27, which prevent relisting a non-designated property for five years after it is removed from the register.

2.1.4 REGION OF PEEL OFFICIAL PLAN

UPDATE No. 1 (September 2025): *Per Ontario Bill 23 (More Homes Built Faster Act, 2022) and Bill 185 (Cutting Red Tape to Build More Homes Act, 2024), in force as of July 1, 2024, the Region of Peel Official Plan (June 2024 Consolidation) constitutes the Official Plan for Peel's lower-tier municipalities (such as the Town).*

The Region of Peel Official Plan outlines policies concerning cultural heritage resources and states that the region:

> Encourages and supports conservation of the cultural heritage resources of all peoples whose stories inform the history of Peel. The Region recognizes the significant role of heritage in establishing a shared sense of place, contributing to environmental sustainability and developing the overall quality of life for residents and visitors to Peel. The Region supports the identification, conservation and interpretation of cultural heritage resources, including but not limited to the built heritage resources, structures, archaeological resources, and cultural 3.6 Cultural Heritage Region of Peel Official Plan Chapter 3: Resources Page 111 heritage landscapes (including properties owned by the Region or properties identified in Regional infrastructure projects), according to the criteria and guidelines established by the Province.
>
> (Region of Peel 2022: 110-11)

Objectives and policies relating to the development and protection of cultural heritage are included in Section 3.6 of the Region of Peel Official Plan. Those relevant to this HIA are:

> Objectives:
>
> > 3.6.1 To identify, conserve and promote Peel's non-renewable cultural heritage resources, including but not limited to built heritage resources, cultural heritage landscapes and archaeological resources for the well-being of present and future generations.

3.6.2 To encourage stewardship of Peel's built heritage resources and cultural heritage landscapes and promote well-designed built form to support a sense of place, help define community character, and contribute to Peel's environmental sustainability goals.

3.6.3 To strengthen the relationship between the local municipalities, Indigenous communities and the Region when a matter having inter-municipal cultural heritage significance is involved.

3.6.4 To support the heritage policies and programs of the local municipalities.

Policies:

3.6.5 Work with the local municipalities, stakeholders and Indigenous communities in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.

3.6.6 Direct the local municipalities to include policies in their official plans for the identification, conservation and protection of significant cultural heritage resources, including significant built heritage resources and significant cultural heritage landscapes as required in cooperation with the Region, the conservation authorities, other agencies and Indigenous communities, as appropriate.

3.6.8 Require cultural heritage resource impact assessments, where appropriate for infrastructure projects, including Region of Peel projects and ensure that recommended conservation outcomes resulting from the impact assessment are considered.

3.6.9 Encourage the local municipalities to consult with the Indigenous communities when commemorating cultural heritage resource and archaeological resources.

3.6.10 Require local municipal official plans to include policies where the proponents of development proposals affecting cultural heritage resources provide sufficient documentation to meet provincial requirements and address the Region's objectives with respect to cultural heritage resources.

3.6.11 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.

(Region of Peel 2022: 111-112)

2.1.5 TOWN OF CALEDON OFFICIAL PLAN

UPDATE No. 1 (September 2025): *Town comment 14 suggested review of Future Caledon Official Plan (adopted March 2024 but not yet approved). However, project applications were filed prior to the adoption or approval of Future Caledon. Accordingly, the Project is not subject to this Official Plan and the summary of applicable policies remains the same as the 2023 submission. This update was made in response to Town comment No. 14.*

The Town of Caledon outlines the Official Plan as a "a statement of principles, goals, objectives and policies intended to guide future land use, physical development and change, and the effects on the social, economic, and natural environment within the Town of Caledon" (Town of Caledon 2018: 1-3). The policies outlined are "designed to promote public input and involvement in the future of the Town and to maintain and enhance the quality of life for the residents of Caledon" (Town of Caledon 2018: 1-3).

Section 3.3 of the Official Plan is entitled "Cultural Heritage Conservation" and outlines policies for the Town's heritage resource management strategy. Policies relevant to development and protection of cultural heritage are included below.

3.3.3.1.5 Heritage Impact Assessments

a) Where it is determined that further investigations of cultural heritage resources beyond a Cultural Heritage Survey or Cultural Heritage Planning Statement are required, a Heritage Impact Assessment may be required. The determination of whether a Heritage Impact Assessment is required will be based on the following:

   i) the extent and significance of cultural heritage resources identified, including archaeological resources and potential, in the Cultural Heritage Survey or Cultural Heritage Planning Statement and the recommendations of the Cultural Heritage Survey or Cultural Heritage Planning Statement;

   ii) the potential for adverse impacts on cultural heritage resources; and,

   iii) the appropriateness of following other approval processes that consider and address impacts on cultural heritage resources.

b) Where it is determined that a Heritage Impact Assessment should be prepared, the Heritage Impact Assessment shall be undertaken by a qualified professional with expertise in heritage studies and contain the following:

   i) a description of the proposed development;

   ii) a description of the cultural heritage resource(s) to be affected by the development;

   iii) a description of the effects upon the cultural heritage resource(s) by the proposed development;

   iv) a description of the measures necessary to mitigate the adverse effects of the development upon the cultural heritage resource(s); and,

   v) a description of how the policies and guidance of any relevant Cultural Heritage Planning Statement have been incorporated and satisfied.

Where a Heritage Impact Assessment is required, the proponent is encouraged to consult with the Town and other relevant agencies concerning the scope of the work to be undertaken.

3.3.3.1.7 Should a development proposal change significantly in scope or design after completion of an associated Cultural Heritage Survey, Cultural Heritage Planning Statement or Heritage Impact Assessment, additional cultural heritage investigations may be required by the Town.

3.3.3.1.8 Appropriate conservation measures, identified in a Cultural Heritage Planning Statement, Cultural Heritage Survey or Heritage Impact Assessment, may be required as a condition of any development approval. Where the Town has the authority to require development agreements and, where appropriate, the Town may require development agreements respecting the care and conservation of the affected cultural heritage resource. This provision will not apply to cultural heritage resources in so far as these cultural heritage resources are the subject of another agreement respecting the same matters made between the applicant and another level of government or Crown agency.

3.3.3.1.14 Cultural and Natural Landscapes

In its consideration of all development and redevelopment proposals, the Town will have regard for the interrelationship between cultural heritage landscapes and scenic natural landscapes, in accordance with Section 3.2.3.5 of this Plan.

3.3.3.1.15 Vegetation

The Town will encourage the conservation of significant cultural heritage vegetation. Retention of significant cultural heritage vegetation shall be a consideration in the design of any development. The conservation of significant cultural heritage vegetation along streets

and roads shall be encouraged by the Town, except where removal is necessary because of disease, damage or to ensure public health and safety.

3.3.3.3.3 Retention/Relocation of Heritage Buildings

The Town shall encourage the retention of significant built heritage resources in their original locations whenever possible. Before such a building is approved for relocation to another site, all options for on-site retention shall be investigated. The following alternatives, in order of priority, shall be examined prior to approval for relocation:

a) Retention of the building on-site in its original use. In a residential subdivision, a heritage dwelling could be retained on its own lot for integration into the residential community;

b) Retention of the building on-site in an adaptive re-use, e.g. in a residential subdivision, a heritage dwelling could be retained for a community centre or a day care centre;

c) Relocation of the building on the development site. A heritage building, if of significant historical, architectural or contextual importance, could be relocated to another location within the proposed development; and,

d) Relocation of the building to a sympathetic site. If interest is demonstrated, the heritage building could be relocated to an available lot at a sympathetic site within the Town

(Town of Caledon 2018: 3-32 - 3-38)

Section 5.11.2.4.2 of the Official Plan sets out the requirements for approval of an application for an Official Plan Amendment to designate lands identified as Aggregate Resource Lands. Among the requirements is the following:

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 Heritage Impact Assessment , or an archaeological assessment and has demonstrated that there will not be any unacceptable impacts;

(Town of Caledon 2018: 5-138)

Section 5.11.2.4.12 further outlines conservation measures which may be applicable:

b) Cultural heritage resource conservation measures may include, as appropriate, retention and use or adaptive re-use of heritage buildings and structures, incorporation of cultural heritage elements such as fence lines and tree lines where possible, and carrying out appropriate salvage and recording of cultural heritage resources that may be removed as a result of aggregate extraction operations.

(Town of Caledon 2018: 5-141)

2.2 GUIDANCE DOCUMENTS

2.2.1 PROVINCIAL GUIDANCE

The MCM is responsible for the administration of the *Ontario Heritage Act* and has developed checklists, information bulletins, standards and guidelines, and policies to support the conservation of Ontario's cultural heritage resources, including built heritage resources, cultural heritage landscapes, and archaeological sites.

The MCM released the *Ontario Heritage Tool Kit* in 2006, which is a series of guidelines that outline the heritage conservation process in Ontario. Two volumes from the *Ontario Heritage Tool Kit* were used to guide the preparation of this HIA, including:

- *Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities* (MCM 2006a)
- *Heritage Resources in the Land Use Planning Process, InfoSheet #5, Heritage Impact Assessments and Conservation Plans* (MCM 2006b)

Also used to guide the preparation of this HIA was the MCM *Standards and Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification & Evaluation Process* (MCM 2014), which provides detailed direction on the completion of O. Reg. 9/06 evaluations.

2.2.2 TOWN OF CALEDON HERITAGE IMPACT ASSESSMENT TERMS OF REFERENCE

The Town of Caledon's Terms of Reference for Heritage Impact Assessments (ToR) assists developers and consultants by outlining a set of guidelines that ensures consistent and comprehensive HIAs (Town of Caledon 2019). The ToR details the required components and states that HIAs must adhere to the conservation principles outlined in documents such as the MCM's *Heritage Conservation Principles for Land Use Planning* (MCM 2007), *Eight Guiding Principles in the Conservation of Historic Properties* (MCM 1997), Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (CHP S&Gs) (Canada's Historic Places 2010), and Fram's 2003 *Well-Preserved: The Ontario Heritage Foundations Manual of Principles and Practice For Architectural Conservation*.

2.3 BACKGROUND RESEARCH

Background research was carried out to gain a thorough understanding of the historical context of the Study Area. Primary and secondary sources, historical maps, and aerial photographs were consulted, as appropriate, to identify historical themes relevant to the Study Area. Specifically, research regarding the physiography, survey and settlement, and 19th and 20th century land use of the Study Area was completed. A review of historical mapping and aerial photographs was also conducted to identify settlements, structures, and landscape features within, and adjacent to, the Study Area. This included historical maps from 1859 to 1994 and aerial photographs and imagery from 1954 to the present.

The results of the background research are presented in Section 3 of this report.

2.4 INFORMATION GATHERING

The Town of Caledon, Ontario Heritage Trust, and MCM, were contacted by email or telephone to confirm the heritage status of the property and gather background information to inform the heritage evaluation. In addition, cultural heritage input gathered from community consultation sessions and Public Information Centres (PICs) completed as part of the Project have been reviewed by WSP staff and incorporated into this HIA, as appropriate.

The results of the community consultation activities are presented in Section 4.1 of this report.

2.5 FIELD REVIEW

The purpose of the field review was to establish the existing conditions of the Study Area and identify potential heritage attributes in the Study Area. Photographic documentation of the Study Area and its spatial context was completed.

The results of the field review are presented in Section 0 of this report.

2.6 CULTURAL HERITAGE EVALUATION

The scope of work for this HIA included an evaluation of the Study Area to determine if it met the criteria for CHVI prescribed in O. Reg. 9/06 of the *Ontario Heritage Act*. The Study Area is considered to have potential CHVI as it is listed on the Town of Caledon's heritage register but not designated under Part IV of the *Ontario Heritage Act*.

The results of the O. Reg. 9/06 evaluation are provided in Section 5 of this report.

2.7 IMPACT ASSESSMENT

An impact assessment is required when a study area evaluated to have CHVI is anticipated to be directly or indirectly affected by a new development. InfoSheet#5 of *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement* (MCM 2006b) provides guidance to assess the following direct and indirect impacts that may occur when development is proposed within, or adjacent to, a heritage property:

- Direct Impacts
  - Destruction of any, or part of any, significant heritage attributes or features
  - Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance
- Indirect Impacts
  - Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden
  - Isolation of a heritage attribute from its surrounding environment, context or significant relationship
  - Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features
  - A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in formerly open spaces
  - Land disturbances such as a change in grade that alters soils and drainage patterns that adversely affect an archaeological resource.

2.8 MITIGATION MEASURES

When an impact assessment determines that the new development will negatively affect the CHVI and heritage attributes of a study area, mitigation measures are required. MCM InfoSheet#5 presents the following general strategies to minimize or avoid negative impacts to cultural heritage resources:

- Alternative development approaches
- Isolating development and site alteration from significant built and natural features and vistas
- Design guidelines that harmonize mass setback, setting, and materials
- Allowing only compatible infill and additions
- Reversible alterations
- Buffer zones and other planning mechanisms

In addition to the mitigation measures contained in InfoSheet#5, general standards for preservation, rehabilitation, and restoration are found in the *Standards and Guidelines for the Conservation of Historic Places in Canada* (CHP S&Gs) (Canada's Historic Places 2010:22). The CHP S&Gs are widely accepted as the guiding document for

heritage conservation in Canada and contain general conservation standards and guidelines that are specific to cultural heritage resource types such as buildings, engineering works, and cultural heritage landscapes. Where applicable, guidelines from the CHP S&Gs were used in this HIA to recommend mitigation measures that are specific to a resource type.

3 HISTORICAL CONTEXT

3.1 PHYSIOGRAPHY

The Study Area is situated within the Guelph Drumlin Field physiographic region of southern Ontario (Chapman and Putnam 1984). The Guelph Drumlin Field physiographic region occupies approximately 830 km^2 between the Regional Municipality of Waterloo and the northwest portion of the Region of Peel and is centered on the City of Guelph. Within the Guelph Drumlin Field are approximately 300 drumlins —oval hills of glacial till— that vary in size and are mostly broad and oval in form. They are more widely dispersed, and have less steep slopes, than drumlin fields elsewhere in Ontario and are composed of loam and chalk originating from the Amabel Formation dolostone exposed along the Niagara Escarpment and red shale found below the Escarpment (Chapman and Putnam 1984:137).

The Study Area is located within a spillway or glacial meltwater channel within the Guelph Drumlin Field. Spillways are typically broad troughs floored wholly or in part by gravel beds and in the lowest beds are typically vegetated by cedar swamps. These formations are frequently found in association with moraines but are entrenched rather than elevated landforms. They are often occupied by stream courses, which raises the debate of their glacial origin (Chapman and Putnam 1984).

The Study Area is also within the Mixed-wood Plains ecozone of Ontario (Ecological Framework of Canada 2015). Although altered by human activity in the 19th century, this ecozone once supported a wide variety of deciduous trees, such as various species of ash, birch, chestnut, hickory, oak, and walnut, as well as a variety of birds and small to large land mammals, such as raccoon, red fox, white tailed deer, and black bear.

Finally, the Study Area is within the Credit River Watershed, which spans 1,000 km^2 and drains into Lake Ontario at Port Credit on the Mississauga waterfront (Credit Valley Conservation 2022). The Credit River flows south approximately 900 m east of the Study Area.

3.2 INDIGENOUS HISTORY

Indigenous peoples have lived in Ontario for thousands of years. The following only briefly summarizes this long and complex human history but aims to illustrate the major developments in Indigenous life as revealed through oral history, archaeology, and ethnohistory. In this summary, “culture” —the term archaeologists use to describe a shared material culture that identifies a time period or group— is substituted with “way of life” to reflect the direct Indigenous lineage from those living in the earliest periods to the present day (Julien *et al.* 2010).

The earliest archaeological remnants of Indigenous life in southern Ontario date to the end of the Wisconsin Glacial Period, approximately 11,000 years ago. These were left by people following what archeologists refer to as the Paleo way of life, with small, highly mobile groups taking advantage of seasonally available resources and following the migration patterns of large mammals, including now extinct megafauna.

As the climate changed and people following a Paleo way of life grew familiar with their surroundings, they developed local adaptions around 9,500 years ago known as the Archaic or Pre-ceramic way of life. Seasonal mobility continued, but more emphasis was placed on adapting to smaller territories and broadening the resource base. The archaeological record suggests that in general the social structures of Archaic people became increasingly complex, with Late Archaic archaeological sites showing evidence of exchange networks stretching as far away as the Mid-Atlantic as well as defined cemeteries with individuals buried with varied grave goods, possibly indicating a stratified society (Ellis and Ferris 1990).

The transition from an Archaic to Woodland way of life is marked by the introduction of pottery around 2,400 years ago. Despite its advantages for storing and cooking food, pottery appears to have had little impact on the hunter-gatherer way of life that had developed in the Late Archaic, though does suggest that people were consuming more plants, such as nuts, in their diet. Cemeteries dating to the Early Woodland sometimes involved constructing large

earthen mounds and interring items that had been acquired through exchange networks extending hundreds of kilometres in all directions. These elaborate burials, as well as finely made ground stone and chert objects, point to a sophisticated system of beliefs and ceremonies that may have been influenced by the Hopewell people of southern Ohio and Illinois. Hunter-gathering continued as the primary economy among some groups, while others in the Middle Woodland between 1,600 and 1,500 years ago were beginning to live in sedentary communities, a trend that continues into the Late Woodland Period (A.D. 500–900), when there is the earliest direct evidence for agriculture.

From the Late Woodland to contact with Europeans in the 16th century, southern Ontario was a culturally dynamic area, populated by distinct Nadowek (Iroquoian) and Anishinaabeg (Algonkian) groups (Englebrecht 2003; Trigger 2000; Schmalz 1991). Nadowek life increasingly revolved around growing maize and other crops such as beans, squash, sunflower, and tobacco, while people ancestral to the Anishinaabe following the Western Basin way of life were more mobile, moving with seasonally available resources. However, at the borderlands of the Nadowek and Western Basin were agricultural communities living in small, palisaded villages with a mix of small and large houses, and who were both farming and seasonally mobile.

During the 18th century, the British colonial regime entered into a series of treaties with the Indigenous Nations in Canada. While these treaties were intended as formal legally binding agreements that would set out the rights, responsibilities and relationships between Indigenous Nations and the federal and provincial governments, the government of Ontario acknowledges that Indigenous nations may have different understandings of the treaties (Government of Ontario 2022b, Historica Canada 2021). As French and British encroachment increased from the early 19th century onwards, Indigenous ways of life adapted to the change in complex and varied ways.

The Seven Years' War (1756-1763) was a global war that was fought in Europe, India, the Americas, and at sea (Historica Canada 2006). In North American, Britain and France struggled for dominance with each side supported by Indigenous allies. At the conclusion of the war, Britain became the leading colonial power in North America (Historica Canada 2006). In 1763, the British issue the Royal Proclamation, which stated that land that was not in control of the British belonged to Indigenous Nations and that the Nations would retain their lands unless ceded to the Crown (Historica Canada 2006). The Nations and the British met at Fort Niagara in 1764 where they negotiated a new alliance that was embodied in the Covenant Chain Wampum Belt and the Treaty of Niagara Alliance Medal (Canadian Museum of History 2023). The Royal Proclamation of 1763 and the Niagara Treaty of 1764 are of great significance since the British recognized that Indigenous Nations owned the land and were an autonomous entity (Canadian Museum of History 2023). This relationship is conveyed on the 1764 Covenant Chain Wampum Belt that depicts two people side by side, as equals (Canadian Museum of History 2023)

The Study Area is located on the territory of Treaty 19, also known as the Ajetance Purchase, an agreement signed on 28 October 1818 between representatives of the Credit River Mississauga, led by Chief Ajetance, and William Claus, Superintendent of the British colonial Indian Department. In exchange for approximately 648,000 acres within the present-day Regions of Halton and Peel, the Mississaugas were to be paid £522, 10 shillings in goods annually and retain access to their land along the Credit River and their three reserves at the mouths of the Credit River, Sixteen Mile Creek and Twelve Mile Creek (Surtees 1984:77-78). While some have interpreted Ajetance's agreement to the Treaty 13 terms as the result of his weakened negotiating position, others have noted how he likely anticipated the British would press for further treaties, so fought to retain the strategic location of the river mouth reserves (Surtees 1984:78).

To recognize and honour the municipality's Indigenous heritage and land rights, the Town of Caledon, in consultation with the Mississaugas of the Credit First Nation, has developed the following land acknowledgement:

> *Indigenous Peoples have unique and enduring relationships with the land.*
>
> *Indigenous Peoples have lived on and cared for this land throughout the ages. We acknowledge this and we recognize the significance of the land on which we gather and call home.*
>
> *We acknowledge the traditional Territory of the Huron-Wendat and Haudenosaunee Peoples, and the Anishnabek of the Williams Treaties.*
>
> *This land is part of the Treaty Lands and Territory of the Mississaugas of the Credit First Nation.*
>
> *We honour and respect Indigenous heritage and the long-lasting history of the land and strive to protect the land, water, plants and animals that have inhabited this land for the generations yet to come.*

(Town of Caledon 2022)

3.3 TOWNSHIP SURVEY AND SETTLEMENT

During the British colonial period, the Study Area was within Lot 16, Concession 4, West of Hurontario Street (W.H.S.), in the Geographic Township of Caledon, Peel County.

3.3.1 PEEL COUNTY

In 1788, the colonial government of British North America began dividing Ontario into districts and counties. The Study Area was originally within the district of Nassau, renamed the Home District in 1792, which included the lands at the northwest portion of Lake Ontario and the Niagara Peninsula (Armstrong 1985, Archives of Ontario 2022). The Home District's administrative centre was Newark, now Niagara-on-the-Lake. Each district was further subdivided into counties and townships but by 1852, the district system was abandoned, leaving governance to the counties, townships, and cities and towns (Archives of Ontario 2022). The former Home District became the United Counties of York, Ontario, and Peel; after Ontario separated to form its own administration in 1854, Peel officially separated from York in 1867 (Armstrong 1985, PAMA[4] n.d.).

Peel County was named for Sir Robert Peel, a British politician who had previously served as the Home Secretary and Prime Minister of Great Britain. In 1974, the Region of Peel replaced Peel County as an upper-tier municipality (PAMA n.d.).

3.3.2 TOWN OF CALEDON AND THE FORMER TOWNSHIP OF CALEDON

Caledon Township was surveyed in 1819-1820 with concession lines running northwards from Lake Ontario and side roads intersecting the concessions from east to west (Walker and Miles 1877). Caledon Township is between Erin Township and Albion Township, all referencing the Latin names of Scotland, Ireland, and England – Caledonia, Eire, and Albion, respectively (Gardiner 1899). The principal roadway through Caledon Township was Hurontario Street, which stretched from Lake Huron south to Lake Ontario. Hurontario Street formed the baseline for six concessions extending from both sides of the street. These concessions are identified as West of Hurontario Street (W.H.S.) and East of Hurontario Street (E.H.S.).

Early colonial settlement in the township was by Scots, Irish, and United Empire Loyalists (Mika and Mika 1977), who established some of the first communities at Alton, Cataract, Charleston, Belfountain, and Silver Creek. Woolen and gristmills, combined with the arrival of the Credit Valley Railway and Toronto, Grey, and Bruce Railway in the 1870s, brought economic prosperity to the township and supported its many agricultural industries. Railway connections to the urban markets at Guelph, Orangeville, and Toronto from the late 19th to early 20th century further enabled large-scale farming in Caledon Township (PAMA 2023).

On January 1, 1974, Caledon Township amalgamated with the north half of Chinguacousy Township, the Village of Bolton, the Village of Caledon East, and the Township of Albion to become the new Town of Caledon – a lower tier municipality within the upper tier Peel Region (Mika and Mika 1977).

[4] As part of the updated report, it was noted that the Region of Peel Archives has separated from the Peel Art Gallery, Museum and Archives (PAMA). As of April 2025, PAMA's website still indicates that the Region of Peel Archives at PAMA is the official archives of the Region of Peel and its constituent municipalities of Mississauga, Brampton and Caledon.

3.4 STUDY AREA HISTORY

3.4.1 LAND USE HISTORY

Land registry data for the Study Area was accessed from the Ontario Land Property Records Portal and is reproduced in Table 1. Available census data, tax assessment rolls, and other archival material was also reviewed.

Table 1: Land Registry Data for the Study Area (Part of Lot 16, Concession 4, W.H.S., Caledon Township, Peel County)

INSTRUMENT	DATE	GRANTOR	GRANTEE	QUANTITY OF LAND
Patent	September 1832	Crown	Canada Company	West half of Lot 16 (100 acres, including the Study Area)
Patent	November 1833	Crown	Canada Company	East half of Lot 16 (100 acres)
Bargain & Sale	April 1836	Canada Company	John Cameron	Entirety of Lot 16 (200 acres)
Bargain & Sale	1852	Estate of John Cameron	James Cameron	Lot 16 (200 acres)
Bargain & Sale	January 1897	James and Mary Cameron	James Cameron Jr.	Southwest half of the west half of Lot 16 (50 acres, Study Area)
*note that records between 1901 and 1940 were not available from the Land Registry Office. The lands within the Study Area (designated as the 'southwest half of the southwest half of Lot 16' in the land registry records) appear to have been transferred to Agnes Magee during this time.				
Grant	November 1939	Agnes Magee	George McClellan	Study Area
Grant	February 1966	George McClellan	John A. McClellan	Study Area
Grant	August 1969	John A. McClellan	John H. McClellan	Study Area
A Housing Development Lien Certificate was registered from John H. McClellan to the Town of Caledon in November 1983 and discharged by the Town 10 years later. No records for the property exist beyond 1993; however, CBM confirmed that the property was purchased in December 2020.				

The larger parcel on which the Study Area is situated —Lot 16, Concession 4 W.H.S., Township of Caledon, Peel County— was granted through Crown patent in two 100-acre parts to the Canada Company. The west half was granted in September 1832, and the east half in November 1833. A description of the adjacent Lot 17 indicated that the land was originally wooded with maple, elm, beech, and bass, and the soil was a black loam (PAMA n.d., Reel 08, 0663). Both halves of the Lot were formally purchased by John Cameron in April 1836 at a price of $50 each (Ontario Land Registry n.d.: 307). An 1833 document records a public meeting held at Cameron's house on Lot 16, Concession 4 W.H.S., indicating he was living on the property by that date, possibly leasing it from the Canada Company, as was the common path to ownership in Canada Company lands (Region of Peel Archives n.d. Folio 15, Page 7; Cameron 1975:154). It is not clear whether the house referenced in 1833 is the same one that stands today or an earlier, more expedient structure. As Cameron was engaged with the Canada Company, he was not required to perform the "settlement duties" of patent grantees, which required that a 20 by 16 foot house be erected within two years of receiving the Crown Patent (Blake and Greenhill 1969:7); however, across southern Ontario, the first homes of non-Indigenous settlers were most often log shanties or cabins that served as interim accommodation until the farm was established and a permanent residence in either wood frame or masonry could be constructed (Rempel 1980, Coffey 1984, Kenyon 1997).

Born in 1782, John Cameron emigrated to Canada from Perthshire, Scotland in 1828 with his wife Helen (nee Ferguson), seven sons, and two daughters. Tragically, his son David died at sea during the crossing (PAMA, n.d., 8509). The family had settled at Lot 16, Concession 4 W.H.S. by 1833. A decade after they purchased Lot 16, Concession 4 W.H.S. in 1836, one of John's sons Duncan Cameron purchased the adjacent 200-acres to the north at

Lot 17. John Cameron died in 1848 and his estate settled in 1852 with his youngest surviving son, James Cameron (born 1824), purchasing all 200-acres of Lot 16 from his brothers and mother for $200 (Ontario Land Registry n.d.: 307). The 1851 Census records Helen Cameron (age 64) as living with her sons Hugh (36), Donald (29), and James (26) (1851 Personal Census, District 2, Caledon, p.135). Duncan Cameron was, by this time, living at Lot 17 with his wife and children.

Tremaine's 1859 map of the County of Peel shows James Cameron as owner of the entire 200 acres of Lot 16, Concession 4 W.H.S., and depicts a house in the centre of the property's southwest half, in the same location as the extant house in the Study Area (Tremaine 1859; Figure 3). A Cameron family history, written by Annie Beatty in 1935, states that this house was built by James Cameron in 1850 (PAMA n.d., 8511).

The 1861 Census lists James Cameron as a farmer living with his wife Mary (nee McGill), three sons, and two daughters.[5] The 1861 Census notes that James Cameron and his family lived in a 1 storey wood framed house. The Agricultural Census of the same year records James Cameron at Concession 4, Lot 16, with 300 acres, of which 200 were cultivated, 123 under cultivation (79 acres of wheat, 5 acres of peas, 7 acres of oats, 1 acre of potatoes, and 1 acre of turnips), 73 as pasture, and 2 as orchards. The farm had a total value of $7,500 (1861 Agricultural Census, District 6, Caledon, 86). While Lot 16 was only 200 acres, Tremaine's 1859 map also shows James as owner of Lot 16, Concession 5 W.H.S., which would account for the 300 acres listed in the Agricultural Census.

In the 1871 Census, James (44) and Mary (43) Cameron were living with eight children: John (18), Annie J. (15), Margaret E. (13), James (11), Peter (9), Mary (7), George A. (5), and David (2). Both James and the eldest son John are listed as farmers. The Camerons were Baptists (1871 Census, Schedule 1, Cardwell 40/A, Caledon No.4, 43). James Cameron is listed as the owner of 400 acres, with one house and four barns/stables (Ibid., Schedule 3, 8). Of the 400 acres, 210 were identified as improved, including 70 acres of wheat, ¾ of an acre of potatoes, 40 acres of hay, and 20 acres of pasture. An additional two acres of orchards produced 50 bushels of apples (Ibid., Schedule 4, 8). Other assets and products of the farm included 7 horses, 1 colt/filly, 7 milch cows, 18 other horned cattle, 60 sheep, 8 swine and yearly production of 400 pounds butter, 150 pounds of cheese, and 400 pounds of wool (Ibid., Schedule 5, 8).

The 1877 Historical Atlas map shows James Cameron as owner of the whole 200 acres of Lot 16, Concession 4 W.H.S, as well has the adjacent 200-acre property at Lot 16, Concession 5 (Walker and Miles 1877, Figure 4). Two structures are shown on Cameron's land, one near the southwest corner of the lot with an adjacent orchard to the northeast, in the same location as the extant house in the Study Area, and a second in the northeast corner of the property.

James Sr. owned all of Lot 16 for another 17 years. In January 1897, James and Mary sold the southwest 50 acres of the southwest half of the lot to their son, James Cameron Jr. for $1,250 (Ontario Land Registry n.d., 432). The boundaries of this part are not specified in the abstract book, but the current property boundary suggests that the delineation was made by a straight line parallel to the Concession Road. This transfer would have included the extant house and barns on the southwest half of the property shown on the 1859 and 1877 maps, corresponding to the Study Area. Despite this ownership change, it appears to have been the younger son, George A., who lived on the 150 acres of Lot 16 to the north of his older brothers 50 acres, who was farming the entirety of Lot 16, Concession 4 at the time. In the 1897 Tax Assessment, G. A. Cameron was assessed for the entirety of the 200-acre lot, with 150 acres improved, the remaining 50 acres being woodlot, and a tax value of $7000 (PAMA 1897, Division 7, 38).

James Cameron Jr. married Deborah Maxwell in 1891. The 1891 census enumerates James (32) and Deborah (26) as living in a two-storey wood frame house with two second floor rooms and seven main floor rooms (1891 Census, Schedule 1, District No. 54 Cardwell, Township of Caledon, 3). At this time, James Sr. and Mary are living with their son George at the northeast end of the lot, likely in the house illustrated in this location in 1877. The transfer of the house and associated 50 acres comprising the Study Area to James Jr. appears to have been unofficial for at least 6 years prior to the registration of the transfer.

[5] The ages of the family have been recorded incorrectly in the 1861 census, so they are not listed here.

The 1901 census shows James Cameron Jr. (40) living with his wife Debora (36), and son David A. (5) (1901 Census, Schedule 1, Cardwell 51/D, Caledon No.7, 4). James Jr. died in October of 1910 (Find a Grave 2018). The 1911 census enumerates Deborah (46) and their son David (15) in the Town of Orangeville, suggesting they had moved off the property by this time (1911 Census, Schedule 1, No. 62 Dufferin, No. 2. Town of Orangeville, 4).

Land registry records were missing between 1901 and 1939 but the property is passed to Agnes Magee during this time, as she appears in the records as granting the Study Area to George McClellan in November 1939. The Study Area remained in the McClellan family for the next 40+ years: George McClellan sold the property in February 1966 to John A. McClellan who sold the property to John H. McClellan in August of 1969. A Housing Development Lien Certificate is registered from John H. McClellan to the Town of Caledon in November 1983 and is discharged by the Town 10 years later. No records for the property exist beyond 1993. The property is currently owned by St. Marys Cement Inc.

3.4.2 20TH- AND 21ST-CENTURY MAPPING AND AERIAL IMAGERY

Mapping and aerial photography from the 20th to 21st century indicates that the Study Area and surrounding area continued in its 19th-century rural agricultural land use. Only minor change occurred within the Study Area as outbuildings were constructed and demolished. Table 2 provides a summary of the available maps and aerial photographs and these sources are illustrated in Figure 5 to Figure 9.

Table 2: Review of 20th Century Historical Mapping and Aerial Photographs

YEAR	SOURCE	HISTORICAL FEATURE(S)
1937 (Figure 5)	1937 Topographic Map of Ontario, *Orangeville Sheet* (Department of National Defence 1937)	▪ A house and three outbuildings are illustrated. Two barns are shown to the west of the house and one U-shaped barn is located at the rear of the house. ▪ The house is shown in the location of the extant house. The two barns to the west of the house are in the location of the extant barn. ▪ A sand or gravel pit is illustrated within the Study Area, fronting Mississauga Road.
1952 (Figure 6)	1952 Topographic Map of Ontario, *Orangeville Sheet* (Department of National Defence 1952)	▪ Structures on the property are shown in the same configuration as the 1937 mapping.
1954 (Figure 7)	1954 Aerial photograph 437.801 (Hunting Survey Corporation Limited 1954)	▪ The arrangement of the building complex, agricultural fields, and vegetative boundaries are visible in the same configuration as present-day. ▪ The surrounding lands are primarily agricultural in nature. ▪ Details of the farmhouse and surrounding structures could not be identified.
1973 (Figure 8)	1973 Topographic Map of Ontario, *Orangeville Sheet* (Department of Energy, Mines and Resources 1973)	▪ Structures on the property are shown in the same configuration as the 1937 mapping with one exception – one of the two barns located to the west of the house has been removed.
1985 (Plate 1)	Town of Caledon (1985)	▪ The farmhouse is visible, as is the east addition. ▪ Both barns are visible in their current configuration (the U-shaped barn depicted on the 1973 and earlier mapping is not visible; the barn in this location has a square footprint). Two silos are visible adjacent to the barn to the west. ▪ Several outbuildings and silos are visible (Outbuildings No. 1 and 5, and silos which are currently positioned between Outbuildings No. 3 and 4 [not constructed in 1985])[6]

[6] Defined in Section 4 and Figure 10

YEAR	SOURCE	HISTORICAL FEATURE(S)
1989 (Plate 2)	Town of Caledon (1989)	▪ Configuration of the Study Area is much the same as 1985 with the construction of Outbuilding No. 4 in the time since.
1994 (Figure 9)	1994 National Topographic System, *Orangeville Sheet* (Department of Energy, Mines and Resources 1994)	▪ The U-shaped barn shown on earlier mapping is shown with a rectangular footprint. A silo is shown between the house and the barn to the west.
1996 (Plate 3)	Town of Caledon (1996)	▪ Configuration of the Study Area is much the same as 1989 except that several small sheds or outbuildings have been added near Outbuilding No.5.
1999 (Plate 4)	Town of Caledon (1999)	▪ Configuration of the Study Area is much the same as 1996 with the construction of Outbuilding No. 3 in the time since.
2001-2022	Online Google Earth Aerial Imagery	▪ The configuration of the Study Area is little changed from earlier aerial photographs and topographic mapping.

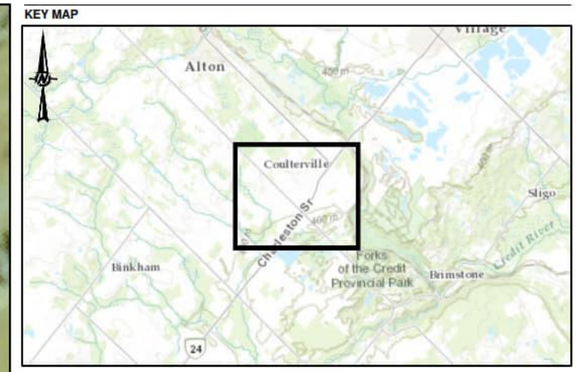
3.4.3 SUMMARY OF PROPERTY HISTORY

Historical mapping, land registry data, and census data indicate that the extant house in the Study Area was likely constructed for John Cameron and his family between 1836 and 1848. Though archival records mention a house on the lot in 1833, there is no evidence to confirm that this is the same house that stands today. As John Cameron did not formally own the lot until 1836, it is more likely that the house referenced in 1833 was an expedient log structure, and the family's permanent house was not constructed until after the land was purchased, the farm established, and the family had sufficient capital to have a wood-frame residence erected. John Cameron would have been 54 years old when he purchased the property in 1836. His sons, Hugh (21 years old at the time the property was purchased), Donald (14), and James (11) are enumerated as living with their mother in the Study Area in 1851 and so it can be extrapolated that they, together with their brother Duncan, who purchased adjacent land in 1846, would have been living on property at the time it was purchased by their father. At this time, they would have been of an age to help with clearing the land and constructing the house (Hugh, 21; Duncan, 20; Donald 14; and James, 11).

The agricultural nature of the property was established in the 19th century and developed further in the early 20th century. By the 1930s, three barns had been established on the property (one of which is the extant barn to the west of the house), and vegetative hedgerows or treelines delineated the agricultural fields. This arrangement persisted through the 20th century and is still seen today.



KEY MAP



SCALE 1:150,000

LEGEND

STUDY AREA

0 100 200 400

SCALE 1:10,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. 1859 TREMAINE'S MAP OF THE COUNTY OF PEEL, CANADA WEST, GEO. R. TREMAINE, TORONTO, PUBLISHED BY C.R. & G. M. TREMAINE, 1859.
2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT

CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT

CULTURAL HERITAGE IMPACT STATEMENT, 18501 MISSISSAUGA, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

1859 HISTORICAL MAP

CONSULTANT

wsp

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PREPARED	SD
REVIEWED	HS
APPROVED	HM

PROJECT NO.	CONTROL	REV.	FIGURE
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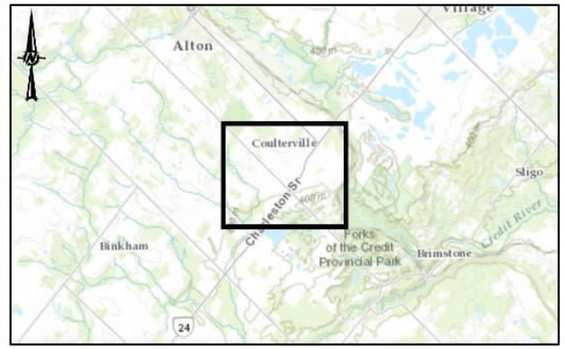
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KEY MAP



SCALE 1:150,000

LEGEND

STUDY AREA

0 100 200 400

SCALE 1:10,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1.1877 TOWSHIP OF CALEDON, PEEL COUNTY (ONTARIO MAP REF #20), ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF PEEL, ONT.
TORONTO, WALKER & MILES, 1877.
2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT

CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT

CULTURAL HERITAGE IMPACT STATEMENT, 18501 MISSISSAUGA, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

1877 HISTORICAL AERIAL

CONSULTANT

wsp

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APPROVED	HM

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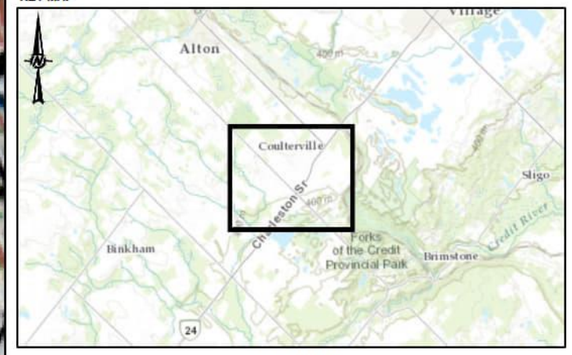
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KEY MAP



SCALE 1:150,000

LEGEND

STUDY AREA

0 100 200 400

SCALE 1:10,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. ORANGEVILLE, ONTARIO. 1:63,360. MAP SHEET 040P16, [ED. 1], 1937
2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT
CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT
CULTURAL HERITAGE IMPACT STATEMENT, 18501 MISSISSAUGA, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE
1937 TOPOGRAPHIC MAP

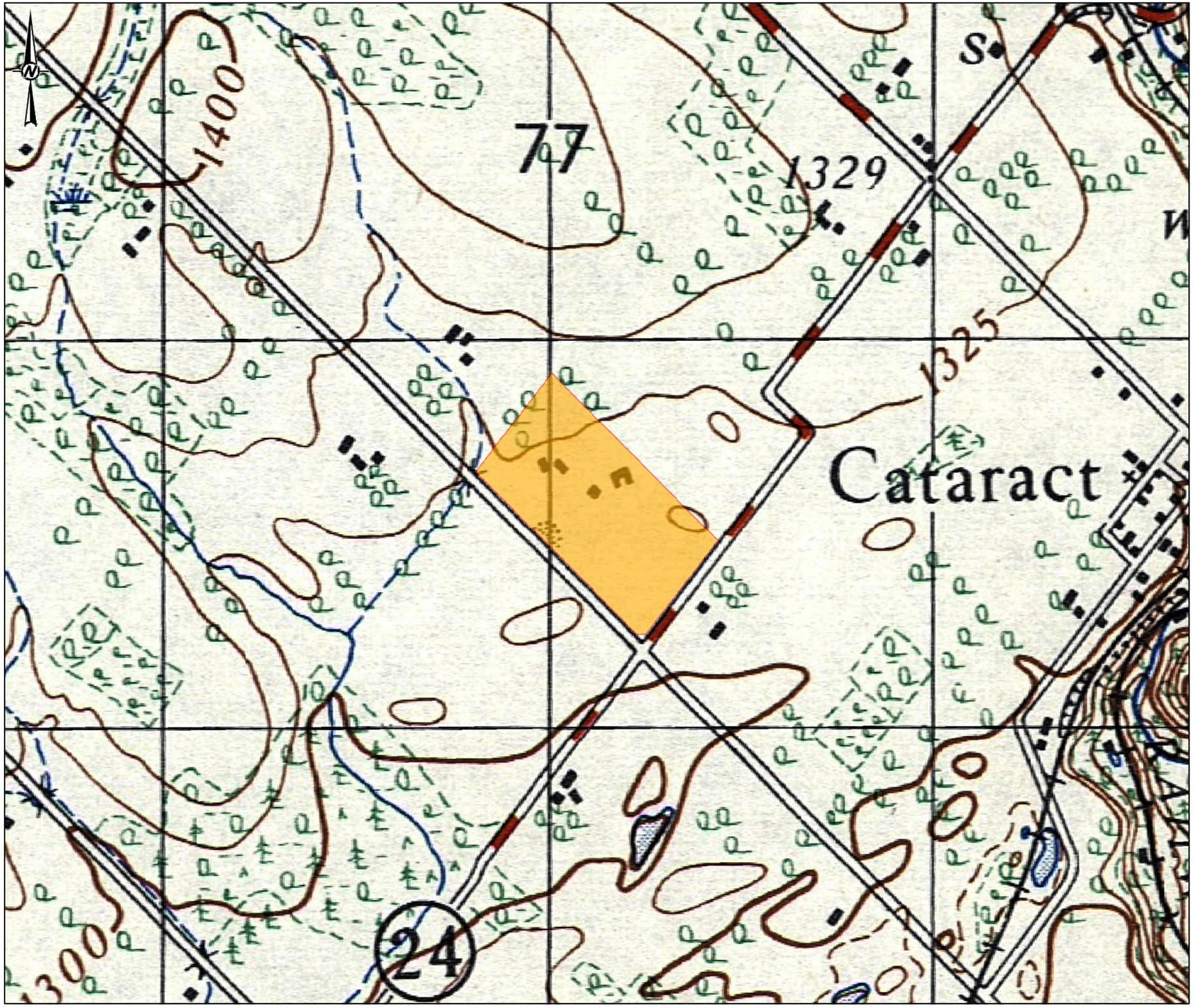
CONSULTANT

wsp

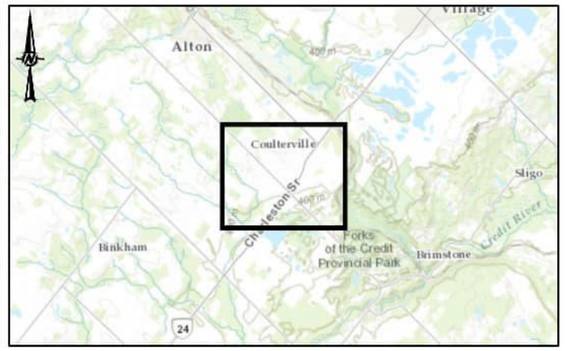
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KEY MAP



SCALE 1:150,000

LEGEND

STUDY AREA

0 100 200 400

SCALE 1:10,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. ORANGEVILLE (EAST) ONTARIO. 1:50,000. MAP SHEET 040P16, ED. 1, 1952
2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT

CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT

CULTURAL HERITAGE IMPACT STATEMENT, 18501 MISSISSAUGA, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

1952 TOPOGRAPHIC MAP

CONSULTANT

wsp

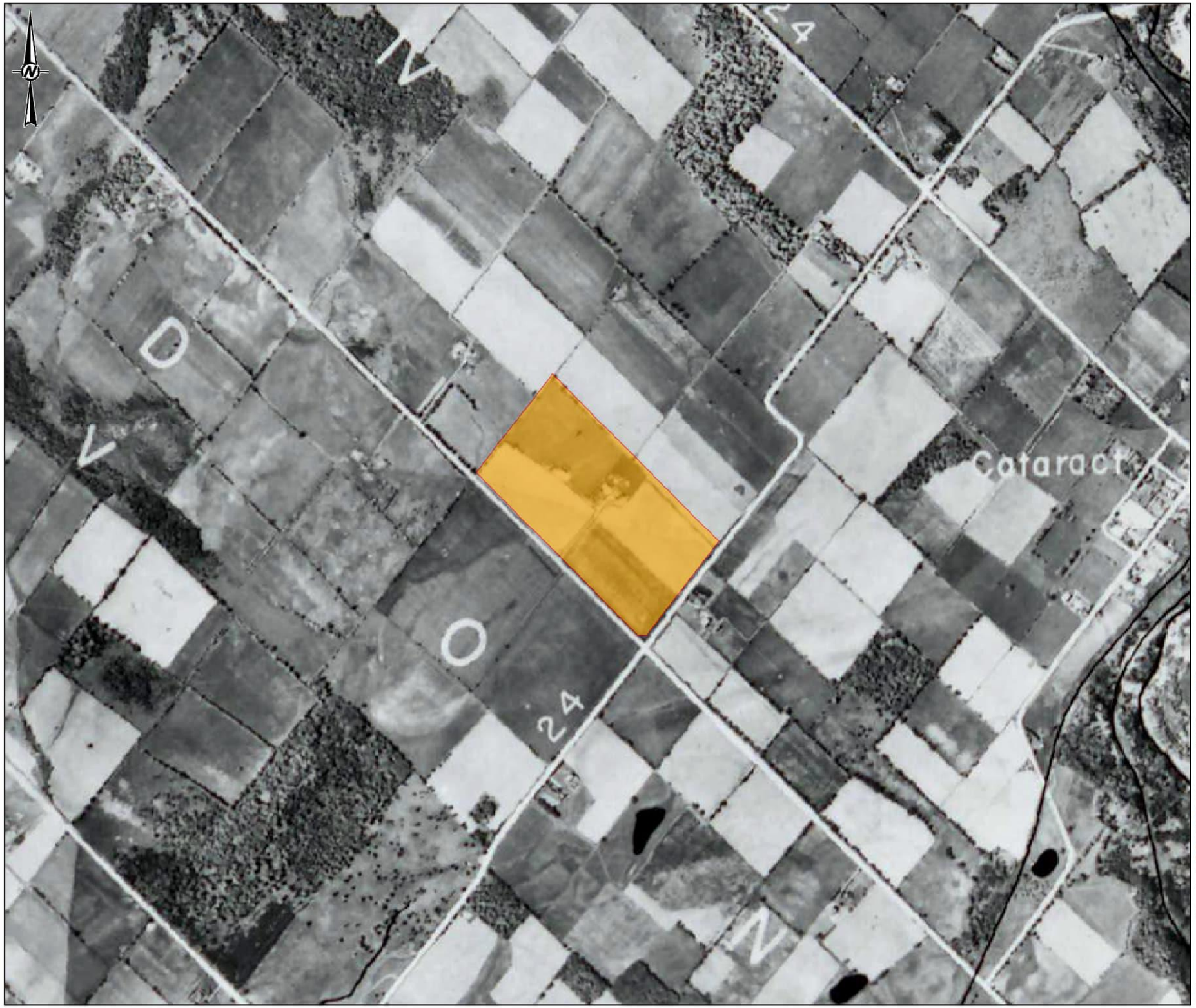
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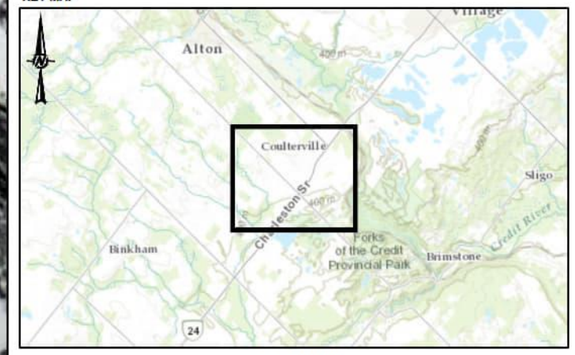
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KEY MAP



SCALE 1:150,000

LEGEND

STUDY AREA

0 100 200 400

SCALE 1:10,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. SOUTHERN ONTARIO, 1954, 437801, ONTARIO. DEPARTMENT OF LANDS AND FORESTS
2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT

CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT

CULTURAL HERITAGE IMPACT STATEMENT, 18501 MISSISSAUGA, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

1954 HISTORICAL AERIAL

CONSULTANT

wsp

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APPROVED	HM

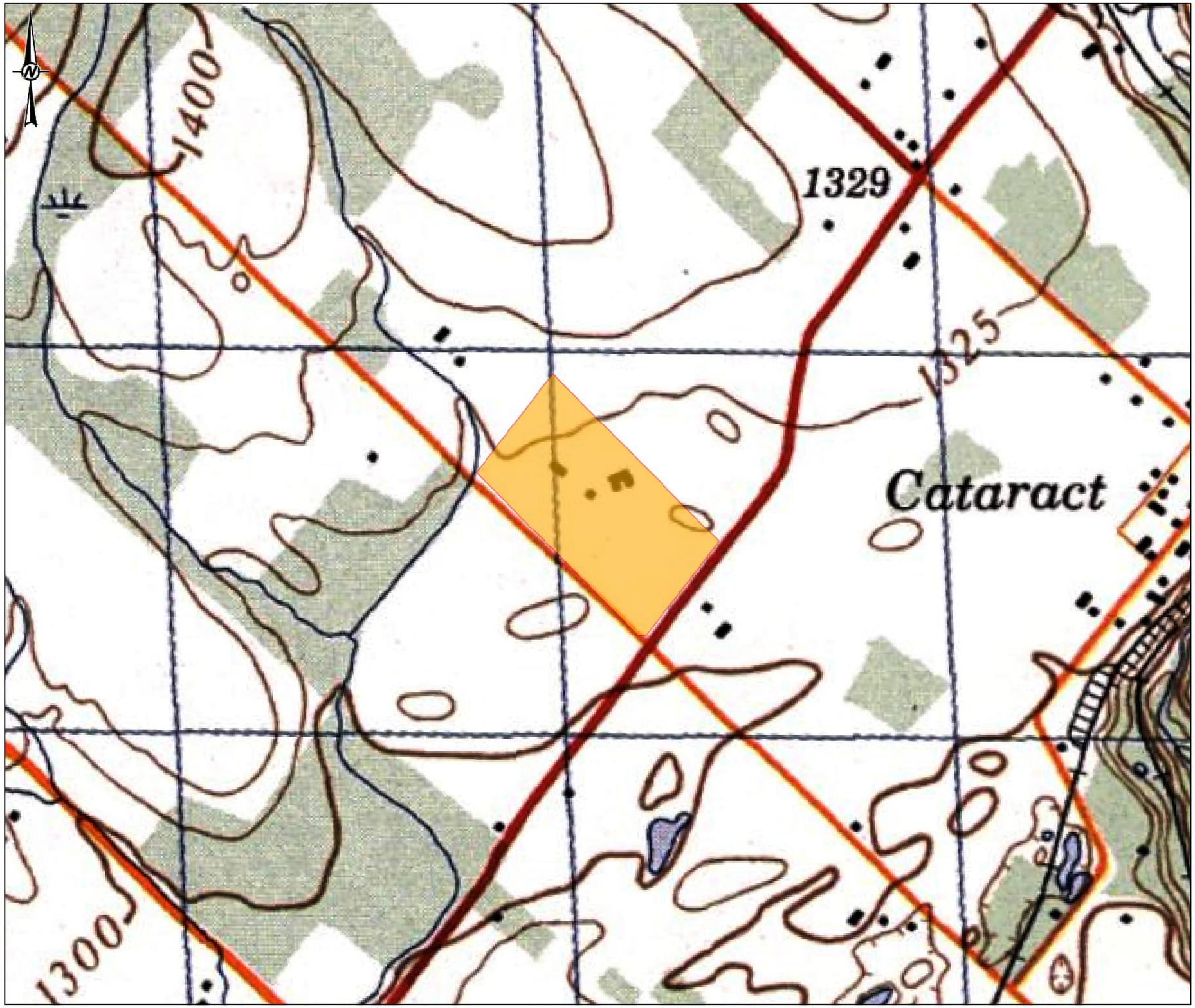
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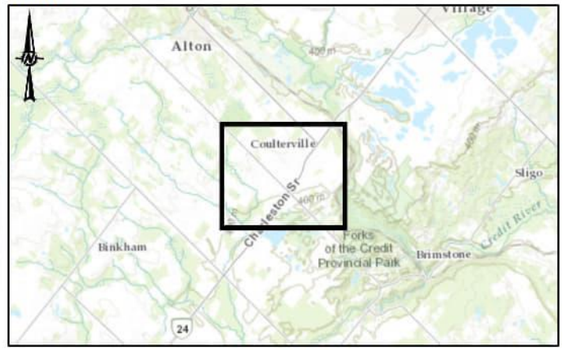
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KEY MAP



SCALE 1:150,000

LEGEND

STUDY AREA

0 100 200 400

SCALE 1:10,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. ORANGEVILLE ONTARIO. 1:50,000. MAP SHEET 040P16, ED. 2, 1973
2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT

CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT

CULTURAL HERITAGE IMPACT STATEMENT, 18501 MISSISSAUGA, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

1973 HISTORICAL TOPOGRAPHIC MAP

CONSULTANT

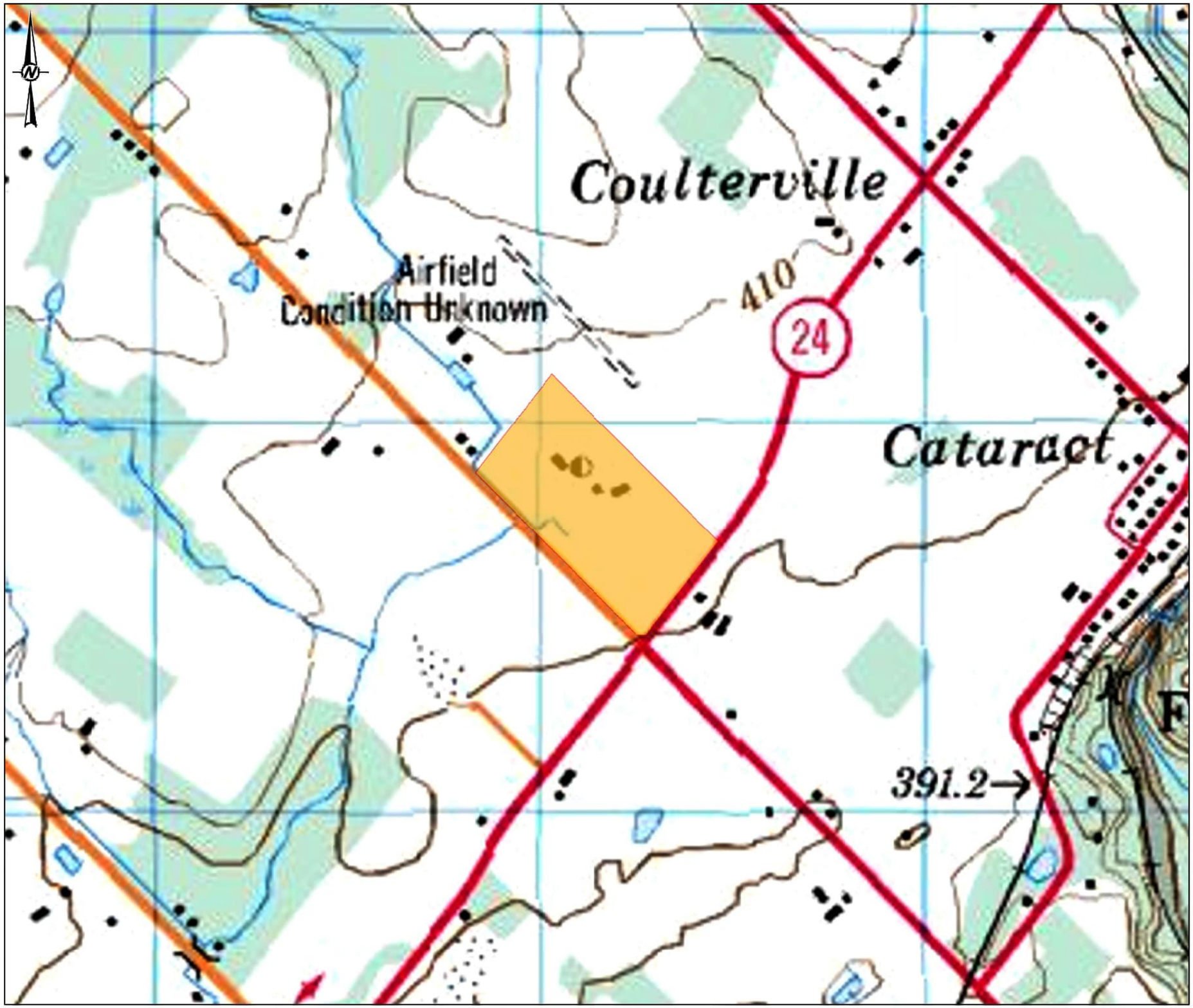
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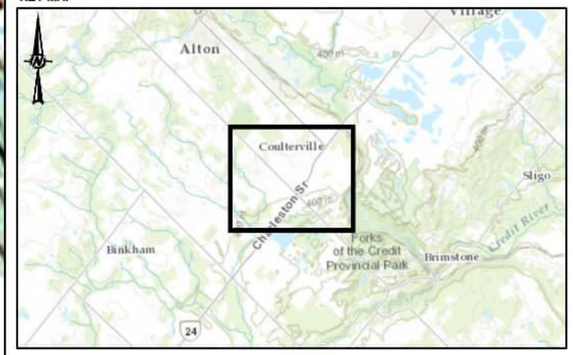
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KEY MAP



SCALE 1:150,000

LEGEND

STUDY AREA

0 100 200 400

SCALE 1:10,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. ORANGEVILLE ONTARIO. 1:50,000. MAP SHEET 040P16, ED. 5, 1994
2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT

CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT

CULTURAL HERITAGE IMPACT STATEMENT, 18501 MISSISSAUGA, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

1994 HISTORICAL TOPOGRAPHIC MAP

CONSULTANT

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Plate 1: 1985 aerial photograph showing farm complex



Plate 2: 1989 aerial photograph showing farm complex



Plate 3: 1996 aerial photograph showing farm complex



Plate 4:1999 aerial photograph showing farm complex

4 EXISTING CONDITIONS

4.1 INFORMATION GATHERING

The Town of Caledon, Ontario Heritage Trust, and the MCM were consulted on March 27, 2023 to gather information on the Study Area.

Cassandra Jasinski, Heritage Planner at the Town of Caledon, confirmed receipt of the request on March 31, 2023 and indicated that she would provide materials they have on file.

Kevin Baksh, Acting Provincial Heritage Registrar at the Ontario Heritage Trust, confirmed on April 11, 2023 that the Trust does not have any additional information, background documents, or previous reports relating to the Study Area.

Karla Barboza, Team Lead of the Heritage Planning Unit at the MCM, confirmed on March 31, 2023 that no properties have been designated by the Minister within the Study Area and that there are no provincial heritage properties within or adjacent to the Study Area.

UPDATE No. 1 (September 2025): *This HIA has been updated to address comments received on March 18, 2025. Additionally, since June 2024, WSP has been meeting with the Town monthly. As a result of the March 18th comments and these monthly meetings, the Town has shared archival photographs and resources pertaining to the property. Further discussions from these meetings centred around the designation of the property under Part IV of the Ontario Heritage Act, the potential need for a Heritage Easement Agreement, and the details and timing of proposed conservation measures. The updates made to this report as a result of these meetings can be found in Section 7.5 and Section 8.*

4.2 FIELD REVIEW RESULTS

A field review of the Study Area as part of the Cultural Heritage Report (WSP 2022) was undertaken on November 18, 2022, by WSP Cultural Heritage Specialist Chelsea Dickenson and Cultural Heritage Technician Robert Pinchin. Weather conditions during the field review were sunny with seasonally cool temperatures. A second field review was undertaken on May 10, 2023, by the same WSP staff. Weather conditions during the field review were sunny with seasonally cool temperatures.

4.2.1 LOCATION CONTEXT

The Study Area is on the northeast side of Mississauga Road, occupying the lot at the north corner of Mississauga Road and Charleston Sideroad. The surrounding area is generally agricultural and residential and the broader area has locations of aggregate extraction as well.

The properties in close proximity to the Study Area (1420 Charleston Sideroad, 18667 Mississauga Road, and 18722 Main Street) are rural agricultural and all listed on the Town's heritage register (Plate 1 to Plate 3). Historically, these properties were all granted to and owned by various members of the Cameron family in the 19th century.



Plate 5: Farmscape at 1420 Charleston Sideroad



Plate 6: Farmhouse at 18667 Mississauga Road



Plate 7: Farmscape at 18722 Main Street

4.2.2 LANDSCAPE CONTEXT

The approximately 50-acre Study Area features the original farmhouse complex built for Lot 16 including a farmhouse, two barns, six outbuildings, and eight silos (Figure 10 and Plate 4).

The farmhouse is accessed from Mississauga Road by a long, winding, gravel driveway which leads to the central building complex (Plate 5). Circulation routes extend from the driveway, throughout the complex, connecting each of the outbuildings and the agricultural fields. Two mature coniferous tree stands act as windbreaks for the farm complex (Plate 6). One tree stand extends parallel to Mississauga Road, oriented approximately northwest to southeast, positioned as the southwest boundary of the building complex. Imagery from 1996 shows this row as recently planted. The second row is oriented perpendicular to Mississauga Road, oriented approximately northeast to southwest, extending along the northwest boundary of the main residence and the northernmost outbuildings. This stand appears to include a mix of mature and young conifers. Hedgerows and treelines also delineate the agricultural fields within the Study Area. These agricultural fields appear to be typical of those found in southwestern Ontario and do not have unique attributes associated with them (Plate 7).



Plate 8: Study Area at 18501 Mississauga Road.



Plate 9: View from the driveway towards the farmhouse, mature vegetative windbreak, and barn.



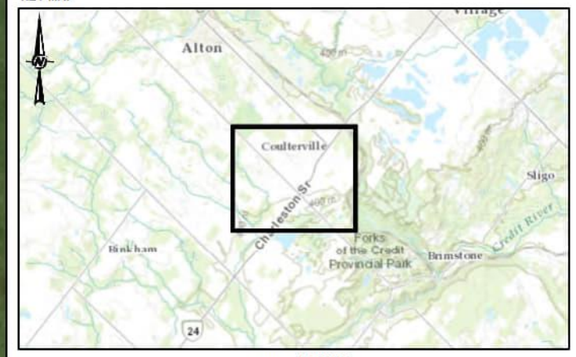
Plate 10:View west across driveway and drive shed of two vegetative windbreaks.



Plate 11: View south across pasture and fields.



KEY MAP



SCALE 1:150,000

LEGEND

- STONE AND WHEEL FEATURE
- CIRCULATION ROUTE
- FENCING
- BARN
- DRIVEWAY
- MAIN RESIDENCE
- MATURE VEGETATIVE WINDBREAK
- OUTBUILDING
- SHED
- SILO
- VEGETATIVE WINDBREAK

0 15 30 60 90

SCALE 1:1,500 METRES

NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
2. IMAGERY CREDITS: SOURCES: ESRI, HERE, GARMIN, INTERMAP, INCREMENT P CORP., GEBCO, USGS, FAO, NPS, NRCAN, GEOBASE, IGN, KADASTER NL, ORDNANCE SURVEY, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), (C) OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY SOURCE: ESRI, MAXAR, EARTHSTAR GEOGRAPHICS, AND THE GIS USER COMMUNITY
3. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT
CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT
CULTURAL HERITAGE IMPACT STATEMENT, 18501 MISSISSAUGA, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE
EXISTING CONDITIONS AT 18501 MISSISSAUGA

CONSULTANT

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4.2.3 FARMHOUSE

The farmhouse is composed of three elements: the original main block, an enclosed porch or entryway addition, and a long rear (east) addition. These are described individually in the following subsections. The four elevations of the structure are shown in Plate 8 to Plate 12. The longest axis of the house (main block and rear addition) is oriented northeast-southwest at an atypical, approximate 65-degree angle to Mississauga Road.

To simplify the description, the southwest side (original formal entrance facing Mississauga Road) is described as the west elevation, and the northeast side (the present-day entrance in the entryway addition and gable end of the rear addition) is referred to as east elevation. The side facing the intersection of Mississauga Road and Charleston Sideroad is referred to as the south elevation while its opposite side on the northwest is referred to as the north elevation.



Plate 12: Oblique view of south and east elevations



Plate 13: East elevation



Plate 14: South elevation



Plate 15: West elevation



Plate 16: North elevation

4.2.3.1 MAIN BLOCK EXTERIOR

The original main block of the house is a one-and-a-half storey gable front house with a rectangular footprint. The house has a medium-pitched roof with boxed eave returns. The house has been reclad in new board-and-batten style vinyl siding. According to the tenant, the house was originally timber framed and clad with clapboard siding. In the early 19th century, the clapboard was removed and replaced with Insulbrick. In the mid-late 20th century the Insulbrick was removed and polyurethane spray foam insulation was applied followed by the extant board and batten style vinyl siding. The tenant went on to state that the main block foundation is constructed of fieldstone and that during the mid-late 20th century polyurethane spray foam insulation was applied to the foundation exterior

which was then clad in 3/8 inch concrete asbestos sheets that currently line the foundation (Plate 19 and Plate 20). Interior basement access confirmed the use of fieldstone and timber frames as original construction materials.

The current entrance is on the east elevation, at the entryway addition. The entryway addition extends from the southeast portion of the main block and, according to the tenant, was enclosed in the 1920s. The entryway's shed roof extends from the main block roof at the same angle, giving the south gable end of the main block a saltbox-like profile. Also on the east elevation of the main block is a wide shed dormer that lights the main block's second level.

The south elevation features the gable end of the main block, which has four windows arranged with two larger windows on the main floor and two smaller on the second floor (Plate 13 and Plate 14). All four windows of this elevation appear to be modern replacements. The window closest to the addition on the main floor is slightly offset and square rather than rectangular, disrupting the symmetry of the fenestration, more commonly seen in early vernacular houses. The limit of the main block of the house can be identified on this elevation where the field stone veneer wainscotting of the addition ends.

The north elevation mirrors the south elevation with the same four window arrangement and similar asymmetrical placement (Plate 15). All four windows on the north elevation also appear to be modern replacements. The original form of the main block is apparent on the north elevation as the perpendicular addition does not integrate with the original main block as seen with the enclosed porch.

The west elevation is the original front (or formal) façade of the main block. Its central entrance (now covered by the small enclosed porch) is flanked on both sides by tall windows (Plate 16 and Plate 17). The enclosed porch that extends from the centre of the west elevation has a pediment style roof, the same board and batten siding as the main block on its lower portion, and tall windows on the upper portion on all three elevations. The entrance to the porch is on the south side (Plate 18).



Plate 17: South elevation.



Plate 18: Oblique view of south and west elevations



Plate 19: North elevation



Plate 20: North and west elevations



Plate 21: West elevation.



Plate 22: West elevation enclosed porch.



Plate 23: Exterior foundation



Plate 24: Exterior foundation

4.2.3.2 MAIN BLOCK INTERIOR

BASEMENT

An unfinished basement is accessed from a central staircase. The basement is a rectangular shape that encompasses the footprint of the main block however only the southern half of the basement is accessible while the northern half is a dirt crawl space (Plate 21 and Plate 22). The basement walls are the exposed parged fieldstone foundation of the main block (Plate 23) and the flooring is poured concrete. On the south wall there is a six-pane fixed window set into the foundation walls. The window has a wooden frame, sill, and muntins (Plate 24). There are four visible hand-hewn timber floor joists running east-west across the main block. The timbers have been adzed on the bottom, and presumably the top as well, and the original bark remains on the sides (Plate 25). Polyurethane spray foam insulation has been applied between the timbers. A singular machine cut squared timber floor joist runs north-south along the eastern edge of the basement (Plate 26). This squared floor joist is supported by a metal jack. The tenant stated that the squared floor joist was added in the early-mid 20th century after the original timber floor joists were cut to make room for the furnace duct work.



Plate 25: View of basement from southeast corner



Plate 26: View of basement from southwest corner



Plate 27: Parged fieldstone foundation



Plate 28: Basement window



Plate 29: Hand hewn timber floor joist



Plate 30: Machine cut timber floor joist

MAIN FLOOR

The original entrance to the main block of the house is located on the west elevation of the building. A small enclosed porch has been built in the mid-late 20th century that encompasses the original front door (Plate 27). The original front door is a simple rectangular wooden design demonstrative of a vernacular interpretation of Georgian and Neoclassical styles (Plate 28). There are two five-pane sidelights flanking the entranceway. The main block is arranged in a central hall plan. Staircases to the basement and second storey are located centrally on an east/west axis spanning the width of the main block (Plate 29). Living spaces are located north and south of the stairwell.

Northwest of the stairwell is a parlour that has is being used as an office and storage space (Plate 30). In the parlour is a door that leads into a laundry room northeast of the stairwell (Plate 31). South of the stairwell there is an open concept living room and kitchen area (Plate 32). The tenant indicated that in the mid-20th century the kitchen was extended slightly east at the same time as the eastern addition was constructed.



Plate 31: Enclosed front porch on west elevation



Plate 32: Original front entrance



Plate 33: Central staircase



Plate 34: Parlour



Plate 35: Laundry room



Plate 36: Open concept living room and kitchen



Plate 37: Door providing access from parlour to laundry room



Plate 38: Basement door (left) and laundry entrance (right)

SECOND STOREY

The second storey is accessed from the central stairwell and leads to a landing and central hallway that runs parallel to the stairwell along its south side (Plate 33). At the top of the stairwell is a bathroom lit by the shed dormer (Plate 34). There are four bedrooms located on the second storey (Plate 35 to Plate 38). Two to the north of the stairwell and two to the south. Each bedroom features a singular window and sloping roof reflecting the one-and-a-half story massing of the main block. Some bedroom doors and hardware appear to be original. The windows have late-20th to early-21st century plastic frames but are set inside the older wood framing (Plate 39 and Plate 40).

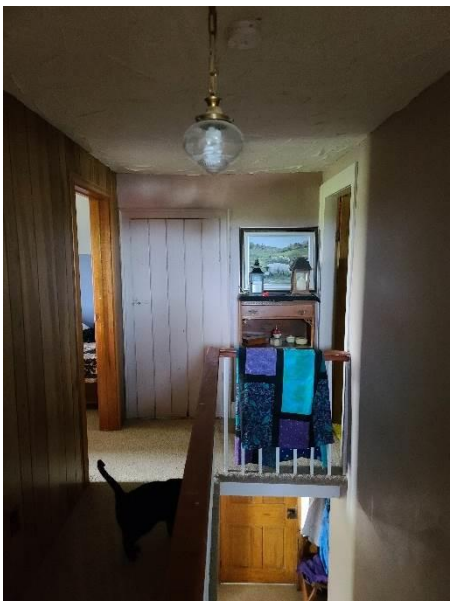


Plate 39: Looking west across second storey landing



Plate 40: Second storey bathroom

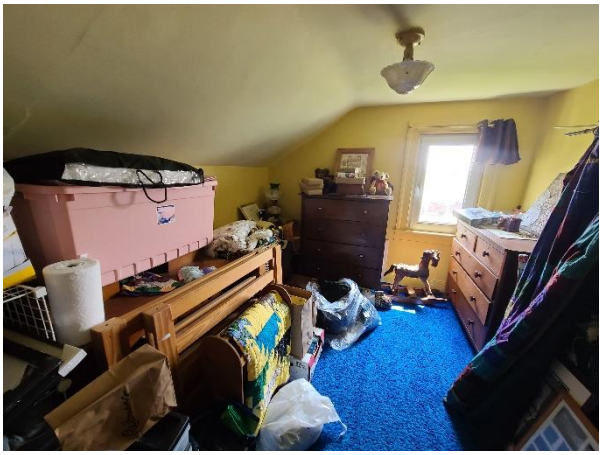


Plate 41: Southwest bedroom



Plate 42: Northwest bedroom



Plate 43: Northeast bedroom

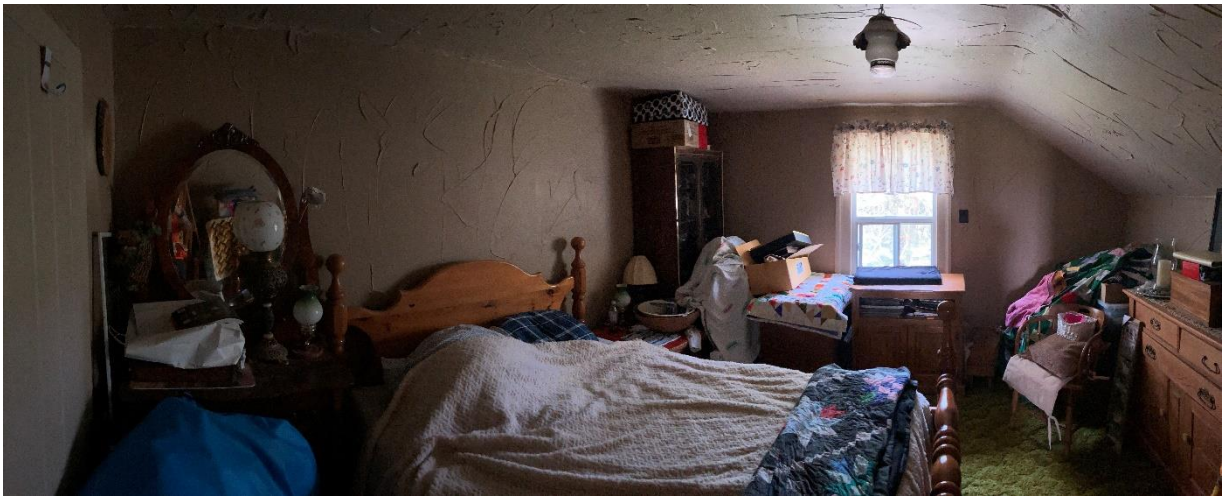


Plate 44: Master (southeast) bedroom



Plate 45: Original wood plank bedroom door



Plate 46: Bedroom door hardware



Plate 47: Original wood plank closet door



Plate 48: Master bedroom window



Plate 49: Second storey window

4.2.3.3 ENTRYWAY ADDITION

The tenant stated that the one-storey entryway addition on the east elevation of the main block was constructed in the mid 20th century. The entryway addition features a central glazed door flanked by a modern hung window on the south and a modern casement window on the north (Plate 44 and Plate 45). The addition is clad in the same board-and-batten vinyl siding as the main block and includes a fieldstone veneer wainscotting wrapping around the lower half, indicating where the addition meets the original main block (on the south elevation) (Plate 46).

Currently the entryway addition is used as mud room shared between the main block and the east addition, which houses a separate dwelling. The mud room does not encompass the full length of the entryway addition, rather just its north portion; the kitchen of the main residence extends eastwards from the original main block to occupy the southern portion of the entryway addition.



Plate 50: Main entrance on east elevation.



Plate 51: Porch addition detail.



Plate 52: Fieldstone veneer indicating the limit of porch addition on main block.

4.2.3.4 EAST ADDITION

A second addition on the north half of the east elevation extends perpendicular to the original main block and has a rectangular footprint, concrete slab footing, and a gable roof with a small extension on the north elevation of the addition (Plate 47 to Plate 50). The addition connects to the north portion of the east elevation of the original main block and the north limit of the entryway addition. This addition is accessed via an entrance on the south elevation and features modern vinyl or aluminum sheet siding, matching in colour to the board and batten style siding of the rest of the house, and modern sliding or hung windows on all elevations. The tenant reported that the east addition was constructed in the mid to late 20th century. Currently the east addition is being used as a separate dwelling.



Plate 53: South elevation.



Plate 54: South and east elevations.



Plate 55: East and north elevations.



Plate 56: North elevation

4.2.4 BARNS AND OUTBUILDINGS

Barn No. 1 is located to the northwest of the main complex, outside of the northeast-southwest vegetative windbreak, and is oriented northwest-southeast. This barn is part of a smaller outbuilding complex within the main farm complex that includes two concrete silos, a steel Quonset addition on the southeast elevation of the barn, and a corrugated metal clad addition with a saltbox roof on the southwest elevation (Plate 51). Barn No. 1 features field stone foundations and a gable roof and, although the interior was not accessed due to safety concerns, timber framing was observed through holes in the wood plank siding (Plate 52). The earth ramp on the northeast elevation of Barn No. 1 provides access to the structure's central bay on the second level. The style of Barn No. 1 conforms to the gable type Central Ontario style barn defined by Ennals (1972).

Barn No. 2 is oriented northeast-southwest and sits atop poured concrete foundations. It has vertical wood plank siding and a metal gambrel roof (Plate 53 to Plate 55). Like Barn No. 1, Barn No. 2 was not accessed but similarly observed to be timber framed. The built-up ramp on the east elevation is supported by concrete wingwalls. One fixed window is contained within the north wall of the ramp, with a wooden sill, frame, and muntins. Three wood framed window openings in the concrete foundation level were placed along the length of the west elevation and flanked by two former entryways to the lower level, which are now blinded (Plate 56 to Plate 57). These openings are all missing their windows. One window is present on each of the remaining three elevations. The barn has been painted red, which is faded and peeling but still visible. Two large white painted diamond shapes decorate the

sliding doors at the top of the ramp (Plate 58). The style of Barn No. 2 conforms to the gambrel type Central Ontario style barn defined by Ennals (1972).

Several modern outbuildings are located throughout the building complex, including two wood sheds (Outbuildings No. 1 and 5), one small shed, three metal storage sheds (Outbuildings No. 2, 3, and 4), and six metal silos.

Outbuilding No. 1 is the southern most building of the complex. This wood drive shed is located at the top of the driveway, to the south of the residence. This wood drive shed features a metal saltbox style roof and concrete foundations (Plate 59). Outbuilding No. 1 is of unknown framing and was constructed prior to 1985. Based on the style, it is possible that this structure dates to the early or mid-20th century.

Outbuilding No. 2 is located to the north of the residence, between the house and Outbuilding No. 3. This small aluminum prefabricated shed has a gable roof and large, barn style, doors, built atop a poured concrete pad (Plate 60).

Outbuilding No. 3 is located to the north of Outbuilding No. 2, between Outbuildings No. 2 and 4. This large aluminum shed features a gable roof and is constructed on a poured concrete pad (Plate 61). Based on aerial photographs, this was constructed between 1996 and 1999.

Outbuilding No. 4 is the northernmost building of the complex, located to the northwest of Outbuilding No. 5. This large aluminum shed features a gable roof and is constructed on a poured concrete pad (Plate 62). Based on aerial photographs, this was constructed between 1985 and 1989. A metal silo is located at the rear, on the northeast side.

Outbuilding No. 5 is located to the north of Outbuilding No. 3, between Outbuildings No. 3 and 4. This wood shed features a gable roof and a small addition on the rear (Plate 63). A metal silo is located at the rear, on the northeast side.

A small frame shed is located to the north of the residence (Plate 64). This shed is of 2x4 frame construction with plywood and aluminum siding and a saltbox style roof. The shed is supported by a wood frame base.

Four additional silos are located between Outbuildings No. 3 and 4 (Plate 65). The Study Area also includes a number of temporary structures (chicken coops and storage structures) which are recent additions to the property.

A wagon wheel and upright placed stone are positioned together at the top of the driveway, to the south of the house (Plate 66).



Plate 57: North and west elevation of Barn No. 1.



Plate 58: Detail of Barn No. 1 fieldstone foundations.



Plate 59: North and west elevation of Barn No. 2.



Plate 60: South and east elevations of Barn No. 2.



Plate 61: Concrete foundation of Barn No. 2.



Plate 62: Barn No. 2 window detail.



Plate 63: Barn No. 2 wingwall window.



Plate 64: Painted diamond pattern on east elevation ramp doors of Barn No. 2.



Plate 65: North and east elevation of Outbuilding No. 1.



Plate 66: Outbuilding No. 2.



Plate 67: Outbuilding No. 3.



Plate 68: Outbuilding No. 4.



Plate 69: Outbuilding No. 5.



Plate 70: Frame shed



Plate 71: Additional silos between Outbuildings No. 3 and 4.



Plate 72: Wagon wheel and stone feature.

4.2.5 INTERPRETATION

Background research indicates that the original main block of the farmhouse was constructed between 1836 and 1848 for John Cameron (see Section 3.4.3). The use of fieldstone for the main block foundation was a common 19th century construction method that utilized fieldstones found in the land clearing process (Middleton 2011). The 1861 census enumerates a frame house on the property which is consistent with the tenant's statement that the original structure was timber framed and clad in clapboard. The use of hand-hewn logs for floor joists further evidences this interpretation and was a prevalent construction method until balloon and platform framing, was popularized in the mid-late 19th century (Fram 2003). The current tenant reports that the entryway addition was built in the mid-20th century, and it predates 1985, as it is visible in an aerial photograph from that year. It is likely that the dormer extension was constructed at this time as well. The final, and most recent, addition to the house is represented by the perpendicular addition, constructed in the late 20th century. Despite later alterations to the house, the limit and footprint of the original main block are clearly identifiable. An interesting feature of the farmhouse is its orientation at an angle to Mississauga Road, rather than perpendicular to it, as is more common.

A review of the Town of Caledon's Heritage Register indicates that 21 out of 135 properties designated under Part IV of the *Ontario Heritage Act* (15.5%), and 39 out of 1105 properties which are Listed (0.04%), date to before 1850 (Town of Caledon 2023). This indicates that the early 19th century farm complex within the Study Area may be a rare surviving example of a pre-1850 structure in the Town of Caledon.

Rural farmhouses built during the first half of the 19th century tended to follow a more vernacular style rather than conform to any one architectural style however, many elements of early-mid 19th century architectural styles are present. The main block's horizontal proportions, moderately pitched roof, and symmetrical fenestration are seen in Georgian and Neoclassical architecture. The centre plan layout is also demonstrative of early 19th century Ontario farmhouses. Based on the construction materials, construction methods, and architectural style, the farmhouse was constructed in the early-mid 19th century.

Barns No. 1 and 2 are representative examples of the Central Ontario style (Plate 67). This type of barn can have either a gable or gambrel roof. The gable-type was slowly supplanted across southern Ontario by those built with a gambrel roof. This transition began in the 1880s but the gambrel roof variety did not completely replace the gable-type as the preferred style until well into the first half of the 20th century (Ennals 1972 and McIlwraith 1997). Framing the barns used traditional joinery at least as old as the 18th century, but into the 1920s still had not been supplanted by balloon framing in published theory or on the farm (Glassie 1974; Vlach 2003). Timber-framing itself therefore provides no indication of date, as across southern Ontario barns were constructed in the first two decades of the 20th century in a manner no different than they had in the previous half century, some even rejecting the newly available concrete block to build foundations in favour of the traditional coursed rubble. As farmer and

photographer Sylvester Main documented in Beverly Township (now City of Hamilton), members of the local farming community were communally building large gable-roofed timber-frame barns on stone foundations in the 1910s that today would be difficult to tell apart from earlier 19th century buildings (Pullen 2004). As late as 1952, there were even some (who were not Old Order Mennonites) who still chose to build in the old fashion (McIlwraith 1999). The fieldstone foundation and gable style roof indicate that Barn No. 1 was constructed prior to Barn No. 2, most likely in the late 19th to early 20th century. It is possible that Barn No. 1 was constructed earlier, in the mid-19th century, however given the style, scale, and similarity to nearby barns that have known dates it is unlikely. One of the barns located at 18667 Mississauga Road is known to have been raised in 1898 and is nearly identical to Barn No. 1. Barn No. 2 dates to the early 20th century as evidenced by the gambrel style roof and concrete foundations. The barns are not contemporaneous with the farmhouse and represent an evolution of the farm complex over time.

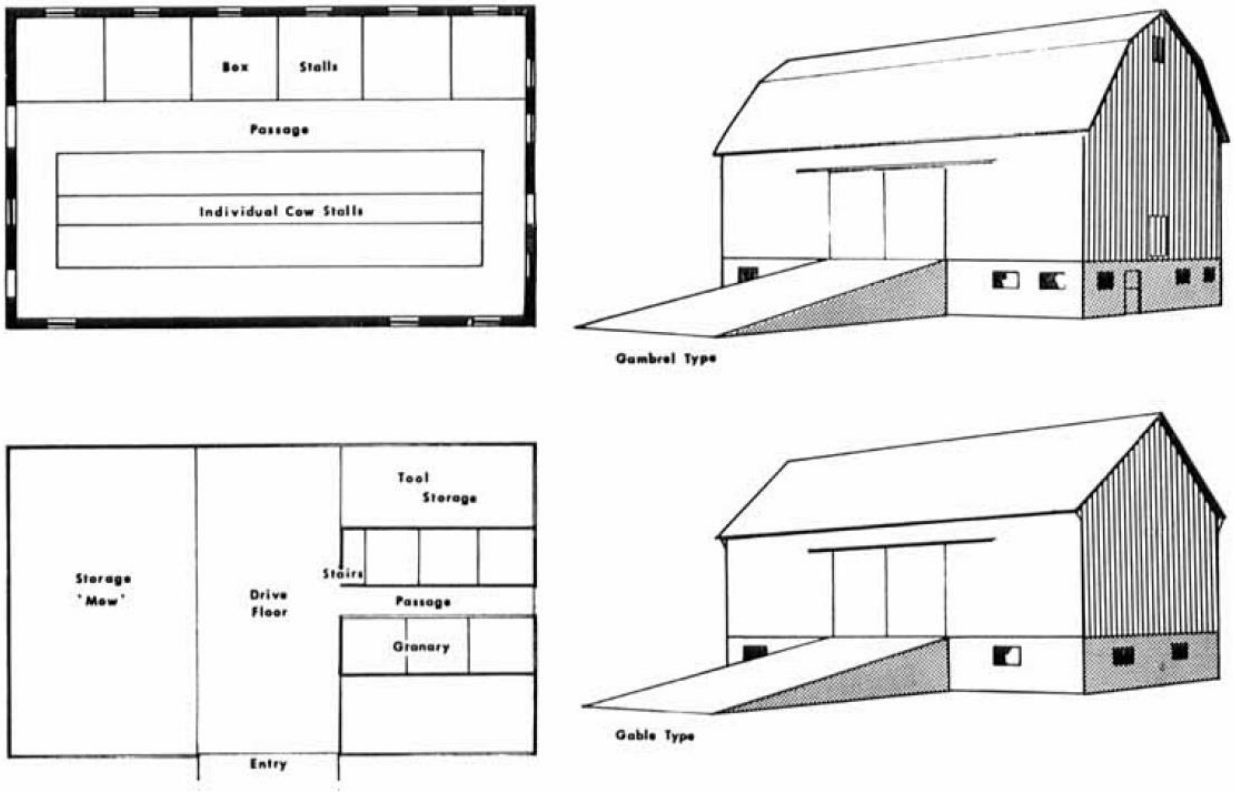


Plate 73: The Central Ontario Barn, as defined by Ennals (1972: 257) and second level plan

4.3 ANALYSIS OF PHYSICAL CONDITIONS AND HERITAGE INTEGRITY

4.3.1 PHYSICAL CONDITION

Table 3 provides a summary of the physical conditions of the farm complex in the Study Area using criteria adapted from a checklist developed by Historic England (Watt 2010: 365-361) and list in Fram's 2003 *Well-Preserved: The Ontario Heritage Foundations Manual of Principles and Practice For Architectural Conservation* (Fram 2003). Note that these observations are based on surficial inspection only and should not be considered as a structural engineering assessment.

Table 3: Analysis of Physical Conditions

ELEMENT	OBSERVED CONDITIONS		
	FARMHOUSE	BARN NO. 1	BARN NO. 2
General Structure	▪ Overall, the farmhouse appears to be in good condition.	▪ Overall, the barn appears to be in fair condition.	▪ Overall, the barn appears to be in fair to good condition.
Roof	▪ Appears to be in acceptable condition for all building sections.	▪ Corrugated metal roof appears to be in good condition, some weathering and warping observed along the driplines.	▪ Corrugated metal roof appears to be in good condition.
Rainwater Disposal	▪ All gutters appear to be in good condition.	▪ n/a	▪ All gutters appear to be in good condition.
Exterior Elements (Walls/Foundations/Chimneys, etc.)	▪ Exterior is clad in modern vinyl siding which appears to be in good condition. ▪ All exterior elements visible during fieldwork appear to be in good condition.	▪ Wood plank siding is weathered throughout and showing signs of deterioration (cracking, warping, and missing planks). Newer wood and plywood board indicates areas where repairs have been made. Some mold noted on lower aspects where moisture was retained. The exterior aspect of the stone foundations appears to be in good condition, with intact mortar and minor efflorescence.	▪ Wood plank siding is weathered throughout and deteriorating in some areas. Damaged or missing planks are evident on all elevations. Paint has faded and is cracked and peeling. ▪ Some cracking and spalling of concrete foundation and flaking and peeling of the paint but foundations appear to be generally in good condition.
Windows and Doors	▪ Windows and doors of the original main block appear to be modern replacements and are in good condition. ▪ Windows and doors of the entryway and east additions are modern and in good condition. ▪ 19th century interior doors and hardware on main and second floor are in good condition.	▪ Window on the north elevation is recycled from a truck bed cover and is surrounded by new wood.	▪ All window openings are framed in wood. Windows are missing along west elevation. Intact windows have unbroken panes and painted wood frames and muntins which show evidence of degradation in that the paint is cracked and peeling but otherwise are in fair to good condition. ▪ Painted sliding doors on west elevation shows evidence of wood deterioration (splitting and cracking) and paint fading, cracking, peeling. Painted diamond pattern has faded but is still identifiable. Sliding rail is rusted but the hardware appears to be in working order.
Internal Roof Structure/Ceiling	▪ Physical condition of internal roof structure unknown as the attic was not observed during the field review. ▪ Minor cracks and peeling paint observed on second floor ceiling.	▪ Unobservable during the site visit as the property inspection assessed the exterior of the barn only.	▪ Unobservable during the site visit as the property inspection assessed the exterior of the barn only.
Floors	▪ Carpeting, linoleum, and vinyl plan flooring cover the main and second storey floors within the main block. Several cracks were observed in the linoleum.	▪ Unobservable during the site visit as the property inspection assessed the exterior of the barn only.	▪ Unobservable during the site visit as the property inspection assessed the exterior of the barn only.
Stairways/Galleries/Balconies	▪ Stairways and second floor railing appear to be in good condition.	▪ Unobservable during the site visit as the property inspection assessed the exterior of the barn only.	▪ Unobservable during the site visit as the property inspection assessed the exterior of the barn only.
Interior Decorations/Finishes	▪ Interior finishes appear to be in good condition.	▪ Unobservable during the site visit as the property inspection assessed the exterior of the barn only.	▪ Unobservable during the site visit as the property inspection assessed the exterior of the barn only.
Fixtures & Fittings	▪ Many fixtures are modern replacements. All fixtures are in good condition.	▪ Unobservable during the site visit as the property inspection assessed the exterior of the barn only.	▪ Unobservable during the site visit as the property inspection assessed the exterior of the barn only.
Building Services	▪ Services were active at the time of site visit.	▪ The property is currently inhabited, and services are presumed to be active at the time of site visit.	▪ The property is currently inhabited, and services are presumed to be active at the time of site visit.
Site & Environment	▪ Vegetation around the house generally well kept and unlikely to be physically affecting the structure. ▪ No areas of standing water observed.	▪ Minimal vegetation around the barn, what is present is generally well kept and unlikely to be physically affecting the structure. ▪ No areas of standing water observed.	▪ Minimal vegetation around the barn, what is present is generally well kept and unlikely to be physically affecting the structure. ▪ No areas of standing water observed.

4.3.2 HERITAGE INTEGRITY

In the 2006 *Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities*, the MCM stresses that a property need not be in its original condition to have CHVI though stresses the concept of integrity:

> *"Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property."*
>
> (MCM 2006a: 26)

The MCM expands on this concept of integrity in their 2014 *Standards and Guidelines for Conservation of Provincial Heritage Properties*, *Heritage identification & Evaluation Process* to include landscape features and references the *Ontario Heritage Tool Kit* and the 2008 *US National Park Service Info Bulletin: VIII. How to Evaluate the Integrity of a Property* as potential guidance documents (MCM 2014, USDI 2008). The latter source identifies integrity as "*the ability of a property to convey its significance*" (USDI 2008: 1-2) and defines this within the seven aspects of integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association. Based on this definition, integrity can only be judged once the significance of a place is known (USDI 2008: 1-2).

Other guidance documents reviewed as part of this assessment define integrity as the "wholeness" or "honesty" of a place and examines the subsequent effects of time and change on the site's cultural heritage value (Drury and McPherson 2008:45). Similarly, Kalman's 1979 *Evaluation of Historic Buildings* criteria for "Integrity" ("Site", "Alterations", and "Condition") are less specifically linked to significance, so have been used here to determine the Study Area's level of heritage integrity (Table 4). This analysis was also considered when evaluating the Study Area for CHVI. The associated survival percentage and rating is based on the following scale:

- Poor = 0-20%
- Fair = 21-40%
- Good = 41-60%
- Very Good = 61-80%
- Excellent = 81-100%

4.3.3 RESULTS

Based on the analysis of physical conditions and heritage integrity presented in Table 3 and Table 4, it was found that the farmhouse is in very good physical condition and has a "good" 60%) level of heritage integrity.

Table 4: Analysis of Heritage Integrity

ELEMENT	ORIGINAL MATERIAL/TYPE	ALTERATION	SURVIVAL (%)	RATING	COMMENT
Setting	Property located within an agricultural context, bounded by agricultural farm complexes on all sides. Original adjacent properties include 1420 Charleston Sideroad (to the northeast) and 18667 Mississauga Road (to the northwest).	Minimal alterations to the general setting.	95	Excellent	The area retains most of it's original agricultural and rural character. The Listed properties which would have historically shared boundaries with the farmscape at 18501 Mississauga Road are unaltered.
Site Location	Set back from Mississauga Road by approximately 185 m.	No alterations to the site location.	100	Excellent	No additional comments
Footprint	Original structure has a rectangular footprint.	20th century additions on the original structure have expanded its footprint.	75	Very Good	While additions to the front of the house have expanded the footprint to the south, the original footprint is easily identifiable and delineated.
Wall	Original main block is timber framed and was clad with wood clapboard.	Reclad in modern siding materials over the 20th century. Currently clad in vinyl board and batten style siding.	50	Fair	Timber framing remains but original clapboard has been removed.
Foundation	Fieldstone.	Polyurethane spray foam insulation and 3/8-inch concrete asbestos sheets.	60	Good	Original foundations are intact, though have been altered through the addition of spray foam insulation and concrete asbestos sheets.
Exterior Doors	Unknown	Enclosed additions to both access points on the west (former formal entrance) and east elevations. The former formal entry door has been replaced.	0	Poor	No additional comments
Windows	Unknown.	Observations during the site visit indicated that all windows have been replaced with modern windows. Window openings maintain their original arrangement.	20	Poor	No additional comments
Roof	Gable roof.	Roofline has been extended to accommodate entryway addition and dormer on east elevation.	80	Excellent	Original roof shape has been generally maintained.
Chimneys	Unknown.	It is possible that all original chimneys have been removed.	n/a	n/a	No additional comments
Water Systems	Unknown.	Unknown.	n/a	n/a	No additional comments
Exterior Decoration	Original decorative architectural elements including: - Symmetrical fenestration - Side gable form	Windows have been replaced and some window openings may have been altered.	50	Good	Window and entryway locations mostly retained.
Exterior Additions	Original main block constructed between 1836 and 1848.	20th century additions: - Entryway addition - Perpendicular addition	80	Very good	While additions to the front of the house have expanded the house to the south, the original main block is easily identifiable and delineated. The south, west, and north elevations are largely intact in terms of form.
Interior Plan	Core structure within original main block consists of a rectangular floor plan.	Side and entryway additions on the east elevation and small porch addition on the west elevation have expanded the main floor.	75	Very good	Although the original floorplan of the ground floor has been expanded with east and west elevation additions, the original rectangular footprint is easily identifiable.
Interior Walls/Floors	Plaster walls. Unknown flooring.	Carpet and linoleum flooring throughout the main and second floors of the original main block. Wallpaper has been added to the main floor.	50	Good	Plaster walls appear to be mostly intact, though wallpaper obscured some walls of the main floor. Unknown whether the original flooring is extant beneath the carpets and linoleum.
Interior Trim	Wooden baseboards, door, and window trim.	Existing original wood trim has been painted. Many rooms have updated baseboards and trim. Second floor trim has a higher retention of original trim around windows and doors.	40	Fair	No additional comments
Interior Features	Wood four-panel doors on main floor. Wood panel bedroom and closet doors on second floor.	Most interior doors have been replaced with modern prefabricated panelled or accordion style doors.	40	Fair	Two original wood doors remain on the main floor. Wood panel bedroom and closet doors remain intact on the second floor.
Landscape features	Long winding driveway, mature vegetative windbreak, and surrounding agricultural fields.	Minimal alterations to the mature landscape features.	95	Excellent	No additional comments
Average of Rate of Change/Heritage Integrity			**61**	**Very Good**	**Rating of very good is based on original element survival rating between 61-80%**

5 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

5.1 ONTARIO REGULATION 9/06

The criteria for determining CHVI of a property at a local level are set out in O. Reg. 9/06 of the *Ontario Heritage Act*. A property may be worthy of listing under the *Ontario Heritage Act* if it meets one or more of criteria of O. Reg. 9/06, and designation under Part IV of the *Ontario Heritage Act* if it meets two or more criteria.

The Study Area was evaluated using the criteria for CHVI prescribed in O. Reg. 9/06. Table 5 provides a summary of the evaluation, and a discussion of the evaluation is provided below.

Table 5: Evaluation of Cultural Heritage Value or Interest

CRITERIA	EVALUATION OUTCOME
1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓
2. Displays a high degree of craftsmanship or artistic merit	✗
3. Demonstrates a high degree of technical or scientific achievement.	✗
4. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	✗
5. Yields or has the potential to yield, information that contributes to an understanding of a community or culture	✗
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	✗
7. Is important in defining, maintaining or supporting the character of an area	✓
8. Is physically, functionally, visually or historically linked to its surroundings	✓
9. Is a landmark	✗

5.1.1 DESIGN OR PHYSICAL VALUE

The main block of the farmhouse is a one-and-a-half storey, vernacular style residence with a rectangular, central hall plan. The use of hand-hewn timbers for floor joists and parged fieldstone foundation is demonstrative of early-mid 19th century construction techniques. The flat façade, symmetrical façade fenestration, and neoclassical wood frame original entrance is indicative of a vernacular interpretation of the neoclassical style. The farmhouse retains most of its original architectural form and structure. An analysis of the composition of the Town of Caledon's Heritage Register indicates that the property is a rare surviving example of an early 19th century farmhouse (Criterion 1). The two barns are not contemporaneous to the farmhouse and are late 19th to early 20th century additions to the Study Area. These additions represent the evolution of the Study Area over time and served to support the continued use of the farm as the building complex evolved over the 19th and 20th centuries. While the barns are representative of the Central Ontario style, they are not linked to the farmhouse's value as a rare surviving example of a mid-19th century farmstead.

While the core of the Study Area is a representative example of a 19th century farm complex, the structures and landscape components do not display a high degree of craftsmanship or artistic merit (Criterion 2). Similarly, there is no evidence that any of the built or landscape components on the property display a high degree of technical or scientific achievement (Criterion 3).

Accordingly, the Study Area meets Criterion 1 of O. Reg. 9/06 and has design/physical value related to the vernacular farmhouse. The farmhouse is a rare surviving early example of this architectural style.

5.1.2 HISTORICAL OR ASSOCIATIVE VALUES

The property does not have historical value or associative value. The Study Area is historically linked with the Cameron family, who farmed Lot 16 from the early 19th century. While they are an early farming family in the community, no significant contributions to the community were identified. For Criterion 4 to be met, the property must meet two tests. First, the association is direct, and second, it is significant to the community. This means that the theme, event, belief, person, activity, organization, or institution has made a strong, noticeable, or influential contribution to the evolution or pattern of a settlement and development in the community (MCM 2014: 15-16). Background research has demonstrated that the Study Area has no direct association with a theme, event, belief, person, activity, organization, or institution that is significant to a community (Criterion 4).

There is no evidence to suggest the Study Area yields or has the potential to yield, information that contributes to an understanding of a community or culture (Criterion 5).

There is no documentary evidence that indicates a specific architect, artist, builder, or designer was involved in the design or construction of this structure. As such, the property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community (Criterion 6).

Accordingly, the Study Area does not meet Criteria 4-6 of O. Reg. 9/06 and does not have known historical/associative value.

5.1.3 CONTEXTUAL VALUE

The house in the Study Area is closely tied, both physically and historically, to the surrounding properties. The Study Area is one of several 19th-century farm complexes in the area that are either listed on the Town of Caledon's heritage register or identified on the Town's Built Heritage Resource Inventory of Pre-1946 Structures. Similar to other properties in the vicinity, the Study Area has a long driveway leading to a small complex of structures that includes a farmhouse, barns and outbuildings, and mature vegetation. These properties collectively create a rural landscape that retains something of its 19th-century agricultural land use. As a 19th century farm complex, the spatial organization and mix of structural elements in the Study Area maintain and support the rural agricultural character of the wider area (Criterion 7).

The Study Area is historically connected to other properties in the immediate vicinity that were owned by members of the Cameron family through the 19th and early 20th centuries. These properties are 1420 Charleston Sideroad (built for John Cameron's grandson, George), 18667 Mississauga Road (built for John's son, Duncan Sr.), and 18722 Main Street (built for Duncan Sr.'s son, James) (Criterion 8).

The property is not known to be a landmark in the community given its rural location, setback from the ROW, and low massing in the surrounding rural landscape (Criterion 9).

Accordingly, the Study Area meets Criteria 7 and 8 of O. Reg. 9/06 and has contextual value related to the connections to nearby heritage properties that were also historically linked with the Cameron family.

5.1.4 SUMMARY

Based on a review of background documents, community engagement and property inspection it was determined that the Study Area meets three criteria of O. Reg. 9/06 of the *Ontario Heritage Act* (Criteria 1, 7, and 8), indicating that this property has CHVI at a local level and is eligible for designation under Part IV of the *Act* as a Built Heritage Resource. The Study Area was not found to be a CHL since the heritage attributes of the property are substantially related to the farmhouses. Based on this evaluation, WSP has drafted a Statement of CHVI.

5.2 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

5.2.1 DESCRIPTION OF PROPERTY

The property at 18501 Mississauga Road in the Town of Caledon features an early to mid-19th century farm complex, including a farmhouse, a late 19th century gable-roof type Central Ontario style barn, an early 20th century gambrel-type Central Ontario style barn, and mature treelines. The farmhouse is a one-and-a-half storey vernacular style house, constructed between 1836 and 1848 and altered through 20th century additions.

5.2.2 PROPOSED STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The property at 18501 Mississauga Road has design value as a representative and rare example of an early 19th century farmhouse in the Town of Caledon. Built between 1836 and 1848 for John Cameron, the one-and-a-half storey, vernacular style residence is a rare surviving example of an early 19th century farmhouse in the community. A late 19th century barn with fieldstone foundations and a gable roof is located to the northwest of the farmhouse and an early 20th century barn with concrete foundations and a gambrel roof is located to the east. These Central Ontario style barns represent the evolution of the Study Area over time and served to support the continued use of the farm as the building complex evolved over the 19th and 20th centuries.

As a 19th century farm complex, the spatial organization and mix of structural elements at 18501 Mississauga Road maintain and supports the rural agricultural character of the wider area. The farmhouse is situated in an agricultural or rural setting, nestled among several 19th century farm complexes in close proximity, most of which are listed on the Town of Caledon's Heritage Register. Many of these properties were granted to and owned by various members of the Cameron family in the 19th and early 20th centuries. These properties, at 18501 Mississauga Road (built by John Cameron and passed to his son James), 18667 Mississauga Road (built shortly after by John's son, Duncan Cameron Sr.), 18722 Main Street (built later, by Duncan Sr's son, James), and 1420 Charleston Sideroad (built later, by John's grandson, George), are physically and historically linked to each other and the Cameron family. The house, barn complex, fieldstone walls, and mature vegetation on the property are both physically and historically linked to each other and physically and historically linked to their surroundings.

5.2.3 HERITAGE ATTRIBUTES

Identification of heritage attributes is based on exterior examination of the structure. Heritage attributes should be confirmed with interior inspection and refined during preparation of the Heritage Conservation Plan. At present, heritage attributes that contribute to the CHVI of the property:

- Residence:
  - One-and-a-half storey original main block form with rectangular floor plan, gable roof, and asymmetrical fenestration.
  - Central hallway floor plan
  - Vernacular Neoclassical wood frame original front entrance way
  - Hand hewn timber floor joists
  - Parged fieldstone foundation
- Landscape elements that generally support the CHVI of the property, including:
  - Mature vegetation
  - Coniferous windbreaks around the house, perpendicular to Mississauga Road, in a northeast to southwest orientation, to the northwest of the main building complex.
  - The barns are late 19th to early 20th century additions to the farm complex and represent evolved elements of the property that support the farmhouse.

6 IMPACT ASSESSMENT

The MCM InfoSheet #5 provides guidance on how to complete impact assessments for provincial heritage properties (MCM 2006b). This assessment considers two categories of impacts:

- **Direct Impact:** A permanent or irreversible negative affect on the CHVI of a property that results in the loss of a heritage attribute. Direct impacts include destruction or alteration.
- **Indirect Impact:** An impact that is the result of an activity on or near a cultural heritage resource that may adversely affect the CHVI and/or heritage attributes of a property. Indirect impacts include shadows, isolation, direct or indirect obstruction of significant views or vistas, a change in land use, or land disturbances.

It should be noted that land disturbances, as defined in MCM InfoSheet #5, apply to archaeological resources (MCM 2006b). An archaeological assessment is beyond the scope of this study since recommendations regarding archaeological resources must be made by a professional archaeologist licensed by the MCM.

6.1 DESCRIPTION OF PROPOSED WORK

It is WSP's understanding that the proposed development includes the extraction of limestone resources, including blasting to a depth between 8 to 27 m, and associated activities and construction for supporting works (i.e., construction of berms and laydown areas). This work will be confined to the license area (261.2 hectares), which will encompass the extraction areas but also areas required for setbacks and supporting works, defined for the project as the limit of extraction.

The limit of extraction, proposed in April 2023, and license area encompasses the entire Study Area (Figure 1 and Appendix A). Within the limit of extraction and license area, proposed construction activities will include:

- Stripping topsoil and overburden to create a perimeter berm. Excess soil will be temporarily stored within the license area or used for progressive rehabilitation of the site.
- Extraction of limestone (involving blasting) and sand and gravel below the water table. This will require dewatering to allow for operations in a dry state.
- The possible use of temporary workspaces/laydown areas, vegetation removal, and heavy machinery/traffic.
- Rehabilitation, the goal of which is to create a landform that represents an ecological and visual enhancement and provides future opportunities for conservation, recreational, tourism and water management. This will ultimately include the creation of lakes, vegetated shorelines, islands, wetlands, upland forested areas, riparian plantings adjacent to the existing watercourse, nodal shrub and tree planting on upland areas grassland meadows and specialized habitat features for bats and turtles.

It should be noted that the lands within the limit of extraction will be maintained in their current state and agricultural uses until they are required for preparation for aggregate extraction.

6.2 ASSESSMENT OF POTENTIAL IMPACTS

Based on the above understanding of the proposed work, Table 6 provides an assessment of the potential impacts resulting from the Project.

Table 6: Assessment of Potential Impacts to 18501 Mississauga Road

IMPACT TYPE	DISCUSSION
Direct Impacts	
Destruction of any, or part of any, significant heritage attributes or features.	The preliminary extraction area, proposed in April 2023, of which the proposed construction activities include extraction (blasting) as well as the possible use of temporary workspaces/laydown areas, vegetation removal, and heavy machinery/traffic, encompasses the entire Study Area, including the following identified heritage attributes or features: the Vernacular style farmhouse, barns, and mature vegetation. The location of the proposed construction activities suggests the possible demolition/destruction of the Vernacular style farmhouse, barns, and mature vegetation located within the Study Area, which will result in a change in land use and permanent removal of all CHVI and heritage attributes identified for the property. As proposed, the work is anticipated to result in destruction-related impacts that will directly impact the Study Area, adversely affecting its CHVI and heritage attributes. See Section 7 for mitigation recommendations.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	The proposed work, without mitigation measures or conservation planning, could result in totally altering the heritage attributes and appearance of the identified built heritage attributes and their contextual heritage value. See Section 7 for mitigation recommendations.
Indirect Impacts	
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.	No shadow-related impacts to the heritage resource are anticipated since the proposed work will be ground disturbing rather than new building construction. Accordingly, no negative impacts relating to shadows are anticipated.
Isolation of a heritage attribute from its surrounding environment context or a significant relationship.	The location of the proposed construction activities suggests the possible demolition/destruction of both the Study Area and/or the surrounding farm complexes, to which the Study Area is historically and physically linked. The proposed construction activities suggest the possible demolition/destruction of one, or all, identified heritage attributes of the Study Area, such as: the Vernacular style farmhouse, barns, and mature vegetation. Therefore, alterations that may indirectly impact one or more heritage attributes on the property through isolation are a possibility without mitigation measures in place. See Section 7 for mitigation recommendations.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	No significant views or vistas to or from the Study Area were identified as a heritage attribute. Therefore, no negative impacts to views are anticipated.
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.	A proposal to change the land use of a portion of the Study Area and surrounding area to be licenced under the *Aggregate Resources Act* and designated/zoned under the Planning Act to permit the proposed quarry has been submitted and is in progress. Therefore, the proposed change in land use may indirectly impact the Study Area, adversely affecting its CHVI and heritage attributes. See Section 7 for mitigation recommendations.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.	The proposed mineral aggregate operation activities will result in significant changes to the grade and drainage patterns of the land within the project, including the Study Area. Without mitigation measures, the proposed activities will result in land disturbances which will negatively affect the CHVI and heritage attributes identified for the Study Area.

IMPACT TYPE	DISCUSSION
	As proposed, the work is anticipated to result in land disturbances that will directly impact the property, adversely affecting the Study Area's CHVI and heritage attributes. See Section 8 for mitigation recommendations.

6.3 SUMMARY OF POTENTIAL IMPACTS

The proposed work will involve the extraction of limestone resources, requiring stripping topsoils and overburden, extraction (blasting), vegetation removal, creation of temporary workspaces/laydown areas, use of heavy machinery/traffic, and ultimate rehabilitation. Overall, this is anticipated to have a negative impact on the CHVI and identified heritage attributes of the Study Area. If conservation and mitigation measures aren't developed and implemented, the proposed work has potential for direct and indirect negative impacts to the Study Area related to destruction, alteration, change in land use, isolation, and land disturbances.

Section 7 provides recommendations on conservation and mitigation measures that should serve to mitigate any potential negative impacts of the proposed work.

7 CONSIDERATION OF ALTERNATIVES

Since the impact assessment identified the potential for adverse impacts to the CHVI and heritage attributes of the Study Area, alternatives have been considered following Section 3.3.3.3.3 of *Town of Caledon's Official Plan* (2018) and MCM (2006b) InfoSheet#5 of the *Ontario Heritage Tool Kit*. These are:

1. Retention of the building on-site in its original use
2. Retention of the building on-site in an adaptive re-use
3. Relocation of the building
    a. on the development site
    b. to a sympathetic site
4. Preserve by Record and Commemorate

7.1 OPTION 1: RETENTION OF THE BUILDING ON-SITE IN ITS ORIGINAL USE

Retention of the building on-site in its original use.

Advantages: The approach adheres to the conservation principle of minimal intervention. This approach allows for the property to retain its heritage attributes in situ and preserves the integrity and authenticity of the resource.

Disadvantages: While minimum intervention is the most preferred approach, this can prove detrimental to long-term sustainability without sufficient preventative mitigation measures. Given the nature of the proposed mineral aggregate operation activities and the location of the Study Area as wholly within the limit of extraction, the continued residential use of the farmhouse is untenable. Adjusting the limit of extraction to avoid the heritage attributes of the Study Area while still allowing access to as much of the aggregate as is realistically possible would still result in a residential structure bordered on three sides by mineral aggregate operation activities, rendering the farmhouse an undesirable place to live as evidenced by the potential sale of nearby properties by the current occupants. As such, it is unlikely that the farmhouse will remain occupied for the duration of the work. Rehabilitation work would not begin until quarrying activities are complete, which may be in 40-50 years. Should the residence become uninhabited during the quarrying operations, the structure could fall into disrepair and its heritage attributes could rapidly deteriorate.

Overall feasibility: This option is not feasible because of the:

- High potential for lack of an active use for the Study Area.
- Challenges for long term sustainability.

7.2 OPTION 2: ADAPTIVE REUSE

Retention of the building on-site and an adaptive re-use, such as using the building as an office for the quarry site.

Advantages: This approach would conserve the identified heritage attributes in their current location within the property. Rehabilitation can 'revitalize' a historic place (Canada's Historic Places 2010). Adaptive re-use would serve to retain the farmhouse's heritage attributes in its original location, while allowing for change to take place in the immediate area. Adaptive re-use presents an opportunity for the house to retain a 'progressive authenticity', or 'successive adaptations of historic places over time (Jerome 2008:4). Adaptive re-use projects are generally more

cost-effective, socially beneficial, and environmentally sustainable than new builds, even though they may require more specialized planning to undertake.

Disadvantages: Conservation of the farmhouse without similar conservation of the greater property and surrounding properties would diminish the authentic rural and context and sever the contextual value for the farmhouse. Given the nature of the proposed mineral aggregate operation activities and the location of the Study Area as wholly within the limit of extraction, the farmhouse would not be a desirable or viable place to live or work due to noise and vibrations. Adaptive re-use of heritage buildings for office work is a commonly explored alternative and one explored as an option for this project. Using the farmhouse as an office site for the quarry operations would require changes to convert the structure to an office, which may negatively impact the identified CHVI and heritage attributes and would still only be a temporary measure. An office site has already been planned at 1420 Charleston Sideroad and additional offices are not needed for the project.

Overall feasibility: This option is not feasible because of the:

- Extensive and temporary nature of the changes required to the structure.
- Potential for long term negative impacts to the identified CHVI and heritage attributes of the farmhouse.
- Another property has been selected as an office site and additional offices are not needed.

7.3 OPTION 3: RELOCATION AND REHABILIATION

Option 3a discusses relocation of the buildings to a new location within the development site while Option 3b discusses relocation of the buildings to a sympathetic site within the Town. Both options are discussed in detail below.

Option 3a: Relocation of the building within the property. A heritage building, if of significant historical, architectural or contextual importance, could be relocated to another location within the proposed development.

Advantages: As with Option 2, relocation and rehabilitation can 'revitalize' a historic place, and when adapted to a new location, a valued place can be more easily maintained and protected and its heritage attributes widely understood, recognized, and celebrated. Also as above, relocation and rehabilitation projects are generally more cost-effective, socially beneficial, and environmentally sustainable than new builds, even though they may require more specialized planning to undertake.

This option would conserve the physical connection of the farmhouse to its original land parcel, maintaining much of the contextual linkages. Relocation presents an opportunity for the house to retain a 'progressive authenticity', or 'successive adaptations of historic places over time (Jerome 2008:4). The Town of Caledon Official Plan also recognizes relocation as a viable method for conserving CHVI. Relocating the farmhouse and summer kitchen within the property could potentially allow for a thoughtful integration of the structures into the rehabilitation efforts while maintaining the historical relationship of the Study Area with the area. The proposed farmhouse relocation site is approximately 200 m northwest, remaining within the original land parcel but fronting Mississauga Road. This relocation strategy will conserve the physical connection of the farmhouse to its original land parcel and will maintain much of the contextual linkages.

Disadvantages: Relocating the farmhouse is in opposition to MTCS *Guiding Principle* for "original location". This principle states that buildings should not be moved "unless there is no other means to save them since any change in site diminishes heritage value considerably". The nature of the work within the proposed extraction area may not provide for a site with sufficient space and buffer to protect the CHVI of the farmhouse. Moreover, relocation of the farmhouse could result in total loss of CHVI if an accident occurs during the process or planning is insufficient. Relocation of only the farmhouse will sever the connection between the farmhouse and the landscape elements that generally support the CHVI of the property, including the mature vegetation and barns.

Overall feasibility: Despite the disadvantages, this option is feasible because :

- Conserves the design or physical value of the farmhouse.
- Is supported by the good physical condition of the farmhouse.
- Retains the contextual value of the house.

Option 3b: Relocation of the building to a sympathetic site within the Town.

Advantages: As with Option 2, relocation and rehabilitation can 'revitalize' a historic place, and when adapted to a new location, a valued place can be more easily maintained and protected and its heritage attributes widely understood, recognized, and celebrated. Also as above, relocation and rehabilitation projects are generally more cost-effective, socially beneficial, and environmentally sustainable than new builds, even though they may require more specialized planning to undertake.

This option would conserve the physical attributes of the farmhouse. Relocating the farmhouse to an available lot at a sympathetic site within the Town could potentially allow for a thoughtful integration of the farmhouse into the plans for the new site.

Disadvantages: Relocating the farmhouse is in opposition to MTCS *Guiding Principle* for "original location". This principle states that buildings should not be moved "unless there is no other means to save them since any change in site diminishes heritage value considerably". The effort to transport the farmhouse on a public road would be substantial and may require consideration of such actions as taking down overhead lines, reinforcing culverts and crossings, and police escort. Relocation of the farmhouse could result in total loss of CHVI if an accident occurs during the process or planning is insufficient.

Overall feasibility: This option is not feasible because of the:

- A relocation site within the property is available and would better conserve the CHVI and heritage attributes of the property.

7.4 OPTION 4: SALVAGE AND COMMEMORATION

Under this option all the property's heritage attributes would be documented through photographs, measured drawings, and written notes prior to demolition. This option allows for the salvage of notable heritage artifacts that contribute to the CHVI of the property. These artifacts can inform the development of physical commemoration strategies with the Town of Caledon. Commemoration strategies can include commemorative plaques, landscaping plans, or place naming strategies.

Advantages*:* This option would conserve the historical connection of the farmhouse and landscape features to the community and original land parcel while salvage of notable artifacts would retain some physical link to the farm complex's contextual value. This option is both cost effective and acknowledges the farm complex's contextual value within the community. Through detailed investigations, the construction, architecture, and history of the property would become an example for comparative studies and inform both future heritage assessments and academic study of the area.

Disadvantages*:* Preservation by salvage or record is the least desirable conservation option. Through demolition, all CHVI and heritage attributes would be removed from the Study Area, and a tangible reminder of the early 19th-century farmhouse and landscape features would be lost, resulting in further attrition of heritage property building stock in the municipality and province. Even if some materials are salvaged, there is potential that their connection with the farmhouse and its historical or associative value will eventually be lost. Demolition of a viable building also means the unnecessary addition of building material to a landfill.

Overall feasibility: Despite the disadvantages, this option is feasible for the landscape and outbuilding components of the Study Area because:

- It conserves the barns and mature vegetation on the property.

7.5 SUMMARY

Option 3a is identified to be that which best balances the economic viability of the Study Area and the long-term sustainability of the original farmhouse as a valued historic structure with intact heritage attributes. A suggested location for the relocation of the house and summer kitchen is presented in Figure 11.

Option 3a will:

- Conserve a tangible element of the Town's architectural and agricultural history within the original property parcel; and
- Encourage public understanding and appreciation of the Town's built and agricultural heritage.

Option 4 is feasible for the landscape and outbuilding elements (the two barns and mature vegetation on the property).

Option 4 will:

- Conserve the outbuildings (both barns) and landscape elements (mature vegetation) of the farm complex.

UPDATE No. 1 (September 2025): *The below text and Table 7 have been added to illustrate that the preferred conservation strategy is aligned with the requirements of the Ontario Heritage Act, PPS 2024, Aggregate Resources Act, and Regional and Municipal Official Plan policies.*

The alternatives selected as the preferred conservation strategy for the Study Area are aligned with the requirements of the *Ontario Heritage Act*, PPS 2024, Region of Peel Official Plan, and Town of Caledon Official Plan. The heritage evaluation (Section 5) and impact assessment (Section 6 and 7) satisfy the requirements for cultural heritage under the Aggregate Resources Act. All recommendations contained in this report follow applicable Official Plan policies in effect by the Region of Peel and Town of Caledon. Monthly discussions between WSP's Cultural Heritage Specialists and Heritage Planning staff at the Town, initiated June 2024, are ongoing.

Table 7: Policies and Guidelines met as part of this HIA

POLICY / GUIDANCE	MET
Aggregate Resources Act (Ontario Regulation 244/97)	✓
Provincial Planning Statement (2024)	✓
Ontario Heritage Act (Ontario Regulation 9/06, Bill 23, Bill 200)	✓
Region of Peel Official Plan	✓
Town of Caledon Official Plan	✓
Town of Caledon Terms of Reference for Heritage Impact Assessments	✓
MCM's Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities	✓
MCM's Heritage Resources in the Land Use Planning Process, InfoSheet #5, Heritage Impact Assessments and Conservation Plans	✓
MCM's Standards and Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification & Evaluation Process	✓

Provided that the recommendations contained in this report are implemented, the applicable *Ontario Heritage Act*, PPS 2024, *Aggregate Resources Act*, and Regional and Municipal Official Plan policies are satisfied.

UPDATE No. 1 (September 2025): *The below text has been added to reflect ongoing conversations between WSP and the Town and acknowledges that a 'Notice of Intention to Designate' the subject property, 18501 Mississauga Road, was issued by the Town of Caledon on March 12, 2024 (Town of Caledon 2024b and 2024c).*

Note that in the time since the original submission (2023), the Town presented a staff report at the Heritage Caledon Committee meeting on February 5, 2024 and issued a NOID for 18501 Mississauga Road on March 12, 2024 (Town of Caledon 2024b and 2024c) with the following description:

> The property is located on the east side of Mississauga Road, north of Charleston Sideroad, being Part of Lot 16, Concession 4 WHS, within the former geographic Township of Caledon.
>
> The property has design value as a representative and rare example of an early 19th century farmhouse in the Town of Caledon. Built between 1836 and 1848 for John Cameron, the one-and-a-half storey, vernacular style residence is a rare surviving example of an early 19th century farmhouse in the community. A late 19th century barn with fieldstone foundations and a gable roof is located to the northwest of the farmhouse and an early 20th century barn with concrete foundations and a gambrel roof is located to the east.
>
> As a 19th century farm complex, the spatial organization and mix of structural elements on the property maintain and supports the rural agricultural character of the wider area. The house, barn complex, and mature vegetation on the property are both physically and historically linked to each other and physically and historically linked to their surroundings.
>
> (Town of Caledon, 2024c)

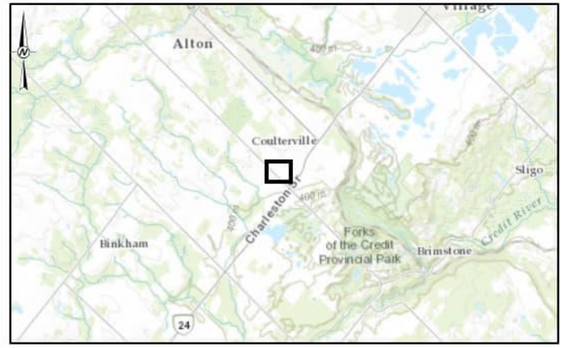
Additionally, WSP facilitated production of a draft Reference Plan (R-Plan) to further support Option 3a by identifying the portion of the parcel that will contain the property's heritage attributes. This R-Plan will be used to define the future Part IV Designation limits and the current draft is presented in Appendix E.

At the time of updated submission, the Part IV Designation has not yet been approved by Council.

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KEY MAP



SCALE 1:150,000

LEGEND

PROPOSED RELCATION BOUNDARY

0 15 30 60 90

SCALE 1:2,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
2. IMAGERY CREDITS: WORLD TOPOGRAPHIC MAP: CITY OF BRAMPTON, REGION OF PEEL, PROVINCE OF ONTARIO, ONTARIO MNR, ESRI CANADA, ESRI, HERE, GARMIN, USGS, NGA, EPA, USDA, NPS, AAFC, NRCAN
WORLD IMAGERY: DUFFERIN COUNTY, PEEL REGION, MAXAR, MICROSOFT
3. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT

CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT

CULTURAL HERITAGE IMPACT ASSESSMENT, 18501 MISSISSAUGA, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

ESTIMATED BOUNDARY OF PROPOSED RELOCATION

CONSULTANT

wsp

YYYY-MM-DD	2025-09-10
DESIGNED	SO
PREPARED	SD/MC
REVIEWED	SO
APPROVED	HS

PROJECT NO.	CONTROL	REV.	FIGURE
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8 SUMMARY STATEMENT AND RECOMMENDATIONS

WSP was retained by CBM to complete an HIA for 18501 Mississauga Road in the Town of Caledon, Regional Municipality of Peel, Ontario (the Study Area). The Study Area is a rectangular-shaped, 20-hectare (50-acre) property located at the north corner of Mississauga Road and Charleston Sideroad. In the Study Area is a one-and-a-half storey vernacular style residence constructed for John Cameron between 1836 and 1848. The original block of the farmhouse was subsequently altered through additions built in 20th century. The Town of Caledon issued a NOID for the Study Area under Part IV of the *Ontario Heritage Act* on March 12, 2024. The Study Area is not identified as a Cultural Heritage Landscape in the Town's Cultural Heritage Landscape Inventory (Scheinman 2009).

CBM proposes to develop the Study Area as part of a quarry site, with the proposed work including removing the surface vegetation and overburden, creating temporary workspaces or laydown areas, extracting the limestone resources, and ultimately rehabilitating the site.

An evaluation of the Study Area for this HIA determined that the Study Area has CHVI because it meets three criteria prescribed in O. Reg 9/06 of the *Ontario Heritage Act* (1, 7, and 8). The Study Area's CHVI is principally linked to its farmhouse, which has physical value as a rare surviving example of an early 19th century vernacular style farmhouse and contextual value for its physical and historical connections to its surroundings. The Study Area was found to be important in defining, maintaining, and supporting the agricultural and rural character of the area.

An impact assessment of the proposed work determined that the Study Area will be subject to both direct and indirect negative impacts. To avoid or reduce these effects, WSP recommends to:

- Relocate the farmhouse within the existing property parcel (Option 3a) and complete documentation and salvage for the remaining landscape and outbuilding components (Option 4).

UPDATE No. 1 (September 2025): *The following recommendations have been updated to respond to comments received from Town of Caledon Heritage Planning staff, regulatory updates, and project progression since the July 2023 submission. In particular, the status of the property's designation process under Part IV of the Ontario Heritage Act, the preparation of a Draft Reference Plan to delineate limits of heritage attributes, and the proposed details and timing of conservation measures have been updated and included to reflect monthly meetings with the Town, ongoing since June 2024, and comments received on the July 2023 submission on March 18, 2025.*

UPDATE No.2 (February 2026): *As part of the updated report submission, recommendation #11 has been added to guide heritage conservation recommendations that must be included on the ARA Site Plan Technical Recommendations.*

To achieve the proposed conservation strategy, WSP recommends the following:

1. If the property is vacated before the site-specific mitigation measures are implemented, a qualified specialist shall develop a mothball plan for the farmhouse, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.
2. Short-term conservation actions, while relocation plans are designed:
    a. Enact site plan control and communication and erect a physical buffer around the property during adjacent mineral aggregate operation activities, prior to relocation, to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation. This

construction buffer shall be demarcated with temporary fencing and clearly marked as a "no-go-zone" on construction drawings.

b Implement the recommendations of the blast impact assessment (WSP 2022b) to ensure the structural integrity of the farmhouse is maintained.

3 Vibration from construction and extraction activities will potentially impact the heritage attributes identified for this property. To avoid or reduce the risk of vibration resulting in adverse impact and ensure the structural integrity of the heritage attributes is maintained once the house is relocated, the vibration monitoring protocol developed by a qualified vibration specialist shall be implemented during the activities of the mineral aggregate operation. Should vibrations threshold be exceeded, work must cease and an assessment of next steps must be completed.

4 Fugitive dust impacts:

a The application has been designed to meet provincial blasting limits and air quality guidelines. CBM has conducted air quality monitoring in the vicinity of the site. Overall, the air quality is consistently below provincial guidelines, taking into account the existing aggregate operations and the existing truck traffic in the area. With the addition of the proposed CBM Caledon Pit / Quarry operations, including emissions from aggregate trucks accessing the site, the air quality is still predicted to be below provincial guidelines at surrounding residences.

b Implement the recommendations of the Air Quality Impact Assessment (WSP 2023), Best Management Practices Plan for the Control of Fugitive Dust (WSP 2025a), and Air Quality Monitoring Plan (WSP 2025b).

5 Conduct a Documentation Report and Salvage Plan for Cultural Heritage Resources for the barns and mature vegetation on the property.

6 A Structural Engineer should be consulted to confirm whether the farmhouse is structurally sound enough to withstand relocation.

7 Develop a Heritage Conservation Plan for the farmhouse to guide the relocation and rehabilitation efforts and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the rehabilitation program and into the future.

a *It is acknowledged as part of this updated report (September 2025) that the relocation of the farmhouse is contingent on an approved license application under the Aggregate Resources Act. Until a license is granted the farmhouse should not be relocated.*

8 Relocate the farmhouse to a new lot that retains the general geographic and visual setting of the structure and supports understanding of its cultural heritage value or interest as a rural farmhouse. Relocation must occur prior to the commencement of extraction activities, but only after a licence has been approved.

9 Rehabilitate the farmhouse for a compatible existing or new use.

10 As the evaluation of the farmhouse and its associated parcel determined that the property meets two or more criteria under the *Ontario Heritage Act*, it is eligible for designation under Part IV. Once relocation is complete, consider designating the farmhouse and its associated new parcel under Part IV of the *Ontario Heritage Act*.

a *It is acknowledged as part of this updated report (September 2025) that the Town has issued a NOID for the property. Accordingly, WSP has facilitated the development of a Draft Reference Plan (R-Plan) to guide the limits of the future Part IV Designation (Appendix E)*

11 Add the following notes to the ARA Site Plan Technical Recommendations to establish required conservation measures for 18501 Mississauga Road that shall be tracked by the Ministry of Natural Resources as part of the CBM Caledon Pit / Quarry site license:

In order to conserve the heritage attributes located at 18501 Mississauga Road, the licensee shall:

1. Prior to extraction in Phase 5 relocate the farmhouse within the existing property parcel located outside of the license boundary and complete documentation and salvage for the remaining landscape and outbuilding components.
2. The following short-term conservation actions, shall be implemented prior to relocation of the farmhouse:
   a) Prior to site preparation in Phase 5, the licensee shall erect fencing 50 m from the farmhouse to identify a 'no-go zone' to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.
   b) Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse is maintained.
   c) If the farmhouse is vacated prior to the relocation, a qualified specialist shall develop a mothball plan for the farmhouse, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.
   d) A Documentation Report and Salvage Plan for Cultural Heritage Resources shall be prepared for the barns and mature vegetation on the property. The Documentation Report and Salvage Plan shall be completed by a qualified cultural heritage specialist prior to the commencement of site preparation activities within Phase 5.
3. To conserve the farmhouse at its new location, the following mitigation measures shall be implemented:
   a) The limit of extraction shall include a 50 m buffer from the farmhouse to protect the heritage attributes of the property.
   b) Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse is maintained.

Provided that the recommendations contained in this report are implemented, the applicable *Ontario Heritage Ac*t, PPS 2024, *Aggregate Resources Act*, and Regional and Municipal Official Plan policies, related to built heritage are satisfied.

9 ASSESSOR QUALIFICATIONS

This report was prepared and reviewed by the undersigned, employees of WSP. The qualifications of the assessors involved in the preparation of this report are provided in Appendix A.

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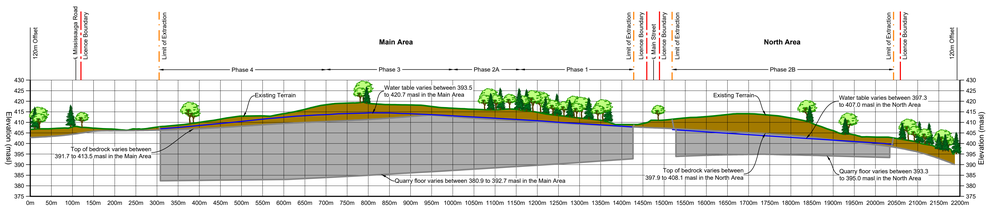
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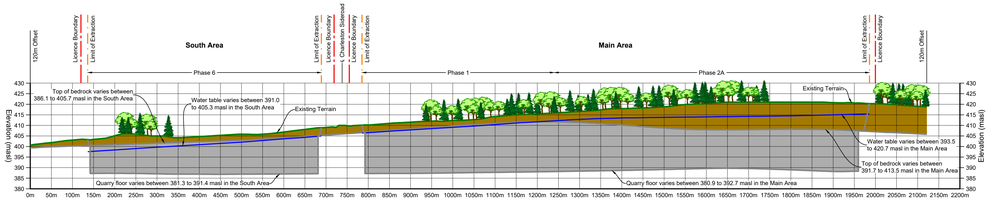
WSP (2025b). Air Quality Monitoring Plan. On file with report author.

Appendix A:

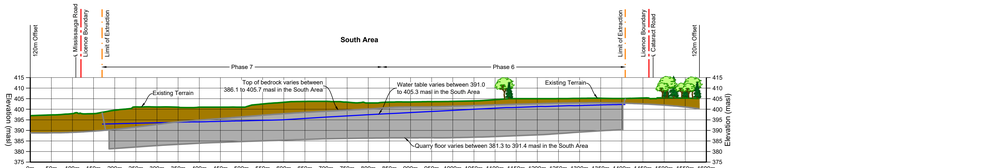
Site Plan (May 2025)



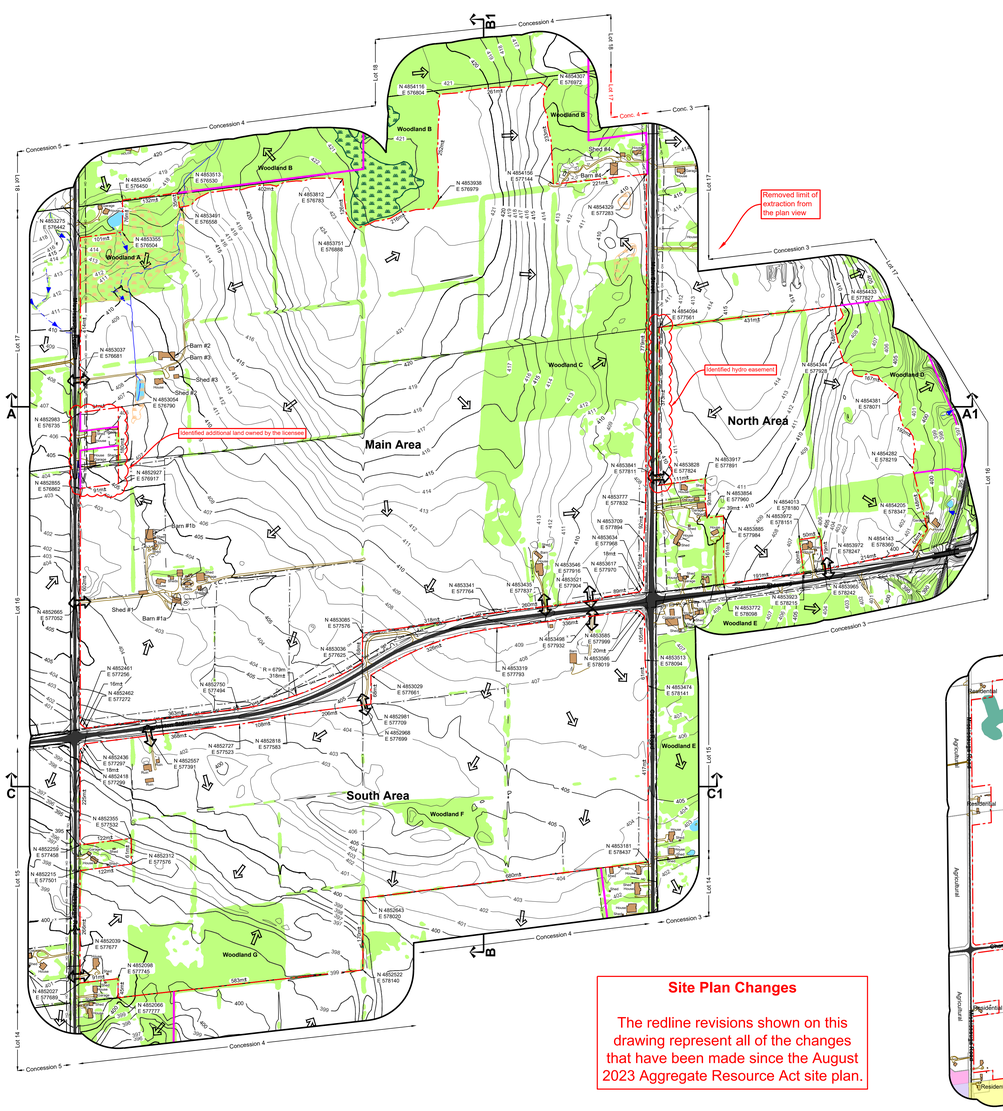
Section A-A1
Horizontal - 1:5000 / Vertical - 1:1000



Section B-B1
Horizontal - 1:5000 / Vertical - 1:1000



Section C-C1
Horizontal - 1:5000 / Vertical - 1:1000



Site Plan Changes

The redline revisions shown on this drawing represent all of the changes that have been made since the August 2023 Aggregate Resource Act site plan.

A. General

1. This site plan is prepared under the Aggregate Resources Act for a Class 'A' licence for a pit and quarry below the ground water table.
2. Area Calculations:
   - 2.1. Licence (total) — **261.2 hectares**
     - Main Area — 151.5 hectares
     - North Area — 30.3 hectares
     - South Area — 79.4 hectares
3. Northing and easting coordinates have been provided for select corners of the licence boundaries and at the centre point of every entrance and exit that intersects the licence boundaries on the plan view of this drawing.

B. References

1. Contours were obtained from First Base Solutions and are displayed in one metre intervals. Elevations shown are in metres above sea level (MASL).
2. Topographic information was obtained from numerous sources including First Base Solutions, Land Information Ontario and field investigations for technical reports.
3. All topographic features and structures are shown to scale in Universal Transverse Mercator (UTM) with North American Datum 1983 (NAD83), Zone 17 (metre), Central Meridian 81 degrees west coordinate system.
4. The Main Area licence boundary was established based on a compiled plan of survey completed by Delph & Jenkins North Limited, Ontario Land Surveyors, on February 14, 2022 which utilized the following information: Plan 43R-39683, 43R-24507, 43R-22355, 43R16517, 43R-17782, 43R-4021, 43R-21423, 43R-2743, and instruments RO1144974 and RO1014831. The North and South Area licence boundaries are based on the Municipal Property Assessment Corporation's parcel fabric.
5. Existing zoning on and within 120 metres of the licence boundaries are from the Town of Caledon Zoning By-law 2006-50, Schedule 'A', Zone Maps: E4 (last updated August 21, 2015), 74 (last updated March 24, 2016) and 75 (last updated August 21, 2015). The Main Area is currently zoned Agricultural Zone (A1) and Environmental Policy Area 2 Zone (EPA2) while the North and South Areas are currently zoned Agricultural Zone (A1).
6. Existing land use designations within 120 metres of the licence boundaries are from the Niagara Escarpment Plan - Map 4, dated June 1, 2017.
7. Land use information and structures identified on and within 120 metres of the licence boundaries were determined using aerial photography captured in the spring of 2021 from First Base Solutions.

C. Drainage

1. Surface drainage on and within 120 metres of the licence boundaries is by overland flow in the directions shown by arrows on the plan view, or by infiltration.

D. Groundwater

1. The maximum predicted groundwater table, based on groundwater levels monitored over a 12 month period from January to December 2021, are as follows:
   - 1.1. Main Area - Ranges from 420.7 to 393.5 masl (north to southwest)
   - 1.2. North Area - Ranges from 407.0 to 397.3 masl (northwest to southeast)
   - 1.3. South Area - Ranges from 405.3 to 391.0 masl (northeast to south)
2. The maximum predicted groundwater table elevations are shown in each cross section on drawing 1 of 4 and 4 of 4.

E. Site Access and Fencing

1. The Main Area has four existing access points (two on Mississauga Road and two on Charleston Sideroad), the North Area has two existing access points (one on Main Street and one on Charleston Sideroad), and the South Area has four existing access points (one on Mississauga Road and three on Charleston Sideroad). None of the existing access points are gated.
2. Post and wire fencing (unless noted otherwise) exists in the locations shown on the plan view.

F. Significant Natural and Human-Made Features on and Within 120 Metres

1. There is a pond and Ministry of Natural Resources ~~and Forestry~~ (MNRF) identified unevaluated wetlands within the Main Area licence boundary.
2. There is Significant Wildlife Habitat and habitat for endangered and threatened species within the Main and South Area licence boundary.
3. There are Significant Woodlands, Significant Wildlife Habitat, habitat for endangered and threatened species and MNRF identified evaluated wetlands (non-significant) outside of the licence boundaries within 120 metres.
4. See Key Natural Heritage Features Schematic on this drawing or drawing 2 of 4 for additional information.
5. There are no human-made features on or within 120 metres of the licence boundaries.

G. Aggregate Related Site Features

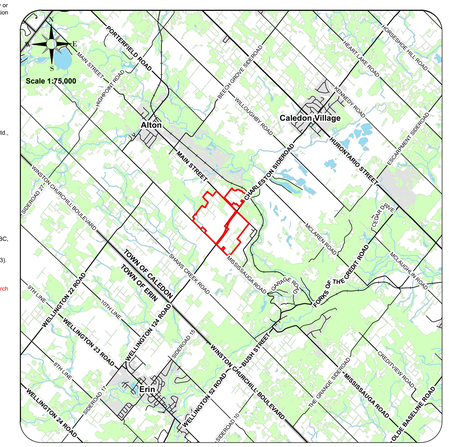
1. There are no existing aggregate operations or features on-site such as processing areas with stationary or portable equipment, stockpiles, recyclable materials, scrap, fuel storage, haul roads, berms or excavation faces.

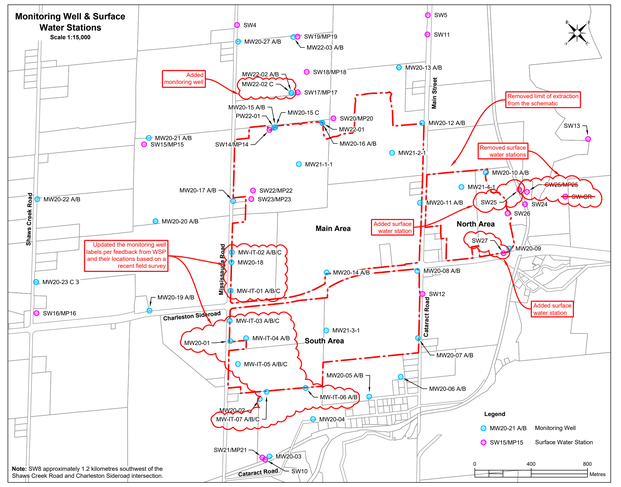
H. Cross Sections

1. Cross sections depicting existing conditions are shown on this drawing.
2. Cross sections depicting post rehabilitation conditions are shown on drawing 4 of 4.
3. Cross section locations are identified on the plan view of each drawing.

I. Technical Reports - References

1. Agricultural Impact Assessment, Colville Consulting Inc., December 16, 2022 (Revised July 2023).
2. Stage 1 and 2 Archaeological Assessment, Golder Associates Ltd., November 14, 2022.
3. Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
4. Air Quality Impact Assessment, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
5. Noise Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
6. Blast Impact Assessment, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
7. Natural Environment Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
8. Water Resources Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
9. Visual Impact Assessment Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
10. Planning Justification Report and Aggregate Resources Act Summary Statement, GSAI and MHBC, December 16, 2022 (Revised July 2023).
11. Maximum Predicted Water Table Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
12. Socio-Economic Assessment Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
13. Transportation Impact Study and Haul Route Assessment, TYLin, December 16, 2022 (Revised March 2025).
14. Water Resources Addendum Report, WSP Canada Inc., March 2025.
15. Stage 3 Archaeological Assessment - Location 1 (AkHa-23), WSP Canada Inc., August 2, 2024.
16. Stage 3 Archaeological Assessment - Location 2 (AkHa-24), WSP Canada Inc., August 2, 2024.
17. Stage 3 Archaeological Assessment - Location 4 (AkHa-25), WSP Canada Inc., August 2, 2024.
18. Stage 3 Archaeological Assessment - Location 7 (AkHa-26), WSP Canada Inc., August 2, 2024.
19. Stage 3 Archaeological Assessment - Location 09 (AkHa-27), WSP Canada Inc., August 2, 2024.
20. Stage 3 Archaeological Assessment - Location 10 (AkHa-28), WSP Canada Inc., July 10, 2024.
21. Stage 3 Archaeological Assessment - Location 12 (AkHa-29), WSP Canada Inc., August 2, 2024.
22. Stage 3 Archaeological Assessment - Location 15 (AkHa-52), WSP Canada Inc., August 2, 2024.
23. Stage 3 Archaeological Assessment - Location 16 (AkHa-30), WSP Canada Inc., July 12, 2024.
24. Stage 3 Archaeological Assessment - Location 18 (AkHa-31), WSP Canada Inc., August 2, 2024.
25. Stage 3 Archaeological Assessment - Location 22 (AkHa-32), WSP Canada Inc., July 10, 2024.
26. Stage 3 Archaeological Assessment - Location 26 (AkHa-33), WSP Canada Inc., July 10, 2024.
27. Stage 3 Archaeological Assessment - Location 27 (AkHa-34), WSP Canada Inc., August 2, 2024.
28. Stage 3 Archaeological Assessment - Cameron Site (AkHa-9), WSP Canada Inc., August 2, 2024.
29. Fluvial Geomorphic Assessment, GEO Morphix Ltd., February 15, 2025.
30. Water Report Addendum, WSP Canada Inc., March 2025.
31. Groundwater Mitigation System Design Report, WSP Canada Inc., May 2025.





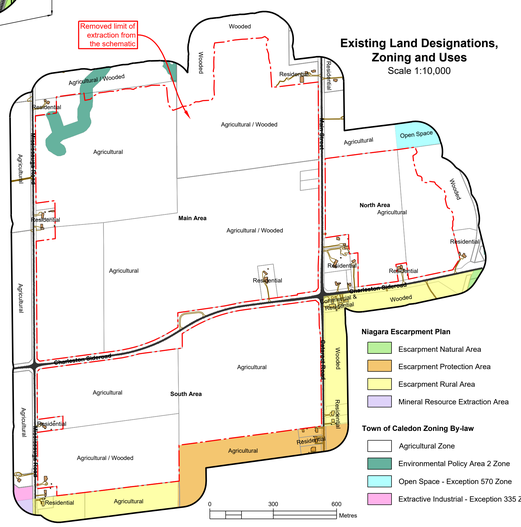
Note: SW8 approximately 1.2 kilometres southwest of the Shaws Creek Road and Charleston Sideroad intersection.

Table 1 Notes:

1. Groundwater level to be monitored by logger set to record on 15-min intervals, with quarterly logger downloads and quarterly manual measurements.
2. Surface water level and temperature to be monitored by logger set to record on 15-min intervals, with quarterly logger downloads and quarterly manual measurements.
3. Water discharge from the Settling Pond to be monitored as per requirements to be approved by the MECP based on the Permit to Take Water and Environmental Compliance Approval to be obtained by the Applicant prior to the initiation of any off-site discharge.
4. These wells only need to be monitored until they are required to be decommissioned in accordance with MECP requirements to allow for on-site operations.
5. Groundwater level to be monitored as per requirements to be approved by the MECP based on the Permit to Take Water and Environmental Compliance Approval to be obtained by the Applicant prior to the implementation of groundwater mitigation measures.
6. Groundwater will be sampled in the shallowest piezometer of the well nest annually (spring) and analysed for general chemistry, nutrients, inorganics and metals, as well as PHC (F1 to F4).

Table 2 Notes:

1. Groundwater level to be monitored by logger set to record on 15-min intervals, with quarterly logger downloads and quarterly manual measurements.
2. Surface water level and temperature to be monitored by logger set to record on 15-min intervals, with quarterly logger downloads and quarterly manual measurements.
3. Located on lands owned or / controlled by the licensee. ~~or where the licensee has an agreement in place for long-term monitoring.~~
4. ~~Located on public lands and~~ Located on railroad right-of-way. Monitoring to be completed subject to permission by the applicable public authority.
5. ~~Water quality to be sampled and monitored in the Credit River 2x / year (April and September) for Hardness (CaCO3); General Chemistry (i.e. pH, temperature, conductivity, dissolved oxygen, turbidity); Total Ammonia-N, Total Phosphorus, Alkalinity (Total as CaCO3), Dissolved Chloride (Cl-), Nitrite (N), Nitrate (N), Nitrate + Nitrite (N), Total Kjeldahl Nitrogen (TKN), Total Suspended Solids, Total Oil & Grease, Total Metals.~~ Groundwater will be sampled in the shallowest piezometer of the well nest annually (spring) and analysed for general chemistry, nutrients, inorganics and metals, as well as PHC (F1 to F4).



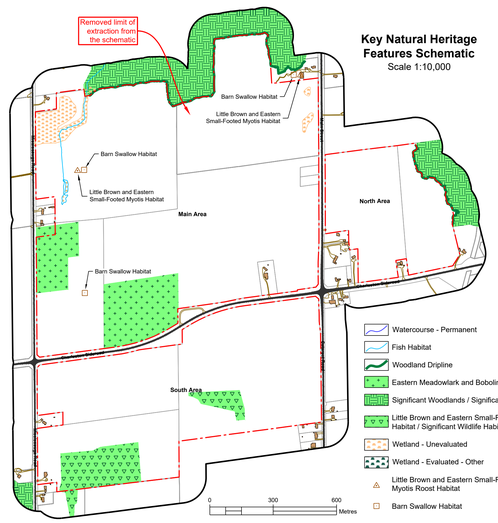


Table 1: On-Site Groundwater and Surface Water Monitoring Program

Name	Type	Northing	Easting	Monitoring Scope
MW20-01 A/B	Mon Well	4852268	577459	Water level [1]
MW20-07 A/B	Mon Well	4853250	578360	Water level [1]
MW20-08 A/B	Mon Well	4853575	578010	Water level, water quality [1,5]
MW20-09	Mon Well	4854157	578344	Water level, water quality [1,5]
MW20-10 A/B	Mon Well	4854407	577838	Water level, water quality [1,5]
MW20-11 A/B	Mon Well	4853921	577672	Water level [1]
MW20-12 A/B	Mon Well	4854321	577272	Water level, water quality [1,5]
MW20-14 A/B	Mon Well	4853100	577576	Water level [1]
MW20-15 A/B	Mon Well	4853544	576577	Water level, water quality [1,5]
MW20-15 C	Mon Well	4853544	576577	Water level [1]
MW20-16 A/B	Mon Well	4853807	576785	Water level [1]
MW20-17 A/B	Mon Well	4852966	576752	Water level [1]
MW20-18	Mon Well	4852659	577058	Water level [1]
MW21-1-1	Mon Well	4853485	576882	Water level [1,4]
MW21-2-1	Mon Well	4854021	577279	Water level [1,4]
MW21-3-1	Mon Well	4852814	577872	Water level [1,4]
MW21-4-1	Mon Well	4854211	577793	Water level [1,4]
MW22-01	Mon Well	4853808	576782	Water level [1]
MW22-02 A/B	Mon Well	4853795[4]	576411[7]6	Water level [1]
MW22-02 C	Mon Well	4853794	576476	Water Level [1]
MW22-03 A/B	Mon Well	4854078	576201	Water level [1]
PW22-01	Mon Well	4853535	576574	Water level [1]
SW14/MP14	SW/MP	4855098	578165	Water level & temperature [2]
SW23/MP23	SW/MP	4853125	576900	Water level & temperature [2]
SW23/MP23	SW/MP	4853050	576840	Water level & temperature [2]
SW26	SW	4854320	578155	TBD by MECP PTTW & ECA Approvals [1]
SW27	SW	4854105	578340	Water level and temperature [1,2]
MW-IT-01 A/B/C	Mon Well	4852[5]16[7]49	577[2]01609	Water level, water quality [1,5]
MW-IT-02 A/B/C	Mon Well	4852[7]16[8]49	577[2]01609	Water level, water quality [1,5]
MW-IT-03 A/B/C	Mon Well	4852[3]6[4]99	5773[2]246	Water level, water quality [1,5]
MW-IT-04 A/B	Mon Well	4852[3]6[4]86	57752[1]9	Water level, water quality [1,5]
MW-IT-05 A/B/C	Mon Well	485219[5]9	5776[1]67	Water level, water quality [1,5]
MW-IT-06 A/B	Mon Well	4852[4]28[2]48	57[8]0[6]8666	Water level, water quality [1,5]
MW-IT-07 A/B/C	Mon Well	4852[2]0[8]49	57[7]9[7]8666	Water level, water quality [1,5]

Table 2: Off-Site Groundwater and Surface Water Monitoring Program

Name	Type	Northing	Easting	Monitoring Scope
MW20-02	Mon Well	4852138	577900	Water level [1,3]
MW20-03	Mon Well	4851907	578244	Water level, water quality [1,3]
MW20-04	Mon Well	4852313	578265	Water level, water quality [1,3]
MW20-05 A/B	Mon Well	4852713	578423	Water level, water quality [1,3]
MW20-06 A/B	Mon Well	4852973	578474	Water level, water quality [1,3]
MW20-13 A/B	Mon Well	4854473	576873	Water level [1,3]
MW20-13 C	Mon Well	4854473	576873	Water level [1,3]
MW20-19 A/B	Mon Well	4852000	576907	Water level [1,3]
MW20-20 A/B	Mon Well	4852468	576476	Water level [1,3]
MW20-20 C	Mon Well	4852468	576476	Water level [1,3]
MW20-21 A/B	Mon Well	4852840	576014	Water level [1,3]
MW20-22 A/B	Mon Well	4851966	575785	Water level [1,3]
MW20-23 A/B	Mon Well	4851556	576206	Water level [1,3]
MW20-23 C	Mon Well	4851556	576206	Water level [1,3]
MW20-27 A/B	Mon Well	4853770	575954	Water level [1,3]
SW4	SW	4852963	574760	Water level and temperature [2,3]
SW5	SW	4853846	575863	Water level and temperature [2,3]
SW8	SW	4851688	576054	Water level and temperature [2,3]
SW10	SW	4850628	579128	Water level and temperature [2,3]
SW11	SW	4851869	578238	Water level and temperature [2,3]
SW12	SW	4854781	576842	Water level and temperature [2,3]
SW13	SW	4853488	578153	Water level and temperature [2,3]
SW15/MP15	SW/MP	4853501	576562	Water level and temperature [2,3]
SW16/MP16	SW/MP	4852785	576024	Water level and temperature [2,3]
SW17/MP17	SW/MP	4853803	576488	Water level and temperature [2,3]
SW18/MP18	SW/MP	4853993	576396	Water level and temperature [2,3]
SW19/MP19	SW/MP	4854106	576226	Water level and temperature [2,3]
SW20/MP20	SW/MP	4853890	576919	Water level and temperature [2,3]
SW21/MP21	SW/MP	4851865	578215	Water level and temperature [2,3]
SW24	SW	4854455	578193	Water level and temperature [2,4]
SW25	SW	4854497	578089	Water level and temperature [2,4]
SW25/MP25	SW/MP	4854525	578338	Water level and temperature [2,4]
SW-DR	SW	4854700	578050	Water quality [2,4]

Legal Description

Part of Lots 15-~~17~~18, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former geographic Township of Caledon)
Town~~ship~~ of Caledon
Regional Municipality of Peel

Legend

- Licence Boundary
- Limit of Extraction
- Contours with Elevation (Metres above sea level (MASL))
- Public Road
- Driveway
- Railway
- Watercourse (Permanent (Direction of flow indicated by arrows))
- Watercourse (Intermittent (Direction of flow indicated by arrows))
- Water Feature
- Wooded Area
- Wetland (MNRF Evaluated - Other)
- Wetland (MNRF - Unevaluated)
- Additional Land Owned by Licensee
- 120m Offset From Draft Licence Boundaries
- Lots and Concessions
- Parcel Fabric
- Easement (Updated the legend to include easements)
- Overhead Hydro
- Pipeline (Enbridge Gas Inc.)
- Fence (1.2 m post & wire fence unless otherwise noted)
- Entrance / Exit
- Direction of Surface Drainage
- Building/Structure
- Cross Sections

Legend - Cross Sections

- Licence Boundary
- Limit of Extraction
- Existing Grade
- Maximum Predicted Water Table
- Maximum Depth of Excavation
- Topsoil and/or Overburden
- Aggregate Available for Extraction

Site Plan Acronyms

1. ARA - Aggregate Resources Act
2. MECP - Ministry of the Environment, Conservation and Parks
3. MGCS - Ministry of Government and Consumer Services
4. DFO - Department of Fisheries and Oceans Canada
5. MNRF - Ministry of Natural Resources ~~and Forestry~~
6. MCM - Ministry of Citizenship and Multiculturalism
7. TSSA - Technical Standards and Safety Authority
8. MTCS - Ministry of Tourism, Culture and Sport
9. ECA - Environmental Compliance Approval
10. BMPP - Best Management Practices Plan
11. WWIS - Water Well Information System
12. HIA - Heritage Impact Assessment
13. CVC - Credit Valley Conservation
14. MASL - Metres above sea level
15. PTTW - Permit to Take Water
16. NTS - Not to Scale

Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licencing)

No.	Date	Description	By
4	May 2025	Update the site plan to address agency and public comments	C.P.
3	March 2025	Update the site plan to address agency and public comments	C.P.
2	August 2024	Updated the site plan to address the MNR's comments from their letter dated January 11, 2024 and the Town of Caledon's comments from their letter dated November 17, 2023	C.P.
1	August 2023	Revised drawing to incorporate updated technical report recommendations	C.P.

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
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MHBC Stamp

Brian Zeman

Is authorized by the Ministry of Northern Development, Mines, Natural Resources and Forestry pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

MHBC Stamp

Christopher Poole

Is authorized by the Ministry of Northern Development, Mines, Natural Resources and Forestry pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

Draft

Applicant

CBM Aggregates a Division of St. Marys Cement Inc. (Canada)
55 Industrial Street
Toronto, Ontario
M4G 3W9

Project

Caledon Pit & Quarry

18722 Main Street, Caledon, Ontario

MNRF Licence Reference No. 626600	**Applicant's Signature**
Plan Scale: 1:5000 (Arch E)	**Date** August 2023 May 2025
0 150 300 Metres	**Drawn By** C.P.
	Checked By B.Z.
	File No. 8816AF

File Name

Existing Features

Drawing No. 1 of 4

File Path N:\Brian\8816AF - CBM - Caledon Quarry\Drawings\Site Plan\CAD\8816AF - Site Plan.dwg

A. General

1. Area Calculations:

1.1. Licence (total)		**261.2 hectares**
	Main Area	151.5 hectares
	North Area	30.3 hectares
	South Area	79.4 hectares
1.2. Limit of Extraction (total)		**199.5 hectares**
	Main Area	123.6 hectares
	North Area	16.0 hectares
	South Area	59.9 hectares

2. The maximum annual tonnage is 2,500,000.
3. The following structures shall be permitted within the ~~Building Location Area~~ Facility Pad, Building Location and Recycling Area identified on the plan view of this drawing:

Building	Width	Length	Area
Scale House	3.7 m	12.2 m	45.1 m²
Quality Control Lab	3.7 m	12.2 m	45.1 m²
Maintenance Shop	36.6 m	45.7 m	1,672.6 m²
Office	13.7 m	18.3 m	250.7 m²

4. ~~The licensee intends to retain ownership or control of additional land containing a house (to the northwest of the Main Area) during the extraction operation which shall be vacated prior to, and remain vacant while, extraction is occuring within 500 metres. Should the house remain occupied or the property sold, the licensee shall notify the MNR immediately and provide mitigation necessary to ensure Provincial noise, air, dust and ground vibration limits are satisfied.~~
4. Table 3 on drawing 3 of 4 identifies the number of sensitive receptors within 500 metres of the licence boundary and the distance from the licence boundary to each receptor.
5. The licence boundaries are within the Credit Valley Source Protection Area but are not located within a wellhead protection area or an intake protection zone and there will be no impacts to municipal water supplies.

B. Hours of Operation

1. Activities to prepare the Site, such as the stripping of topsoil, construction of the berms, or activities related to the rehabilitation of the Site after the extraction is completed are considered to be construction activities and are only permitted to occur during the daytime period (7:00am to 7:00pm) Monday to Friday except statutory holidays.
2. Activities for site operations, such as extraction, processing and drilling are permitted to occur during the daytime period (7:00am to 7:00pm) Monday to Saturday, except statutory holidays.
3. Activities related to shipping are permitted from 6:00am to 7:00pm Monday to Saturday, except statutory holidays. Shipping is permitted from 7:00pm to 6:00am only where required to support public authority contracts that necessitate the delivery of aggregates during these hours. Shipping activities from 7:00pm to 6:00am shall be limited to highway trucks and shipping loaders and no other operations shall be permitted.
4. Blasting is permitted from 8:00am to 6:00pm Monday to Friday, except statutory holidays.

C. Site Access and Fencing

1. The existing eastern access point on Charleston Sideroad and the southern access point on Mississauga Road for the Main Area (as shown on drawing 1 of 4) shall be removed during site preparation of the Main Area. The existing western access point on Charleston Sideroad (as shown on the plan view) shall remain to access the CBM Caledon Pit / Quarry office and quality control lab. The northern access point on Mississauga Road (as shown on the plan view) may remain for maintenance purposes only.
2. The two existing access points for the North Area (as shown on drawing 1 of 4) may remain, and shall not be gated, while the North Area is utilized for agricultural purposes (see Section N Variations from Control and Operation Standards). The existing access points on Main Street and Charleston Sideroad (as shown on the plan view) may remain for maintenance purposes only.
3. The four existing access points for the South Area (as shown on drawing 1 of 4) may remain, and shall not be gated, while the South Area is utilized for agricultural purposes (see Section N Variations from Control and Operation Standards). During site preparation of the South Area, the three existing access points on Charleston Sideroad shall be removed. The site access on Mississauga Road (as shown on the plan view) may remain for maintenance purposes only.
4. The main operational entrance/exit is proposed in the location shown on the plan view of this drawing, subject to an agreement with the Region of Peel. See site entrance simulation on this drawing.
5. The North and South Areas shall be accessed by tunnels beneath both Main Street and Charleston Sideroad in the locations shown on the plan view of this drawing, subject to an agreement with the Region of Peel (see Section N Variations from Control and Operation Standards). Temporary access points shall be permitted in the North and South Areas to facilitate tunnel construction.
6. The operational, office / quality control lab, maintenance and/or temporary access points shall be gated, kept closed during hours of non-operation and maintained throughout the life of the licence.
7. Page wire and/or hi-tensile fencing, a minimum 1.2 metres in height, shall be erected along the licence boundaries and the perimeter of the cell tower area (see Cell Tower Detail on this drawing) in a phased approach (see Section N Variations from Control and Operation Standards). If the cell tower area is removed, fencing shall be erected along the licence boundary. Prior to site preparation commencing in the Main, North or South Areas, fencing shall be installed along the perimeter of that Area.
8. In order to minimize disturbance to existing vegetation, perimeter fencing may be offset up to five metres from the licence boundary (see Section N Variations from Control and Operation Standards). Where perimeter fencing is offset from the licence boundary, the licence boundary shall be demarcated with highly visible T-bars with PVC every 30 metres, or less, to maintain visibility from one T-bar to the next.
9. All fencing shall be maintained for the life of the licence.
10. A sign of at least 0.5 metres by 0.5 metres in size shall be erected and maintained at the operational entrance/exit that says in legible words "This site is licensed under the Aggregate Resources Act licence # 626600."

D. Drainage and Siltation Control

1. Drainage of undisturbed areas will continue in the directions shown on drawing 1 of 4.
2. Silt fencing shall be installed in a phased approach. Prior to site preparation commencing in the Main, North or South Areas, silt fencing shall be installed on the exterior side toe of perimeter berms and along the dripline of significant woodlands as shown on the plan view of this drawing. See Natural Environment note 9.j under Section O Technical Recommendations on drawing 3 of 4 for additional information.
3. Silt fencing shall be inspected prior to site preparation activities to ensure it was installed correctly and during extraction operations to ensure that the fencing is being maintained and functioning properly. Any issues that are identified shall be rectified immediately.
4. Silt fencing shall not be removed until re-vegetation and soil stabilization has occurred to limit sedimentation of the setbacks.

E. Site Preparation

1. Existing structures within the licence boundary ~~not deemed to have cultural heritage potential outside of the Cultural Heritage Potential areas~~ shall be demolished or removed prior to extraction within each Area. Structures ~~with cultural heritage potential within the Cultural Heritage Potential areas~~ shall be subject to the cultural heritage technical recommendations in Section O.4 on drawing 3 of 4.
2. Timber resources shall be salvaged for use as saw logs, fence posts and fuel wood where appropriate. Cleared stumps and brush may be burned (with applicable permits), used for aquatic habitat enhancement or mulched for use in progressive rehabilitation.
3. Ensure all requirements for natural environment notes 9.a to 9.d under Section O Technical Recommendations on drawing 3 of 4 are met, if applicable.
4. Topsoil and overburden shall be stripped and stored separately.
5. Topsoil and overburden shall be placed in noise attenuation/visual berms or used immediately for progressive rehabilitation.
6. Excess topsoil and overburden not required for immediate use in berms or progressive rehabilitation may be temporarily stockpiled within the limit of extraction in the location shown on the plan view of this drawing. Topsoil and overburden stockpiles in this location shall not exceed eight metres in height and may be located within 30 metres of the licence boundary (see Section N Variations from Control and Operation Standards).
7. In situations where excess topsoil and overburden has to be temporarily stockpiled outside the area shown on the plan view of this drawing, stockpiles shall be located within the limit of extraction and remain a minimum of 30 metres from the licence boundary and 90 metres from a property with a residential use.
8. Temporary topsoil and overburden stockpiles which remain for more than one year shall have their slopes vegetated to control erosion. Seeding shall not be required if these stockpiles have vegetated naturally in the first year.
9. No topsoil shall be removed from the site (see Section N Variations from Control and Operation Standards).
10. Ensure the cultural heritage and archaeology technical recommendations in Sections O.4 and O.5 on drawing 3 of 4 have been completed for the phase undergoing site preparation, if applicable.

F. Berms and Screening

1. Berms shall not be located within three metres of the licence boundary or cell tower area.
2. Berms shall be a minimum of five metres in height, except for a section of the berm along the western extent of the Main Area, which shall be a minimum of seven metres in height (see plan view for location).
3. Berm side slopes shall not exceed 2:1 (horizontal : vertical).
4. The minimum width of the berm crest shall be two metres.
5. See Typical Acoustic and Visual Berm detail on this drawing for additional information.
6. Berms shall be seeded in accordance with visual note 6.c under Section O Technical Recommendations on drawing 3 of 4.
7. Existing vegetation within the setbacks shall be maintained where berms are not required.

G. Site Dewatering

1. Refer to the water technical recommendations in Section O.7 on drawing 3 of 4 for information regarding site dewatering.

H. Extraction Sequence

1. ~~This plan depicts a schematic operations for the property based on the best information available at the time of preparation.~~
1. Extraction shall occur in eight phases (Phases 1, 2A, 2B, 3, 4, 5, 6 and 7) as shown on the plan view.
3. ~~Notwithstanding the operational and rehabilitation notes; demand for certain products or blending of materials may require minor deviations in the extraction and rehabilitation sequence. Any major deviations from the operations sequence shown shall require approval from the MNRF.~~
2. Phase 1
   2.1. Prepare Phase 1 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
   2.2. Strip Phase 1 and use the material to construct the perimeter berm for the Main Area.
   2.3. Extract sand and gravel in a northeasterly direction to top of bedrock.
   2.4. Once bedrock is reached, establish fully ponded for permanent processing area at an elevation of 397.0 masl.
   2.5. Commence quarrying operations through sinking cut.
   2.6. Continue extracting the pit and quarry in a northeasterly direction before proceeding in a northwesterly direction.
   2.7. Phase 1 may be extracted to a maximum depth between 384.0 and 392.7 masl.
   2.8. Progressive rehabilitation shall consist of backfilling the southeast and northeast phase boundary to establish the final elevations and grades depicted on the plan view for drawing 4 of 4.
   2.9. Prepare Phases 2A and 2B for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
3. Phases 2A
   3.1. Strip Phase 2A and use the material to construct the perimeter berm for the North Area, for progressive rehabilitation in Phase 1 or temporarily stockpile the material in the topsoil and overburden stockpile area.
   3.2. Extract pit and quarry in a northwesterly direction before proceeding in a southwesterly direction.
   3.3. Phase 2A may be extracted to a maximum depth between 387.2 and 392.7 masl.
   3.4. Establish tunnel beneath Main Street to connect with Phase 2B.
   3.5. Progressive rehabilitation shall consist of backfilling a portion of the phase to pre-extraction grades as well as the side slopes to establish the final elevations and grades depicted on the plan view of drawing 4 of 4.
4. Phase 2B
   4.1. Strip Phase 2B and use the material for progressive rehabilitation in Phases 1 and 2A or temporarily stockpile the material in the topsoil and overburden stockpile area.
   4.2. Create sinking cut to establish tunnel beneath Main Street to connect with Phase 2A.
   4.3. Extract pit and quarry in a northeasterly direction before proceeding in a southeasterly direction.
   4.4. Phase 2B may be extracted to a maximum depth between 393.3 and 395.0 masl.
   4.5. Progressive rehabilitation shall consist of backfilling the side slopes and quarry floor to establish the final elevations and grades depicted on the plan view of drawing 4 of 4.
   4.6. Prepare Phase 3 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
5. Phase 3
   5.1. Use the topsoil and overburden stockpiled in Phase 3, as well as the existing material, for progressive rehabilitation in Phases 2A and 2B.
   5.2. Construct a slurry wall / grout zone in the southwest setback of the Main Area prior to extraction in Phase 3.
   5.3. Extract pit and quarry in a southwest direction.
   5.4. Phase 3 may be extracted to a maximum depth between 383.9 and 388.6 masl.
   5.5. Progressive rehabilitation shall consist of backfilling a portion of the phase to pre-extraction grades and side sloping to establish the final elevations and grades depicted on the plan view of drawing 4 of 4.
   5.6. Prepare Phase 4 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
6. Phase 4
   6.1. Use the topsoil and overburden stockpiled in Phase 4, as well as the existing material, for progressive rehabilitation in Phases 2A, 2B, 3, 4 and backfilling the tunnel beneath Main Street.
   6.2. Construct infiltration trenches in the southwest setback of the Main Area prior to extraction in Phase 4.
   6.3. Extract pit and quarry in a southwest direction before proceeding in a northwesterly direction.
   6.4. Phase 4 may be extracted to a maximum depth between 382.3 and 385.9 masl.
   6.5. Progressive rehabilitation shall consist of backfilling a portion of the phase to pre-extraction grades as well as side slopes to establish the final elevations and grades depicted on the plan view of drawing 4 of 4.
   6.6. Prepare Phase 5 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
7. Phase 5
   7.1. Strip Phase 5 and use the material for progressive rehabilitation in Phases 4 and 5 and any other areas requiring backfilling within the Main area. Any remaining topsoil and overburden shall to used for the future progressive rehabilitation in Phases 6 and 7.
   7.2. Extract pit and quarry in a southeasterly direction.
   7.3. Phase 5 may be extracted to a maximum depth between 380.9 and 384.7 masl.
   7.4. Progressive rehabilitation shall consist of backfilling the side slopes (where applicable) to establish the final elevations and grades depicting on the plan view of drawing 4 of 4.
   7.5. A portion of the quarry face in the southwest corner of Phase 5 shall remain vertical (see Section N. Variations from Control and Operation Standards). The exposed rock face will be approximately 128 metres in length.
   7.6. Prepare Phase 6 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
8. Phase 6
   8.1. Strip Phase 6 and use the material to construct the perimeter berm for the South Area or temporarily stockpile for future use with progressive rehabilitation.
   8.2. Construct slurry wall / grout zone and infiltration trenches in the southwest and southeast setback of the South Area prior to extraction in Phase 6.
   8.3. Create sinking cut to establish tunnel beneath Charleston Sideroad to connect with Phase 1.
   8.4. Extract pit and quarry in a southeasterly direction.
   8.5. Phase 6 may be extracted to a maximum depth between 385.0 and 391.4 masl.
   8.6. Progressive rehabilitation shall consist of backfilling the quarry floor and side slopes to establish the final elevations and grades depicted on the plan view of drawing 4 of 4.
   8.7. Prepare Phase 7 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
9. Phase 7
   9.1. Strip Phase 7 and use the material for progressive rehabilitation in Phases 6 and 7.
   9.2. Extract pit and quarry in a southwesterly direction before proceeding in a southeasterly direction.
   9.3. Phase 7 may be extracted to a maximum depth between 381.3 and 386.6 masl.
   9.4. Extract facility pad in Main Area.
   9.5. Progressive rehabilitation shall consist of backfilling the quarry floor (including tunnel) and side slopes (where applicable) to establish the final elevations and grades depicted on the plan view of drawing 4 of 4.
   9.6. Upon completion of extraction in Phase 7, the slurry wall adjacent to the infiltration trenches in the southwest and southeast corner of the South Area shall be excavated and backfilled with sand.
   9.7. A portion of the quarry face in the southwest and southeast corner of Phase 7 shall remain vertical (see Section N. Variations from Control and Operation Standards). The exposed rock face will be approximately 465 metres in length. Two access points with 2:1 slopes from the existing grade to the final quarry floor shall be provided in the locations shown on the plan view of drawing 4 of 4. The access points shall be backfilled with highly permeable sandy material (10-5) or un-compacted till (10-6). Should un-compacted till be utilized, the access points shall not exceed 30 metres in width.

I. Extraction Details

1. All trees within five metres of the excavation face inside the limit of extraction shall be removed.
2. The maximum height of a lift within the pit shall not be greater than 1.5 metres above the highest reaching excavating equipment being utilized on-site.
3. The maximum height of a lift within the quarry shall be 25 metres.
4. The maximum depth of material below top of bedrock in Phase 1 is approximately 27 metres. Areas of Phase 1 that are less than 25 metres in depth shall be extracted in one lift while areas greater than 25 metres in depth shall be extracted in two lifts.
5. The maximum depth of material below top of bedrock in Phase 2A is approximately 26 metres. Areas of Phase 2A that are less than 25 metres in depth shall be extracted in one lift while areas greater than 25 metres in depth shall be extracted in two lifts.
6. The maximum depth of material below top of bedrock in Phase 2B is approximately 14 metres and shall be extracted in one lift.
7. The maximum depth of material below top of bedrock in Phase 3 is approximately 27 metres. Areas of Phase 3 that are less than 25 metres in depth shall be extracted in one lift while areas greater than 25 metres in depth shall be extracted in two lifts.
8. The maximum depth of material below top of bedrock in Phase 4 is approximately 27 metres. Areas of Phase 4 that are less than 25 metres in depth shall be extracted in one lift while areas greater than 25 metres in depth shall be extracted in two lifts.
9. The maximum depth of material below top of bedrock in Phase 5 is approximately 25 metres and shall be extracted in one lift.
10. The maximum depth of material below top of bedrock in Phase 6 is approximately 18 metres and shall be extracted in one lift.
11. The maximum depth of material below top of bedrock in Phase 7 is approximately 16 metres and shall be extracted in one lift.
12. Extraction may occur concurrently in Phases 2A and 2B.
13. Extraction shall be permitted in two phases simultaneously to allow for transition between phases.
14. Blasting shall be permitted ~~daily~~ Monday to Friday, excluding statutory holidays, (during the hours specified in note B.4 on this drawing). However, it is anticipated that the frequency of blasts will typically be two blasts per week.
15. As excavation reaches the limit of extraction or maximum depth, progressive rehabilitation shall commence in the locations to be backfilled.
16. Aggregate stockpiles ~~(including recyclable material)~~ shall be located within the limit of extraction and remain a minimum of 30 metres from the licence boundary and 90 metres from a property with a residential use.
17. Berms that encroach within the limit of extraction shall be removed, and the underlying aggregate may be extracted, as part of final extraction/rehabilitation of the site.
18. Internal haul road locations will vary on the pit and quarry floor as extraction progresses.

J. Equipment and Processing

1. Equipment used on-site may include jaw crushers, excavators, bulldozers, skid steers, screeners, conveyors, hoppers, mobile cone crushers, drill rigs, generators, front end loaders, shipping loaders, shipping trucks, haul trucks, and water trucks.
2. Processing equipment shall remain a minimum of 30 metres from the licence boundary and 90 metres from a property with a residential use.
3. Processing equipment in the Main Area will initially be portable and shall be situated in the location identified on the Noise Mitigation Schematic on this drawing or drawing 3 of 4. As operations progress and the top of bedrock is exposed, a permanent processing plant will be constructed within the facility pad area (Main Area) as shown on the plan view of this drawing. Once the permanent processing plant is operational within the facility pad area, the temporary processing plant in the Main Area shall be dismantled. In Phase 6 (South Area) a processing plant consisting of a primary crusher and primary screen (relocated from the Main Area) shall be constructed in the location identified on the Noise Mitigation Schematic on this drawing or drawing 3 of 4 once sufficient area is extracted within Phase 6. During Phase 6, the remaining permanent processing equipment located in the facility pad area (Main Area) will remain operational until extraction of the facility pad area is required in Phase 7. Prior to the extraction of aggregate from beneath the facility pad area in Phase 7, the remaining permanent processing equipment in the facility pad area will be dismantled and portable processing equipment will be relocated to the quarry floor in the Main Area for the duration of the operation.

K. Fuel Storage

1. Fuel storage tanks shall be located in close proximity to the maintenance shop. Fuel storage tanks shall be installed and maintained in accordance with the Technical Standards and Safety Act and Liquid Fuels Regulation 217/01.
2. All fuel tanks shall be double sided or placed in containment facilities large enough to hold the tanks maximum volume.
3. Fuel trucks shall be used to transfer fuel to on-site equipment in accordance with the Liquid Fuels Handling Code.
4. A Spills Contingency Plan shall be prepared and implemented prior to site preparation. The Spills Contingency Plan shall be available on-site and all employees and contractors shall be informed and required to comply with this plan.

L. Scrap and Recycling

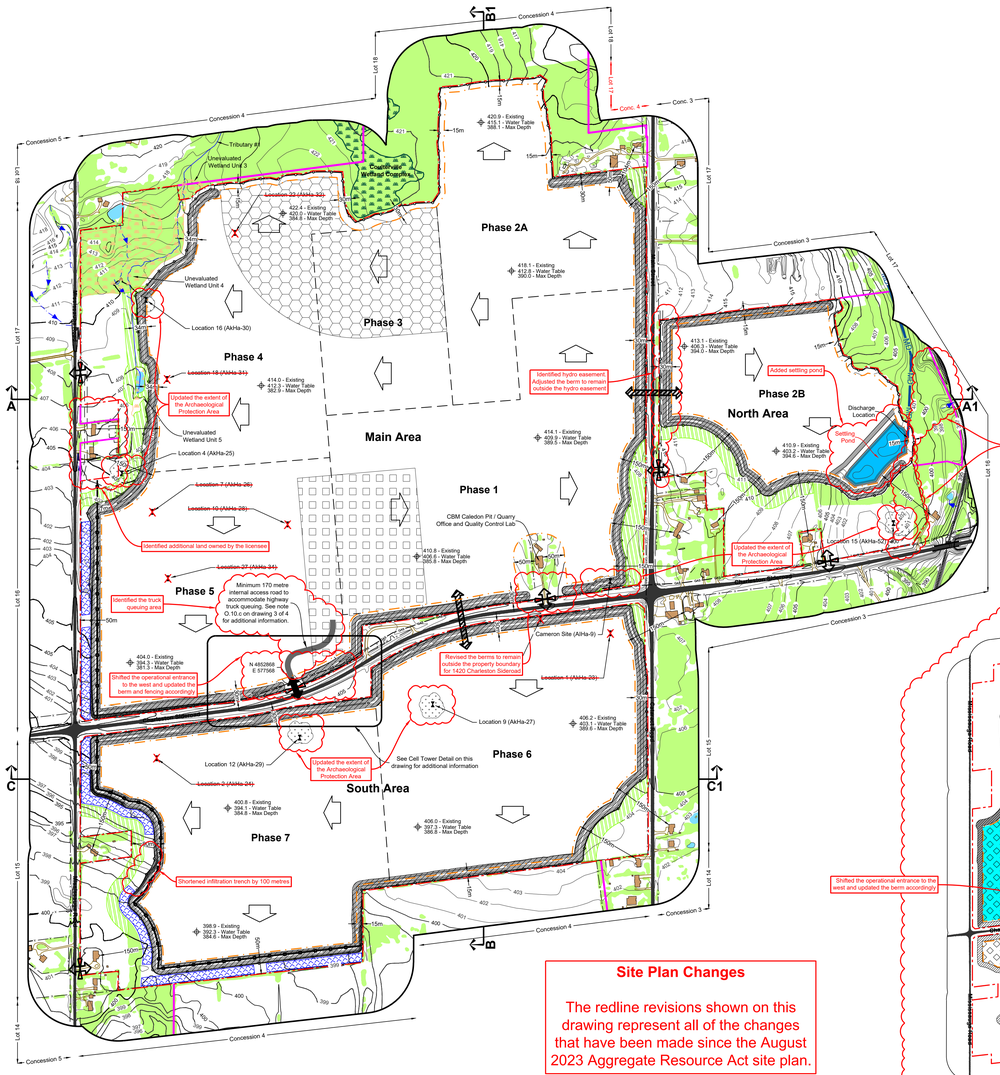
1. Scrap may be stored on-site within the Facility Pad, Building Location and Recycling Area identified on the plan view of this drawing (see note 2.b on this drawing for additional information) and shall be removed on an on-going basis.
2. Scrap shall only include material generated directly as a result of the aggregate operation such as refuse, debris, scrap metal, lumber, discarded machinery, equipment and motor vehicles.
3. All fluids shall be drained from any discarded equipment, machinery or motor vehicle prior to storage and disposed of in accordance with the Environmental Protection Act.
4. Scrap shall not be stored within 30 metres of any body of water or the licence boundary, ~~and shall be kept in close proximity to the main processing plant~~.
5. Recycling of concrete shall be permitted on-site.
6. Recyclable material shall be kept ~~in close proximity to the main processing plant~~ within the Facility Pad, Building Location and Recycling Area identified on the plan view of this drawing (see note J.3 on this drawing for additional information).
7. Rebar or other structural metal shall be separated from recyclable aggregate material during processing and placed in a designated scrap pile on-site which shall be removed on an on-going basis.
8. Recycled aggregate shall be removed on an on-going basis.
9. Recycling activities shall not interfere with the operational phases of the site or with rehabilitation.
10. Once the site is depleted, no further importation of recyclable material shall be permitted.
11. Once final rehabilitation has been completed and approved in accordance with the site plan, all recycling operations shall cease.
12. The site shall be kept in an orderly condition.

M. Maximum Disturbed Area

1. The maximum disturbed area is 95.0 hectares. Disturbed areas shall include active extraction areas, stockpile areas, internal haul routes, areas being progressively rehabilitated and berms until they are vegetated. Areas that have been side-sloped and vegetated, and the adjacent un-vegetated or flooded vacated quarry floor (eg. stockpiles and equipment removed), shall not constitute disturbed area.

N. Variations from Control and Operation Standards

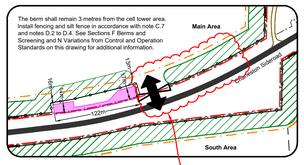
Section 0.13 Standard	Variation	Rationale
(1) 1 & 2	1. A gate shall not be required for the tunnel crossings. 2. Gates shall not be required in an Area that is not currently undergoing site preparation.	1. The tunnel crossings are beneath the road allowance. Therefore, access is already restricted. 2. This will enable agricultural operations to continue without being impeded.
(1) 3	A clear view of the road in both directions shall not be provided at the tunnel crossings.	The tunnel crossings are beneath the road allowance. Therefore, visibility in both directions is not possible.
(1) 9 & 10.ii.A	1. Excavation may occur within the setback at the tunnel crossings. 2. Excavation may occur within the setbacks where the groundwater infiltration trenches and slurry walls are located.	1. This will facilitate construction associated with the tunnel. 2. This will facilitate construction associated with the groundwater infiltration trench and slurry wall.
(1) 11	1. Aggregate / overburden may be removed from the setback at the tunnel crossings. 2. Aggregate / overburden may be removed from the setbacks where the groundwater infiltration trenches are slurry walls are located.	1. This will facilitate construction associated with the tunnel. 2. This will facilitate construction associated with the groundwater infiltration trench and slurry wall.
(1) 13.i.	Topsoil and overburden within the "Topsoil and Overburden Stockpile Area" may be stockpiled within 30 metres of the licence boundary.	The "Topsoil and Overburden Stockpile Area" is adjacent to additional land owned by the licensee.
(1) 17	Topsoil and/or overburden may be transferred between the Main, North and South Areas.	This will allow stripped material from site preparation to be used for berm construction, progressive rehabilitation and/or temporarily stockpiled in any Area.
(1) 19.i. & 19.ii.	1. The minimum side slope within the sand and gravel deposit areas shall be 2:1. 2. A portions of the extraction face shall remain vertical in the southwest corner of Phase 5 and the southwest/southeast corner of Phase 7.	1. This will enable side slopes to transition seamlessly between the pit and quarry excavation areas. 2. Leaving a portion of the extraction face in Phases 5 and 7 vertical will meet the water infiltration requirements.
(3) (a)	1. Fencing shall be installed in a phased approach. 2. Fencing may be offset up to five metres from the licence boundary. 3. Fencing shall be installed around the perimeter of the cell tower area.	1. This will enable agricultural production to continue with minimal disruption and accounts for the long life expectancy of the operation. 2. This will minimize the removal of existing trees to accommodate the perimeter fencing. 3. It is the responsibility of the cell tower operator to control access to the area in a manner that they deem appropriate.



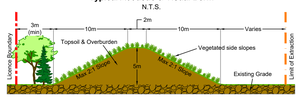
Site Plan Changes

The redline revisions shown on this drawing represent all of the changes that have been made since the August 2023 Aggregate Resource Act site plan.

Cell Tower Detail
Scale - 1:3000



Typical Acoustic & Visual Berm
N.T.S.



Noise Mitigation Schematic
Scale 1:10,000



Key Natural Heritage Features Schematic
Scale 1:10,000



Added the Noise Mitigation and Key Natural Heritage Features Schematics as requested by the Town of Caledon

Legal Description

Part of Lots 15-~~17~~18, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former geographic Township of Caledon)
Township of Caledon
Regional Municipality of Peel

Legend

- Licence Boundary
- Limit of Extraction
- Contours with Elevation — Metres above sea level (MASL)
- Public Road
- Driveway
- Railway
- Entrance / Exit — Operational Access
- Entrance / Exit — Office/lab and Maintenance Access
- Tunnel Crossing
- Gate
- Watercourse — Permanent (Direction of flow indicated by arrows)
- Watercourse — Intermittent (Direction of flow indicated by arrows)
- Water Feature
- Wooded Area
- Wetland — MNRF Evaluated - Other
- Wetland — MNRF - Unevaluated
- Visual Planting Area
- Additional Land Owned by Licensee
- 120m Offset From Licence Boundary
- Easement — Updated the legend to include easements
- Pipeline — Enbridge Gas Inc.
- Fence — 1.2 m post & wire fence unless otherwise noted
- Silt Fence
- Main Discharge
- ~~Secondary Discharge~~ — ~~(Discharge not to exceed existing surface water flow)~~
- Berm (with 2:1 side slopes) — 5.0 m in height except for section along the western extent of the Main Area identified as 7.0 m on the plan view
- General Direction of Excavation & Boundary
- Building/Structure
- Topsoil & Overburden Stockpile Area (Maximum Height 8.0 m)
- Facility Pad, ~~and~~ Building Location ~~and Recycling~~ Area
- Archaeological Protection Area (Including 10 20 metre buffer)
- Infiltration Trench — Updated hatch symbol for visibility purposes
- Slurry Wall
- Spot Elevation — Top - Existing (MASL) / Middle - Water Table (MASL) Bottom - Maximum Depth of Extraction (MASL)
- Cross Sections

Site Plan Acronyms

1. ARA - Aggregate Resources Act
2. MECP - Ministry of the Environment, Conservation and Parks
3. MGCS - Ministry of Government and Consumer Services
4. DFO - Department of Fisheries and Oceans Canada
5. MNRF - Ministry of Natural Resources ~~and Forestry~~
6. MCM - Ministry of Citizenship and Multiculturalism
7. TSSA - Technical Standards and Safety Authority
8. MTCS - Ministry of Tourism, Culture and Sport
9. ECA - Environmental Compliance Approval
10. BMPP - Best Management Practices Plan
11. WWIS - Water Well Information System
12. HIA - Heritage Impact Assessment
13. CVC - Credit Valley Conservation
14. MASL - Metres above sea level
15. PTTW - Permit to Take Water
16. NTS - Not to Scale

Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licencing)

No.	Date	Description	By
4	May 2025	Update the site plan to address agency and public comments	C.P.
3	March 2025	Update the site plan to address agency and public comments	C.P.
2	August 2024	Updated the site plan to address the MNR's comments from their letter dated January 11, 2024 and the Town of Caledon's comments from their letter dated November 17, 2023	C.P.
1	August 2023	Revised drawing to incorporate updated technical report recommendations	C.P.

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
113 COLLIER STREET, BARRIE, ON, L4M 1H2 | P: 705.728.0045 F: 705.728.2010 | WWW.MHBCPLAN.COM

MHBC Stamp
Brian Zeman
Is authorized by the Ministry of ~~Northern Development, Mines, Natural Resources and Forestry~~ pursuant to Subsection 0.2(5)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

MHBC Stamp
Christopher Poole
Is authorized by the Ministry of ~~Northern Development, Mines, Natural Resources and Forestry~~ pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

Draft

Applicant

cbm
VOTORANTIM cimentos
CBM Aggregates a Division of St. Marys Cement Inc. (Canada)
55 Industrial Street
Toronto, Ontario
M4G 3W9

Project

Caledon Pit & Quarry

18722 Main Street, Caledon, Ontario

MNRF Licence Reference No. 626600	**Applicant's Signature**
Plan Scale: 1:5000 (Arch E)	**Date** ~~August 2023~~ May 2025
0 150 300 Metres	**Drawn By** C.P. / **Checked By** B.Z. / **File No.** 8816AF
File Name	**Operational Plan**
Drawing No.	**2 of 4**
File Path	N:\Brian\8816AF - CBM - Caledon Quarry\Drawings\Site Plan\CAD\8816AF - Site Plan.dwg

O. Technical Recommendations

1. Agricuture

   a. Lands that are currently in agricultural production, and not required for immediate extraction and site preparation, shall be kept in agricultural production ~~for as long as possible~~.

   b. The licensee shall document any complaints involving the local agricultural community, and as part of the annual Compliance Assessment Report, shall provide information to MNR[F] on the nature of the complaint and actions taken by the licensee to address the issue.

2. Blasting

   a. All quarry blasts shall be monitored at the closest residences in front of and behind the blast for ground and air vibration effects to ensure compliance with the current MECP guideline limits.

   b. All quarry blasts shall be monitored within 300 metres of the nearest pipeline on the ground above that pipeline to ensure compliance with Enbridge's ground vibrations limits.

   c. All quarry blasts shall be monitored within 300 metres of the farmhouse and barn located at 18722 Main Street, the farmhouse located at 18501 Mississauga Road, the farmhouse located at 18667 Mississauga Road and the house (to be converted to office/laboratory during operation) located at 1420 Charleston Sideroad to ensure compliance with the ground vibration limit of 50 mm/s. Once the farmhouse(s) located at 18501 Mississauga Road and 18667 Mississauga Road is relocated outside of the licence area, all quarry blasts shall be monitored to ensure compliance with the current MECP guideline limits. See cultural heritage technical recommendations Section O.4 for additional information.

   d. The vibration monitoring shall be carried out by an independent third-party engineering firm with expertise in blasting and monitoring.

   e. Notification shall be provided to Enbridge when blasting approaches within 300 metres of the pipeline.

   f. No extraction within 30 metres of the pipeline without authorization from Enbridge.

   g. Blasting shall be carried out by persons experienced, trained and qualified to conduct blasting operations.

   h. The licensee shall establish a blasting notification program for residents within 500 metres. The licensee shall also provide notification to the Town of Caledon Clerk and the Brampton Flying Club prior to a blast taking place on-site.

   i. Blasting shall not occur on Saturday, Sunday and all Statutory holidays.

   j. If there are exceedances of the vibration limits, the Licensee shall notify MECP and the blast design parameters shall be altered to bring results back into compliance prior to the next blast occurring on-site.

   k. When blasting within approximately 440 metres of adjacent residences, the quarry shall regularly review their blast procedures in conjunction with the blast monitoring results to assess if it is necessary to modify blast design parameters of the blasts.

   l. Blasting procedures, such as drilling and loading, shall be reviewed annually and modified as required to ensure compliance with industry standards.

   m. The licensee shall maintain a record of all blasting details including a seismic record of the ground and air vibration monitoring results. The blast details and monitoring results shall be made available to the MNR[F] and the MECP, upon written request. The blasting reports shall include the following information:

      m.a. Location, date and time of the blast;
      m.b. Dimensioned sketch including photographs, if necessary, of the location of the blasting operation, and nearest point of reception;
      m.c. Physical and topographical description of the ground between the source and the receptor location.
      m.d. Type of material being blasted;
      m.e. Sub-soil conditions, if known;
      m.f. Prevailing meteorological conditions including wind speed in m/s, wind direction, air temperature in °C, relative humidity, degree of cloud cover and ground moisture content;
      m.g. Number of drill holes;
      m.h. Pattern and pitch of drill holes;
      m.i. Size of holes;
      m.j. Depth of drilling;
      m.k. Depth of collar (or stemming);
      m.l. Depth of toe-load;
      m.m. Weight of charge per delay;
      m.n. Number and times of delays;
      m.o. The result and calculated value of Peak Pressure Level in dBL and Peak Vibration Velocity in mm/s;
      m.p. Applicable limits; and
      m.q. The excess, if any, over the prescribed limit.

   n. The first five regular production blasts in the Main Area of the Licence shall be monitored at a minimum of five locations at varying distances from each blast to better define the ground and air vibration attenuation characteristics at the nearest receptors to assist with future blast designs. They shall entail establishing monitoring stations between the blast site and neighbouring receptors (residences).

   o. Prior to the commencement of blasting within 500 metres of a structure and subject to landowner authorization, the licensee shall conduct a pre-blast inspection, periodic inspections while extraction is within 500 metres and a post-blast inspection when extraction is no longer within 500 metres of the structure. The result of the inspection shall be provided to the landowner and form the basis for assessing any potential impact to the structure from blasting operations within 500 metres.

   p. The Licensee shall take all reasonable measures to prevent fly rock from leaving the site during blasting if a sensitive receptor is located within 500 metres of the boundary of the site.

   q. The use of electronic detonators shall be implemented to improve timing accuracy and maintain hole timing as designed.

3. Air Quality

   a. The Site shall operate in accordance with the Fugitive Dust Best Management Practices Plan (BMPP) dated December 2022, (revised ~~July 2023~~ May 2025). The BMPP shall be reviewed annually and updated if required based on current Site operations and new best management practices.

   b. Unpaved haul roads shall be watered using a water truck and/or dust suppressant. The application of water shall be dependent on weather conditions but should be designed to maintain a watering rate of at least 2 L/m²/hour. Site personnel shall conduct daily visible inspections of visible dust from the onsite haul roads, which shall be used to inform additional watering activities if high opacity dust is reported. When temperatures fall below 4° C, a Ministry of Environment, Conservation and Parks chemical dust suppressant shall be used in place of water.

   c. Unpaved haul roads shall be re-graded annually (or as needed based on observations) using coarser material.

   d. A speed limit of 25 km/hour on all site roads shall be implemented.

   e. Stockpiles shall be placed below grade where possible with drop heights of less than 1 metre maintained for fine material.

   f. The processing plant shall be equipped with a water spray system with the watering rate set to suppress visible dust.

   g. The processing plant shall be located below grade as soon as feasible.

   h. Drills shall be equipped with dust suppression systems.

   i. If sustained winds exceed 40 km/hour, on-site processing activities, including drilling and blasting, ~~will~~ shall cease and not resume until two consecutive hours of winds below 40 km/hour are recorded.

   j. A record of all visual inspections, dust mitigation activities and complaints shall be kept in the onsite filing system, as identified in the BMPP.

4. Cultural Heritage

   a. Areas of cultural heritage potential were identified for portions of the properties located at 18722 Main Street, 1055 Charleston Sideroad, 1420 Charleston Sideroad, 18501 Mississauga Road, and 18667 Mississauga Road. Accordingly, property specific Heritage Impact Assessment (HIAs) have been prepared for these properties. The recommendations from each HIA are presented below.

   b. HIA Recommendations for 1420 Charleston Sideroad:

      The HIA for 1420 Charleston Sideroad determined that the Study Area will be subject to both direct and indirect impacts. To avoid or reduce these effects, ~~WSP recommends~~ the licensee shall:

      - During operations, the farmhouse shall be adaptively re-used as an office/laboratory site for the quarry operations. Prior to the surrender of the licence, the building shall be converted back to its original use.

      To achieve this conservation strategy, the following mitigation measures shall be implemented:

      b.a. If the property is vacated prior to converting the farmhouse to an office/laboratory a qualified specialist shall develop a mothball plan for the farmhouse, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.

      b.b. The limit of extraction shall include a 50 m buffer from the farmhouse to protect the heritage attributes of the property.

      b.b.a. Prior to site preparation, the licensee shall erect fencing at the 50 m buffer to identify a 'no-go zone' to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.

      b.c. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse is maintained.

      b.d. A Heritage Documentation Plan shall be prepared for the property with a focus on the barn foundation ruins on the property.

      b.e. A Heritage Conservation Plan shall be prepared for the farmhouse prior to use of the farmhouse as an office or laboratory space to guide the adaptive re-use efforts and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the rehabilitation program phase and into the future.

      b.f. Prior to the surrender of the licence, remove any temporary protective measures implemented during the time the farmhouse is used as an office/laboratory site and rehabilitate the farmhouse back to its original use.

   c. HIA Recommendations for 1055 Charleston Sideroad:

      The HIA for 1055 Charleston Sideroad determined that the property will be subject to both direct and indirect impacts. To avoid or reduce these effects, WSP recommends the licensee shall:

      - Prior to site preparation in Phase 7 salvage, document, and commemorate the heritage attributes of 1055 Charleston Sideroad.

      To achieve this conservation strategy, the following mitigations shall be implemented:

      c.a. A Heritage Documentation Plan shall be prepared for 1055 Charleston Sideroad to create a record of the property. The documentation of the property shall include the foundation ruins of the barn and outbuilding (Structural Foundation No. 1 and Structural Foundation No. 2) and remnant landscape components of the farm complex (driveway and tree lines).
      The Heritage Documentation Plan shall be completed by a qualified cultural heritage specialist prior to the commencement of quarrying activities within Phase 7.

      c.b. Prior to the surrender of the licence, a commemorative plaque shall be installed at 1055 Charleston Sideroad to document the heritage attributes at the property. The commemoration strategy should shall be implemented during the rehabilitation phase of the project, following the completion of quarrying activities.

   d. HIA Recommendations for 18722 Main Street:

      The HIA for 18722 Main Street determined that the property will be subject to both direct and indirect impacts. To avoid or reduce these effects, WSP recommends the licensee shall:

      - Retain the farmhouse, barn, and mature vegetation on site in their original use.

      To achieve this conservation strategy, the following mitigation measures shall be implemented:

      d.a. The limit of extraction shall include a 50 m buffer from the barn to protect the heritage attributes of the property.

      d.a.a. Prior to site preparation, the licensee shall erect fencing at the 50 m buffer to identify a 'no-go zone' to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.

      d.b. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse and barn are maintained.

      d.c. A berm or vegetative screen, shall be placed between 18722 Main Street the limit of extraction.

      d.d. The property at 18722 Main Street shall remain inhabited. In the event the property is vacated a qualified specialist shall develop a mothball plan for the farmhouse, with a maintenance and inspection schedule, to conserve the structure until the property is inhabited again.

      d.e. A Management and Maintenance Plan shall be prepared to protect and maintain the heritage attributes during the activities of the mineral aggregate operation.

   e. HIA Recommendations for 18501 Mississauga Road:

      The HIA for 18501 Mississauga Road determined that the property will be subject to both direct and indirect negative impacts. To avoid or reduce these effects, WSP recommends the licensee shall:

      - Prior to extraction in Phase 5 relocate the farmhouse within the existing property parcel located outside of the licence boundary and complete documentation and salvage for the remaining landscape and outbuilding components.

      To achieve this conservation strategy, the following mitigation measures shall be implemented:

      e.a. If the farmhouse is vacated prior to the relocation, a qualified specialist shall develop a mothball plan for the farmhouse, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.

      e.b. The following short-term conservation actions, shall be implemented prior to relocation of the farmhouse:

      e.b.a. Prior to site preparation in Phase 5, the licensee shall erect fencing 50 m from the farmhouse to identify a "no-go-zone" to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.

      e.b.b. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse is maintained.

      e.c. A Heritage Documentation Plan shall be prepared for the barns and mature vegetation on the property.

      e.d. A Structural Engineer should shall be consulted to confirm whether the farmhouse is structurally sound enough to withstand relocation. If the structural engineer determines that the farmhouse cannot be relocated the following shall be implemented: i) the extraction area shall be revised to include a 50 m buffer from the farmhouse ii) fencing shall be installed at the 50 m buffer to identify the "no-go-zone", iii) the recommendations of the blast impact assessment shall be implemented to ensure the structural integrity of the farmhouse is maintained iv) a qualified specialist shall develop a mothball plan for the farmhouse with a maintenance and inspection schedule to conserve the house until the licence licence is surrendered and v) following surrender of the licence licence, the farmhouse shall be inhabited for residential use.

      e.e. A Heritage Conservation Plan shall be prepared for the farmhouse to guide the relocation and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the relocation and into the future.

      e.f. Relocate the farmhouse on the portion of 18501 Mississauga Road that is located outside of the licence boundary to retain the general geographic and visual setting of the structure and supports understanding of its cultural heritage value or interest as a rural farmhouse.

      e.g. The relocated farmhouse shall be inhabited for residential use.

   f. HIA Recommendations for 18667 Mississauga Road:

      The HIA for 18667 Mississauga Road determined that the property will be subject to both direct and indirect negative impacts. To avoid or reduce these effects, WSP recommends the licensee shall:

      - Prior to extraction in Phase 4, the licensee shall relocate the farmhouse and summer kitchen within the existing property parcel located outside of the licence boundary and complete documentation and salvage for the remaining landscape and outbuilding components.

      To achieve this conservation strategy, the following mitigation measures shall be implemented:

      f.a. If the farmhouse and summer kitchen is vacated prior to the relocation, a qualified specialist shall develop a mothball plan for the farmhouse and summer kitchen, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.

      f.b. The following short-term conservation actions, shall be implemented prior to relocation of the farmhouse and summer kitchen:

      f.b.a. Prior to site preparation in Phase 4, erect fencing 50 m from the farmhouse and summer kitchen to identify a "no-go-zone" to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.

      f.b.b. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse and summer kitchen are maintained.

      f.c. A Heritage Documentation Plan shall be prepared for the barn complex, Outbuilding No. 1, fieldstone wall, and mature vegetation on the property.

      f.d. A Structural Engineer should shall be consulted to confirm whether the farmhouse is structurally sound enough to withstand relocation. If the structural engineer determines that the farmhouse cannot be relocated the following shall be implemented: i) the extraction area shall be revised to include a 50 m buffer from the farmhouse ii) fencing shall be installed at the 50 m buffer to identify the "no-go-zone", iii) the recommendations of the blast impact assessment shall be implemented to ensure the structural integrity of the farmhouse is maintained iv) a qualified specialist shall develop a mothball plan for the farmhouse with a maintenance and inspection schedule to conserve the house until the licence licence is surrendered and v) following surrender of the licence licence the farmhouse shall be inhabited for residential use.

      f.e. A Heritage Conservation Plan shall be prepared for the farmhouse and summer kitchen to guide the relocation and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the relocation and into the future.

      f.f. Relocate the farmhouse and summer kitchen on the portion of 18667 Mississauga Road that is located outside of the licence boundary to retain the general geographic and visual setting of the structure and conserve the contextual value of the farmhouse and summer kitchen.

      f.g. The relocated farmhouse and summer kitchen shall be in habited for residential use.

5. Archaeology

   a. A Stage 1-3 Archaeological Assessment Archaeological Mitigation shall be required for the following sites: ~~Location 1 (AkHa-29), Location 3 (AkHa-31), Location 4 (AkHa-25), Location 5 (AkHa-27), Location 10 (AkHa-28),~~ Location 12 (AkHa-29), Location 15 (AkHa-52), Location 16 (AkHa-30); ~~Location 18 (AkHa-31); Location 22 (AkHa-32); Location 26 (AkHa-33); Location 27 (AkHa-34)~~ prior to any ground disturbance Site Alteration.

   b. The limits of each of these archaeological sites have been determined by Stage 3 Archaeological Assessment and include a 10 metre protective buffer zone - plus a 70 metre buffer. These sites are identified on the plan view of this drawing and referred to as an "Archaeological Protection Area".

   c. Alterations and/or ground disturbing activities are prohibited within the limits of the "Archaeological Protection Area" until such time that a professionally licenced archaeologist has completed archaeological field work on the site and the Ministry of Citizenship and Multiculturalism (MCM) has entered a report(s) in the Ontario Public Register of Archaeological Reports where the report(s) recommends that the archaeological site is of no further cultural heritage value or interest.

   d. Any archaeological site that is of further cultural heritage value or interest that remains within the licenced area at the time of surrender of the licence shall be protected through a restrictive covenant on title.

   e. The protected sites shall be fenced (post and wire) prior to commencing extraction.

   f. Should deeply buried archaeology remains be found during the course of site preparation and/or extraction related activities, the MCM shall be notified.

   g. In the event that human remains are encountered during construction or extraction activities, the licensee shall immediately contact both the MCM and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (MGCS).

6. Visual

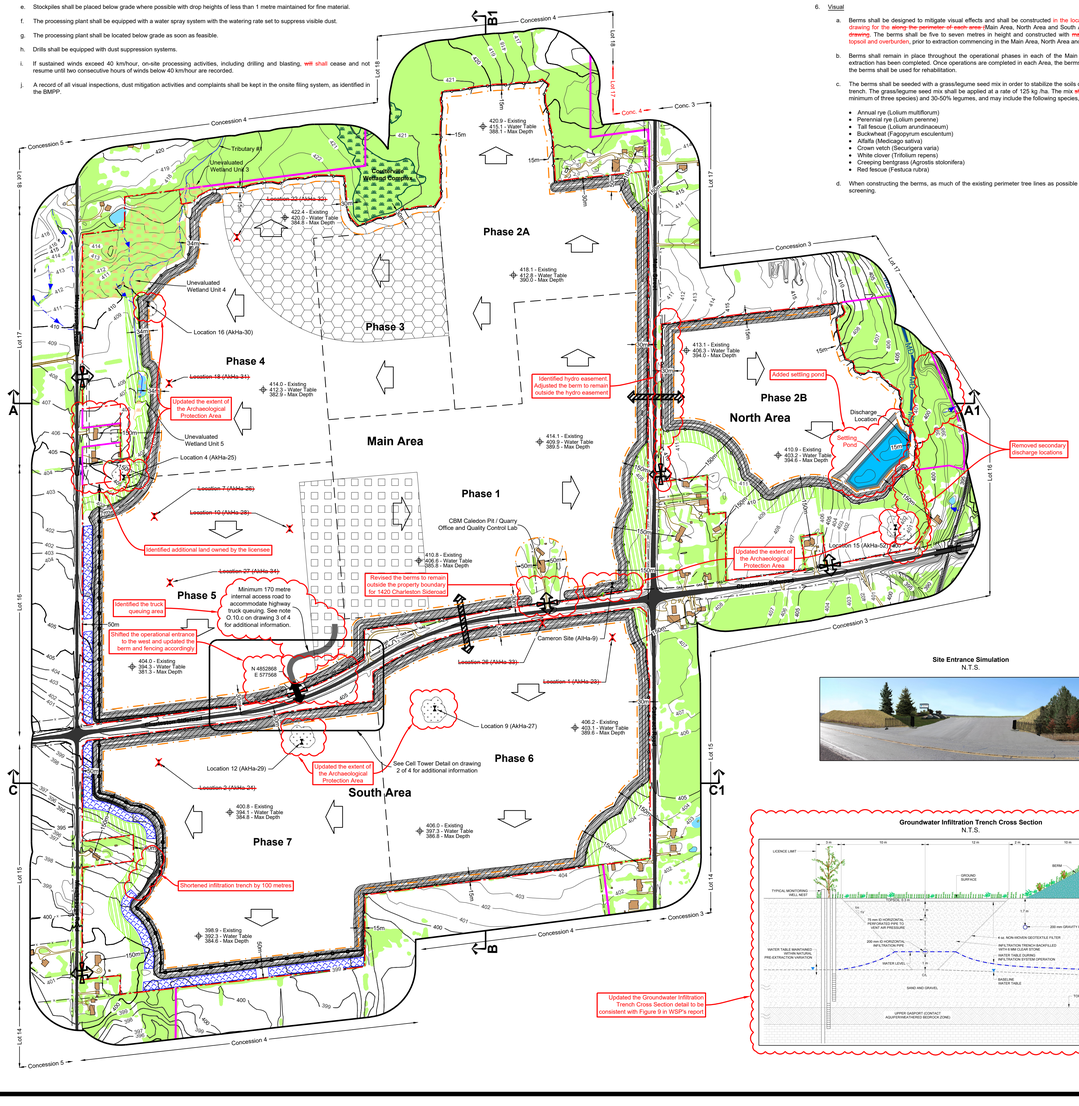
   a. Berms shall be designed to mitigate visual effects and shall be constructed in the locations identified on the plan view of this drawing for the along the perimeter of each area (Main Area, North Area and South Area) as shown on the plan view of this drawing. The berms shall be five to seven metres in height and constructed with material from each extraction area on-site topsoil and overburden, prior to extraction commencing in the Main Area, North Area and South Area.

   b. Berms shall remain in place throughout the operational phases in each of the Main Area, North Area and South Area until extraction has been completed. Once operations are completed in each Area, the berms shall be removed and the material from the berms shall be used for rehabilitation.

   c. The berms shall be seeded with a grass/legume seed mix in order to stabilize the soils on the berms and groundwater infiltration trench. The grass/legume seed mix shall be applied at a rate of 125 kg /ha. The mix should shall consist of 50-70% grasses (a minimum of three species) and 30-50% legumes, and may include the following species, as available at the time of application:

      - Annual rye (Lolium multiflorum)
      - Perennial rye (Lolium perenne)
      - Tall fescue (Lolium arundinaceum)
      - Buckwheat (Fagopyrum esculentum)
      - Alfalfa (Medicago sativa)
      - Crown vetch (Securigera varia)
      - White clover (Trifolium repens)
      - Creeping bentgrass (Agrostis stolonifera)
      - Red fescue (Festuca rubra)

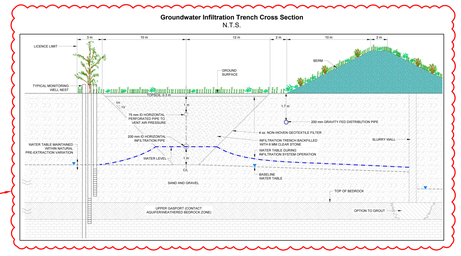
   d. When constructing the berms, as much of the existing perimeter tree lines as possible shall be left in place for additional visual screening.



Site Entrance Simulation
N.T.S.



Groundwater Infiltration Trench Cross Section
N.T.S.



e.b. The following short-term conservation actions, shall be implemented prior to relocation of the farmhouse:

e.b.a. Prior to site preparation in Phase 5, the licensee shall erect fencing 50 m from the farmhouse to identify a "no-go-zone" to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.

e.b.b. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse is maintained.

e.c. A Heritage Documentation Plan shall be prepared for the barns and mature vegetation on the property.

e.d. A Structural Engineer should shall be consulted to confirm whether the farmhouse is structurally sound enough to withstand relocation. If the structural engineer determines that the farmhouse cannot be relocated the following shall be implemented: i) the extraction area shall be revised to include a 50 m buffer from the farmhouse ii) fencing shall be installed at the 50 m buffer to identify the "no-go-zone", iii) the recommendations of the blast impact assessment shall be implemented to ensure the structural integrity of the farmhouse is maintained iv) a qualified specialist shall develop a mothball plan for the farmhouse with a maintenance and inspection schedule to conserve the house until the licence licence is surrendered and v) following surrender of the licence licence, the farmhouse shall be inhabited for residential use.

e.e. A Heritage Conservation Plan shall be prepared for the farmhouse to guide the relocation and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the relocation and into the future.

e.f. Relocate the farmhouse on the portion of 18501 Mississauga Road that is located outside of the licence boundary to retain the general geographic and visual setting of the structure and supports understanding of its cultural heritage value or interest as a rural farmhouse.

e.g. The relocated farmhouse shall be inhabited for residential use.

f. HIA Recommendations for 18667 Mississauga Road:

The HIA for 18667 Mississauga Road determined that the property will be subject to both direct and indirect negative impacts. To avoid or reduce these effects, WSP recommends the licensee shall:

- Prior to extraction in Phase 4, the licensee shall relocate the farmhouse and summer kitchen within the existing property parcel located outside of the licence boundary and complete documentation and salvage for the remaining landscape and outbuilding components.

To achieve this conservation strategy, the following mitigation measures shall be implemented:

f.a. If the farmhouse and summer kitchen is vacated prior to the relocation, a qualified specialist shall develop a mothball plan for the farmhouse and summer kitchen, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.

f.b. The following short-term conservation actions, shall be implemented prior to relocation of the farmhouse and summer kitchen:

f.b.a. Prior to site preparation in Phase 4, erect fencing 50 m from the farmhouse and summer kitchen to identify a "no-go-zone" to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.

f.b.b. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse and summer kitchen are maintained.

f.c. A Heritage Documentation Plan shall be prepared for the barn complex, Outbuilding No. 1, fieldstone wall, and mature vegetation on the property.

f.d. A Structural Engineer should shall be consulted to confirm whether the farmhouse is structurally sound enough to withstand relocation. If the structural engineer determines that the farmhouse cannot be relocated the following shall be implemented: i) the extraction area shall be revised to include a 50 m buffer from the farmhouse ii) fencing shall be installed at the 50 m buffer to identify the "no-go-zone", iii) the recommendations of the blast impact assessment shall be implemented to ensure the structural integrity of the farmhouse is maintained iv) a qualified specialist shall develop a mothball plan for the farmhouse with a maintenance and inspection schedule to conserve the house until the licence licence is surrendered and v) following surrender of the licence licence the farmhouse shall be inhabited for residential use.

f.e. A Heritage Conservation Plan shall be prepared for the farmhouse and summer kitchen to guide the relocation and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the relocation and into the future.

f.f. Relocate the farmhouse and summer kitchen on the portion of 18667 Mississauga Road that is located outside of the licence boundary to retain the general geographic and visual setting of the structure and conserve the contextual value of the farmhouse and summer kitchen.

f.g. The relocated farmhouse and summer kitchen shall be in habited for residential use.

5. Archaeology

a. A Stage 1-3 Archaeological Assessment Archaeological Mitigation shall be required for the following sites: ~~Location 1 (AkHa-29), Location 3 (AkHa-31), Location 4 (AkHa-25), Location 5 (AkHa-27), Location 10 (AkHa-28),~~ Location 12 (AkHa-29), Location 15 (AkHa-52), Location 16 (AkHa-30); ~~Location 18 (AkHa-31); Location 22 (AkHa-32); Location 26 (AkHa-33); Location 27 (AkHa-34)~~ prior to any ground disturbance Site Alteration.

b. The limits of each of these archaeological sites have been determined by Stage 3 Archaeological Assessment and include a 10 metre protective buffer zone - plus a 70 metre buffer. These sites are identified on the plan view of this drawing and referred to as an "Archaeological Protection Area".

c. Alterations and/or ground disturbing activities are prohibited within the limits of the "Archaeological Protection Area" until such time that a professionally licenced archaeologist has completed archaeological field work on the site and the Ministry of Citizenship and Multiculturalism (MCM) has entered a report(s) in the Ontario Public Register of Archaeological Reports where the report(s) recommends that the archaeological site is of no further cultural heritage value or interest.

d. Any archaeological site that is of further cultural heritage value or interest that remains within the licenced area at the time of surrender of the licence shall be protected through a restrictive covenant on title.

e. The protected sites shall be fenced (post and wire) prior to commencing extraction.

f. Should deeply buried archaeology remains be found during the course of site preparation and/or extraction related activities, the MCM shall be notified.

g. In the event that human remains are encountered during construction or extraction activities, the licensee shall immediately contact both the MCM and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (MGCS).

6. Visual

a. Berms shall be designed to mitigate visual effects and shall be constructed in the locations identified on the plan view of this drawing for the along the perimeter of each area (Main Area, North Area and South Area) as shown on the plan view of this drawing. The berms shall be five to seven metres in height and constructed with material from each extraction area on-site topsoil and overburden, prior to extraction commencing in the Main Area, North Area and South Area.

b. Berms shall remain in place throughout the operational phases in each of the Main Area, North Area and South Area until extraction has been completed. Once operations are completed in each Area, the berms shall be removed and the material from the berms shall be used for rehabilitation.

c. The berms shall be seeded with a grass/legume seed mix in order to stabilize the soils on the berms and groundwater infiltration trench. The grass/legume seed mix shall be applied at a rate of 125 kg /ha. The mix should shall consist of 50-70% grasses (a minimum of three species) and 30-50% legumes, and may include the following species, as available at the time of application:

- Annual rye (Lolium multiflorum)
- Perennial rye (Lolium perenne)
- Tall fescue (Lolium arundinaceum)
- Buckwheat (Fagopyrum esculentum)
- Alfalfa (Medicago sativa)
- Crown vetch (Securigera varia)
- White clover (Trifolium repens)
- Creeping bentgrass (Agrostis stolonifera)
- Red fescue (Festuca rubra)

d. When constructing the berms, as much of the existing perimeter tree lines as possible shall be left in place for additional visual screening.

e. Deciduous trees shall be planted with approximately 10 m spacing on either side of the water infiltration trench, within 1 year of issuance of the licence. The trees shall include the following species and percentage mixture:

- Sugar Maple (Acer saccharum) - 50%
- Red Oak (Quercus rubra) - 50% -

f. Trees and shrubs shall be planted as seedlings in the visual planting areas (see plan view on this drawing for locations) with approximately five metre spacing. The tree seedlings shall be approximately 50 centimetres in height. The tree and shrub mix shall include the following species and percentage mixture:

- Trembling aspen (Populus tremuloides) - 10 %
- Gray dogwood (Cornus racemosa) - 10 %
- Alternate-leaved dogwood (Cornus alternifolia) - 10 %
- Eastern red cedar (Juniperus virginiana) - 10 %
- White pine (Pinus strobus) - 30 %
- White spruce (Picea glauca) - 30 %

g. Planting of the visual planting areas for the Main Area shall occur within 1 year of issuance of the licence, and for the North and South Areas within 5 years of issuance of licence.

h. Monitoring of trees survival shall be conducted within the first year following planting and equivalent replacement planting shall be carried out if more than 20% of the trees did not survive. If replacement trees are required, another year of monitoring is required to confirm survival.

i. Rehabilitation shall be implemented as illustrated on drawing 4 of 4.

7. Water

a. The maximum predicted groundwater table, based on groundwater levels monitored over a 12 month period from January to December 2021, are as follows:

- Main Area - Ranges from 420.7 to 393.5 masl (north to southwest)
- North Area - Ranges from 407.0 to 397.3 masl (northwest to southeast)
- South Area - Ranges from 405.3 to 391.0 masl (northeast to south)

b. Prior to below water extraction, the licensee shall complete a follow-up door-to-door survey of private wells for properties within 1,000 metres of the licence area, to supplement and verify the MECP Water Well Information System (WWIS) information, to confirm neighbouring water users and confirm baseline conditions prior to below water extraction commencing. Landowner participation in the private well survey is voluntary.

c. Prior to below water extraction, the licensee shall obtain and operate in accordance with a Permit To Take Water and Environmental Compliance Approval under the Ontario Water Resources Act to permit the water management activities needed to operate the pit and quarry. These activities include:

- Pumping, collection, storage and discharge of pit and quarry water;
- Operation of a groundwater infiltration trench; and
- Construction and operation of an engineered wetland.

d. The approved monitoring programs defined in the Permit to Take Water and/or Environmental Compliance Approval shall, at a minimum, include all groundwater and surface water monitoring requirements as outlined below:

- On-site monitoring shall include the wells, surface water stations and mini-piezometers listed in Table 1 on drawing 1 of 4, and shall include the scope and frequency specified in Table 1.
- Off-site monitoring shall include the wells, surface water stations and mini-piezometers listed in Table 2 on drawing 1 of 4, and shall include the scope and frequency specified in Table 2, subject to landowner approval.

e. In the event a well complaint is received by the licensee for a private (domestic / farm) well located within the estimated zone of influence (1,000 metres), the licensee shall implement the following Well Complaint Response Protocol:

e.a. A representative of the licensee shall meet with the resident within 24 hours and discuss the complaint. If warranted, the licensee shall contact a local well contractor, and the resident shall be immediately supplied a temporary water supply within 24 hours from the time of complaint (see Section e.b. below).

e.b. If the issue raised by the resident is related to a loss of water supply, the licensee shall have a consultant / well contractor determine the likely causes of the loss of water supply, which can result from a number of factors, including pump failure, extended overuse of the well or lowering of the water level in the well from potential aggregate operations interference. This assessment process would be carried out at the expense of the aggregate operator licensee and the results of the assessment shall be provided to the resident.

e.c. The consultant / well contractor will be able to readily determine if pump failure or extended use of the well is the problem and, if so, it is not the licensee's responsibility to remedy. If the problem and, should the resident choose to have the pump repaired or replaced, the licensee would contribute a financial contribution for the restoration of the well capacity in relation to the demand being placed on the well by the resident (i.e.: extended overuse) is determined to be the issue by the consultant / well contractor, recommendations shall be provided to the resident for their consideration; implementation of which would be at their expense.

e.d. If, however, well interference is determined to potentially have been caused by aggregate extraction and dewatering activities relating to this licence, then water well supply mitigation shall be reviewed with the resident and the best course of action to restore an equivalent water supply to the resident shall be implemented at GBMs the licensee's expense. For example, if it is found that the water level in the well is lowered to a point where it has interfered with pumping, then potential solutions shall be evaluated including adjusting the pump pressure and / or lowering the pump level in the well.

e.e. In the event that the well is incapable of providing an adequate supply of water (i.e., the water level is too low in comparison to the depth of the well), or the repair to the pumping system will be more than a day, the consultant / well contractor shall continue to supply a potable water source to the resident (until restoration of the well is complete). These actions would be carried out at the expense of the licensee. In rare cases where the water level in the well has been lowered significantly, the well may have to be deepened, widened or relocated later at the licensee's expense). Any replacement well shall be constructed in accordance with O.Reg. 903, as amended Standards.

e.f. If the issue raised by the land owner is related to water quality, the licensee shall have a consultant/contractor determine the likely causes of the change in water quality, and review monitoring results at the quarry and background monitoring results from the baseline well survey to determine if there is any potential correlation with the quarry. If it has been determined that the quarry caused a water quality issue, the quarry shall continue to supply water at the licensee's expense until the problem is rectified. The licensee shall be responsible for restoring the water supply by replacing the well or providing a water treatment system. Only at the request of a landowner would a cistern be supplied. The licensee shall be responsible for the expense to restore the water quality.

f. The licensee shall submit an annual water resources monitoring report to MNR[F], MECP, Town of Caledon and Credit Valley Conservation (CVC). The annual report shall also include a summary of any water related complaint and the actions taken by the licensee to address the issue.

g. During operations, the sump in each pit and quarry area shall be located near the lowest point of elevation on the current pit and quarry floor. The position of the sump at a given point in time will be dictated by direction of extraction and elevation of the base of the current pit and quarry floor within each quarry area, and shall generally be as follows:

- Main Area - the sump shall be located in the most southwestern southeastern area of the current pit and quarry floor, at the point of lowest elevation.
- North Area - the sump shall be located in the most southwestern southeastern area of the current pit and quarry floor, at the point of lowest elevation.
- South Area - the sump shall be located in the most southeastern area of the current pit and quarry floor, at the point of lowest elevation.

h. Subject to an agreement with the Osprey Valley Golf Course, the licensee shall construct a discharge pipe from the licence area to the irrigation system infrastructure at the golf course to convey the water from the settling pond to the golf course for irrigation, with the excess water stored or discharged through the existing pond system to the Credit River.

i. Subject to an agreement with the Region of Peel, the licensee shall construct piping under Main Street and Charleston Sideroad for the transfer of water from the Main and South Areas to the North Area.

j. The licensee shall construct a slurry wall / grout zone prior to the start of Phase 3 and infiltration trenches prior to the start of Phase 4 as a groundwater mitigation system in the west setback of the Main Area, and similarly, a slurry wall / grout zone and infiltration trenches in the west and south setback of the South Area prior to the start of Phase 6. The location of the infiltration trenches are shown on the plan view of drawings 2 and 3 of 4 (refer to the Groundwater Infiltration Trench Cross Section detail on this drawing for additional information). Water to supply the infiltration trenches shall be collected from the pit and quarry sumps during operations and stored in the Settling Pond an up to 1 to 3 the west pond located in the Main Area or North Area. The system shall be operated in accordance with the Permit To Take Water and Environmental Compliance Approval under the Ontario Water Resources Act.

k. An aggregate washing operation may be established in the Main and South Area, utilizing up to a 1 to 2 hectare sized pond for the storage of wash water in a closed-loop system. Wash water will be sourced from the pit and quarry sump, and top-up water will be added to the wash pond as needed during operations, in order to maintain sufficient water for the operation. Aggregate washing operations shall be completed in accordance with the Permit To Take Water and Environmental Compliance Approval under the Ontario Water Resources Act.

l. All fuel storage and handling on-site shall be completed in accordance with applicable Technical Standards and Safety Authority (TSSA) standards. The on-site storage and servicing of machinery shall be carried out in accordance with established best practices and is protective of the environment. The use and storage of hazardous substances shall follow applicable workplace hazardous materials regulations, including Ontario Regulation 860/93, as amended.

m. Once operations in the North Area, South Area and Main Area have been completed and the rehabilitated landform has been created, pumping will cease and allowed to flood and to form the Main, North and South ponds. The Main, North and South pond water levels post-rehabilitation are predicted to reach a level of approximately ~400, ~399 and ~393.5 masl, respectively.

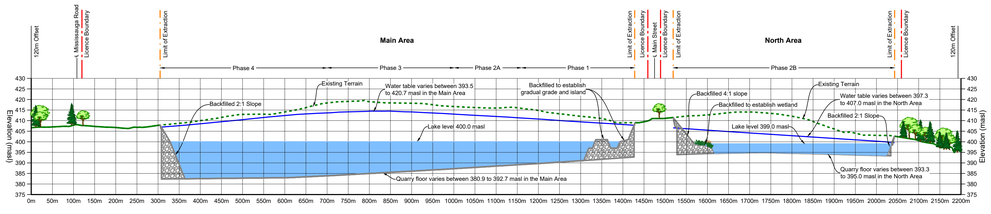
- The South pond would be self contained and not require an overflow outlet;
- The Main pond overflow shall be directed via a culvert under Main Street to the North pond with its outlet invert at ~400 masl; and
- The North pond overflow shall be directed via main outlet to the Osprey Valley Golf Course irrigation pond system with its outlet invert at ~399 masl.

n. All rehabilitated pond levels and outlets will be passive and not require pumping.

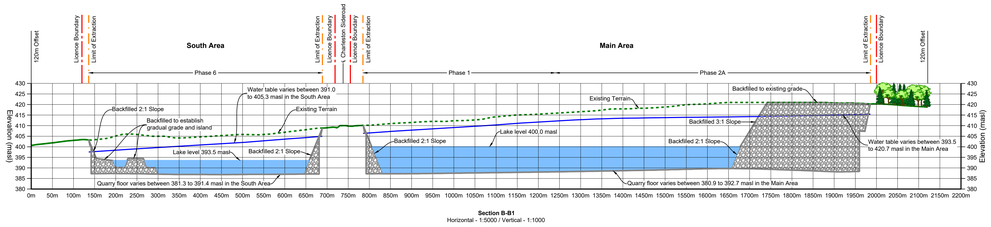
8. Noise

a. On-site equipment shall meet the following noise limits as indicated in the table below:

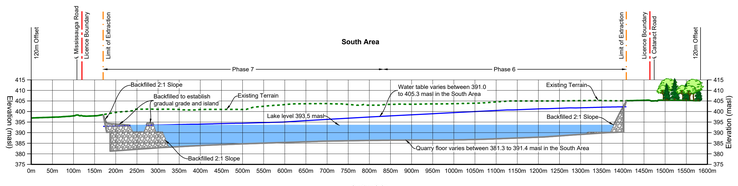
Source ID	Source Description	Quantity	Overall Sound Power Level [dBA] [1]
Generator	Temporary Processing Plant - Generator	1	113
Screen 1-2	Temporary Processing Plant - Screen	2	115
Jaw Crusher	Temporary Processing Plant – Jaw Crusher	1	111
Cone Crusher	Temporary Processing Plant - Cone Crusher	1	110
Loader PP	Processing Plant Loader	4	107 [2]
Loader EX	Extraction Loader	3	110 [2]
Drill 1-2	Rock Drill	2	116
Screen 1-7	Permanent Processing Plant - Screen	7	108
Jaw Crusher 1-2	Permanent Processing Plant – Jaw Crusher	2	111
Cone Crusher 1-3	Permanent Processing Plant - Cone Crusher	3	107
Wash Plant Screen 1-2	Permanent Processing Plant - Screen	2	106
Haul Truck	Articulated Haul Truck	26 [3]	107



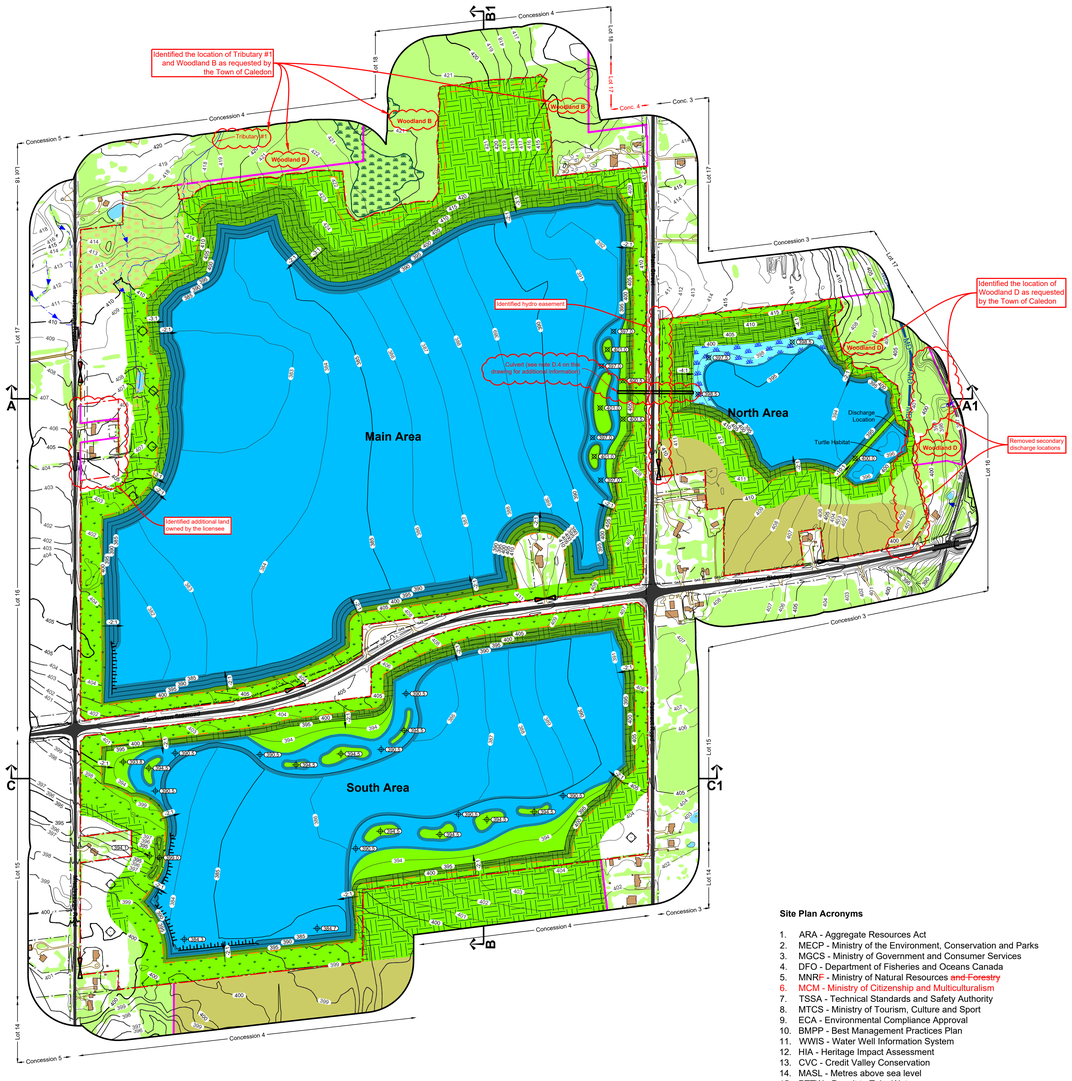
Section A-A1
Horizontal - 1:5000 / Vertical - 1:1000



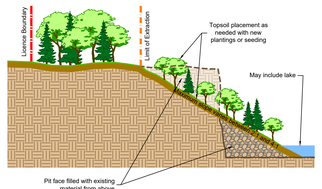
Section B-B1
Horizontal - 1:5000 / Vertical - 1:1000



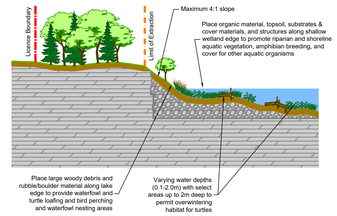
Section C-C1
Horizontal - 1:5000 / Vertical - 1:1000



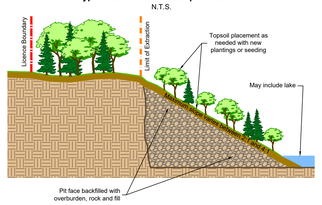
Typical Cut and Fill Side Slope Detail - Pit
N.T.S.



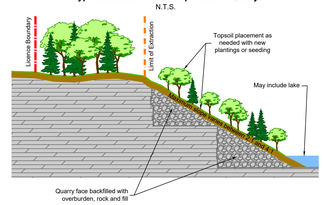
Typical Wetland Detail
N.T.S.



Typical Backfilled Side Slope Detail - Pit
N.T.S.



Typical Backfilled Side Slope Detail - Quarry
N.T.S.



PROGRESSIVE REHABILITATION

A. General

1. Area Calculations:

1.1.	Licence (total)	**261.2 hectares**
	Main Area	151.5 hectares
	North Area	30.3 hectares
	South Area	79.4 hectares
1.2.	Limit of Extraction (total)	**199.5 hectares**
	Main Area	123.6 hectares
	North Area	16.0 hectares
	South Area	59.9 hectares
1.3.	Final rehabilitation within licence (total)	**261.2 hectares**
	Gradual grade or island	7.8 hectares
	Grassland	25.3 hectares
	Lake	157.9 hectares
	Meadow	7.6 hectares
	Wetland	1.6 hectares
	Woodland	46.2 hectares
	Existing conditions	14.8 hectares

B. Phasing

1. As excavation reaches the limit of extraction or maximum depth, progressive rehabilitation shall commence. See note M.1 on drawing 2 of 4 for the maximum disturbed area requirement for rehabilitation of the site.
2. Progressive rehabilitation shall follow the general direction and sequence of extraction identified on the plan view and described in the notes on drawing 2 of 4.
3. ~~Minor deviations in operational and rehabilitation sequence shall be permitted in order to adjust for any variable resource or market conditions.~~
3. Each phase of extraction shall undergo progressive rehabilitation, prior to proceeding to the next phase of extraction.
4. Progressive rehabilitation activities shall include sloping and grading, placement of overburden and topsoil, tree and shrub planting.

C. Slopes and Grading

1. Progressive rehabilitation shall consist of backfilling the excavation faces (where applicable), tunnels and quarry floors to establish the final elevations and grades depicted on the plan view of this drawing using topsoil and overburden available on-site. A portion of the extraction face in the ~~southeast~~ southwest corner of Phases 5 and 7 (as shown on the plan view) shall remain vertical (see notes H.9.5 and H.11.7 on drawing 2 of 4 for additional information).
2. Upon completion of extraction in Phase 7, the slurry wall adjacent to the infiltration trenches in the southwest ~~and southeast~~ corner of the South Area shall be excavated and backfilled with sand.
3. Side sloping on-site will range from 2:1 to 4:1 as well as gradual grades (see Section N Variations from Control and Operation Standards on drawing 2 of 4).
4. No excess soil shall be imported on-site for rehabilitation purposes.
5. Prior to the placement of subsoil and topsoil in locations where the quarry floor has been backfilled to establish gradual grades, islands and wetlands, the quarry floor shall be ripped and tilled to alleviate compaction, if required.

D. Drainage

1. Final surface drainage will follow the rehabilitated contours and directional arrows shown on the plan view of this drawing.
2. Once operations in the North Area, South Area and Main Area have been completed and the rehabilitated landform has been established, pumping shall cease, and the land allowed to flood and form the Main, North and South ponds. The Main, North and South pond water levels post-rehabilitation are predicted to reach a level of approximately ~400, ~399 and ~393.5 masl, respectively.
3. The South pond will be self contained and not require an overflow outlet.
4. The Main pond overflow shall be directed via a culvert under Main Street (as shown on the plan view of this drawing) to the North pond with its outlet invert at ~400 masl.
5. The North pond overflow shall be directed via main outlet to the Osprey Valley Golf Course irrigation pond system with its outlet invert at ~399 masl.
6. All rehabilitated pond levels and outlets will be passive and not require pumping.

E. Natural Environment

1. Lake Shoreline - Main, North and South Area
   1.1. The shoreline of the lakes shall be contoured ~~where possible~~ to create convoluted or irregular shoreline gradients.
   1.2. Where sloping and excavation depths allow, shoals or islets shall be created to increase habitat diversity.
   1.3. Stumps and logs shall be placed along the shoreline as wildlife habitat structure. Boulders and rock rubble from the extraction shall also be used for wildlife habitat structure.
2. Woodland - Main Area
   2.1. The woodland in the Main Area, as shown on the plan view, shall be planted with tree species representative of the woodland communities that will be removed, such as sugar maple, American beech, paper birch, white elm, white cedar, balsam fir, eastern hemlock, red maple, trembling aspen, black cherry, alternate-leaved dogwood, gray dogwood, red-osier dogwood.
   2.2. Trees shall be planted at approximately 2.5 m spacing to achieve a density of 1,600 seedlings per hectare. Two years after planting, the target density shall be 1,200 seedlings per hectare with a survival rate of 75%. Infill plantings shall be completed, if required, in year two after planting.
3. Habitat for eastern small-footed myotis and little brown myotis - Main Area
   3.1. Rock piles shall be placed in the locations shown on the plan view to create habitat for eastern small-footed myotis. Rock piles shall vary in size and height between 0.5 m and 2 m. Crevices shall be created through stacking slabs of flat rock varying in size from several centimeters to one meter long.
   3.2. Bat boxes shall be installed in the same location as the rock piles to provide habitat for little brown myotis.
4. Setback areas / Slopes - Main, North and South Area
   4.1. All slopes located above the final water level shall be seeded with an appropriate native, non-invasive seed mix to prevent erosion during operations.
   4.2. Nodal plantings shall be expanded naturally through seed rain.
   4.3. Along the setback to significant Woodland B, as shown on drawing 1 of 4, plant species representative of the existing woodland, such as sugar maple (Acer saccharum), American beech (Fagus grandifolia), paper birch (Betula papyrifera), American elm (Ulmus americana), white cedar (Thuja occidentalis), balsam fir (Abies balsamea), eastern hemlock (Tsuga canadensis), red maple (Acer rubrum), trembling aspen (Populus tremuloides), black cherry (Prunus serotina), alternate-leaved dogwood (Cornus alternifolia), gray dogwood (Cornus racemosa), red-osier dogwood (Cornus sericea), shall be planted.
   4.4. Along the setback to significant Woodland D, as shown on drawing 1 of 4, plant species representative of the existing woodland, such as sugar maple (Acer saccharum), American beech (Fagus grandifolia), red oak (Quercus rubra), paper birch (Betula papyrifera), black walnut (Juglans nigra), American elm (Ulmus americana), alternate-leaved dogwood (Cornus alternifolia), shall be planted.
   4.5. On north-facing slopes and setbacks which are expected to be cooler and moister, plant species such as white cedar (Thuja occidentalis), white spruce (Picea glauca), Norway spruce (Picea abies), red maple (Acer rubrum), paper birch (Betula papyrifera), American basswood (Tilia americana), shall be planted.
   4.6. On the east/west-facing slopes and setbacks, plant species such as white pine (Pinus strobus), white cedar (Thuja occidentalis), white spruce (Picea glauca), European larch (Larix decidua), trembling aspen (Populus tremuloides), balsam poplar (Populus balsamifera), sugar maple (Acer saccharum), black cherry (Prunus serotina), red oak (Quercus rubra), bur oak (Quercus macrocarpa), shall be planted.
   4.7. Within the setback and slope areas shrubs shall also be planted to add diversity and increase wildlife/pollinator diversity, such as: serviceberry (Amelanchier spp.), nannyberry (Viburnum lentago), ninebark (Physocarpus opulifolius), dogwoods (Cornus spp.), highbush cranberry (Viburnum opulus), elderberry (Sambucus spp.), choke cherry (Prunus virginiana).
5. Shoreline Wetland - Main, North and South Areas
   5.1. Organic material shall be placed in shallow water areas to promote the establishment of shoreline and aquatic vegetation and to create habitat for aquatic fauna and amphibians. Stumps and trees of non-commercial value shall be stockpiled during clearing operations and used as habitat structure. Boulders and rock rubble from the extraction operation shall also be used to increase habitat diversity along the shoreline area ~~where possible~~.
   5.2. In the shoreline wetland areas, shallow emergent marsh vegetation shall be planted in the water with species that may consist of, but are not limited to: red-osier dogwood (Cornus stolonifera), slender willow (Salix petiolaris), and herbaceous plants such as water plantain (Alisma plantage-aquatic), lake sedge (Carex lacustris), swamp milkweed (Asclepias incarnate), softstem bulrush (Schoenoplectus tabernaemontani) and common cattail (Typha latifolia).
6. Riparian Plantings - Main Area
   6.1. Riparian plantings along Tributary #1, as shown on drawing 2 of 4, shall include a variety of native species including, but not limited to, white cedar (Thuja occidentalis), balsam poplar (Populus balsamifera), pussy willow (Salix discolor), slender willow (Salix petiolaris), red-osier dogwood (Cornus sericea), nannyberry (Viburnum lentago), elderberry (Sambucus canadensis), meadowsweet (Spiraea sp.), fowl bluegrass (Poa palustris), lake sedge (Carex lacustris), fox sedge (Carex vulpinoidea), blue vervain (Verbena hastata), and spike rush species (Eleocharis spp.).
7. Turtle Habitat - North Area
   7.1. Turtle habitat shall be created in the North Area in the location shown on the plan view.
   7.2. The turtle habitat pond shall include sediment on the pond bottom to provide a growing medium for plants, and provide habitat for turtles (e.g., overwintering).
   7.3. Plant emergent macrophytes shall include species such as pickerelweed (Pontederia cordata), broad-leaved arrowhead (Sagittaria latifolia), water plantain species (Alisma spp.), cattail (Typha sp.), common arrowhead (Sagittaria latifolia), and greater water dock (Rumex hydrolapathum).
   7.4. Plant submergent macrophytes shall include species such as eelgrass (Zostera marina), broad waterweed (Elodea canadensis), slender naiad (Najas flexilis), common hornwort (Ceratophyllum demersum).
   7.5. Basking features such as logs or rocks shall be placed throughout the shallow shoreline areas.
   7.6. Areas of suitable nesting substrate shall be constructed along or adjacent to the shoreline.
8. Meadow in North Area
   8.1. Meadow habitat for eastern meadowlark and bobolink shall be created in the North Area outside of the ~~limit of~~ extraction at the location shown on the plan view.
   8.2. A minimum of 60-80% of the meadow shall be covered by at least three different grass species, such as: poverty oatgrass (Danthonia spicata), bottlebrush grass (Elymus hystrix), common panic grass (Panicum capillare), big bluestem (Andropogon gerardi), Canada wild rye (Elymus canadensis), switch grass (Panicum virgatum), wool-grass (Scirpus cyperinus), Virginia wild rye (Elymus virginicus).
   8.3. At least one of the grass species shall be taller than 50 cm, which shall include at least one of the following: bottlebrush grass (1.3 m), big bluestem (>3.0 m), Canada wild rye (1.3 m), switch grass (1.6 m).
   8.4. Remaining 20-40% shall be covered by forbs or legumes such as Canada anemone (Anemone canadensis), black-eyed susan (Rudbeckia hirta), common evening primrose (Oenothera biennis), common milkweed (Asclepias syriaca), yarrow (Achillea millefolium), New England aster (Symphyotrichum novae-angliae), and wild bergamot (Monarda fistulosa).
   8.5. Meadow seed mixes shall be sown at a rate of 25kg/ha.

FINAL REHABILITATION

A. General

1. All equipment ~~and buildings/structures on the quarry floor~~ shall be removed from the site. The building/structures located at 1420 Charleston Sideroad (utilized as an office and quality control lab during operations) may remain on-site.
2. No internal haul roads shall remain.
3. The anticipated final end use will be naturalized open spaces with the creation of lakes, vegetated shorelines, islands, vertical faces, wetlands, upland forested areas, riparian plantings adjacent to the existing watercourse, nodal shrub and tree planting on upland areas, grassland meadows and specialized habitat features for bats and turtles.
4. The long term average lake levels are:
   - Main - 400.0 masl
   - North - 399.0 masl
   - South - 393.5 masl
5. All plantings completed as part of rehabilitation will be audited two years after planting to assess planting survival rates and additional plantings shall be completed if required to create the habitat conditions as specified on this page.

Site Plan Acronyms

1. ARA - Aggregate Resources Act
2. MECP - Ministry of the Environment, Conservation and Parks
3. MGCS - Ministry of Government and Consumer Services
4. DFO - Department of Fisheries and Oceans Canada
5. MNR~~F~~ - Ministry of Natural Resources ~~and Forestry~~
6. MCM - Ministry of Citizenship and Multiculturalism
7. TSSA - Technical Standards and Safety Authority
8. MTCS - Ministry of Tourism, Culture and Sport
9. ECA - Environmental Compliance Approval
10. BMPP - Best Management Practices Plan
11. WWIS - Water Well Information System
12. HIA - Heritage Impact Assessment
13. CVC - Credit Valley Conservation
14. MASL - Metres above sea level
15. PTTW - Permit to Take Water
16. NTS - Not to Scale

Site Plan Changes

The redline revisions shown on this drawing represent all of the changes that have been made since the August 2023 Aggregate Resource Act site plan.

Legal Description

Part of Lots 15-~~17~~18, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former geographic Township of Caledon)
Town~~ship~~ of Caledon
Regional Municipality of Peel

Legend

- Licence Boundary
- Limit of Extraction
- Contours with Elevation (Metres above sea level (MASL))
- Watercourse (Permanent (Direction of flow indicated by arrows))
- Watercourse (Intermittent (Direction of flow indicated by arrows))
- Water Feature
- Wooded Area
- Wetland (MNR~~F~~ Evaluated - Other)
- Wetland (MNR~~F~~ - Unevaluated)
- Gradual Grade / Island
- Grassland
- Woodland
- Wetland
- Lake
- Meadow
- Rock Pile & Bat Box Locations (Approximate)
- Additional Land Owned by Licensee
- 120m Offset From Licence Boundary
- Easement (Updated the legend to include easements)
- Pipeline (Enbridge Gas Inc.)
- Main Discharge
- Secondary ~~Discharge~~ (Discharge not to exceed surface water flow based on existing conditions)
- Fence (1.2 m post & wire fence unless otherwise noted)
- Extraction Face (Below Water)
- Public Road
- Driveway
- Railway
- Gate
- Building/Structure
- Proposed Floor Elevation (Metres above sea level (MASL))
- Proposed Final Grade (Horizontal : Vertical)
- Cross Sections

Legend - Cross Sections

- Licence Boundary
- Limit of Extraction
- Existing Grade - Removed / Altered
- Existing Grade - Undisturbed
- Maximum Predicted Water Table
- Quarry Floor
- Backfilled
- Lake

Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licencing)

No.	Date	Description	By
4	May 2025	Update the site plan to address agency and public comments	C.P.
3	March 2025	Update the site plan to address agency and public comments	C.P.
2	August 2024	Updated the site plan to address the MNR's comments from their letter dated January 11, 2024 and the Town of Caledon's comments from their letter dated November 17, 2023	C.P.
1	August 2023	Revised drawing to incorporate updated technical report recommendations	C.P.

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
113 COLLIER STREET, BARRIE, ON, L4M 1H2 | P: 705.728.0045 F: 705.728.2010 | WWW.MHBCPLAN.COM

MHBC Stamp
Brian Zeman
Is authorized by the Ministry of Northern Development, Mines, Natural Resources and Forestry pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

MHBC Stamp
Christopher Poole
Is authorized by the Ministry of Northern Development, Mines, Natural Resources and Forestry pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

Draft

Applicant

CBM Aggregates a Division of St. Marys Cement Inc. (Canada)
55 Industrial Street
Toronto, Ontario
M4G 3W9

Project

Caledon Pit & Quarry

18722 Main Street, Caledon, Ontario

MNR~~F~~ Licence Reference No. 626600	Applicant's Signature
Plan Scale: 1:5000 (Arch E) (0 150 300 Metres)	Date ~~August 2023~~ May 2025
	Drawn By C.P.
	Checked By B.Z.
	File No. 8816AF

File Name

Rehabilitation Plan

Drawing No.

4 of 4

File Path N:\Brian\8816AF - CBM - Caledon Quarry\Drawings\Site Plan\CAD\8816AF - Site Plan.dwg

Appendix B:

Assessor Qualifications

Assessor Qualifications

Heidy Schopf, MES, CAHP – Built and Landscape Heritage Team–Lead - Heidy Schopf the Built and Landscape Heritage Team Lead at WSP. She has over ten years' experience in Cultural Resource Management. She is a professional member of the **Canadian Association of Heritage Professionals (CAHP)** and is **MTO RAQs certified** in archaeology/heritage. She has worked on a wide variety of projects throughout Ontario, including: cultural heritage resources assessments, heritage impact assessments, documentation reports, cultural heritage evaluations, strategic conservation plans, heritage conservation district studies and plans and archaeological assessments. Ms. Schopf has extensive experience applying local, Provincial, and Federal heritage guidelines and regulations to evaluate protected and potential cultural heritage properties. She is skilled at carrying out impact assessments and developing mitigation measures to conserve the heritage attributes of properties where changes are proposed.

Henry Cary, Ph.D., CAHP, RPA - Senior Cultural Heritage Specialist - Dr. Henry Cary has over 20 years of public and private-sector experience directing archaeological and cultural heritage projects in urban, rural, Arctic and Sub-Arctic environments in Canada as well as the Republic of South Africa, Italy, and France. His career has included positions as project archaeologist and cultural resource management specialist for Parks Canada's Fort Henry National Historic Site Conservation Program and Western Arctic Field Unit, Heritage Manager for the Town of Lunenburg UNESCO World Heritage Site, and senior-level archaeologist and cultural heritage specialist for CH2M and Golder Associates. He currently holds a **Professional Archaeology Licence (P327)** issued by the Ontario MCM, is MTO RAQs certified in Archaeology/Heritage and is a member of the **Canadian Association of Heritage Professionals (CAHP)** and **Register of Professional Archaeologists (RPA)**. His education includes a B.A. in Prehistoric Archaeology and Anthropology from Wilfrid Laurier University, a MA in Historical Archaeology from Memorial University, and a Ph.D. in War Studies from the Royal Military College of Canada. Henry is also an Adjunct Professor of Anthropology at Saint Mary's University and over the past five years has taught archaeology courses in the Anthropology, Classics, and Visual & Material Culture departments at Mount Allison University.

Johanna Kelly, M.Sc. – Cultural Heritage Specialist- Ms. Kelly has worked in the field of Cultural Resource Management since 2007. She is skilled in the identification and evaluation of built heritage resources and cultural heritage landscapes and mitigation of proposed impacts on heritage resources. She has worked on a wide variety of projects throughout Ontario, including cultural heritage resources assessments, heritage impact assessments, cultural heritage evaluations, documentation reports, strategic conservation plans, heritage conservation district studies and plans, and archaeological assessments. Ms. Kelly has extensive experience applying local, Provincial, and Federal heritage guidelines and regulations to evaluate protected and potential cultural heritage properties. Ms. Kelly has completed cultural heritage projects under a variety of processes, including: the *Environmental Assessment Act*, *Planning Act*, *Ontario Heritage Act*, and the *Transit Project Assessment Process.* Ms. Kelly holds a **Professional Archaeological License** (P1017) issued by the Ministry of Citizenship and Multiculturalism.

Robert Pinchin, B.A. Hons, CAHP Intern - Cultural Heritage Technician - Mr. Pinchin holds an Honours, B.A. Degree in Canadian History from McMaster University and is currently working towards a Post-Graduate Certificate in Geographic Information Systems from Toronto Metropolitan University. Mr. Pinchin has experience working in cultural heritage preservation and conducting heritage assessments in a wide range of projects. He has experience conducting Environmental Assessments and authoring Cultural Heritage Resource Assessments, Archaeological Assessments, Heritage Impact Assessments, and Cultural Heritage Evaluation Reports. Mr. Pinchin has experience with conducting cultural heritage work for public and private clients in support of infrastructure development, oil and gas projects, utility upgrades, residential development, and more. Mr. Pinchin has experience interpreting and applying municipal, provincial, and federal legislation within the heritage context. He is an **intern member of the Canadian Association of Heritage Professionals (CAHP)**. Mr. Pinchin has experience as an archaeologist during which he conducted stage 1-4 archaeological assessments, identified, and catalogued artifacts, and worked with GIS technologies to map units and site boundaries. In these endeavours Mr. Pinchin has worked closely with First Nation community members across the country in order to develop heritage framework in a comprehensive and compassionate manner.

Appendix C:
Limitations

Limitations

1. The work performed in the preparation of this report and the conclusions presented are subject to the following:
   a. The Standard Terms and Conditions which form a part of our Professional Services Contract;
   b. The Scope of Services;
   c. Time and Budgetary limitations as described in our Contract; and
   d. The Limitations stated herein.
2. No other warranties or representations, either expressed or implied, are made as to the professional services provided under the terms of our Contract, or the conclusions presented.
3. The conclusions presented in this report were based, in part, on visual observations of the Site and attendant structures. Our conclusions cannot and are not extended to include those portions of the Site or structures, which are not reasonably available, in WSP's opinion, for direct observation.
4. The environmental conditions at the Site were assessed, within the limitations set out above, having due regard for applicable environmental regulations as of the date of the inspection. A review of compliance by past owners or occupants of the Site with any applicable local, provincial or federal bylaws, orders-in-council, legislative enactments and regulations was not performed.
5. The Site history research included obtaining information from third parties and employees or agents of the owner. No attempt has been made to verify the accuracy of any information provided, unless specifically noted in our report.
6. Where testing was performed, it was carried out in accordance with the terms of our contract providing for testing. Other substances, or different quantities of substances testing for, may be present on-site and may be revealed by different or other testing not provided for in our contract.
7. Because of the limitations referred to above, different environmental conditions from those stated in our report may exist. Should such different conditions be encountered, WSP must be notified in order that it may determine if modifications to the conclusions in the report are necessary.
8. The utilization of WSP's services during the implementation of any remedial measures will allow WSP to observe compliance with the conclusions and recommendations contained in the report. WSP's involvement will also allow for changes to be made as necessary to suit field conditions as they are encountered.
9. This report is for the sole use of the party to whom it is addressed unless expressly stated otherwise in the report or contract. Any use which any third party makes of the report, in whole or the part, or any reliance thereon or decisions made based on any information or conclusions in the report is the sole responsibility of such third party. WSP accepts no responsibility whatsoever for damages or loss of any nature or kind suffered by any such third party as a result of actions taken or not taken or decisions made in reliance on the report or anything set out therein.
10. This report is not to be given over to any third party for any purpose whatsoever without the written permission of WSP.
11. Provided that the report is still reliable, and less than 12 months old, WSP will issue a third-party reliance letter to parties that the client identifies in writing, upon payment of the then current fee for such letters. All third parties relying on WSP's report, by such reliance agree to be bound by our proposal and WSP's standard reliance letter. WSP's standard reliance letter indicates that in no event shall WSP be liable for any damages, howsoever arising, relating to third-party reliance on WSP's report. No reliance by any party is permitted without such agreement.

Appendix D: Summary of Responses to Town Comments

TOWN OF CALEDON

(CBM-Caledon Quarry Proposal)
HERITAGE COMMENT SUMMARY TABLE RESPONSE
18501 MISSISSAUGA ROAD

Colour Code	Description
	Resolved
	Resolved subject to additional information being provided to Town Reviewers (e.g, Implementation Guide, Report Addendums)
(no colour)	Response provided, but no further action taken or required by Project Team

All HIAs

	Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: Comments for ALL HIAs			**Author: WSP**					
1.	3.	The Town is in agreement regarding the following principal conservation measures being proposed for the five properties within the subject lands identified as having cultural heritage resources: ii. 18501 Mississauga Road: 1. relocation of farmhouse within the subject lands to front onto Mississauga Road; 2. salvage and commemoration of outbuildings and mature vegetation. 3. Designation under Part IV of the OHA	Heritage Comments Doc	Acknowledged. Note that designation under Part IV of the OHA will be applied to a portion of the property as defined by the agreed upon R Plan.	Accepted			
2.	4.	Further to receipt of the HIAs and pursuant to the recommendations, the Town issued Notices of Intention to Designate the following four properties: i. 18667 Mississauga Road ii. 18501 Mississauga Road iii. 1420 Charleston Sideroad iv. 18722 Main Street	Heritage Comments Doc	Acknowledged	Accepted			
3.	5.	The Town has subsequently entered into a Heritage Designation By-law Extension Agreement with the Owner for each of these properties to continue conservation strategies and extend timing for passing of the designation by-laws.	Heritage Comments Doc	Acknowledged	Accepted			

	Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: Comments for ALL HIAs			**Author: WSP**					
4.	6.	The Town has been meeting regularly with GSAI and the applicant's heritage consultants regarding implementation processes and timelines for the proposed heritage conservation measures. Among other things, these meetings have identified the need for preparation of reference plans and Heritage Easement Agreements for the four properties to be designated, and Heritage Permits for implementation of the Heritage Conservation Plan work and building relocations.	Heritage Comments Doc	Note that reference to these discussions has been included in the updated HIA.	Accepted			
5.	7.	A draft Heritage Easement Agreement (HEA) template, prepared by the Town, is under review by the applicant's legal team . It is anticipated that the HEAs will be entered into upon completion of the reference plans.	Heritage Comments Doc	Acknowledged	Accepted			
6.	8.	Please revise the five HIAs based on the comments below and on the attached PDFs	General	Updated as discussed below	Accepted			
7.	9.	Identify the proposed extraction phase in which each Study Area is located, as it is understood that the phasing will affect timing of implementation of conservation recommendations.	Appendix A	The May 2025 site plan has been added to the reports as an appendix. Short-, medium-, and long-term conservation strategies are discussed in the associated forthcoming HCPs	Accepted			
8.	10.	Figures: • Revise list of figures in Indexes, as not all are included (typically missing Figs 10-12) • Figure numbers and titles are hard to find/read (especially Fig 2 onwards). Please revise figure layout to place the figure number and title closer together and make them more prominent. • Figure 1 – on legend, revise 'Limit of Extraction' to 'Proposed Limit of Extraction' as the aggregate application is not yet approved • Figure 3 – revise title to '1859 Tremaine Map of the County of Peel' • Figure 4 – revise title to '1877 Historical Atlas of Peel County' • Figure 5 – revise title to '1937 Topographic Map' and include source • Figure 7 – revise title to '1954 Aerial Photograph' and include source • Figure 8 – revise title to '1973 Topographic Map' and include source • Figure 9 – revise title to '1994 Topographic Map' and include source o revise additional figures in similar fashion where necessary • Add Figures using selections from the 1980s-1990s aerial photographs provided by the Town. The site information provided in these aerial photographs is pertinent to revisions requested in the HIAs regarding dating of some site structures.	Figures	Table of contents in all reports have been updated to ensure all figures are captured. Figure frames are standard for the project and are being used across disciplines. Sources for maps and photographs are included in the bibliography as well as in text. As such, figure titles have been left unchanged. Photos provided from the 1980s and 1990s have been added to the reports where applicable. Site Plan has been added to the reports as an appendix.	Accepted			

	Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: Comments for ALL HIAs			**Author: WSP**					
		• Add Figure showing proposed extraction phasing plan to help illustrate timing of anticipated impacts to the individual Study Areas.						
9.	11.	Section 2.1 Regulatory Requirements: add reference to Aggregate Resources Act requirements for cultural heritage assessments, as had been identified in section 3.2.1 of the Cultural Heritage Report.	Section 2.1.1	Updated	Accepted			
10.	12.	Section 2.1.1 Provincial Policy Statement: update to PPS 2024	Section 2.1.2	Updated	Accepted			
11.	13.	Section 2.1.2 OHA: update to reflect more recent OHA amendments regarding Bill 23 and Bill 200	Section 2.2.3	Updated	Accepted			
12.	14.	Section 2.1.4 Town of Caledon Official Plan: add reference to Future Caledon Official Plan policies where appropriate as this new OP was approved by Council in May 2024 and approval by the Province is expected imminently.	Section 2.1.5	Future Caledon was adopted by Caledon Council in March 2024 and has not yet been approved by MMAH. Since the Planning Act Applications were submitted in Dec 2022, the Future Caledon Official Plan is not	Accepted			
13.	15.	Section 2.3 Background Research: at end of first paragraph, revise 1858 date to 1859 to reflect correct date of Tremaine's Map of the County of Peel.	Section 2.3	Updated	Accepted			
14.	16.	Section 2.6 Cultural Heritage Evaluation: review and revise the last sentence regarding the section of the report in which the results are provided, as every report identifies the incorrect section.	Section 2.6	Updated	Accepted			
15.	17.	Table 2: revise title to include 'Aerial Photographs' and revise table to include selected 1980s90s air photos.	Table 2	Updated where applicable.	Accepted			
16.	18.	See editorial comments made in the following sections of the 18667 Mississauga Road report that are common to these sections in all of the HIA reports: a. Section 2.8 Mitigation Measures b. Section 3.1 Physiography c. Section 3.2 Indigenous Land Use d. Section 3.3.2 Town of Caledon and Former Township of Caledon e. Section 4.2.1 Location Context	See relevant sections listed in column 1	Updated	Accepted			

	Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: Comments for ALL HIAs			**Author: WSP**					
17.	19.	Section 4.2.3: review description of the orientation of the farmhouses for consistency. All HIAs note the orientation will be described as north-south 'for ease of description', which makes sense, however this is then applied differently. For 18501 Mississauga, 1055 Charleston and 1420 Charleston north-south is aligned with the concession roads (i.e. Mississauga Rd), whereas for 18667 Mississauga and 18722 Main Street it is aligned with the sideroad (Charleston).	Section 4.2.3	This is defined for each property and not meant to be defined across reports	Accepted			
18.	20.	Section 5.2.4 summary statement that the study areas 'do not meet criteria for consideration as CHLs' is not substantiated by any CHL evaluation, apart from an earlier statement that these properties were not identified in the Town's CHL Inventory. The Town's CHL Inventory report acknowledges that the inventory was done at a high level and speaks to additional potential CHLs being identified through further evaluation of individual properties or areas; farmsteads are often described in CHERs as CHLs.	Section 5.2.4	The evaluation of the Study Area under 9/06 included an evaluation for consideration of a CHL. The evaluation found that the criteria for a CHL were not met.	Accepted			
19.	21.	Table 6: Indirect Impact re change in land use: Town disagrees with 'no impact' conclusion since the proposed land use requires rezoning and will result in a clear change in land use. Table 3 of the CHR also concludes that isolation is anticipated for the subject properties.	Table 6	Updated to reflect impacts from change in land use	Accepted			
20.	22.	Further to comment 2b) above, provide explanation for 50 metre no-go buffer as being an appropriate protection distance for cultural resources for construction activities related to blasting quarry.	Section 8	Updated	Accepted			
21.	23.	Further to comment 2e) above, provide explanation of a blast impact assessment prior to inclusion of this measure in Section 8. a. What is it, who undertakes it, timing and frequency of testing over duration of operation, monitoring, requirement for results to be shared with Town etc.	Section 8	This information is contained in the Blast Impact Assessment for the project. Updated to direct readers to this report.	Accepted			
22.	24.	Provide explanation of a vibration monitoring plan prior to inclusion of this measure in Section 8. a. What is it, who undertakes it, timing and frequency of testing over duration of operation, how are outcomes communicated/recorded, monitoring, requirement for results to be shared with Town etc. b. Further to comment 2c) above, explain/substantiate appropriateness of 60 m zone for vibration monitoring noted in Cultural Heritage Report	Section 8	a) This information is provided by the vibration specialist and reports have been updated to direct to the Blast Impact Assessment b) As referenced in the Cultural Heritage Report, 60 m was established in Carmen et al 2012 as an appropriate buffer for heritage structures. This has been refined to 50 m in the HIA's based on the experience of WSP's vibration specialists	Accepted			

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Report: Comments for ALL HIAs			**Author: WSP**					
23.	25.	Further to comment d) above, address fugitive dust impacts noted in Cultural Heritage Report and identify potential mitigation measures for 18667 Mississauga Road, 18501 Mississauga Road, 1420 Charleston Sideroad, 18722 Main Street.	Section 8	This information is contained in the Air Quality Impact Assessment and associated management and monitoring plans for the project. Updated to direct readers to this report.	Accepted			
24.	26.	Update/reorganize Section 8 to reflect outcomes of the on-going discussion between the Town and the applicant regarding status/timing of conservation measures and individual comments made on attached PDFs: a. Status of designation process under Part IV of the OHA for 18667 Mississauga Road, 18501 Mississauga Road, 1420 Charleston Sideroad, 18722 Main Street and when to be completed. b. Preparation of reference plans for above-noted properties denoting property boundaries to which the designation by-laws will apply and relocation sites. c. Requirement for Heritage Easement Agreements to be registered on title for the abovenoted properties until: i. relocations completed ii. properties inhabited iii. designation by-laws passed d. Heritage Conservation Plans for above-noted properties shall be completed in accordance with scope of work approved by the Town. e. Acknowledgement that relocation of farmhouses at 18501 and 18667 Mississauga Road shall not occur until aggregate license and planning approvals are in place. f. Requirement of Heritage Permits for implementation of approved Heritage Conservation Plans, relocation of buildings, salvage/dismantling of outbuildings.	Section 8	Updated	Accepted			
25.	27.	Provide all photographs of the cultural heritage resources to the Town in digital format.	General	Updated	Accepted			
26.	28.	The statements of cultural heritage value and interest and list of heritage attributes will require some minor revisions, as noted, prior to passing of the designation by-laws.	Section 5	Noted however there is no requirement for the proposed SCHVI and list of attributes in the designation by-laws to match exactly with the proposed SCHVI and list of attributes in consultant reports.	Accepted			

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Report: 18501 Mississauga Road			**Author: WSP**					
1.	32.	See comments on marked-up PDF copy of HIA, attached.	General	Updated where applicable.	Accepted			
2.	32.	push title to next page to link with actual table	14/3.4.1	Updated	Accepted			
3.	32.	review this section for consistency in use of 'Concession' vs 'Con'.	15/3.4.1	Updated	Accepted			
4.	32.	when was Study Area acquired by St. Mary's/CBM?	15/3.4.1	Updated	Accepted			
5.	32.	add Peel Archives reference from 1833 Colonial Advocate re Cameron being on Lot 16 by 1833, with a house.	15/3.4.1	Updated	Accepted			
6.	32.	FYI, Region of Peel Archives has separated from PAMA, so should update these PAMA references throughout	15/3.4.1	As PAMA's website still indicates that the Region of Peel Archives at PAMA is the official archives of the Region of Peel and its constituent municipalities of Mississauga, Brampton and Caledon., and as this report was researched/written in 2023, we've added a footnote at first mention nothing this separation	Accepted			
7.	32.	spelling	16/3.4.1	Updated	Accepted			
8.	32.	clarify location of Orangeville and suggestion that they had moved off the farm.	16/3.4.1	Updated	Accepted			
9.	32.	replace with 'family'	16/3.4.1	Updated	Accepted			
10.	32.	1. there' no figure in report with 2004 air photo 2. revise Table to indicate the addition is visible in 1985 air photo; add figure with this air photo	17/3.4.2	Added photos from 1985, 1989, 1996, and 1999. Table revised accordingly	Accepted			
11.	32.	revise Table 1 descriptions with 1985, 1989 and 1996 air photo information showing house addition, silos , new outbuildings	17/3.4.3	Updated	Accepted			
12.	32.	No 2004 imagery included in figures. Windbreak tree row evident in 1996 air photo	27/4.2.2	Added photos from 1985, 1989, 1996, and 1999. Table revised accordingly	Accepted			
13.	32.	clarify that farmhouse is oriented toward concession road, yet at an interesting angle rather than perpendicular to it, as is more common.	31/4.2.3	Added this observation and comment to the	Accepted			

	Town Comment No,	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: 18501 Mississauga Road			**Author: WSP**					
				interpretation section (s. 4.2.5)				
14.	32.	if south elevation faces Charleston, then north elevation would be the side, not rear	31/4.2.3	Updated	Accepted			
15.	32.	to create a salt box profile	34/4.2.3.1	Updated	Accepted			
16.	32.	shed-roofed, one storey	34/4.2.3.1	Updated	Accepted			
17.	32.	clarify that the shed dormer was added to the rear gable of the main block (lighting the upstairs bathroom), not the one storey rear entryway addition (Plate 8).	34/4.2.3.1	Updated	Accepted			
18.	32.	and of a different configuration (square vs rectangular)	34/4.2.3.1	Updated	Accepted			
19.	32.	perhaps 'modern' rather than 'new'? consider this change throughout report.	34/4.2.3.1	Updated	Accepted			
20.	32.	insert 'which'; could also note main storey windows are larger than upper storey	34/4.2.3.1	Updated	Accepted			
21.	32.	? This is the original front entrance	34/4.2.3.1	Updated	Accepted			
22.	32.	repeat of Plate 11.	35/4.2.3.1	Updated	Accepted			
23.	32.	these are typically referred to as sidelights	37/4.2.3.2	Updated	Accepted			
24.	32.	depth?	37/4.2.3.2	Updated	Accepted			
25.	32.	is there a doorway or is it open?	38/4.2.3.2	Updated	Accepted			
26.	32.	is there a photo of the basement door?	38/4.2.3.2	Updated	Accepted			
27.	32.	insert 'side'	39/4.2.3.2	Updated	Accepted			
28.	32.	spelling	39/4.2.3.2	Updated	Accepted			
29.	32.	explain it is lit by the shed dormer	39/4.2.3.2	Updated	Accepted			
30.	32.	delete 'frames'	39/4.2.3.2	Updated	Accepted			
31.	32.	Insert 'Looking west along ...'	39/4.2.3.2	Updated	Accepted			
32.	32.	consider re-ordering the paragraph to start with early 20C origins of shed-roofed porch with low stone wall, later enclosed as rear entryway.	42/4.2.3.3	Updated	Accepted			

	Town Comment No,	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: 18501 Mississauga Road			**Author: WSP**					
		Also, review description of shed dormer, as it appears to be on gable of main block not entryway addition.						
33.	32.	vinyl	42/4.2.3.3	Updated	Accepted			
34.	32.	insert 'north half of original...'	43/4.2.3.4	Updated	Accepted			
35.	32.	insert 'outbuilding'	44/4.2.4	Updated	Accepted			
36.	32.	replace building with farm	44/4.2.4	Updated	Accepted			
37.	32.	1. identify Barn 1 as a Central Ontario style bank barn with earth ramp on east elevation (Plate 51) 2. describe orientation	44/4.2.4	Updated	Accepted			
38.	32.	orientation? shape? heavy timber framing?	45/4.2.4	Updated	Accepted			
39.	32.	clarify these are in the concrete foundation level	45/4.2.4	Updated	Accepted			
40.	32.	important to clarify as vertical wood plank siding	45/4.2.4	Updated	Accepted			
41.	32.	if in use, why did safety concerns prevent access?	45/4.2.4	Updated	Accepted			
42.	32.	timber frame construction or dimensional lumber?	45/4.2.4	Updated	Accepted			
43.	32.	check presence of outbuildings against 1980s-90s air photos	45/4.2.4	Updated	Accepted			
44.	32.	how is this substantiated?	48/4.2.5	Updated	Accepted			
45.	32.	pre-1985 per the air photos	48/4.2.5	Updated	Accepted			
46.	32.	ONE of the barns at 18667....	49/4.2.5	Updated	Accepted			
47.	32.	replace with farm complex	49/4.3.1.1	Updated	Accepted			
48.	32.	update with May 2023 site visit info	50/4.3.1.1	Updated	Accepted			
49.	32.	vinyl	50/4.3.1.1	Updated	Accepted			
50.	32.	clarify as stone	50/4.3.1.1	Updated	Accepted			
51.	32.	describe upper floor doors.	50/4.3.1.1	Updated	Accepted			

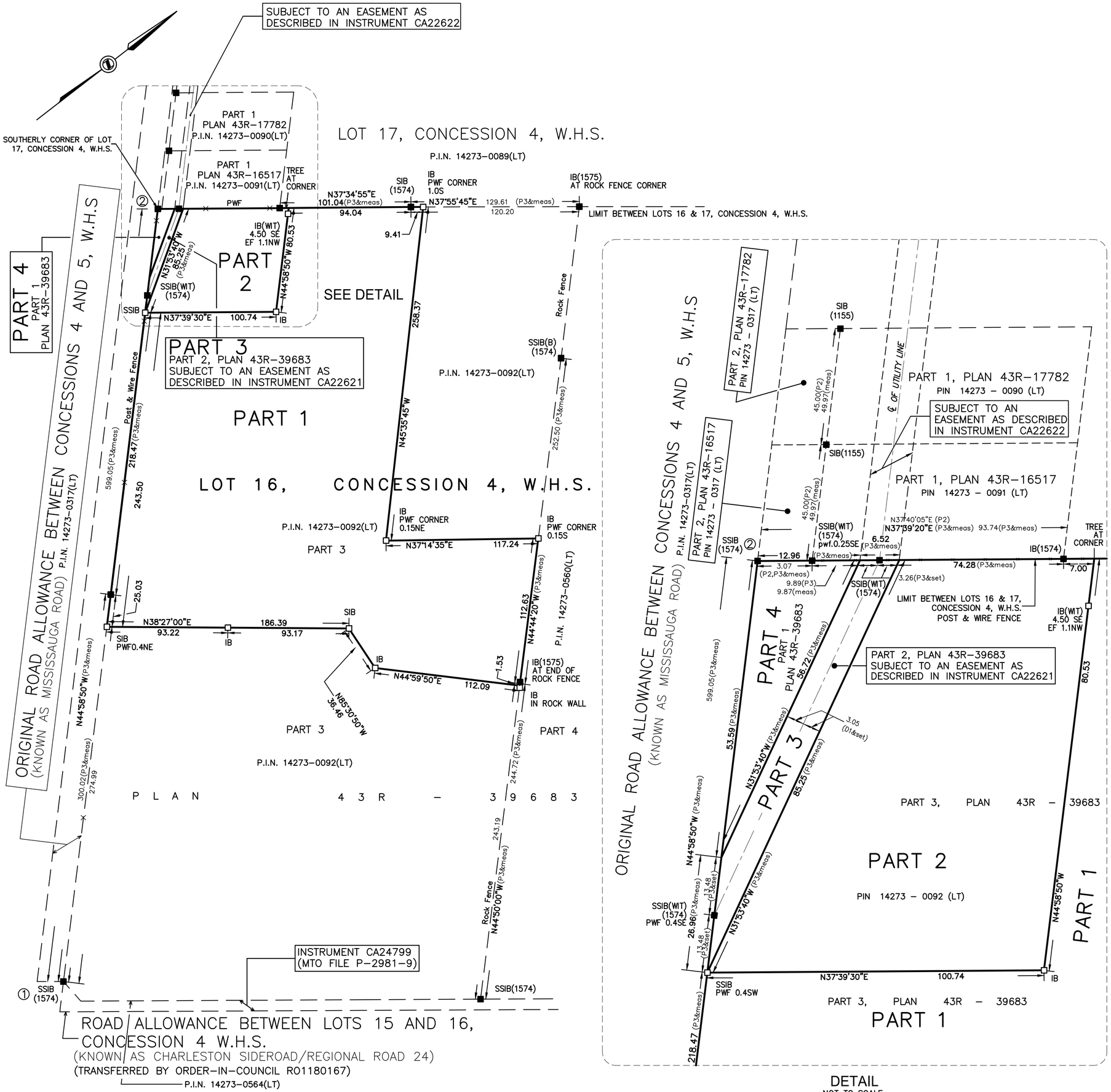
	Town Comment No,	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: 18501 Mississauga Road			**Author: WSP**					
52.	32.	note that majority of window openings and frames are original. would this fact influence survival %?	51/4.3.1.3	Updated	Accepted			
53.	32.	and wooden window trim	51/4.3.1.3	Updated	Accepted			
54.	32.	window trim appears to be original.	51/4.3.1.3	Updated	Accepted			
55.	32.	longevity of ownership by Camerons relates to agricultural history theme of the area	54/5.2.3	For Criterion 4 to be met, the property must meet two tests. First, the association is direct, and second, it is significant to the community. This means that the theme, event, belief, person, activity, organization, or institution has made a strong, noticeable, or influential contribution to the evolution or pattern of a settlement and development in the community. Background research did not demonstrate an association that meets both tests. Updated wording in this section to clarify this.	Accepted			
56.	32.	1420. Check for similar error elsewhere.	54/5.2.3	Updated	Accepted			
57.	32.	no CHL evaluation provided to substantiate comment.	55/5.2.4	Removed this statement	Accepted			
58.	32.	review section numbering. 5.4, 5.5 and 5.6 should be 5.3.1, 5.3.2 and 5.3.3 for consistency with other HIAs	55/5.3	Updated	Accepted			
59.	32.	gable roof type	55/5.4	Updated	Accepted			
60.	32.	spelling	55/5.5	Updated	Accepted			
61.	32.	18501	55/5.5	Updated	Accepted			
62.	32.	note may be refined in designation by-law following HCP and site visits.	56/5.6	Updated	Accepted			
63.	32.	add interior plank doors and hardware compare to Staff list	56/5.6	Interior finishes are limited and varied, it’s possible that some are not original. The HCP will provide guidance	Accepted			

	Town Comment No,	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: 18501 Mississauga Road			**Author: WSP**					
				on restoring and rehabilitating interior components that represent original designs or early evolutions as appropriate. Public NOID and staff report have been reviewed. If there is another staff list to review, please provide.				
64.	32.	does not address vegetation	58/6.2	Updated	Accepted			
65.	32.	disagree. land use change will result from ARA/planning application.	58/6.2	Updated	Accepted			
66.	32.	not acknowledged in 9/06 evaluation	62/7.4	Updated	Accepted			
67.	32.	insert 'outbuilding and'	62/7.4	Updated	Accepted			
68.	32.	see comments for 18667 Mississauga Road HIA	65/8	Comments applicable to 18501 copied below	Accepted			
69.	32.	update schedule into short, medium and long term measures to reflect: 1. timing of relocation only after ARA licence approval 2. HEA; purpose and timing; in place until designation bylaw passed and house inhabited 3. preparation of reference plan, structural condition report as part of HCP, heritage permit etc. - ie all steps necessary for relocation. 6. designation process, extension agreements, by-law timing 7. clarify schedule, implementation and monitoring of blast and vibration monitoring plans	65/8	This has been produced for the HCP and will be provided in that report. The HIA also acknowledges the preparation of the R-Plan and timing of designation.	Accepted			
70.	32.	update timelines based on current understanding of conservation measures	65/8	This has been produced for the HCP and will be provided in that report. The HIA also acknowledges high-level timing for the conservation of the heritage attributes of the property.	Accepted			
71.	32.	reflect that relocation must occur prior to start of extraction activities	65/8	Updated	Accepted			
72.	32.	clarify for inclusion on all construction drawings	65/8	Updated	Accepted			
73.	32.	if during operations, then this is not a short term measure.	65/8	Updated	Accepted			

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Report: 18501 Mississauga Road			**Author: WSP**					
74.	32.	update to Town term 'Documentation Report and Salvage Plan'	65/8	Updated	Accepted			
75.	32.	also note to be continued at relocation site.	65/8	Updated	Accepted			
76.	32.	identify reference plan, proposed relocation site,	65/8	Updated	Accepted			
77.	32.	update designation status and finalization timing	65/8	Updated.	Accepted			
78.	32.	Additional information provided by the Town: a. Region of Peel Archives records noting Cameron being on Lot 16 Con 4 WHS in 1833 and involved with Reform Party: File Box: Politics – General Historical Write-ups of Peel Politics 1792-1837; Folio 15, page 7 i. Colonial Advocate December 14, 1833, page 7 1. public meeting held at house of Mr. Cameron, Lot 16 Concession 4 WHS, Caledon Township 2. respectable body of Presbyterians 3. resolution of meeting: to approve the measures taken and opinions advocated by William Lyon McKenzie and the Reform Party of the House of Assembly 4. Alexander Clunes, President, and Daniel McDonald, Secretary, 5. Dated November 23, 1833.	Heritage Comments Doc	Updated to include additional archival information provided around mention of a house on the lot in 1833	Accepted			
79.	32.	Include any May 2023 site visit photos, if summer conditions revealed further structural details	Heritage Comments Doc	May 2023 photos are included in the report where appropriate	Accepted			
80.	32.	Provide sketch of floor plans to assist in understanding interior descriptions	Heritage Comments Doc	This has been produced for the HCP and will be provided in that report	Accepted			

	Town Comment No.	Town Heritage Comments (December 21, 2025)	Page / Section	Applicant Response (February 23, 2026)	Town Response (Date)	Applicant Response (Date)	Town Response (Date)	Applicant Response
1.	4.	The Town appreciates the inclusion of a comment response matrix as an appendix to each updated HIA.	n/a	Acknowledged				
2.	5.	It is noted that following submission of the updated HIAs CBM advised Heritage staff that a further addendum to them may be required to ensure language within the reports is suitable to Ministry of Natural Resource governance through the Aggregate Resources Act process.	n/a	Acknowledged				
3.	7.	The Town's comments applicable to all HIAs have been satisfactorily addressed in the updated HIAs.	n/a	Acknowledged				
4.	9.	18501 Mississauga Road: All comments have been satisfactorily addressed.	n/a	Acknowledged				

Appendix E: Draft Reference Plan



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATE _____

DRAFT

JANSKY T C LAU
Ontario Land Surveyor

PLAN 43R- DRAFT

RECEIVED AND DEPOSITED

DATE _____

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (No.43)

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SCHEDULE

PART	PART OF LOT	CONCESSION	PIN	AREA(m^2)
1	16	4 WHS	PART OF 14273-0092(LT)	70986
2				7268
3				434
4				345

PART 3 – SUBJECT TO AN EASEMENT AS DESCRIBED IN INSTRUMENT CA22621

PLAN OF SURVEY OF
PART OF LOT 16
CONCESSION 4
WEST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF CALEDON)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

40m 0 40 80 120 160 200 meters

SCALE 1 : 2000

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
B	DENOTES BURIED
IB	DENOTES IRON BAR
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
WIT	DENOTES WITNESS
1155	DENOTES VAN HARTEN SURVEYING LTD., O.L.S.
1574	DENOTES DELPH & JENKINS NORTH LTD., O.L.S.
1575	DENOTES J.R. FINNIE, O.L.S.
P1	DENOTES PLAN 43R-17782
P2	DENOTES PLAN 43R-16517
P3	DENOTES PLAN 43R-39683
D1	DENOTES INSTRUMENT No. CA22621
WHS	DENOTES WEST OF HURONTARIO STREET
EF	DENOTES ELECTRIC FENCE
PWF	DENOTES POST & WIRE FENCE

NOTE

PROPERTY LINES ARE UNFENCED UNLESS OTHERWISE NOTED.

BEARINGS SHOWN HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS ① AND ② BY REAL TIME CANNET NETWORK OBSERVATIONS AND REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81° WEST LONGITUDE (NAD 83, CSRS 2010).

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES, AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING THE DISTANCE BY COMBINED SCALE FACTOR 0.9996158.

FOR BEARINGS COMPARISONS, THE FOLLOWING ROTATION WAS APPLIED.
P1,P2 – 0°38'20" COUNTER CLOCKWISE

THE COORDINATES SHOWN ON THIS PLAN, IN THEMSELVES, CANNOT BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

COORDINATES SHOWN ON THIS PLAN ARE IN COMPLIANCE WITH THE SURVEYORS ACT, URBAN ACCURACY PER O.REG. 216/10, SECTION 14(2).

OBSERVED REFERENCE POINTS UTM(NAD83, CSRS 2010)		
PLAN COORDINATES	NORTHING	EASTING
1	4852461.176	577251.500
2	4852884.746	576828.216

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. *THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.*

2. *THE SURVEY WAS COMPLETED ON THE 22ND DAY OF JANUARY, 2025*

DRAFT

DATE

JANSKY T C LAU –ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V

Delph & Jenkins North Ltd.
Ontario Land Surveyors
220 Industrial Parkway S., Unit 6, Aurora, Ontario L4G 3V6
www.djsurveyors.com info@djsurveyors.com
Tel.905-841-8526

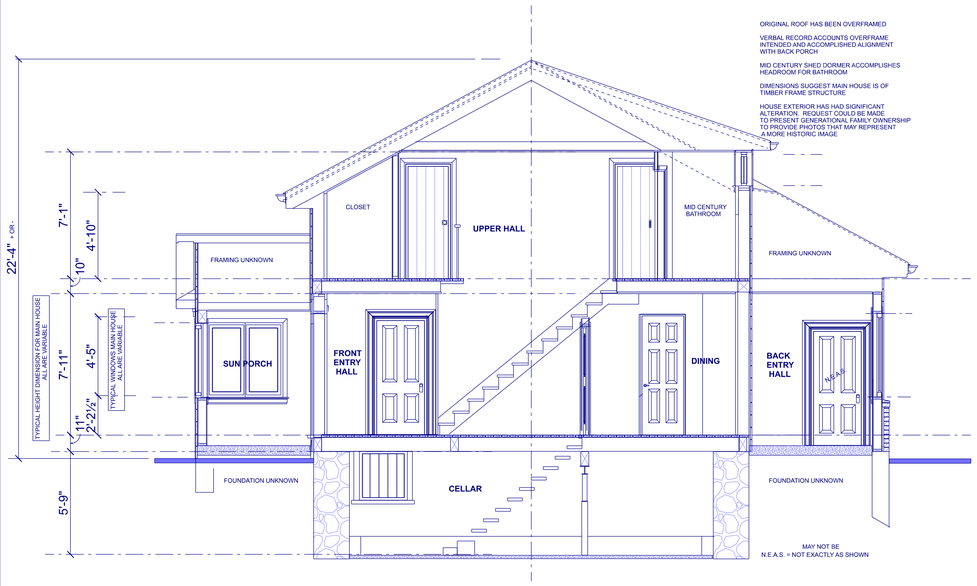
22213-10

DRAWN : JL | CHECKED : GKJ

ACAD FILE: 22213-10.DWG DATE: January 23, 2025

APPENDIX B

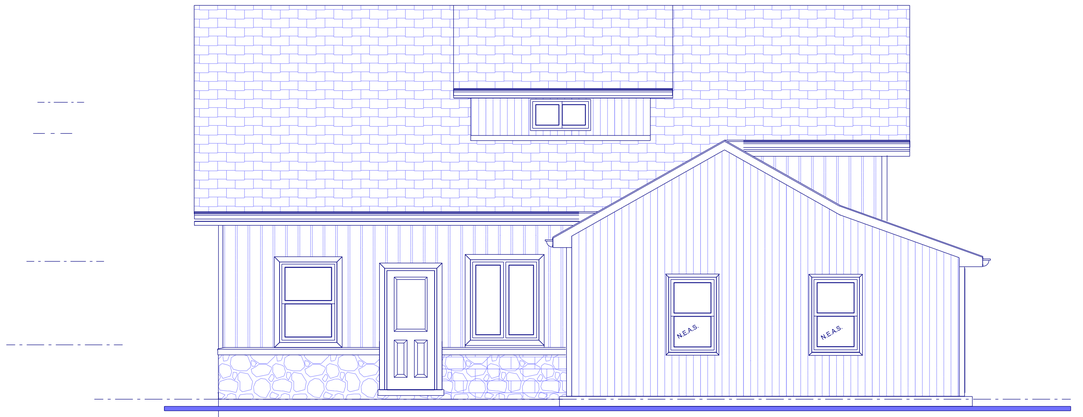
As-Built Drawings



SECTION

ALL DIMENSIONS VARIABLE

THESE DRAWINGS HAVE BE PREPARED FOR SEDGWICK MARSHALL HERITAGE HOMES AND SHALL BE READ IN CONJUNCTION WITH HERITAGE IMPACT ASSESSMENT PREPARED BY WSP FOR CBM DATED JULY 28,2023



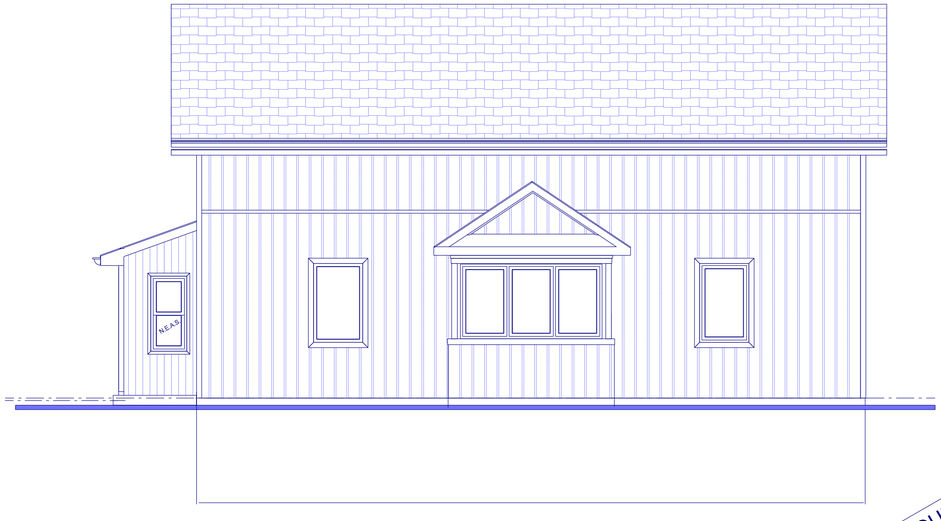
EAST











WEST

HOUSE AS FOUND
AUGUST 13, 2024
FORWARDED AUG. 27, 2024

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Individual BCIN 20727
Firm BCIN 26773

PAMELA FARROW MAATO

ISSUE DATE

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519 334 3456
pfarrow@pamhouse.ca

SEDGWICK MARSHALL HERITAGE HOMES
18501 MISSISSAUGA ROAD
HERITAGE AS BUILT
TOWN OF CALEDON
REGION OF PEEL

WEST EAST SECTION

Scale
1/4"=1'-0"
3/16"= 1'-0"
1/8"=1'-0"
1" = 10'-0"
1:50 metric
N.T.S.

1/4

START DATE
AUGUST, 2024

PROJECT NUMBER
24-10

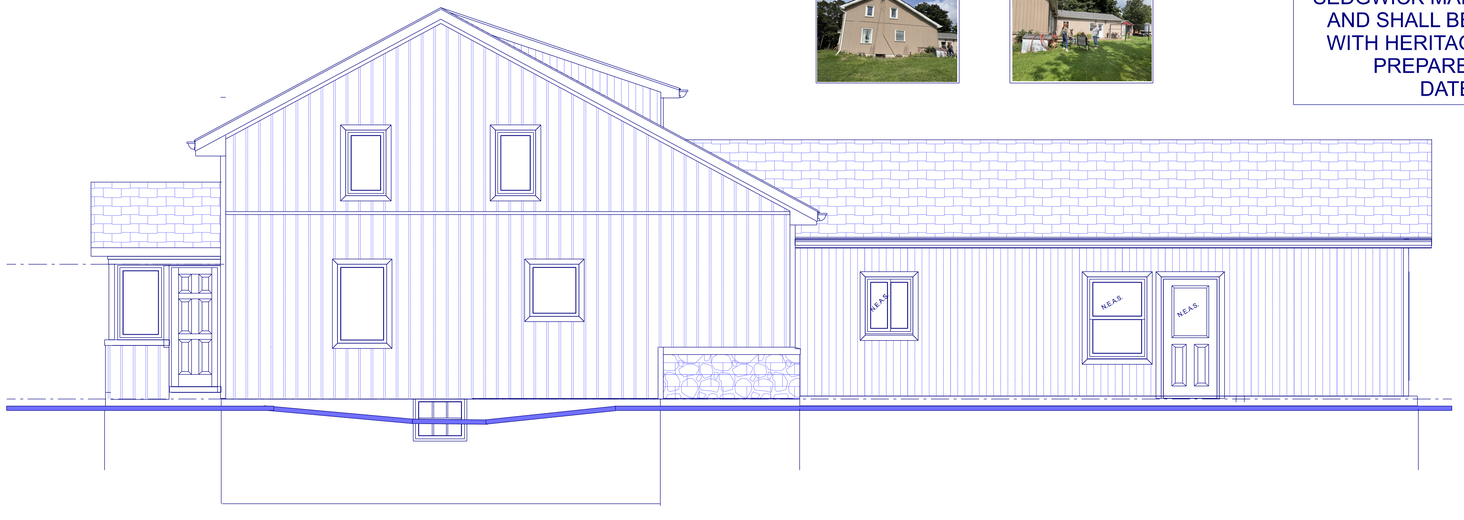
ISSUE DATE



NORTH







SOUTH

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NORTH
SOUTH

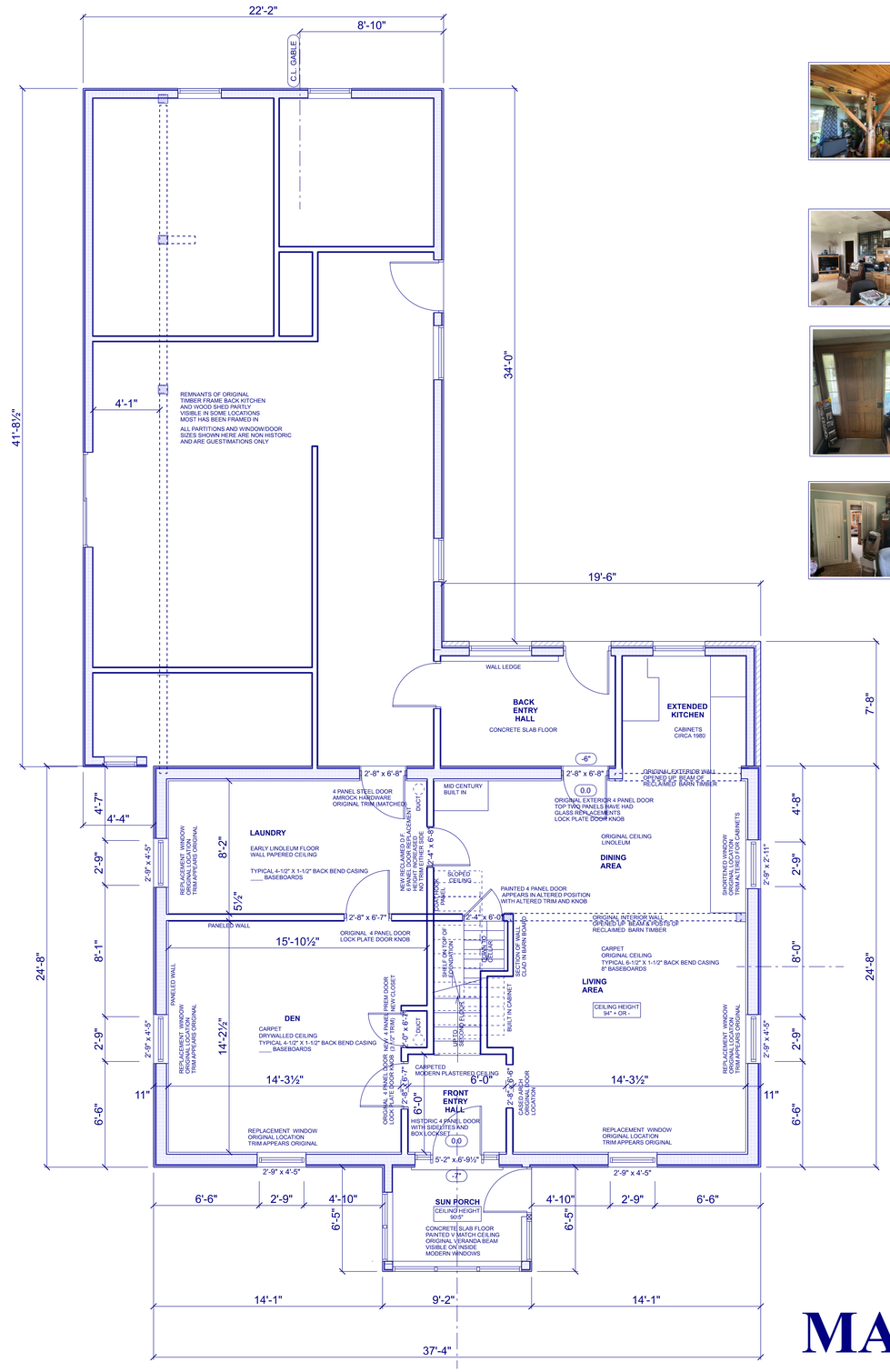
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2/4

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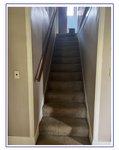
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MAIN FLOOR

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MAIN FLOOR

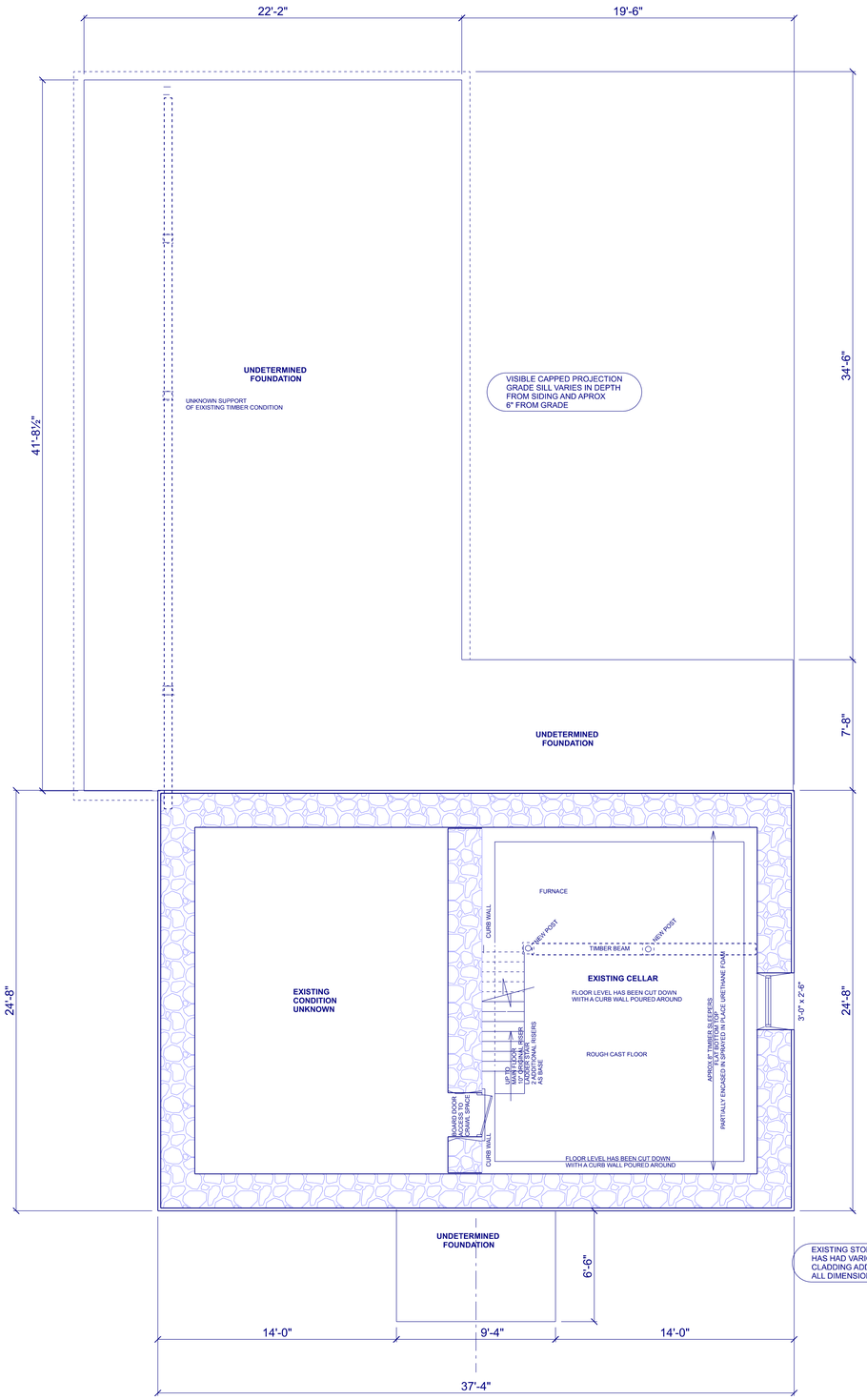
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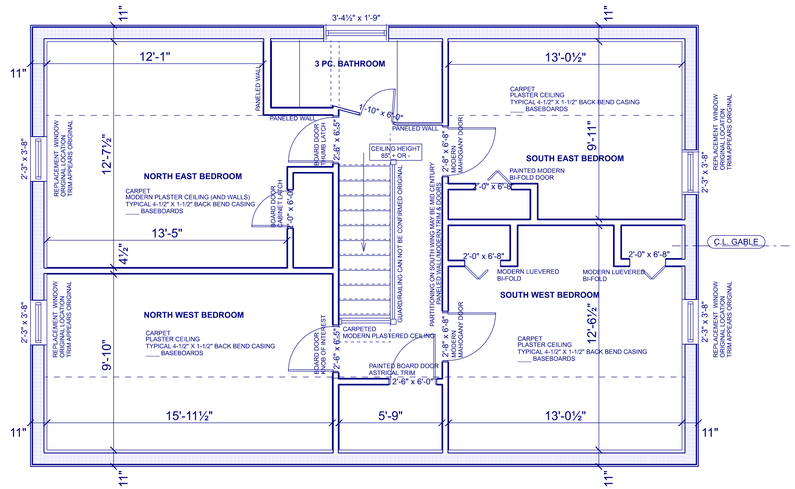
ISSUE DATE



EXISTING STONE FOUNDATION HAS HAD VARIOUS TYPES OF CLADDING ADDED TO EXTERIOR ALL DIMENSIONS ARE VARIABLE

FOUNDATION





SECOND FLOOR







ALL DIMENSIONS VARIABLE

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FORWARDED AUG. 27, 2024

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18501 MISSISSAUGA ROAD
HERITAGE AS BUILT
TOWN OF CALEDON
REGION OF PEEL

SECOND FLOOR FOUNDATION

Scale
1/4"=1'-0" ☐
3/16"= 1'-0" ☐
1/8"=1'-0" ☐
1" = 10'-0" ☐
1:50 metric ☐
N.T.S. ☐

4/4

START DATE
AUGUST, 2024

PROJECT NUMBER
24-10

ISSUE DATE

APPENDIX C

Structural Engineering Report

House
Condition Assessment

18501 Mississauga Road
Caledon, Ontario



Prepared for:

Sedgwick Marshall Heritage Homes Ltd.

Prepared by:

TACOMA ENGINEERS

F220 – 155 Frobisher Drive
Waterloo, ON
TW-1657-24

September 12, 2024

1. Introduction

Tacoma Engineers has been retained by Sedgwick Marshall Heritage Homes Ltd. of Milton, Ontario to carry out a structural condition assessment of a one and a half storey home located at 18501 Mississauga Road in Caledon.

Tacoma Engineers was retained by Sedgwick Marshall on June 14, 2024. The undersigned attended the site on July 16, 2024.

This report includes a summary of the following items for the building:

- major structural systems;
- existing structural conditions and areas of potential concern;

2. Background

Tacoma Engineers has been retained as a sub-consultant by Sedgwick Marshall Heritage Homes Ltd.

This report is being produced as a response to a request from the Town of Caledon, who have asked that a professional engineer comment on the condition of the building.

This report is based on a visual inspection only and does not include any destructive testing. The structure was occupied at the time of this review, and the interior of the building was mostly covered with finishes. No further structural analysis or building code analysis has been carried out as part of this report unless specifically noted.

No previous work has been completed by Tacoma Engineers on this building for this or any other owner.

No sub-consultants have been retained to participate in this assessment.

3. Building History

The home was reportedly built in several phases over the mid 19th century and early 20th century. The original portion of the home was reportedly constructed between 1836 and 1848 for John Cameron.

The farmhouse building is constructed as a one and a half wood framed building, with additions of modern construction. The original foundations were constructed with field stones, and the floor structure appears to be hand hewn logs.

4. Scope and Methods

A Heritage Impact Assessment, prepared by WSP, dated July 28 2023 was provided to the undersigned prior to the preparation of this report. There are no architectural drawings of the subject property.

The assessment of the building is based on a visual assessment from grade.

A site visit was carried out by Nick Lawler, P.Eng., on July 16, 2024. A visual review of all accessible spaces was completed on this date, and photographs were taken.

5. Definitions

The following is a summary of definitions of terms used in this report describing the condition of the structure as well as recommended remedial actions. Detailed material condition definitions are included in Appendix A of this report.

- **Condition States**[1]:
    1. Excellent – Element(s) in "new" condition. No visible deterioration type defects present, and remedial action is not required.
    2. Good – Element(s) where the first signs of minor defects are visible. These types of defects would not normally trigger remedial action since the overall performance is not affected.
    3. Fair – Element(s) where medium defects are visible. These types of defects may trigger a "preventative maintenance" type of remedial action where it is economical to do so.
    4. Poor – Element(s) where severe or very severe defects are visible. These types of defects would normally trigger rehabilitation or replacement if the extent and location affect the overall performance of that element.
- **Immediate remedial action**[1]**:** these are items that present an immediate structural and/or safety hazards (falling objects, tripping hazards, full or partial collapse, etc.). The remedial recommendations will need to be implemented immediately and may include restricting access, temporary shoring/supports or removing the hazard.

- **Priority remedial action**[1]**:** these are items that do not present an immediate hazard but still require action in an expedited manner. The postponement of these items will likely result in the further degradation of the structural systems and finishes. This may include interim repairs, further investigations, etc. and are broken down into timelines as follows:
    1. **Short-term**: it is recommended that items listed as short-term remedial action are acted on within the next 6 months (**before the onset of the next winter season**).
    2. **Medium-term:** it is recommended that items listed as medium-term remedial action are acted on within the next 24 months.
    3. **Long-term:** it is recommended that items listed as long-term remedial action are acted on within the next 5-10 years. Many of these items include recommendations of further review/investigation.

- **Routine maintenance**[1]: these are items that can be performed as part of a regularly scheduled maintenance program.

In addition to the definitions listed above, it should be noted that the building in question is listed on the municipal heritage register. The Standards and Guidelines for the Conservation of Historic Places in Canada provide direction when a structural system is identified as a character-defining element of an historic place. They also provide direction on maintaining, repairing, and replacing structural components or systems[2]. Refer to the General Guidelines for Preservation, Rehabilitation, and Restoration to further inform the development of more detailed remedial actions.

[1] Adapted from "Structural Condition Assessment", 2005, American Society of Civil Engineers/Structural Engineering Institute

[2] "Standards and Guidelines for the Conservation of Historic Places in Canada", 2nd Edition, 2010, www.historicplaces.ca

6. General Structural Conditions

The building is constructed as a one and a half-storey wood structure. Exterior walls are constructed with wood studs, likely balloon framed. The interior framing is conventional wood framing, and the foundations were found to be rubble stone masonry, of unknown depth and thickness.

6.1. Exterior Walls

Construction

The exterior walls are constructed with conventional wood framing. The entire building has been clad with vinyl siding, and the interiors are clad with plaster / drywall finishes.

Conditions

The exterior is in fair condition with no signs of deterioration due to deferred and inadequate maintenance.

Recommendations

- Relocation of the home will likely induce some settlement of the existing wood mud sill. Repairs / restoration should be carried out after the home as been placed in its final location.

6.2. Ground Floor Framing

Construction

The ground floor framing is constructed with hand hewn logs, spanning to the exterior rubble stone foundations and a centralized beam line. The central beam appears to be of a more modern construction than the joists, indicating that is has likely been replaced in the past.

Conditions

The main beam is in fair condition with no signs of deterioration due to deferred and inadequate maintenance. The floor joists (logs) were found to be in poor condition, with signs of prolonged exposure to moisture and humidity. The majority of the logs have been sprayed with polyurethan spray foam insulation.

Recommendations

- If the floor joists are to be maintained in the relocated home, new structural framing members will likely be required to support the required live loads. The existing logs may be reinforced with new dimensional joists, sistered next to the existing logs.
- Removal of the existing spray foam insulation on the joists may be difficult to achieve. Given the amount of spray foam, and conditions observed, there may be insufficient section remaining to the logs after they have been relocated. It should be noted that the final logs may remain as mostly decorative elements.



Photograph 1 - Hand Hewn Log Joists



Photograph 2 - Main Interior Beam

7. Relocation Feasibility

Tacoma Engineers was asked to review the relocation feasibility of the home, with respect to the suitability of the structural elements only. It is assumed that grading of the proposed site would be similar to that of the existing house location for the discussion below. It is assumed that the rear addition on the house would not be relocated.

The relocation of a building is generally carried out as follows:

- Complete the design and construction of a new foundation at the proposed location of the building's final site. Make accommodations (pockets, openings, etc.) to suit temporary supports such that the structure can be set on top of the new foundation without interference of the temporary supports.
- Install temporary supports around the primary structural support locations of the building at the lowest level in its original location, including:

  - exterior walls;
  - interior loadbearing walls;
  - interior pad footings; and
  - interior strip footings.
- Cut all connections between the house and its foundation.
- Cut all service connections to the house, including all plumbing and electrical connection.
- Remove any and all material from the structure, including finishes that are intended for replacement in the new location.
- Install jacking beams to lift the house from its original foundation.
- Move the temporarily supported structure from its original location to the proposed relocation site.
- Secure the structure to the new foundation.
- Carry out restoration and renovation work as planned, including repairs or replacement of damaged and brittle finishes and/or other materials.

The building would require, at minimum, supports at the following locations:

- the exterior perimeter; and,
- the beam line in the basement

Structures that are smaller in size and constructed of materials that can accommodate some movements are the best candidates for relocation. The building is currently in good repair. Assuming the relocation distance is small, it is expected that a contractor experienced in moving buildings can successfully reinstate the building in its new proposed location with minimal damage during the process.

The risk of damage to brittle finishes and materials that cannot accommodate movement, such as the lath and plaster finishes, is increased with the distance of the move. The distance of the move should be considered in the design of temporary bracing on the structural and in discussions with a qualified moving contractor.

Note the house relocation work must be completed by an experienced structural house moving contractor and include full design engineering for the temporary bracing, shoring and lift beams. This work is outside of Tacoma Engineers scope of work. The contractor is to contact Tacoma Engineers to coordinate the structural move requirements with the design of the new foundation system.

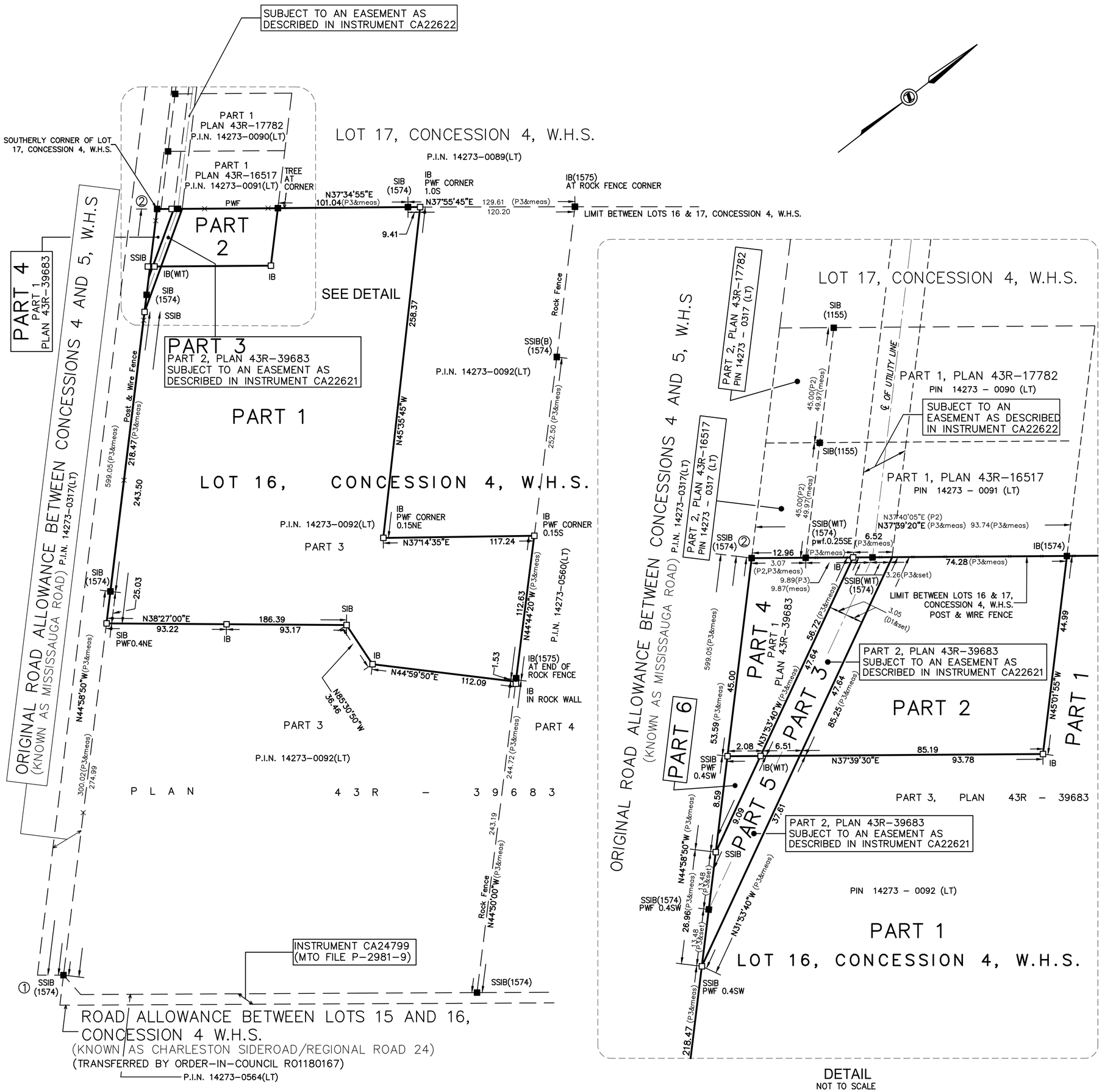
Per: _____

Nick Lawler, MASc, PE, P.Eng, CAHP
Structural Engineer, Senior Associate
Tacoma Engineers Inc.



APPENDIX D

Reference Plan



DETAIL
NOT TO SCALE

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATE _____

DRAFT

JANSKY T C LAU
Ontario Land Surveyor

PLAN 43R- DRAFT

RECEIVED AND DEPOSITED

DATE _____

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (No.43)

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SCHEDULE

PART	PART OF LOT	CONCESSION	PIN	AREA(m^2)
1	16	4 WHS	PART OF 14273-0092(LT)	74683
2				3560
3				291
4				336
5				142
6				9

PARTS 3 AND 5 – SUBJECT TO AN EASEMENT AS DESCRIBED IN INSTRUMENT CA22621

PLAN OF SURVEY OF
PART OF LOT 16
CONCESSION 4
WEST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF CALEDON)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

40m 0 40 80 120 160 200 meters

SCALE 1 : 2000

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
B	DENOTES BURIED
IB	DENOTES IRON BAR
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
WIT	DENOTES WITNESS
1155	DENOTES VAN HARTEN SURVEYING LTD., O.L.S.
1574	DENOTES DELPH & JENKINS NORTH LTD., O.L.S.
1575	DENOTES J.R. FINNIE, O.L.S.
P1	DENOTES PLAN 43R-17782
P2	DENOTES PLAN 43R-16517
P3	DENOTES PLAN 43R-39683
D1	DENOTES INSTRUMENT No. CA22621
WHS	DENOTES WEST OF HURONTARIO STREET
EF	DENOTES ELECTRIC FENCE
PWF	DENOTES POST & WIRE FENCE

NOTE

PROPERTY LINES ARE UNFENCED UNLESS OTHERWISE NOTED.

BEARINGS SHOWN HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS ① AND ② BY REAL TIME CANNET NETWORK OBSERVATIONS AND REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81° WEST LONGITUDE (NAD 83, CSRS 2010).

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES, AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING THE DISTANCE BY COMBINED SCALE FACTOR 0.9996158.

FOR BEARINGS COMPARISONS, THE FOLLOWING ROTATION WAS APPLIED.
P1,P2 – 0°38'20" COUNTER CLOCKWISE

THE COORDINATES SHOWN ON THIS PLAN, IN THEMSELVES, CANNOT BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

COORDINATES SHOWN ON THIS PLAN ARE IN COMPLIANCE WITH THE SURVEYORS ACT, URBAN ACCURACY PER O.REG. 216/10, SECTION 14(2).

OBSERVED REFERENCE POINTS UTM(NAD83, CSRS 2010)		
PLAN COORDINATES	NORTHING	EASTING
1	4852461.176	577251.500
2	4852884.746	576828.216

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. *THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.*
2. *THE SURVEY WAS COMPLETED ON THE 15TH DAY OF APRIL, 2026*

DRAFT

DATE

JANSKY T C LAU –ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V

Delph & Jenkins North Ltd.
Ontario Land Surveyors
220 Industrial Parkway S., Unit 6, Aurora, Ontario L4G 3V6
www.djsurveyors.com info@djsurveyors.com
Tel.905-841-8526

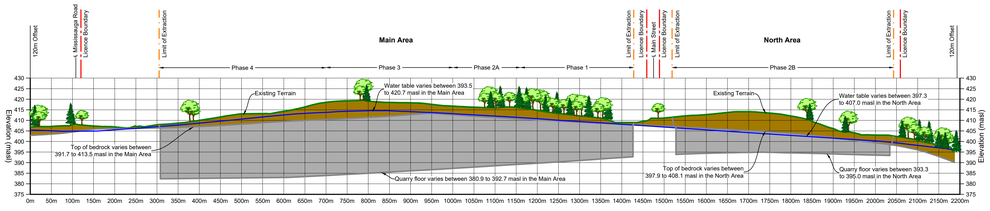
22213-10B

DRAWN : JL | CHECKED : GKJ

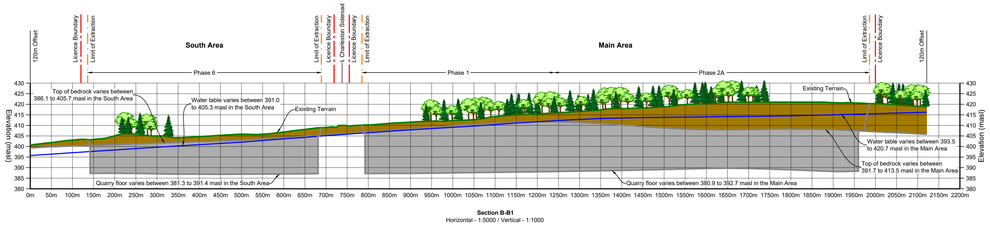
ACAD FILE: 22213-10B.DWG DATE: April 16, 2026

APPENDIX E

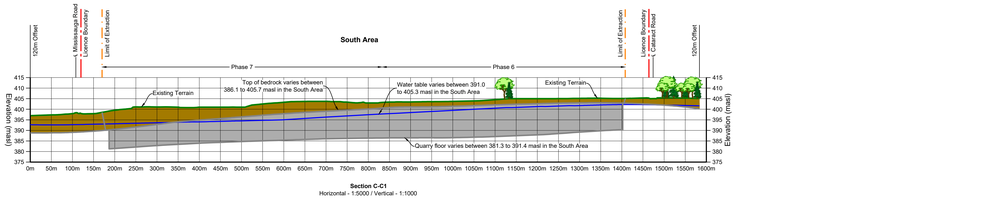
Site Plan (May 2026)



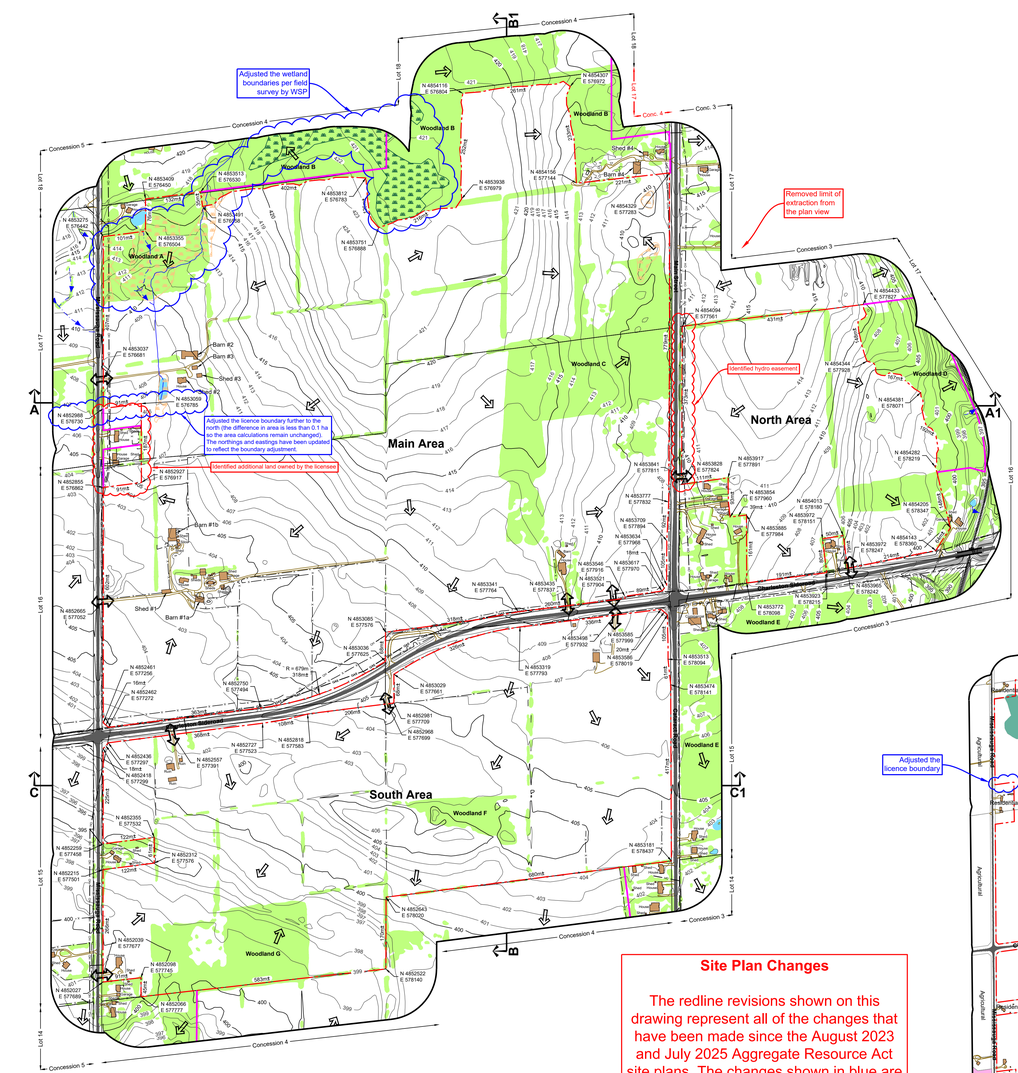
Section A-A1
Horizontal - 1:5000 / Vertical - 1:1000



Section B-B1
Horizontal - 1:5000 / Vertical - 1:1000



Section C-C1
Horizontal - 1:5000 / Vertical - 1:1000



Site Plan Changes

The redline revisions shown on this drawing represent all of the changes that have been made since the August 2023 and July 2025 Aggregate Resource Act site plans. The changes shown in blue are revisions made to the July 2025 site plan.

A. General

1. This site plan is prepared under the Aggregate Resources Act for a Class 'A' licence for a pit and quarry below the ground water table.
2. Area Calculations:
   - 2.1. Licence (total) — **261.2 hectares**
     - Main Area — 151.5 hectares
     - North Area — 30.3 hectares
     - South Area — 79.4 hectares
3. Northing and easting coordinates have been provided for select corners of the licence boundaries and at the centre point of every entrance and exit that intersects the licence boundaries on the plan view of this drawing.

B. References

1. Contours were obtained from First Base Solutions and are displayed in one metre intervals. Elevations shown are in metres above sea level (MASL).
2. Topographic information was obtained from numerous sources including First Base Solutions, Land Information Ontario and field investigations for technical reports.
3. All topographic features and structures are shown to scale in Universal Transverse Mercator (UTM) with North American Datum 1983 (NAD83), Zone 17 (metre), Central Meridian 81 degrees west coordinate system.
4. The Main Area licence boundary was established based on a compiled plan of survey completed by Delph & Jenkins North Limited, Ontario Land Surveyors, on February 14, 2022 which utilized the following information: Plan 43R-39683, 43R-24507, 43R-22355, 43R16517, 43R-17782, 43R-4021, 43R-21423, 43R-2743, and instruments RO1146974 and RO1014831. The North and South Area licence boundaries are based on the Municipal Property Assessment Corporation's parcel fabric.
5. Existing zoning on and within 120 metres of the licence boundaries are from the Town of Caledon Zoning By-law 2006-50, Schedule 'A', Zone Maps: 64 (last updated August 21, 2015), 74 (last updated March 24, 2016) and 75 (last updated August 21, 2015). The Main Area is currently zoned Agricultural Zone (A1) and Environmental Policy Area 2 Zone (EPA2) while the North and South Areas are currently zoned Agricultural Zone (A1).
6. Existing land use designations within 120 metres of the licence boundaries are from the Niagara Escarpment Plan - Map 4, dated June 1, 2017.
7. Land use information and structures identified on and within 120 metres of the licence boundaries were determined using aerial photography captured in the spring of 2021 from First Base Solutions.

C. Drainage

1. Surface drainage on and within 120 metres of the licence boundaries is by overland flow in the directions shown by arrows on the plan view, or by infiltration.

D. Groundwater

1. The maximum predicted groundwater table, based on groundwater levels monitored over a 12 month period from January to December 2021, are as follows:
   - 1.1. Main Area - Ranges from 420.7 to 393.5 masl (north to southwest)
   - 1.2. North Area - Ranges from 407.0 to 397.3 masl (northwest to southeast)
   - 1.3. South Area - Ranges from 405.3 to 391.0 masl (northeast to south)
2. The maximum predicted groundwater table elevations are shown in each cross section on drawing 1 of 54 and ~~4 of 4~~ 5 of 5.

E. Site Access and Fencing

1. The Main Area has four existing access points (two on Mississauga Road and two on Charleston Sideroad), the North Area has two existing access points (one on Main Street and one on Charleston Sideroad), and the South Area has four existing access points (one on Mississauga Road and three on Charleston Sideroad). None of the existing access points are gated.
2. Post and wire fencing (unless noted otherwise) exists in the locations shown on the plan view.

F. Significant Natural and Human-Made Features on and Within 120 Metres

1. There is a pond and Ministry of Natural Resources ~~and Forestry~~ (MNR~~F~~) and WSP identified ~~un~~evaluated wetlands (other) within the Main Area licence boundary.
2. There is Significant Wildlife Habitat and habitat for endangered and threatened species within the Main and South Area licence boundary.
3. There are Significant Woodlands, Significant Wildlife Habitat, habitat for endangered and threatened species and MNR~~F~~ and WSP identified evaluated wetlands (~~non-significant~~ Provincially Significant and other) outside of the licence boundaries within 120 metres.
4. See Key Natural Heritage Features Schematic on this drawing or drawing 2 of 54 for additional information.
5. ~~There are no human-made features on or within 120 metres of the licence boundaries.~~

G. Aggregate Related Site Features

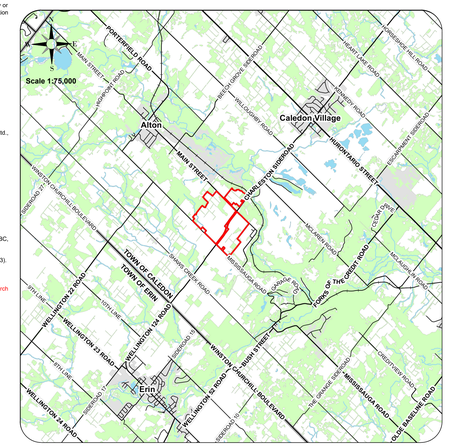
1. There are no existing aggregate operations or features on-site such as processing areas with stationary or portable equipment, stockpiles, recyclable materials, scrap, fuel storage, haul roads, berms or excavation faces.

H. Cross Sections

1. Cross sections depicting existing conditions are shown on this drawing.
2. Cross sections depicting post rehabilitation conditions are shown on drawing ~~4 of 4~~ 5 of 5.
3. Cross section locations are identified on the plan view of each drawing.

I. Technical Reports - References

1. Agricultural Impact Assessment, Colville Consulting Inc., December 16, 2022 (Revised July 2023).
2. Stage 1 and 2 Archaeological Assessment, Golder Associates Ltd., November 14, 2022.
3. Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
4. Air Quality Impact Assessment, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
5. Noise Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
6. Blast Impact Assessment, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
7. Natural Environment Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
8. Water Resources Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
9. Visual Impact Assessment Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
10. Planning Justification Report and Aggregate Resources Act Summary Statement, GSAI and MHBC, December 16, 2022 (Revised July 2023).
11. Maximum Predicted Water Table Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
12. Socio-Economic Assessment Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
13. Transportation Impact Study and Haul Route Assessment, TYLin, December 16, 2022 (Revised March 2025).
14. Water Resources Addendum Report, WSP Canada Inc., March 2025.
15. Stage 3 Archaeological Assessment - Location 1 (AkHa-23), WSP Canada Inc., August 2, 2024.
16. Stage 3 Archaeological Assessment - Location 2 (AkHa-24), WSP Canada Inc., August 2, 2024.
17. Stage 3 Archaeological Assessment - Location 4 (AkHa-25), WSP Canada Inc., August 2, 2024.
18. Stage 3 Archaeological Assessment - Location 7 (AkHa-26), WSP Canada Inc., August 2, 2024.
19. Stage 3 Archaeological Assessment - Location 09 (AkHa-27), WSP Canada Inc., August 2, 2024.
20. Stage 3 Archaeological Assessment - Location 10 (AkHa-28), WSP Canada Inc., July 10, 2024.
21. Stage 3 Archaeological Assessment - Location 12 (AkHa-29), WSP Canada Inc., August 2, 2024.
22. Stage 3 Archaeological Assessment - Location 15 (AkHa-52), WSP Canada Inc., August 2, 2024.
23. Stage 3 Archaeological Assessment - Location 16 (AkHa-30), WSP Canada Inc., July 12, 2024.
24. Stage 3 Archaeological Assessment - Location 18 (AkHa-31), WSP Canada Inc., August 2, 2024.
25. Stage 3 Archaeological Assessment - Location 22 (AkHa-32), WSP Canada Inc., July 10, 2024.
26. Stage 3 Archaeological Assessment - Location 26 (AkHa-33), WSP Canada Inc., July 10, 2024.
27. Stage 3 Archaeological Assessment - Location 27 (AkHa-34), WSP Canada Inc., August 2, 2024.
28. Stage 3 Archaeological Assessment - Cameron Site (AkHa-9), WSP Canada Inc., August 2, 2024.
29. Fluvial Geomorphic Assessment, GEO Morphix Ltd., February 15, 2025.
30. Water Report Addendum, WSP Canada Inc., March 2025.
31. Groundwater Mitigation System Design Report, WSP Canada Inc., May 2025.



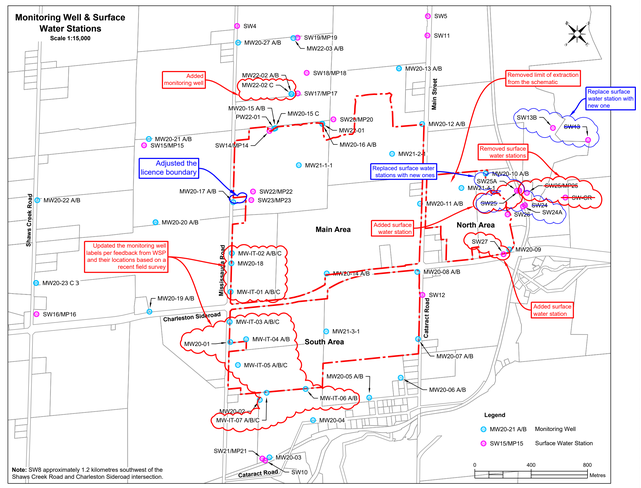


Table 1 Notes:

1. Groundwater level to be monitored by logger set to record on 15-min intervals, with quarterly logger downloads and quarterly manual measurements.
2. Surface water level and temperature to be monitored by logger set to record on 15-min intervals, with quarterly logger downloads and quarterly manual measurements.
3. Water discharge from the Settling Pond to be monitored as per requirements to be approved by the MECP based on the Permit to Take Water and Environmental Compliance Approval to be obtained by the Applicant prior to the initiation of any off-site discharge.
4. These wells only need to be monitored until they are required to be decommissioned in accordance with MECP requirements to allow for on-site operations.
5. Groundwater level to be monitored as per requirements to be approved by the MECP based on the Permit to Take Water and Environmental Compliance Approval to be obtained by the Applicant prior to the implementation of groundwater mitigation measures.
6. Groundwater will be sampled in the shallowest piezometer of the well nest annually (spring) and analysed for general chemistry, nutrients, inorganics and metals, as well as PHC (F1 to F4).

Table 2 Notes:

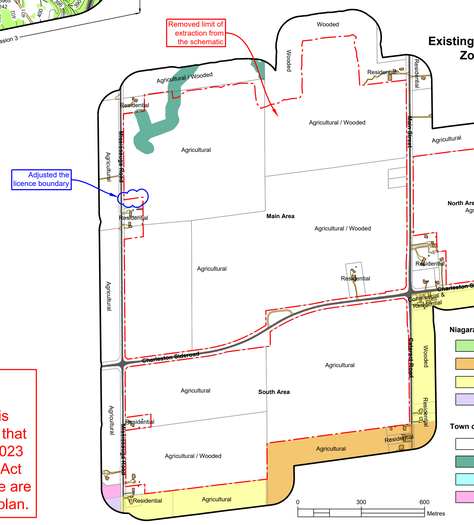
1. Groundwater level to be monitored by logger set to record on 15-min intervals, with quarterly logger downloads and quarterly manual measurements.
2. Surface water level and temperature to be monitored by logger set to record on 15-min intervals, with quarterly logger downloads and quarterly manual measurements.
3. Located on lands owned or / controlled by the licensee. ~~or where the licensee has an agreement in place for long-term monitoring~~.
4. ~~Located on public lands and~~ Located on railroad right-of-way. Monitoring to be completed subject to permission by the applicable public authority.
5. ~~Water quality to be sampled and monitored in the Credit River 2x / year (April and September) for Hardness (CaCO3); General Chemistry (i.e., pH, temperature, conductivity, dissolved oxygen, turbidity); Total Ammonia-N; Total Phosphorus; Alkalinity (Total as CaCO3); Dissolved Chloride (Cl-); Nitrite (N); Nitrate (N); Nitrate + Nitrite (N); Total Kjeldahl Nitrogen (TKN); Total Suspended Solids; Total Oil & Grease; Total Metals.~~ Groundwater will be sampled in the shallowest piezometer of the well nest annually (spring) and analysed for general chemistry, nutrients, inorganics and metals, as well as PHC (F1 to F4).

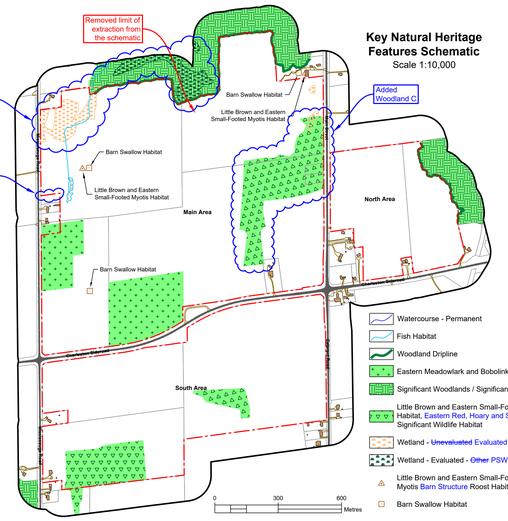
Table 1: On-Site Groundwater and Surface Water Monitoring Program

Name	Type	Northing	Easting	Monitoring Scope
MW20-01 ~~A/B~~	Mon Well	4852268	577459	Water level [1]
MW20-07 A/B	Mon Well	4853250	577360	Water level [1]
MW20-08 A/B	Mon Well	4853575	578010	Water level, ~~water quality~~ [1,5]
MW20-09	Mon Well	4854157	578344	Water level, ~~water quality~~ [1,5]
MW20-10 A/B	Mon Well	4854407	577838	Water level, ~~water quality~~ [1,5]
MW20-11 A/B	Mon Well	4853921	577672	Water level [1]
MW20-12 A/B	Mon Well	4854321	577272	Water level, ~~water quality~~ [1,5]
MW20-14 A/B	Mon Well	4853100	577576	Water level [1]
MW20-15 A/B	Mon Well	4853544	576577	Water level, ~~water quality~~ [1,5]
MW20-15 C	Mon Well	4853544	576577	Water level [1]
MW20-16 A/B	Mon Well	4853807	576785	Water level [1]
MW20-17 A/B	Mon Well	4852966	576752	Water level [1]
MW20-18	Mon Well	4852659	577058	Water level [1]
MW21-1-1	Mon Well	4853485	576882	Water level [1,4]
MW21-2-1	Mon Well	4854021	577279	Water level [1,4]
MW21-3-1	Mon Well	4852814	577872	Water level [1,4]
MW21-4-1	Mon Well	4854211	577793	Water level [1,4]
MW22-01	Mon Well	4853808	576782	Water level [1]
MW22-02 A/B	Mon Well	4853795~~4~~	576411~~76~~	Water level [1]
MW22-02 C	Mon Well	4853794	576476	Water Level [1]
MW22-03 A/B	Mon Well	4854078	576201	Water level [1]
PW22-01	Mon Well	4853535	576574	Water level [1]
SW14/MP14	SW/MP	4855098	578165	Water level & temperature [1]
SW22/MP22	SW/MP	4853125	576900	Water level & temperature [1]
SW23/MP23	SW/MP	4853050	576840	Water level & temperature [1]
SW26	SW	4854320	578155	TBD by MECP PTTW & ECA Approvals [1]
SW27	SW	4854105	578340	Water level and temperature [1,2]
MW-IT-01 A/B/C	Mon Well	4852~~1~~6746	577~~2~~1686	Water level, ~~water quality~~ [1,5]
MW-IT-02 A/B/C	Mon Well	4852~~1~~0646	577~~2~~0804	Water level, ~~water quality~~ [1,5]
MW-IT-03 A/B/C	Mon Well	4852~~3~~6479	5773~~2~~246	Water level, ~~water quality~~ [1,5]
MW-IT-04 A/B	Mon Well	4852~~3~~6486	5775~~2~~19	Water level, ~~water quality~~ [1,5]
MW-IT-05 A/B/C	Mon Well	4852~~1~~959	5776~~1~~67	Water level, ~~water quality~~ [1,5]
MW-IT-06 A/B	Mon Well	4852~~4~~26~~1~~8	57~~3~~0587866	Water level, ~~water quality~~ [1,5]
MW-IT-07 A/B/C	Mon Well	4852~~2~~0~~1~~434	57~~7~~8978866	Water level, ~~water quality~~ [1,5]

Table 2: Off-Site Groundwater and Surface Water Monitoring Program

Name	Type	Northing	Easting	Monitoring Scope
MW20-02	Mon Well	4852138	577900	Water level [1,3]
MW20-03	Mon Well	4851907	578244	Water level, ~~water quality~~ [1,3]
MW20-04	Mon Well	4852313	578265	Water level, ~~water quality~~ [1,3]
MW20-05 A/B	Mon Well	4852713	578423	Water level, ~~water quality~~ [1,3]
MW20-06 A/B	Mon Well	4852973	578474	Water level, ~~water quality~~ [1,3]
MW20-13 A/B	Mon Well	4854473	576973	Water level [1,3]
MW20-13 C	Mon Well	4854473	576873	Water level [1,3]
MW20-19 A/B	Mon Well	4852000	576907	Water level [1,3]
MW20-20 A/B	Mon Well	4852468	576476	Water level [1,3]
MW20-20 C	Mon Well	4852468	576476	Water level [1,3]
MW20-21 A/B	Mon Well	4852840	576014	Water level [1,3]
MW20-22 A/B	Mon Well	4851966	575785	Water level [1,3]
MW20-23 A/B	Mon Well	4851556	576206	Water level [1,3]
MW20-23 C	Mon Well	4851556	576206	Water level [1,3]
MW20-27 A/B	Mon Well	4853770	575954	Water level [1,3]
SW4	SW	4852963	574760	Water level and temperature [2,4]
SW5	SW	4853846	575863	Water level and temperature [2,4]
SW8	SW	4851688	576054	Water level and temperature [2,3]
SW10	SW	4850628	579128	Water level and temperature [2,3]
SW11	SW	4851869	578238	Water level and temperature [2,4]
SW12	SW	4854781	576842	Water level and temperature [2,4]
SW13B	SW	485~~4~~5793486	577~~9~~318~~4~~55	Water level and temperature [2,3]
SW15/MP15	SW/MP	4853501	576562	Water level and temperature [2,3]
SW16/MP16	SW/MP	4852785	576024	Water level and temperature [2,3]
SW17/MP17	SW/MP	4853803	576488	Water level and temperature [2,3]
SW18/MP18	SW/MP	4853993	576396	Water level and temperature [2,3]
SW19/MP19	SW/MP	4854106	576226	Water level and temperature [2,3]
SW20/MP20	SW/MP	4853890	576819	Water level and temperature [2,3]
SW21/MP21	SW/MP	4851865	578215	Water level and temperature [2,3]
SW24A	SW	485~~4~~43~~0~~86	578~~1~~0980	Water level and temperature [2,4]
~~SW25A~~	SW	~~4854485497~~	~~57807~~989	Water level and temperature [2,4]
~~SW25/MP25~~	~~SW/MP~~	~~4854505~~	~~578135~~	~~Water level and temperature [2,4]~~
~~SW-DR~~	~~SW~~	~~4854709~~	~~578350~~	~~Water quality [5]~~





Legal Description

Part of Lots 15-1718, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former geographic Township of Caledon)
Township of Caledon
Regional Municipality of Peel

Legend

- Licence Boundary
- Limit of Extraction
- Contours with Elevation — Metres above sea level (MASL)
- Public Road
- Driveway
- Railway
- Watercourse — Permanent (Direction of flow indicated by arrows)
- Watercourse — Intermittent (Direction of flow indicated by arrows)
- Water Feature
- Wooded Area
- Wetland — WSP Evaluated - PSW; ~~MNRF Evaluated - Other~~
- Wetland — WSP Evaluated - Other; ~~MNRF - Unevaluated~~
- Additional Land Owned by Licensee
- 120m Offset From Draft Licence Boundaries
- Lots and Concessions
- Parcel Fabric
- Easement — Updated the legend to include easements
- Overhead Hydro
- Pipeline — Enbridge Gas Inc.
- Fence — 1.2 m post & wire fence unless otherwise noted
- Entrance / Exit
- Direction of Surface Drainage
- Building/Structure
- Cross Sections

Legend - Cross Sections

- Licence Boundary
- Limit of Extraction
- Existing Grade
- Maximum Predicted Water Table
- Maximum Depth of Excavation
- Topsoil and/or Overburden
- Aggregate Available for Extraction

Site Plan Acronyms

1. ARA - Aggregate Resources Act
2. MECP - Ministry of the Environment, Conservation and Parks
3. MGCS - Ministry of Government and Consumer Services
4. DFO - Department of Fisheries and Oceans Canada
5. MNR~~F~~ - Ministry of Natural Resources ~~and Forestry~~
6. MCM - Ministry of Citizenship and Multiculturalism
7. TSSA - Technical Standards and Safety Authority
8. MTCS - Ministry of Tourism, Culture and Sport
9. ECA - Environmental Compliance Approval
10. BMPP - Best Management Practices Plan
11. WWIS - Water Well Information System
12. PSW - Provincially Significant Wetland
13. HIA - Heritage Impact Assessment
14. CVC - Credit Valley Conservation
15. MASL - Metres above sea level
16. PTTW - Permit to Take Water
17. NTS - Not to Scale

Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licencing)

No.	Date	Description	By
6	May 2026	Update the site plan to address agency comments	C.P.
5	July 2025	Update the site plan to address agency and public comments	C.P.
4	May 2025	Update the site plan to address agency and public comments	C.P.
3	March 2025	Update the site plan to address agency and public comments	C.P.
2	August 2024	Updated the site plan to address the MNR's comments from their letter dated January 11, 2024 and the Town of Caledon's comments from their letter dated November 17, 2023	C.P.
1	August 2023	Revised drawing to incorporate updated technical report recommendations	C.P.

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
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MHBC Stamp
Brian Zeman
Is authorized by the Ministry of Northern Development, Mines, Natural Resources and Forestry pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

MHBC Stamp
Christopher Poole
Is authorized by the Ministry of Northern Development, Mines, Natural Resources and Forestry pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

Draft

Applicant

CBM Aggregates a Division of St. Marys Cement Inc. (Canada)
55 Industrial Street
Toronto, Ontario
M4G 3W9

Project
Caledon Pit & Quarry
18722 Main Street, Caledon, Ontario

MNR~~F~~ Licence Reference No. 626600	**Applicant's Signature**
Plan Scale: 1:5000 (Arch E)	**Date** ~~August 2023~~ May 2026
0 150 300 Metres	**Drawn By** C.P.
	Checked By B.Z.
	File No. 8816AF

File Name
Existing Features

Drawing No.
1 of 54

File Path B:\Brian\8816AF - CBM - Caledon Quarry\Drawings\Site Plan\CAD\8816AF - Site Plan.dwg

A. General

1. Area Calculations:
   - 1.1. Licence (total) **261.2 hectares**
     - Main Area 151.5 hectares
     - North Area 30.3 hectares
     - South Area 79.4 hectares
   - 1.2. Limit of Extraction (total) **199.36 hectares**
     - Main Area 123.46 hectares
     - North Area 16.0 hectares
     - South Area 59.9 hectares
2. The maximum annual tonnage is 2,500,000.
3. The following structures shall be permitted within the ~~Building Location Area~~ Facility Pad, Building Location and Recycling Area identified on the plan view of this drawing:

Building	Width	Length	Area
Scale House	3.7 m	12.2 m	45.1 m²
Quality Control Lab	3.7 m	12.2 m	45.1 m²
Maintenance Shop	36.6 m	45.7 m	1,672.6 m²
Office	13.7 m	18.3 m	250.7 m²

4. ~~The licensee intends to retain ownership or control of additional land containing a house (to the northwest of the Main Area) during the extraction operation which shall be vacated prior to, and remain vacant while, extraction is occuring within 500 metres. Should the house remain occupied or the property sold, the licensee shall notify the MNR immediately and provide mitigation necessary to ensure Provincial noise, air, dust and ground vibration limits are satisfied.~~
4. Table 3 on this drawing ~~3 of 4~~ identifies the number of sensitive receptors within 500 metres of the licence boundary and the distance from the licence boundary to each receptor.
5. ~~The licence boundaries are within the Credit Valley Source Protection Area but are not located within a wellhead protection area or an intake protection zone and there will be no impacts to municipal water supplies.~~

B. Hours of Operation

1. Activities to prepare the Site, such as the stripping of topsoil, construction of the berms, or activities related to the rehabilitation of the Site after the extraction is completed are considered to be construction activities and are only permitted to occur during the daytime period (7:00am to 7:00pm) Monday to Friday except statutory holidays.
2. Activities for site operations, such as extraction, processing and drilling are permitted to occur during the daytime period (7:00am to 7:00pm) Monday to Saturday, except statutory holidays.
3. Activities related to shipping are permitted from 6:00am to 7:00pm Monday to Saturday, except statutory holidays. Shipping is permitted from 7:00pm to 6:00am only where required to support public authority contracts that necessitate the delivery of aggregates during these hours. Shipping activities from 7:00pm to 6:00am shall be limited to highway trucks and shipping loaders and no other operations shall be permitted.
4. Blasting is permitted from 8:00am to 6:00pm Monday to Friday, except statutory holidays.

C. Site Access and Fencing

1. The existing eastern access point on Charleston Sideroad and the southern access point on Mississauga Road for the Main Area (as shown on drawing 1 of ~~54~~) shall be removed during site preparation of the Main Area. The existing western access point on Charleston Sideroad (as shown on the plan view) shall remain to access the CBM Caledon Pit / Quarry office and quality control lab. The northern access point on Mississauga Road (as shown on the plan view) may remain for maintenance purposes only.
2. The two existing access points for the North Area (as shown on drawing 1 of ~~54~~) may remain, and shall not be gated, while the North Area is utilized for agricultural purposes (see Section N Variations from Control and Operation Standards). The existing access points on Main Street and Charleston Sideroad (as shown on the plan view) may remain for maintenance purposes only.
3. The four existing access points for the South Area (as shown on drawing 1 of ~~54~~) may remain, and shall not be gated, while the South Area is utilized for agricultural purposes (see Section N Variations from Control and Operation Standards). During site preparation of the South Area, the three existing access points on Charleston Sideroad shall be removed. The site access on Mississauga Road (as shown on the plan view) may remain for maintenance purposes only.
4. The main operational entrance/exit is proposed in the location shown on the plan view of this drawing, subject to an agreement with the ~~Region of Peel~~ applicable road authority. See site entrance simulation on this drawing.
5. The North and South Areas shall be accessed by tunnels beneath both Main Street and Charleston Sideroad in the locations shown on the plan view of this drawing, subject to an agreement with the ~~Region of Peel~~ applicable road authority (see Section N Variations from Control and Operation Standards). Temporary access points shall be permitted in the North and South Areas to facilitate tunnel construction.
6. The operational, office / quality control lab, maintenance and/or temporary access points shall be gated, kept closed during hours of non-operation and maintained throughout the life of the licence.
7. Page wire and/or hi-tensile fencing, a minimum 1.2 metres in height, shall be erected along the licence boundaries and the perimeter of the cell tower area (see Cell Tower Detail on this drawing) in a phased approach (see Section N Variations from Control and Operation Standards). If the cell tower area is removed, fencing shall be erected along the licence boundary. Prior to site preparation commencing in the Main, North or South Areas, fencing shall be installed along the perimeter of that Area.
8. In order to minimize disturbance to existing vegetation, perimeter fencing may be offset up to five metres from the licence boundary (see Section N Variations from Control and Operation Standards). Where perimeter fencing is offset from the licence boundary, the licence boundary shall be demarcated with highly visible T-bars with PVC every 30 metres, or less, to maintain visibility from one T-bar to the next.
9. All fencing shall be maintained for the life of the licence.
10. A sign of at least 0.5 metres by 0.5 metres in size shall be erected and maintained at the operational entrance/exit that says in legible words "This site is licensed under the Aggregate Resources Act licence # 626600."

D. Drainage and Siltation Control

1. Drainage of undisturbed areas will continue in the directions shown on drawing 1 of ~~54~~.
2. Silt fencing shall be installed in a phased approach. Prior to site preparation commencing in the Main, North or South Areas, silt fencing shall be installed on the exterior side toe of perimeter berms and along the dripline of significant woodlands as shown on the plan view of this drawing. See Natural Environment note 9.j under Section O Technical Recommendations on drawing ~~3 of 4~~ 4 of 5 for additional information.
3. Silt fencing shall be inspected prior to site preparation activities to ensure it was installed correctly and during extraction operations to ensure that the fencing is being maintained and functioning properly. Any issues that are identified shall be rectified immediately.
4. Silt fencing shall not be removed until re-vegetation and soil stabilization has occurred to limit sedimentation of the setbacks.

E. Site Preparation

1. Existing structures within the licence boundary ~~not deemed to have cultural heritage potential outside of the Cultural Heritage Potential area~~ shall be demolished or removed to facilitate each Area. Structures ~~with cultural heritage potential within the Cultural Heritage Potential areas~~ shall be subject to the cultural heritage technical recommendations in Section O.4 on drawing 3 of ~~54~~.
2. Timber resources shall be salvaged for use as saw logs, fence posts and fuel wood where appropriate. Cleared stumps and brush may be burned (with applicable permits), used for aquatic habitat enhancement or mulched for use in progressive rehabilitation.
3. Before all requirements for natural environment notes 9.a to 9.d under Section O Technical Recommendations on drawing ~~3 of 4~~ 4 of 5 are met, if applicable.
4. Topsoil and overburden shall be stripped and stored separately.
5. Topsoil and overburden shall be placed in noise attenuation/visual berms or used immediately for progressive rehabilitation.
6. Excess topsoil and overburden not required for immediate use in berms or progressive rehabilitation may be temporarily stockpiled within the limit of extraction in the location shown on the plan view of this drawing. Topsoil and overburden stockpiles in this location shall not exceed eight metres in height and may be located within 30 metres of the licence boundary (see Section N Variations from Control and Operation Standards).
7. In situations where excess topsoil and overburden has to be temporarily stockpiled outside the area shown on the plan view of this drawing, stockpiles shall be located within the limit of extraction and remain a minimum of 30 metres from the licence boundary and 90 metres from a property with a residential use.
8. Temporary topsoil and overburden stockpiles which remain for more than one year shall have their slopes vegetated to control erosion. Seeding shall not be required if these stockpiles have vegetation naturally in the first year.
9. No topsoil shall be removed from the site (see Section N Variations from Control and Operation Standards).
10. Ensure the cultural heritage and archaeology technical recommendations in Sections O.4 and O.5 on drawing ~~3 of 4~~ 4 of 5 have been completed for the phase undergoing site preparation, if applicable.

F. Berms and Screening

1. Berms shall not be located within three metres of the licence boundary or cell tower area.
2. Berms shall be a minimum of five metres in height, except for a section of the berm along the western extent of the Main Area, which shall be a minimum of seven metres in height (see plan view for location).
3. Berm side slopes shall not exceed 2:1 (horizontal : vertical).
4. The minimum width of the berm crest shall be two metres.
5. See Typical Acoustic and Visual Berm detail on this drawing for additional information.
6. Berms shall be seeded in accordance with visual note 6.c under Section O Technical Recommendations on drawing 3 of ~~54~~.
7. Existing vegetation within the setbacks shall be maintained where berms are not required.

G. Site Dewatering

1. Refer to the water technical recommendations in Section O.7 on drawing ~~3 of 4~~ 4 of 5 for information regarding site dewatering.

H. Extraction Sequence

1. ~~This plan depicts a schematic operations for the property based on the best information available at the time of preparation.~~
2. Extraction shall occur in eight phases (Phases 1, 2A, 2B, 3, 4, 5, 6 and 7) as shown on the plan view.
3. ~~Notwithstanding the operational and rehabilitation notes; demand for certain products or blending of materials may require minor deviations in the extraction and rehabilitation sequence. Any major deviations from the operations sequence shown shall require approval from the MNRF.~~
2. Phase 1
   - 2.1. Prepare Phase 1 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
   - 2.2. Strip Phase 1 and use the material to construct the perimeter berm for the Main Area.
   - 2.3. Extract sand and gravel in a northeasterly direction to top of bedrock.
   - 2.4. Once bedrock is reached, establish facility pad for permanent processing area at an elevation of 397.0 masl.
   - 2.5. Commence quarrying operations through sinking cut.
   - 2.6. Continue extracting the pit and quarry in a northeasterly direction before proceeding in a northwesterly direction.
   - 2.7. Phase 1 may be extracted to a maximum depth between 384.0 and 392.7 masl.
   - 2.8. Progressive rehabilitation shall consist of backfilling the southeast and northeast phase boundary to establish the final elevations and grades depicted on the plan view for drawing ~~4 of 4~~ 5 of 5.
   - 2.9. Prepare Phases 2A and 2B for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
3. Phases 2A
   - 3.1. Strip Phase 2A and use the material to construct the perimeter berm for the North Area, for progressive rehabilitation in Phase 1 or temporarily stockpile the material in the topsoil and overburden stockpile area.
   - 3.2. Extract pit and quarry in a northwesterly direction before proceeding in a southwesterly direction.
   - 3.3. Phase 2A may be extracted to a maximum depth between 387.2 and 392.7 masl.
   - 3.4. Establish tunnel beneath Main Street to connect with Phase 2B.
   - 3.5. Progressive rehabilitation shall consist of backfilling a portion of the phase to pre-extraction grades as well as the side slopes to establish the final elevations and grades depicted on the plan view of drawing ~~4 of 4~~ 5 of 5.
4. Phase 2B
   - 4.1. Strip Phase 2B and use the material for progressive rehabilitation in Phases 1 and 2A or temporarily stockpile the material in the topsoil and overburden stockpile area.
   - 4.2. Create sinking cut to establish tunnel beneath Main Street to connect with Phase 2A.
   - 4.3. Extract pit and quarry in a northeasterly direction before proceeding in a southeasterly direction.
   - 4.4. Phase 2B may be extracted to a maximum depth between 393.3 and 395.0 masl.
   - 4.5. Progressive rehabilitation shall consist of backfilling the side slopes and quarry floor to establish the final elevations and grades depicted on the plan view of drawing ~~4 of 4~~ 5 of 5.
   - 4.6. Prepare Phase 3 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
5. Phase 3
   - 5.1. Use the topsoil and overburden stockpiled in Phase 3, as well as the existing material, for progressive rehabilitation in Phases 2A and 2B.
   - 5.2. Construct a slurry wall / grout zone in the southwest setback of the Main Area prior to extraction in Phase 3.
   - 5.3. Extract pit and quarry in a southwest direction.
   - 5.4. Phase 3 may be extracted to a maximum depth between 383.9 and 388.6 masl.
   - 5.5. Progressive rehabilitation shall consist of backfilling a portion of the phase to pre-extraction grades and side sloping to establish the final elevations and grades depicted on the plan view of drawing ~~4 of 4~~ 5 of 5.
   - 5.6. Prepare Phase 4 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
6. Phase 4
   - 6.1. Use the topsoil and overburden stockpiled in Phase 4, as well as the existing material, for progressive rehabilitation in Phases 2A, 2B, 3, 4 and backfilling the tunnel beneath Main Street.
   - 6.2. Construct infiltration trenches in the southwest setback of the Main Area prior to extraction in Phase 4.
   - 6.3. Extract pit and quarry in a southwest direction before proceeding in a northwesterly direction.
   - 6.4. Phase 4 may be extracted to a maximum depth between 382.3 and 385.9 masl.
   - 6.5. Progressive rehabilitation shall consist of backfilling a portion of the phase to pre-extraction grades as well as side slopes to establish the final elevations and grades depicted on the plan view of drawing ~~4 of 4~~ 5 of 5.
   - 6.6. Prepare Phase 5 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
7. Phase 5
   - 7.1. Strip Phase 5 and use the material for progressive rehabilitation in Phases 4 and 5 and any other areas requiring backfilling within the Main area. Any remaining topsoil and overburden shall to used for the future progressive rehabilitation in Phases 6 and 7.
   - 7.2. Extract pit and quarry in a southeasterly direction.
   - 7.3. Phase 5 may be extracted to a maximum depth between 380.9 and 384.7 masl.
   - 7.4. Progressive rehabilitation shall consist of backfilling the side slopes (where applicable) to establish the final elevations and grades depicting on the plan view of drawing ~~4 of 4~~ 5 of 5.
   - 7.5. A portion of the quarry face in the southwest corner of Phase 5 shall remain vertical (see Section N. Variations from Control and Operation Standards). The exposed rock face will be approximately 128 metres in length.
   - 7.6. Prepare Phase 6 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
8. Phase 6
   - 8.1. Strip Phase 6 and use the material to construct the perimeter berm for the South Area or temporarily stockpile for future use with progressive rehabilitation.
   - 8.2. Construct slurry wall / grout zone and infiltration trenches in the southwest and southeast setback of the South Area prior to extraction in Phase 6.
   - 8.3. Create sinking cut to establish tunnel beneath Charleston Sideroad to connect with Phase 1.
   - 8.4. Extract pit and quarry in a southeasterly direction.
   - 8.5. Phase 6 may be extracted to a maximum depth between 385.0 and 391.4 masl.
   - 8.6. Progressive rehabilitation shall consist of backfilling the quarry floor and side slopes to establish the final elevations and grades depicted on the plan view of drawing ~~4 of 4~~ 5 of 5.
   - 8.7. Prepare Phase 7 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
9. Phase 7
   - 9.1. Strip Phase 7 and use the material for progressive rehabilitation in Phases 6 and 7.
   - 9.2. Extract pit and quarry in a southwesterly direction before proceeding in a southeasterly direction.
   - 9.3. Phase 7 may be extracted to a maximum depth between 381.3 and 386.6 masl.
   - 9.4. Extract facility pad in Main Area.
   - 9.5. Progressive rehabilitation shall consist of backfilling the quarry floor (including tunnel) and side slopes (where applicable) to establish the final elevations and grades depicted on the plan view of drawing ~~4 of 4~~ 5 of 5.
   - 9.6. Upon completion of extraction in Phase 7, the slurry wall adjacent to the infiltration trenches in the southwest and southeast corner of the South Area shall be excavated and backfilled with sand.
   - 9.7. A portion of the quarry face in the southwest and southeast corner of Phase 7 shall remain vertical (see Section N. Variations from Control and Operation Standards). The exposed rock face will be approximately 465 metres in length. Two access points with 2:1 slopes from the existing grade to the final quarry floor shall be provided in the locations shown on the plan view of drawing ~~4 of 4~~ 5 of 5. The access points shall be backfilled with highly permeable sandy material (10-5) or un-compacted till (10-6). Should un-compacted till be utilized, the access points shall not exceed 30 metres in width.

I. Extraction Details

1. All trees within five metres of the excavation face inside the limit of extraction shall be removed.
2. The maximum height of a lift within the pit shall not be greater than 1.5 metres above the highest reaching excavating equipment being utilized on-site.
3. The maximum height of a lift within the quarry shall be 25 metres.
4. The maximum depth of material below top of bedrock in Phase 1 is approximately 27 metres. Areas of Phase 1 that are less than 25 metres in depth shall be extracted in one lift while areas greater than 25 metres in depth shall be extracted in two lifts.
5. The maximum depth of material below top of bedrock in Phase 2A is approximately 26 metres. Areas of Phase 2A that are less than 25 metres in depth shall be extracted in one lift while areas greater than 25 metres in depth shall be extracted in two lifts.
6. The maximum depth of material below top of bedrock in Phase 2B is approximately 14 metres and shall be extracted in one lift.
7. The maximum depth of material below top of bedrock in Phase 3 is approximately 27 metres. Areas of Phase 3 that are less than 25 metres in depth shall be extracted in one lift while areas greater than 25 metres in depth shall be extracted in two lifts.
8. The maximum depth of material below top of bedrock in Phase 4 is approximately 27 metres. Areas of Phase 4 that are less than 25 metres in depth shall be extracted in one lift while areas greater than 25 metres in depth shall be extracted in two lifts.
9. The maximum depth of material below top of bedrock in Phase 5 is approximately 25 metres and shall be extracted in one lift.
10. The maximum depth of material below top of bedrock in Phase 6 is approximately 18 metres and shall be extracted in one lift.
11. The maximum depth of material below top of bedrock in Phase 7 is approximately 16 metres and shall be extracted in one lift.
12. Extraction may occur concurrently in Phases 2A and 2B.
13. Extraction shall be permitted in two phases simultaneously to allow for transition between phases.
14. Blasting shall be permitted ~~daily~~ Monday to Friday, excluding statutory holidays, (during the hours specified in note B.4 on this drawing). However, it is anticipated that the frequency of blasts will typically be two blasts per week.
15. As excavation reaches the limit of extraction or maximum depth, progressive rehabilitation shall commence in the locations to be backfilled.
16. Aggregate stockpiles ~~(including recyclable material)~~ shall be located within the limit of extraction and remain a minimum of 30 metres from the licence boundary and ~~90~~ metres from a property with a residential use.
17. Berms that encroach within the limit of extraction shall be removed, and the underlying aggregate may be extracted, as part of final extraction/rehabilitation of the site.
18. Internal haul road locations will vary on the pit and quarry floor as extraction progresses.

J. Equipment and Processing

1. Equipment used on-site may include jaw crushers, excavators, bulldozers, skid steers, screeners, conveyors, hoppers, mobile cone crushers, drill rigs, generators, front end loaders, shipping loaders, shipping trucks, haul trucks, and water trucks.
2. Processing equipment shall remain a minimum of 30 metres from the licence boundary and 90 metres from a property with a residential use.
3. Processing equipment in the Main Area will initially be portable and shall be situated in the location identified on the Noise Mitigation Schematic on this drawing or drawing ~~3 of 4~~ 4 of 5. As operations progress and the top of bedrock is exposed, a permanent processing plant will be constructed within the facility pad area (Main Area) as shown on the plan view of this drawing. Once the permanent processing plant is operational within the facility pad area, the temporary processing plant in the Main Area shall be dismantled. In Phase 6 (South Area) a processing plant consisting of a primary crusher and primary screen (relocated from the Main Area) shall be constructed in the location identified on the Noise Mitigation Schematic on this drawing or drawing ~~3 of 4~~ 4 of 5 once sufficient area is extracted within Phase 6. During Phase 6, the remaining permanent processing equipment located in the facility pad area (Main Area) will remain operational until extraction of the facility pad area is required in Phase 7. Prior to the extraction of aggregate from beneath the facility pad area in Phase 7, the remaining permanent processing equipment in the facility pad area will be dismantled and portable processing equipment will be relocated to the quarry floor in the Main Area for the duration of the operation.

K. Fuel Storage

1. Fuel storage tanks shall be located in close proximity to the maintenance shop. Fuel storage tanks shall be installed and maintained in accordance with the Technical Standards and Safety Act and Liquid Fuels Regulation 217/01.
2. All fuel tanks shall be double sided or placed in containment facilities large enough to hold the tanks maximum volume.
3. Fuel trucks shall be used to transfer fuel to on-site equipment in accordance with the Liquid Fuels Handling Code.
4. A Spills Contingency Plan shall be prepared and implemented prior to site preparation. The Spills Contingency Plan shall be available on-site and all employees and contractors shall be informed and required to comply with this plan.

L. Scrap and Recycling

1. Scrap may be stored on-site within the Facility Pad, Building Location and Recycling Area identified on the plan view of this drawing (see note J.3 on this drawing for additional information) and shall be removed on an on-going basis.
2. Scrap shall only include material generated directly as a result of the aggregate operation such as refuse, debris, scrap metal, lumber, discarded machinery, equipment and motor vehicles.
3. All fluids shall be drained from any discarded equipment, machinery or motor vehicle prior to storage and disposed of in accordance with the Environmental Protection Act.
4. Scrap shall not be stored within 30 metres of any body of water or the licence boundary, ~~and shall be kept in close proximity to the main processing plant~~.
5. Recycling of concrete shall be permitted on-site.
6. Recyclable material shall be kept ~~in close proximity to the main processing plant~~ within the Facility Pad, Building Location and Recycling Area identified on the plan view of this drawing (see note J.3 on this drawing for additional information).
7. Rebar or other structural steel shall be separated from recyclable aggregate material during processing and placed in a designated scrap pile on-site which shall be removed on an on-going basis.
8. Recycled aggregate shall be removed on an on-going basis.
9. Recycling activities shall not interfere with the operational phases of the site or with rehabilitation.
10. Once the site is depleted, no further importation of recyclable material shall be permitted.
11. Once final rehabilitation has been completed and approved in accordance with the site plan, all recycling operations shall cease.
12. The site shall be kept in an orderly condition.

M. Maximum Disturbed Area

1. The maximum disturbed area is 95.0 hectares. Disturbed areas shall include active extraction areas, stockpile areas, internal haul routes, areas being progressively rehabilitated and berms until they are vegetated. Areas that have been side-sloped and vegetated, and the adjacent un-vegetated or flooded vacated quarry floor (eg. stockpiles and equipment removed), shall not constitute disturbed area.

N. Variations from Control and Operation Standards

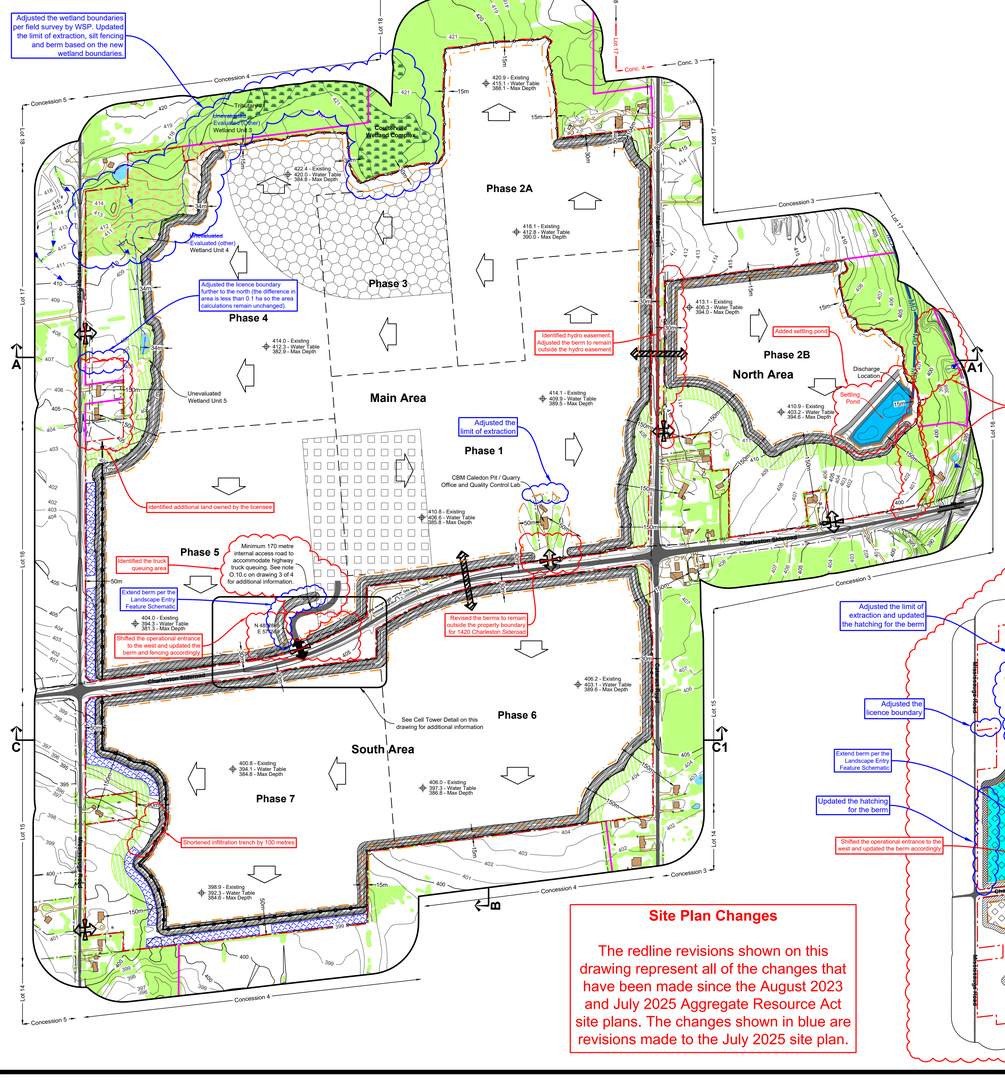
Section 0.13 Standard	Variation	Rationale
(1) 1 & 2	1. A gate shall not be required for the tunnel crossings. 2. Gates shall not be required in an Area that is not currently undergoing site preparation.	1. The tunnel crossings are beneath the road allowance. Therefore, access is already restricted. 2. This will enable agricultural operations to continue without being site prepared.
(1) 3	A clear view of the road in both directions shall not be provided at the tunnel crossings.	The tunnel crossings are beneath the road allowance. Therefore, visibility in both directions is not possible.
(1) 9 & 10.ii.A	1. Excavation may occur within the setback at the tunnel crossings. 2. Excavation may occur within the setbacks where the groundwater infiltration trenches and slurry walls are located.	1. This will facilitate construction associated with the tunnel. 2. This will facilitate construction associated with the groundwater infiltration trench and slurry wall.
(1) 11	1. Aggregate / overburden may be removed from the setback at the tunnel crossings. 2. Aggregate / overburden may be removed from the setbacks where the groundwater infiltration trenches are slurry walls are located.	1. This will facilitate construction associated with the tunnel. 2. This will facilitate construction associated with the groundwater infiltration trench and slurry wall.
(1) 13.i.	Topsoil and overburden within the "Topsoil and Overburden Stockpile Area" may be stockpiled within 30 metres of the licence boundary.	The "Topsoil and Overburden Stockpile Area" is adjacent to additional land owned by the licensee.
(1) 17	Topsoil and/or overburden may be transferred between the Main, North and South Areas.	This will allow stripped material from site preparation to be used for berm construction, progressive rehabilitation and/or temporarily stockpiled in any Area.
(1) 19.i. & 19.ii.	1. The minimum side slope within the sand and gravel deposit areas shall be 2:1. 2. A portions of the extraction face shall remain vertical in the southwest corner of Phase 5 and the southwest/southeast corner of Phase 7.	1. This will enable side slopes to transition seamlessly between the pit and quarry excavation areas. 2. Leaving a portion of the extraction face in Phases 5 and 7 vertical will meet the water mitigation requirements.
(3) (a)	1. Fencing shall be installed in a phased approach. 2. Fencing may be offset up to five metres from the licence boundary. 3. Fencing shall be installed around the perimeter of the cell tower area.	1. This will enable agricultural production to continue with minimal disruption and accounts for the long life expectancy of the operation. 2. This will minimize the removal of existing trees to accommodate the perimeter fencing. 3. It is the responsibility of the cell tower operator to control access to the area in a manner that they deem appropriate.

Move Table 3 from previous drawing 3 of 4 to this drawing

Table 3: Receptors Within 500m of Licence Boundaries

Receptor	Address	Distance	Receptor	Address	Distance
POR001	18147 Mississauga Road	260 m	**POR040**	18137 Cataract Road	290 m
POR002	18189 Mississauga Road	180 m	**POR041**	18120 Cataract Road	290 m
POR003	18205 Mississauga Road	160 m	**POR042**	10 Deagle Lane	210 m
POR004	18221 Mississauga Road	160 m	**POR043**	38 William Street	280 m
POR005	18234 Mississauga Road	280 m	**POR044**	42 William Street	290 m
POR006	18309 Mississauga Road	170 m	**POR045**	48 William Street	290 m
POR007	833 Charleston Sideroad	470 m	**POR046**	1498 Cataract Road	380 m
POR008	18615 Mississauga Road	150 m	**POR047**	33 William Street	340 m
POR009	18627 Mississauga Road	160 m	**POR048**	47 William Street	320 m
POR010	18682 Mississauga Road	320 m	**POR049**	61 William Street	330 m
POR011	18785 Mississauga Road	220 m	**POR050**	71 William Street	340 m
POR012	18837 Mississauga Road	260 m	**POR051**	77 William Street	340 m
POR013	18906 Main Street	460 m	**POR052**	89 William Street	330 m
POR014	18942 Main Street	580 m	**POR053**	26 Albert Street	340 m
POR015	18842 Main Street	240 m	**POR054**	1392 Cataract Road	380 m
POR016	18810 Main Street	240 m	**POR055**	18051 Cataract Road	440 m
POR017	18796 Main Street	200 m	**POR056**	1501 Cataract Road	440 m
POR018	18775 Main Street	320 m	**POR057**	1460 Cataract Road	400 m
POR019	18772 Main Street	100 m	**POR058**	1446 Cataract Road	390 m
POR020	18719 Main Street	150 m	**POR059**	1463 Cataract Road	450 m
POR021	18659 Main Street	150 m	**POR060**	1453 Cataract Road	450 m
POR022	18473 Main Street	150 m	**POR061**	1437 Cataract Road	460 m
POR023	18471 Main Street	150 m	**POR062**	1434 Cataract Road	390 m
POR024	1700 Charleston Sideroad	150 m	**POR063**	1432 Cataract Road	390 m
POR025	PIN 142710181	310 m	**POR064**	1404 Cataract Road	400 m
POR026	1626 Charleston Sideroad	150 m	**POR065**	1425 Cataract Road	470 m
POR027	1540 Charleston Sideroad	220 m	**POR066**	1411 Cataract Road	450 m
POR028	1522 Charleston Sideroad	150 m	**POR067**	1391 Cataract Road	450 m
POR029	1531 Charleston Sideroad	180 m	**POR068**	1375 Cataract Road	410 m
POR030	1529 Charleston Sideroad	150 m	**POR069**	1369 Cataract Road	400 m
POR031	1521 Charleston Sideroad	100 m	**POR070**	1357 Cataract Road	380 m
POR032	18217 Cataract Road	150 m	**POR071**	1341 Cataract Road	360 m
POR033	18201 Cataract Road	170 m	**POR072**	1327 Cataract Road	320 m
POR034	18198 Cataract Road	150 m	**POR073**	1342 Cataract Road	290 m
POR035	18182 Cataract Road	160 m	**POR074**	1311 Cataract Road	300 m
POR036	18164 Cataract Road	160 m	**POR075**	1297 Cataract Road	290 m
POR037	18148 Cataract Road	190 m	**POR076**	1275 Cataract Road	290 m
POR038	18140 Cataract Road	240 m	**ROR077**	1195 Cataract Road	330 m
POR039	18130 Cataract Road	260 m			

Added the Noise Mitigation and Key Natural Heritage Features Schematics as requested by the Town of Caledon

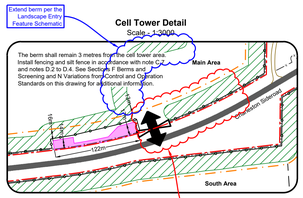


Typical Acoustic & Visual Berm

N.T.S.

Cell Tower Detail

Scale - 1:3000



Noise Mitigation Schematic

Scale 1:10,000

Key Natural Heritage Features Schematic

Scale 1:10,000

Site Plan Changes

The redline revisions shown on this drawing represent all of the changes that have been made since the August 2023 and July 2025 Aggregate Resource Act site plans. The changes shown in blue are revisions made to the July 2025 site plan.

Legal Description

Part of Lots 15-~~17~~18, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former geographic Township of Caledon)
Town~~ship~~ of Caledon
Region~~al~~ Municipality of Peel

Legend

- Licence Boundary
- Limit of Extraction
- Contours with Elevation (Metres above sea level (MASL))
- Public Road
- Driveway
- Railway
- Entrance / Exit (Operational Access)
- Entrance / Exit (Office/lab and Maintenance Access)
- Tunnel Crossing
- Gate
- Watercourse (Permanent (Direction of flow indicated by arrows))
- Watercourse (Intermittent (Direction of flow indicated by arrows))
- Water Feature
- Wooded Area
- Wetland (WSP Evaluated - PSW; ~~MNRF Evaluated - Other~~)
- Wetland (WSP Evaluated - Other; ~~MNRF - Unevaluated~~)
- Visual Planting Area
- Additional Land Owned by Licensee
- 120m Offset From Licence Boundary
- Easement (Updated the legend to include easements)
- Pipeline (Enbridge Gas Inc.)
- Fence (1.2 m post & wire fence unless otherwise noted)
- Silt Fence
- Main Discharge
- ~~Secondary Discharge (Discharge not to exceed existing surface water flow)~~
- Berm (with 2:1 side slopes) (5.0 m in height except for section along the western extent of the Main Area identified as 7.0 m on the plan view
- General Direction of Excavation & Boundary
- Building/Structure
- Topsoil & Overburden Stockpile Area (Maximum Height 8.0 m)
- Facility Pad, ~~and~~ Building Location and Recycling Area
- Archaeological Protection Area (Including 10 metre buffer)
- Infiltration Trench
- Slurry Wall
- Spot Elevation (Top - Existing (MASL) / Middle - Water Table (MASL) Bottom - Maximum Depth of Extraction (MASL))
- Cross Sections

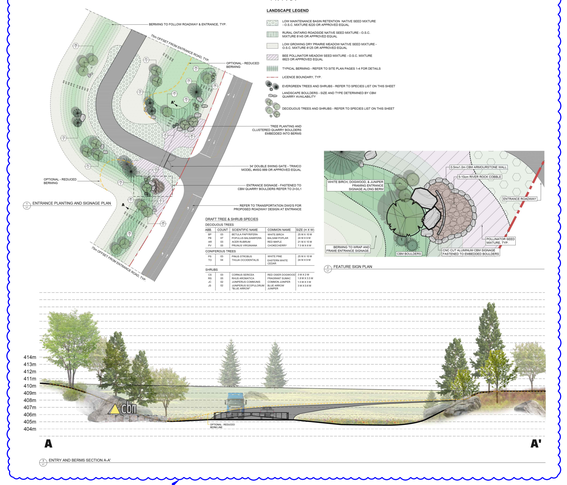
Removed from plan view and placed in detail on drawing 3 of 4

Site Plan Acronyms

1. ARA - Aggregate Resources Act
2. MECP - Ministry of the Environment, Conservation and Parks
3. MGCS - Ministry of Government and Consumer Services
4. DFO - Department of Fisheries and Oceans Canada
5. MNR~~F~~ - Ministry of Natural Resources ~~and Forestry~~
6. MCM - Ministry of Citizenship and Multiculturalism
7. TSSA -

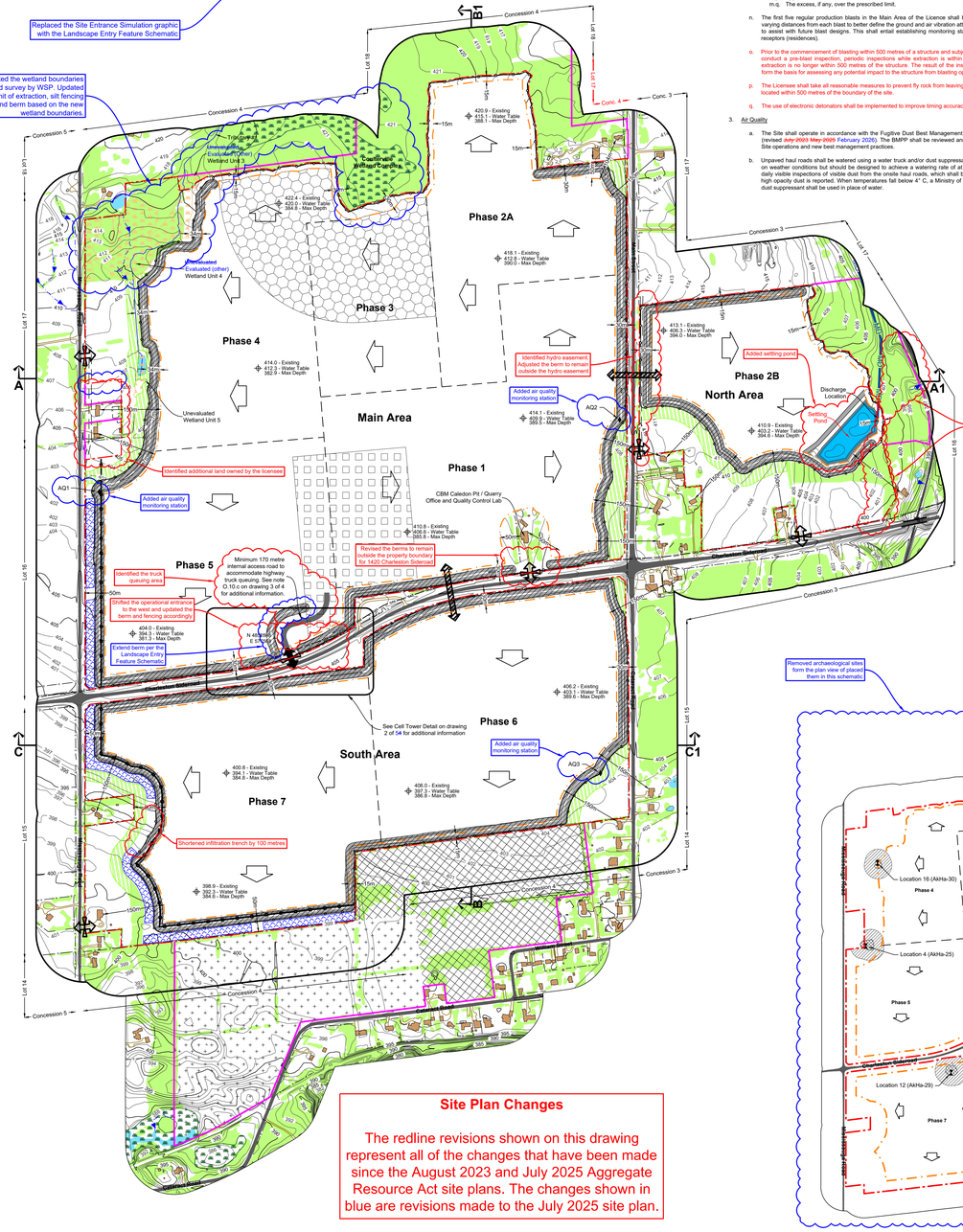
Landscape Entry Feature Schematic

N.T.S.

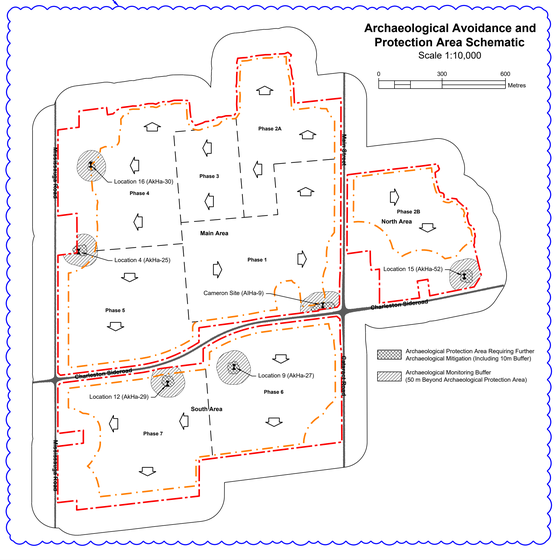


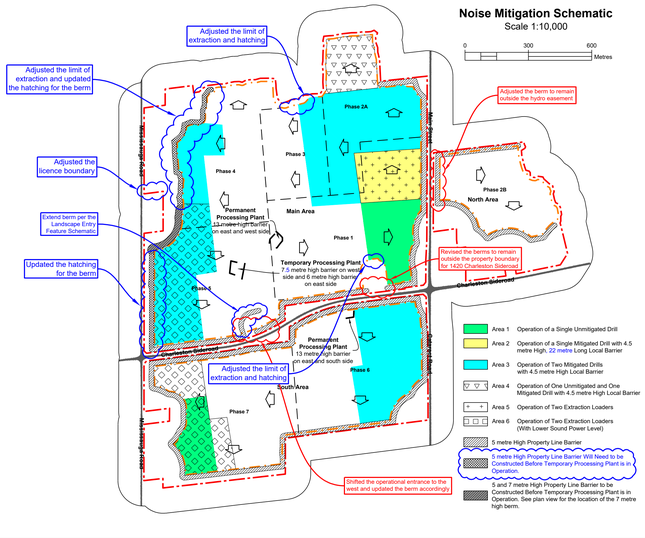
Replaced the Site Entrance Simulation graphic with the Landscape Entry Feature Schematic

Adjusted the wetland boundaries per field survey by WSP. Updated the limit of extraction, silt fencing and berm based on the new wetland boundaries.



Removed archaeological sites from the plan view of placed them in this schematic





Site Plan Changes

The redline revisions shown on this drawing represent all of the changes that have been made since the August 2023 and July 2025 Aggregate Resource Act site plans. The changes shown in blue are revisions made to the July 2025 site plan.

O. Technical Recommendations

1. Agriculture

a. Lands that are currently in agricultural production, and not required for immediate extraction and site preparation, shall be kept in agricultural production ~~for as long as possible~~.

b. The licensee shall document any complaints involving the local agricultural community, and as part of the annual Compliance Assessment Report, shall provide information to MNR~~F~~ on the nature of the complaint and actions taken by the licensee to address the issue.

2. Blasting

a. All quarry blasts shall be monitored at the closest residences in front of and behind the blast for ground and air vibration effects to ensure compliance with the current MECP guideline limits.

b. All quarry blasts shall be monitored within 300 metres of the nearest pipeline on the ground above that pipeline to ensure compliance with Enbridge's ground vibrations limits.

c. All quarry blasts shall be monitored within 300 metres of the farmhouse and barn located at 18722 Main Street, the farmhouse located at 18551 Mississauga Road, the farmhouse located at 18667 Mississauga Road and the house (to be converted to office/laboratory during operation) located at 1420 Charleston Sideroad to ensure compliance with the ground vibration limit of 50 mm/s. Once the farmhouse(s) located at 18551 Mississauga Road and 18667 Mississauga Road is relocated outside of the licence area, all quarry blasts shall be monitored to ensure compliance with the current MECP guideline limits. See cultural heritage technical recommendations Section O.4 for additional information.

d. The vibration monitoring shall be carried out by an independent third-party engineering firm with expertise in blasting and monitoring.

e. Notification shall be provided to Enbridge when blasting approaches within 300 metres of the pipeline.

f. No extraction within 30 metres of the pipeline without authorization from Enbridge.

g. Blasting shall be carried out by persons experienced, trained and qualified to conduct blasting operations.

h. The licensee shall establish a blasting notification program for residents within 500 metres. ~~The licensee shall also provide notification to the Town of Caledon Clerk and the Brampton Flying Club at least 24 hours prior to a blast taking place on-site.~~

i. Blasting shall not occur on Saturday, Sunday and all Statutory holidays.

j. If there are exceedances of the vibration limits, ~~the Licensee shall notify MECP and the~~ blast design parameters shall be altered to bring results back into compliance ~~prior to the next blast occurring on-site~~.

k. When blasting within approximately 440 metres of adjacent residences, the quarry shall regularly review their blast procedures in conjunction with the blast monitoring results to assess if it is necessary to modify blast design parameters of the blast.

l. Blasting procedures, such as drilling and loading, shall be reviewed annually and modified as required to ensure compliance with industry standards.

m. The licensee shall maintain a record of all blasting details including a seismic record of the ground and air vibration monitoring results. The blast details and monitoring results shall be made available to the MNR~~F~~ and the MECP, upon written request. The blasting reports shall include the following information:

m.a. Location, date and time of the blast;
m.b. Dimensioned sketch including photographs, if necessary, of the location of the blasting operation, and nearest point of reception;
m.c. Physical and topographical description of the ground between the source and the receptor location.
m.d. Type of material being blasted;
m.e. Sub-soil conditions, if known;
m.f. Prevailing meteorological conditions including wind speed in m/s, wind direction, air temperature in °C, relative humidity, degree of cloud cover and ground moisture content;
m.g. Number of drill holes;
m.h. Pattern and pitch of drill holes;
m.i. Size of holes;
m.j. Depth of drilling;
m.k. Depth of collar (or stemming);
m.l. Depth of toe-load;
m.m. Weight of charge per delay;
m.n. Number of rows of delays;
m.o. The result and calculated value of Peak Pressure Level in dBL and Peak Vibration Velocity in mm/s;
m.p. Applicable limits; and
m.q. The excess, if any, over the prescribed limit.

n. The first five regular production blasts in the Main Area of the License shall be monitored at a minimum of five locations at varying distances from each blast to better define the ground air and vibration attenuation characteristics at the nearest receptors to assist with future blast designs. This shall entail additional monitoring stations between the blast site and neighbouring receptors (residences).

o. Prior to the commencement of blasting within 500 metres of a structure and subject to landowner authorization, the licensee shall conduct a pre-blast inspection, periodic inspections while extraction is within 500 metres and a post-blast inspection when extraction is no longer within 500 metres of the structure. The result of the inspection shall be provided to the landowner and form the basis for assessing any potential impact to the structure from blasting operations within 500 metres.

p. The Licensee shall take all reasonable measures to prevent fly rock from leaving the site during blasting if a sensitive receptor is located within 500 metres of the boundary of the site.

q. The use of electronic detonators shall be implemented to improve timing accuracy and maintain hole timing as designed.

3. Air Quality

a. The Site shall operate in accordance with the Fugitive Dust Best Management Practices Plan (BMPP) dated December 2022, (revised ~~July 2023~~ May 2025 February 2026). The BMPP shall be reviewed annually and updated if required based on current Site operations and new best management practices.

b. Unpaved haul roads shall be watered using a water truck and/or dust suppressant. The application of water shall be dependent on weather conditions but should be adjusted to achieve a watering rate of at least 2 L/m²/hour. Site personnel shall conduct daily visible inspections of visible dust from the onsite haul roads, which shall be used to inform additional watering activities if high opacity dust is reported. When temperatures fall below 4° C, a Ministry of Environment, Conservation and Parks chemical dust suppressant shall be used in place of water.

c. Unpaved haul roads shall be re-graded annually (or as needed based on observations) using coarser material.

d. A speed limit of 25 km/hour on all site roads shall be implemented.

e. Stockpiles shall be placed below grade where possible with drop heights of less than 1 metre maintained for fine material.

f. The processing plant shall be equipped with a water spray system with the watering rate set to suppress visible dust.

g. The processing plant shall be located below grade as soon as feasible.

h. Drills shall be equipped with dust suppression systems.

i. If sustained winds exceed 40 km/hour, on-site processing activities, including drilling and blasting, ~~will~~ shall cease and not resume until two consecutive hours of winds below 40 km/hour are recorded.

j. A record of all visual inspections, dust mitigation activities and complaints shall be kept in the onsite filing system, as identified in the BMPP.

k. The licensee shall conduct air quality monitoring in accordance with the monitoring plan found in Appendix E of the BMPP. The locations of the air quality monitoring stations are shown on the plan view of this drawing.

4. Cultural Heritage

a. Areas of cultural heritage potential were identified for portions of the properties located at 18722 Main Street, 1055 Charleston Sideroad, 1420 Charleston Sideroad, 18501 Mississauga Road, and 18667 Mississauga Road. Accordingly, property specific Heritage Impact Assessment (HIAs) have been prepared for these properties. The recommendations from each HIA are presented below.

Replaced previous Cultural Heritage notes

b. 1055 Charleston Sideroad has cultural heritage value but is not a protected heritage property. To avoid or reduce impacts to the identified heritage attributes, the licensee shall:

- Prior to site preparation in Phase 7 salvage, document, and commemorate the heritage attributes of 1055 Charleston Sideroad.

To achieve this conservation strategy, the following mitigations shall be implemented:

b.a. A Documentation Report and Salvage Plan for Cultural Heritage Resources shall be prepared for 1055 Charleston Sideroad to create a record of the property. The documentation of the property shall include the foundation ruins of the barn and outbuilding (Structural Foundation No. 1 and Structural Foundation No. 2) and remnant landscape components of the farm complex (driveway and tree lines). The Heritage Documentation Plan shall be completed by a qualified cultural heritage specialist prior to the commencement of quarrying activities within Phase 7.

b.b. Prior to the surrender of the license, a commemorative plaque shall be installed at 1055 Charleston Sideroad to document the heritage attributes at the property. The commemoration strategy shall be implemented during the rehabilitation phase of the project, following the completion of quarrying activities.

c. In order to conserve the heritage attributes located at 1420 Charleston Sideroad the licensee shall:

c.a. During operations, the farmhouse shall be adaptively re-used as an office/laboratory site for the quarry operations. Prior to the surrender of the license, the building shall be converted back to its original use.

c.b. To conserve the farmhouse at 1420 Charleston Sideroad, the following mitigation measures shall be implemented:

c.b.a. If the property is vacated prior to converting the farmhouse to an office/laboratory a qualified specialist shall develop a mothball plan for the farmhouse, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.

c.b.b. The limit of extraction shall include a 50 m buffer from the farmhouse to protect the heritage attributes of the property.

c.b.c. Prior to site preparation, the licensee shall erect fencing at the 50 m buffer to identify a 'no-go zone' to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.

c.b.d. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse is maintained.

c.b.e. A Heritage Conservation Plan shall be prepared for the farmhouse prior to use of the farmhouse as an office or laboratory space to guide the adaptive re-use efforts and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the rehabilitation phase and into the future.

c.b.f. Prior to the surrender of the license, remove any temporary protective measures implemented during the time the farmhouse is used as an office/laboratory site and rehabilitate the farmhouse back to its original use.

d. In order to conserve the heritage attributes located at 18722 Main Street the licensee shall:

d.a. To conserve the farmhouse at 18722 Main Street, the following mitigation measures shall be implemented:

d.a.a. The limit of extraction shall include a 50 m buffer from the farmhouse and barn to protect the heritage attributes of the property.

d.a.b. Prior to site preparation, the licensee shall erect fencing at the license boundary to create a 'no-go zone' to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.

d.a.c. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse and barn are maintained.

d.a.d. A berm or vegetative screen shall be placed between the license boundary for 18722 Main Street and the limit of extraction.

d.a.e. The property at 18722 Main Street shall remain inhabited. In the event the property is vacated, a qualified specialist shall develop a mothball plan for the farmhouse, with a maintenance and inspection schedule, to conserve the structure until the property is inhabited again.

e. In order to conserve the heritage attributes located at 18501 Mississauga Road the licensee shall:

e.a. Prior to extraction in Phase 5 relocate the farmhouse within the existing property parcel located outside of the license boundary and complete documentation and salvage for the remaining landscape and outbuilding components.

e.b. The following short-term conservation actions, shall be implemented prior to relocation of the farmhouse:

e.b.a. Prior to site preparation in Phase 5, the licensee shall erect fencing 50 m from the farmhouse to identify a 'no-go zone' to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.

e.b.b. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse is maintained.

e.b.c. If the farmhouse is vacated prior to the relocation, a qualified specialist shall develop a mothball plan for the farmhouse, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.

e.b.d. A Documentation Report and Salvage Plan for Cultural Heritage Resources shall be prepared for the barns and mature vegetation on the property. The Documentation Report and Salvage Plan shall be completed by a qualified cultural heritage specialist prior to the commencement of site preparation activities within Phase 5.

e.c. To conserve the farmhouse at its new location, the following mitigation measures shall be implemented:

e.c.a. The limit of extraction shall include a 50 m buffer from the farmhouse to protect the heritage attributes of the property.

e.c.b. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse is maintained.

f. In order to conserve the heritage attributes located at 18667 Mississauga Road, the licensee shall:

f.a. Prior to extraction in Phase 4, relocate the farmhouse and summer kitchen to a location within the existing property parcel that is located outside of the license boundary and complete documentation and salvage for the remaining landscape and outbuilding components.

f.b. The following short-term conservation actions, shall be implemented prior to relocation of the farmhouse:

f.b.a. Prior to site preparation in Phase 4, the licensee shall erect fencing 50 m from the farmhouse to identify a 'no-go zone' to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.

f.b.b. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse and summer kitchen are maintained.

f.b.c. If the farmhouse and summer kitchen are vacated prior to the relocation, a qualified specialist shall develop a mothball plan for the farmhouse, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.

f.b.d. A Documentation Report and Salvage Plan for Cultural Heritage Resources shall be prepared for the barns and mature vegetation on the property. The Documentation Report and Salvage Plan shall be completed by a qualified cultural heritage specialist prior to the commencement of site preparation activities within Phase 5.

f.c. To conserve the farmhouse and summer kitchen at its new location, the following mitigation measures shall be implemented:

f.c.a. The limit of extraction shall include a 50 m buffer from the farmhouse and summer kitchen to protect the heritage attributes of the property.

f.c.b. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse and summer kitchen are maintained.

5. Archaeology

a. Stage 4 Archaeological Mitigation shall be required for the following sites: Location 4 (AkHa-25), Location 9 (AkHa-27), Location 12 (AkHa-29), Location 15 (AkHa-52), Location 16 (AkHa-30) and the Cameron Site (AlHa-9).

b. Areas identified as "Archaeological Protected Areas Requiring Further Archaeological Mitigation" on "Archaeological Avoidance and Protection Area Schematic" on this drawing have been determined by Stage 3 Archaeological Assessment. These reflect areas that require further archaeological mitigation and are protected by a 10 metre protective buffer. A 50 metre monitoring buffer is also identified on the "Archaeological Avoidance and Protection Area Schematic" on this drawing.

c. No ground alterations including overburden stripping and excavation, or development of any kind shall occur within areas identified as "Archaeological Protected Areas Requiring Further Archaeological Mitigation" and their respective protective buffers until:

c.a. The required Stage 4 archaeological investigations are completed,

c.b. Any recommendations that the respective site(s) has no further cultural heritage value or interest are made as a result of completing further investigations, and,

c.c. The associated reports are entered into the Ontario Public Register of Archaeological Reports and copies are provided to the MNR.

c.d. Once the Stage 4 Archaeological Mitigation has been accepted by the Ministry of Citizenship and Multiculturalism (MCM), and has been reviewed to the satisfaction of the MNR, the Licensee shall amend the Site Plan to reflect the removal of the "avoidance and protection" area designations in accordance with the depth of extraction indicated on this Site Plan. The "avoidance and protection" area designations are identified as Archaeological Sites on this Site Plan. Considering the fulsome review undertaken during the application licencing process, any Site Plan amendments required for this purpose will not require additional notification and consultation under the ARA. Should the required investigations noted above determine that any portion of the "Protected Areas Requiring Further Archaeological Mitigation" contain significant archaeological resources that will require long term protection, the licensee shall amend the extraction limits to remove areas to be protected (as set out by the assessment) on all pages of the Site Plan accordingly. If this is required, an addendum to the Noise Impact Assessment and Visual Impact Assessment shall be completed by a qualified person to confirm the location of the revised berm / visual planting area taking into account the long-term protection of the required archaeological avoidance and protection area.

d. Until note c above has been satisfied, a barrier shall be established around the perimeter of each 'Archaeological Protected Areas Requiring Further Archaeological Mitigation" identified on the "Archaeological Avoidance and Protection Area Schematic" on this drawing as part of site preparation in order to protect these areas from ground alteration. The barrier shall consist of post and wire fencing.

e. All soil disturbing activities within the 50 metres monitoring buffers shall be monitored by a licensed archaeologist to ensure the effectiveness of the avoidance strategy. The archaeologist shall ensure that the barrier is in the appropriate location and shall be empowered to stop construction if there is a concern for impacts to an archaeological site. 'No go' instructions shall be issued to all work crews for the protected areas, and the locations of the protected areas shall be shown on all appropriate contract drawings. The protected areas shall be inspected by a licensed archaeologist once the strategy is no longer required, and the effectiveness of the strategy shall be reported to the MCM.

f. Immediately upon issuance of the Licence, and once the construction schedule has been finalized, a licensed archaeologist will be retained by the licensee so that monitoring can occur where required. The remaining archaeological fieldwork in the Main Area will be completed upon issuance of the licence by the MNR and the remaining archaeological fieldwork in the South Area will be completed within 10 years of issuance by the license by the MNR. No additional archaeological fieldwork is planned for Location 15 in the North Area since in this location, Location 15 will be subject to Stage 4 Archaeological Mitigation through long-term avoidance and protection and only seeding will occur to create the meadow as shown on Drawing 5 of 5. Until note c above has been satisfied for all areas identified as "Archaeological Protected Areas Requiring Further Archaeological Mitigation" on the "Archaeological Avoidance and Protection Area Schematic" on this drawing, the licensee shall include on the annual Compliance Assessment Report for the licence a status report on any remaining archaeological fieldwork required to be undertaken. For clarity, once all areas identified as "Archaeological Protected Areas Requiring Further Archaeological Mitigation" on the "Archaeological Avoidance and Protection Area Schematic" on this drawing have been cleared to allow ground alteration or extraction, the annual Compliance Assessment Report no longer requires a status report relative to archaeology fieldwork.

g. Any archaeological site that is of further cultural heritage value or interest that remains within the licenced area at the time of surrender of the licence shall be protected through a restrictive covenant on title.

h. Should deeply buried archaeology remains be found during the course of site preparation and/or extraction related activities, the MCM and shall be notified.

i. In the event that human remains are encountered during construction or extraction activities, the licensee shall immediately contact both the MCM and the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (MGCS).

6. Visual

a. Berms shall be designed to mitigate visual effects and shall be constructed in the locations identified on the plan view of this drawing for the ~~along the perimeter of each area~~ (Main Area, North Area and South Area) ~~as shown on the plan view of this drawing~~. The berms shall be five to seven metres in height and constructed with ~~material from each extraction area~~ on-site topsoil and overburden, prior to extraction commencing in the Main Area, North Area and South Area.

b. Berms shall remain in place throughout the operational phases in each of the Main Area, North Area and South Area until extraction has been completed. Once operations are completed in each Area, the berms shall be removed and the material from the berms shall be used for rehabilitation.

c. The berms shall be seeded with a grass/legume seed mix in order to stabilize the soils on the berms and groundwater infiltration trench. The grass/legume seed mix shall be applied at a rate of 125 kg /ha. The mix ~~should~~ shall consist of 50-70% grasses (a minimum of three species) and 30-50% legumes, and may include the following species, as available at the time of application:

- Annual rye (Lolium multiflorum)
- Perennial rye (Lolium perenne)
- Tall fescue (Lolium arundinaceum)
- Buckwheat (Fagopyrum esculentum)
- Alfalfa (Medicago sativa)
- Crown vetch (Securigera varia)
- White clover (Trifolium repens)
- Creeping bentgrass (Agrostis stolonifera)
- Red fescue (Festuca rubra)

d. When constructing the berms or infiltration trench, ~~as much of~~ the existing perimeter tree lines ~~as possible~~ within 3 m of the licenced boundary shall be left in place for additional visual screening. During construction, these trees shall be protected with a 1.2 metre orange plastic mesh snow fencing and / or page wire fencing with reflective tape from the dripline of the trees. Signage shall be posted in visible locations along the fence and shall be 25 cm by 36 cm and include the following text: "Tree Protection Zone - No grade change, storage of any materials or equipment or dumping of any debris is permitted within this area." The fencing shall remain in place until construction of the berm and / or infiltration trench is complete.

e. Deciduous trees shall be planted with approximately 10 m spacing on either side of the water infiltration trench, within 1 year of issuance of the licence. The trees shall include the following species and percentage mixture:

- *Sugar* Maple (Acer saccharum) - 50%
- Red Oak (Quercus rubra) - 50%

f. A total of 400 trees and shrubs (per hectare) shall be planted as seedlings in the visual planting areas (see plan view on this drawing for locations) with approximately five metre spacing. The tree seedlings shall be approximately 50 centimetres in height. The tree and shrub mix shall include the following species and percentage mixture:

- Trembling aspen (Populus tremuloides) - 10 %
- Gray dogwood (Cornus racemosa) - 10 %
- Alternate-leaved dogwood (Cornus alternifolia) - 10 %
- Eastern red cedar (Juniperus virginiana) - 10 %
- White pine (Pinus strobus) - 30 %
- White spruce (Picea glauca) - 30 %

g. Planting of the visual planting areas for the Main Area shall occur within 1 year of issuance of the licence, and for the North and South Areas within 5 years of issuance of licence.

h. Monitoring of trees survival shall be conducted within the first year following planting and equivalent replacement planting shall be carried out if more than 20% of the trees did not survive. If replacement trees are required, another year of monitoring is required to confirm survival.

i. The site entrance shall be planted with the grasses in the table below in the areas identified on the Landscape Entry Feature schematic on this drawing.

j. The site entrance shall be planted with the number and size of tree and shrub species in the areas identified on the Landscape Entry Feature schematic on this drawing.

Grass	
Low maintenance basin retention native seed mixture - O.S.C. Mixture 8220	
- Fowl Bluegrass (Poa palustris)	- Virginia Wild Rye (Elymus virginicus)
- Fox Sedge (Carex vulpinoidea)	
Rural Ontario roadside native seed mixture - O.S.C. Mixture 8140	
- 2% Black Eyed Susan (Rudbeckia hirta)	- 20% Indiangrass (Sorghastrum nutans)
- 2% Blue Vervain (Verbena hastata)	- 20% Little Bluestem (Schizachyrium scorparium)
- 1% Boneset (Eupatorium perfoliatum)	- 2% New England Aster (Aster novae-angliae)
- 24% Canada Wild Rye (Elymus canadensis)	- 3% Showy Tick Trefoil (Desmodium canadense)
- 1% Dense Blazing Star (Liatris spicata)	- 22% Virginia Wild Rye (Elymus virginicus)
- 2% Foxglove/Beardtongue (Penstemon digitalis)	- 1% Wild Bergamot (Monarda fistulosa)
Low growing dry prairie meadow native seed mixture - O.S.C. Mixture 8125	
- Fowl Bluegrass (Poa palustris)	- Little Blue Stem (Schizachyrium scoparium)
- Canada Wild Rye (Elymus canadensis)	- Sand Dropseed (Sporobolus cryptandrus)
Bee pollinator meadow seed mixture - O.S.C. Mixture 8523	
- Black Eyed Susan (Rudbeckia hirta) (P)	- Lance Leaf Coreopsis (Coreopsis lanceolata) (P)
- Blanket Flower (Gaillardia aristata) (P)	- Lemon Mint (Monarda citriodora) (A)
- Borage (Borage officinalis) (A)	- New England Aster (Aster novae-angliae) (P)
- Butterfly Weed (Asclepias tuberosa) (P)	- Partridge Pea (Chamaecrista fasciculata) (A)
- White Clover (Trifolium repens) (P)	- Purple Coneflower (Echinacea pupurea) (P)
- Corn Poppy (Papaver rhoes) (A)	- Sweet Mignonette (Reseda odorata) (A)
- Eastern Columbine (Aquilegia canadensis) (P)	- Wild Bergamot (Monarda fistulosa) (P)
- Forget-me-not (Cynoglossum lanceolata) (P)	- Wild Lupin (Lupin perennis) (P)
Deciduous Trees	
- White Birch (Betula Papyrifera)	- Red Maple (Acer Rubrum)
- Balsam Poplar (Populus Balsamifera)	- Chockcherry (Prunus Virginiana)
Coniferous Trees	
- White Pine (Pinus Strobus)	- Eastern White Cedar (Thuja Occidentalis)
Shrubs	
- Red Osier Dogwood (Cornus Sericea)	- Common Juniper (Juniperus Communis)
- Fragrant Sumac (Rhus Aromatica)	- Blue Arrow Juniper (Juniperous Scopulorum)

k. Rehabilitation shall be implemented as illustrated on drawing ~~4 of 4~~ 5 of 5.

Legal Description

Part of Lots 15-~~17~~18, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former geographic Township of Caledon)
Township of Caledon
Regional Municipality of Peel

Legend

- Licence Boundary
- Limit of Extraction
- Contours with Elevation (Metres above sea level (MASL))
- Public Road
- Driveway
- Railway
- Entrance / Exit (Operational Access)
- Entrance / Exit (Office/lab and Maintenance Access)
- Tunnel Crossing
- Gate
- Watercourse (Permanent (Direction of flow indicated by arrows))
- Watercourse (Intermittent (Direction of flow indicated by arrows))
- Water Feature
- Wooded Area
- Wetland (WSP Evaluated - PSW; ~~MNRF Evaluated - Other~~)
- Wetland (WSP Evaluated - Other; ~~MNRF - Unevaluated~~)
- Visual Planting Area
- Off-site Woodland
- Off-site Meadow
- Additional Land Owned by Licensee
- 120m Offset From Licence Boundary
- Easement (Updated the legend to include easements)
- Pipeline (GAS Enbridge Inc.)
- Fence (1.2 m post & wire fence unless otherwise noted)
- Silt Fence
- Main Discharge (MD)
- ~~Secondary Discharge (Discharge not to exceed existing surface water flow)~~
- Berm (with 2:1 side slopes) (5.0 m in height except for section along the western extent of the Main Area identified as 7.0 m on the plan view)
- General Direction of Excavation & Boundary (MAIN AREA / NORTH AREA / SOUTH AREA)
- Building/Structure
- Topsoil & Overburden Stockpile Area (Maximum Height 8.0 m)
- Facility Pad, ~~and~~ Building Location and Recycling Area
- Archaeological Protection Area (Including 10 metre buffer) (Removed from plan view and placed in detail on this drawing)
- Infiltration Trench
- Slurry Wall
- Spot Elevation (Top - Existing (MASL) / Middle - Water Table (MASL) / Bottom - Maximum Depth of Extraction (MASL))
- Air Quality Monitoring Station (Location Approximate Only)
- Cross Sections (A1)

Site Plan Acronyms

1. ARA - Aggregate Resources Act
2. MECP - Ministry of the Environment, Conservation and Parks
3. MGCS - Ministry of Government and Consumer Services
4. DFO - Department of Fisheries and Oceans Canada
5. MNR~~F~~ - Ministry of Natural Resources ~~and Forestry~~
6. MCM - Ministry of Citizenship and Multiculturalism
7. TSSA - Technical Standards and Safety Authority
8. MTCS - Ministry of Tourism, Culture and Sport
9. ECA - Environmental Compliance Approval
10. BMPP - Best Management Practices Plan
11. WWIS - Water Well Information System
12. PSW - Provincially Significant Wetland
13. HIA - Heritage Impact Assessment
14. CVC - Credit Valley Conservation
15. MASL - Metres above sea level
16. PTTW - Permit to Take Water
17. NTS - Not to Scale

Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licencing)

No.	Date	Description	By
6	May 2026	Update the site plan to address agency comments	C.P.
5	July 2025	Update the site plan to address agency and public comments	C.P.
4	May 2025	Update the site plan to address agency and public comments	C.P.
3	March 2025	Update the site plan to address agency and public comments	C.P.
2	August 2024	Updated the site plan to address the MNR's comments from their letter dated January 11, 2024 and the Town of Caledon's comments from their letter dated November 17, 2023	C.P.
1	August 2023	Add drawing to incorporate updated technical report recommendations	C.P.

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
113 COLLIER STREET, BARRIE, ON. L4M 1H2 | P: 705.728.0045 F: 705.728.2010 | WWW.MHBCPLAN.COM

MHBC Stamp
Brian Zeman
Is authorized by the Ministry of Northern Development, Mines, Natural Resources and Forestry pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

MHBC Stamp
Christopher Poole
Is authorized by the Ministry of Northern Development, Mines, Natural Resources and Forestry pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

Draft

Applicant

CBM Aggregates a Division of St. Marys Cement Inc. (Canada)
55 Industrial Street
Toronto, Ontario
M4G 3W9

Project

Caledon Pit & Quarry

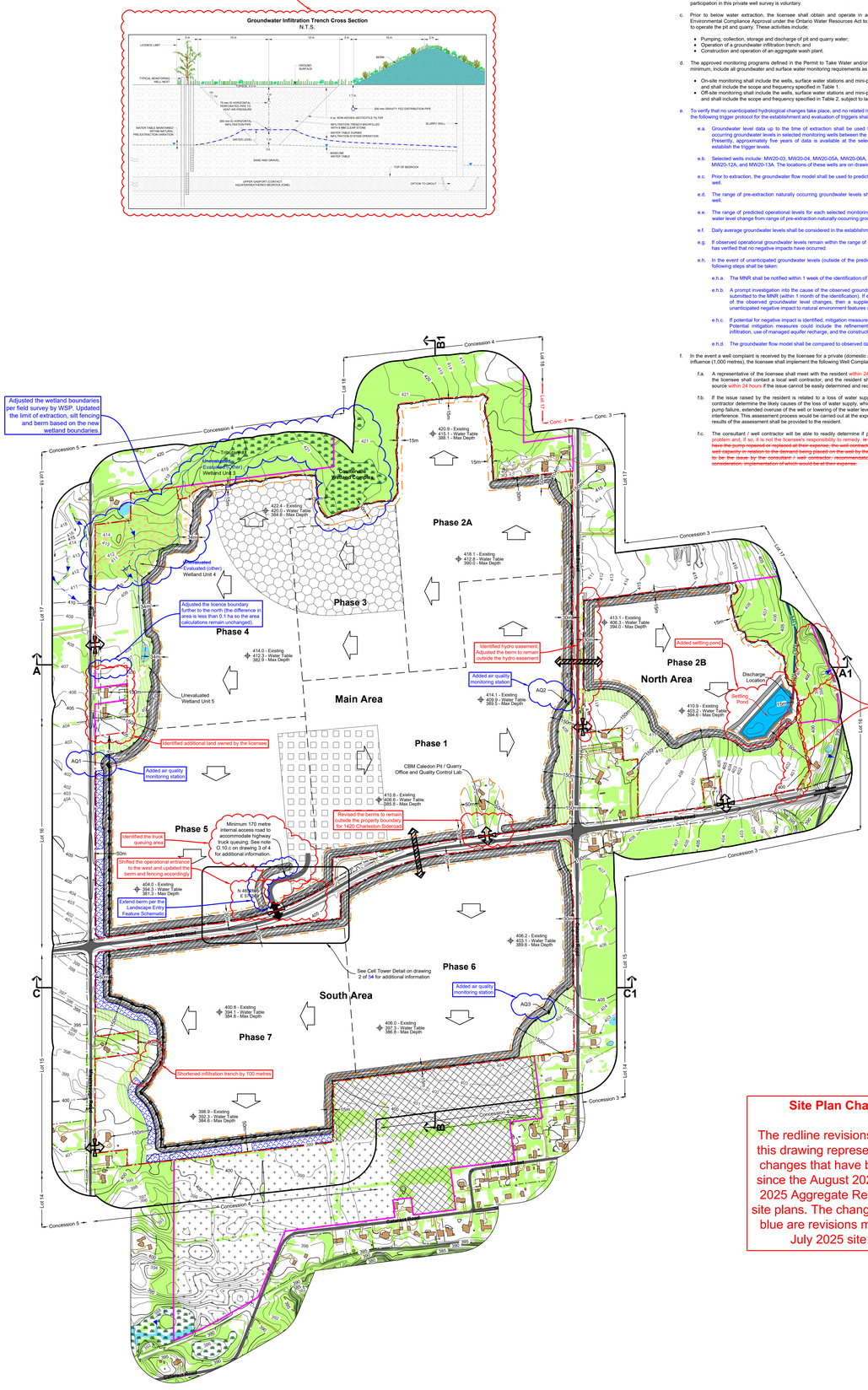
18722 Main Street, Caledon, Ontario

MNR~~F~~ Licence Reference No. 626600	**Applicant's Signature**
Plan Scale: 1:5000 (Arch E) (0 150 300 Meters)	**Date** ~~August 2023~~ May 2026
	Drawn By C.P.
	Checked By B.Z.
	File No. 8816AF

File Name Technical Recommendations 1

Drawing No. 3 of ~~54~~

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O. Technical Recommendations - Continued

7. Water

a. The maximum predicted groundwater table, based on groundwater levels monitored over a 12 month period from January to December 2021, are as follows:

- Main Area - Ranges from 420.7 to 393.5 masl (north to southwest)
- North Area - Ranges from 407.0 to 397.3 masl (northwest to southeast)
- South Area - Ranges from 405.3 to 391.0 masl (northeast to south)

b. Prior to below water extraction, the licensee shall complete a follow-up door-to-door survey of private wells for properties within 1,000 metres of the licence area, to supplement and verify the MECP Water Well Information System (WWIS) information, to confirm neighbouring water users and confirm baseline conditions prior to below water extraction commencing. Landowner participation in this private well survey is voluntary.

c. Prior to below water extraction, the licensee shall obtain and operate in accordance with a Permit To Take Water and Environmental Compliance Approval under the Ontario Water Resources Act to permit the water management activities needed to operate the pit and quarry. These activities include:

- Pumping, collection, storage and discharge of pit and quarry water;
- Operation of a groundwater infiltration trench; and
- Construction and operation of an aggregate wash plant.

d. The approved monitoring programs defined in the Permit to Take Water and/or Environmental Compliance Approval shall, at a minimum, include all groundwater and surface water monitoring requirements as outlined below:

- On-site monitoring shall include the wells, surface water stations and mini-piezometers listed in Table 1 on drawing 1 of 54, and shall include the scope and frequency specified in Table 1.
- Off-site monitoring shall include the wells, surface water stations and mini-piezometers listed in Table 2 on drawing 1 of 54, and shall include the scope and frequency specified in Table 2, subject to landowner approval.

e. To verify that no unanticipated hydrological changes take place, and no related negative impacts to the Credit River Valley occur, the following trigger protocol for the establishment and evaluation of triggers shall be implemented:

e.a. Groundwater level data up to the time of extraction shall be used to establish a range of pre-extraction naturally occurring groundwater levels in selected monitoring wells between the proposed Pit/Quarry and the Credit River Valley. Presently, approximately five years of data is available at the selected wells and additional data will be used to establish the trigger levels.

e.b. Selected wells include: MW20-03, MW20-04, MW20-05A, MW20-06A, MW20-07A, MW20-08A, MW20-09, MW20-10A, MW20-12A, and MW20-13A. The locations of these wells are on drawing 1 of 5.

e.c. Prior to extraction, the groundwater flow model shall be used to predict water level change at each selected monitoring well.

e.d. The range of pre-extraction naturally occurring groundwater levels shall be established for each selected monitoring well.

e.e. The range of predicted operational levels for each selected monitoring well is calculated by subtracting the predicted water level change from range of pre-extraction naturally occurring groundwater levels.

e.f. Daily average groundwater levels shall be considered in the establishment and evaluation of groundwater triggers.

e.g. If observed operational groundwater levels remain within the range of predicted operational levels, then the monitoring has verified that no negative impacts have occurred.

e.h. In the event of unanticipated groundwater levels (outside of the predicted range of groundwater level conditions), the following steps shall be taken:

e.h.a. The MNR shall be notified within 1 week of the identification of the groundwater level.

e.h.b. A prompt investigation into the cause of the observed groundwater levels shall be conducted and a summary submitted to the MNR (within 1 month of the identification). If extraction activities are identified to be the cause of the observed groundwater level changes, then a supplemental impact assessment of the potential of unanticipated negative impact to natural environment features shall be prepared and submitted to the MNR.

e.h.c. If potential for negative impact is identified, mitigation measures shall be selected in consultation with the MNR. Potential mitigation measures could include the refinement of the design of settling ponds to enhance infiltration, use of managed aquifer recharge, and the construction of low permeability barriers.

e.h.d. The groundwater flow model shall be compared to observed data bi-annually during operations.

f. In the event a well complaint is received by the licensee for a private (domestic / farm) well located within the estimated zone of influence (1,000 metres), the licensee shall implement the following Well Complaint Response Protocol:

f.a. A representative of the licensee shall meet with the resident within 24 hours and discuss the complaint. If warranted, the licensee shall contact a local well contractor, and the resident shall be immediately supplied a temporary water supply within 24 hours if the issue cannot be determined and rectified (see steps below).

f.b. If the issue raised by the resident is related to a loss of water supply, the licensee shall have a consultant / well contractor determine the likely causes of the loss of water supply, which can result from a number of factors, including pump failure, extended overuse of the well or lowering of the water level in the well from potential aggregate operations interference. This assessment process would be carried out at the expense of the aggregate operator licensee and the results of the assessment shall be provided to the resident.

f.c. The consultant / well contractor will be able to readily determine if pump failure or extended use of the well is the problem and, if so, it is not the licensee's responsibility to remedy. It the problem and, should the resident choose to have the pump repaired or replaced at that expense, the well contractor would record the situation for the resident. If well capacity in relation to the demand being placed on the well by the resident (i.e., extended overuse) is determined to be the issue by the consultant / well contractor, recommendations shall be provided to the resident for their consideration, implementation of which would be at their expense.

f.d. If, however, well interference is determined to potentially have been caused by aggregate extraction and dewatering activities relating to this licence, then water well supply mitigation shall be reviewed with the resident and the best course of action to restore an equivalent water supply to the resident shall be implemented at ~~OMNR~~ the licensee's expense. For instance, if the water level in the well is lowered to a point where it has interfered with pumping, then potential solutions shall be evaluated including adjusting the pump pressure and / or lowering the pump level in the well.

f.e. In the event that the well is incapable of providing an adequate supply of water (i.e., the water level is too low in comparison to the depth of the well), or the repair to the pumping system will be more than a day, the consultant / well contractor shall continue to supply a potable water source to the resident (until restoration of the well is complete). These actions would be carried out at the expense of the licensee. In rare cases where the water level in the well has been lowered significantly, the well may have to be deepened, widened or relocated (also at the licensee's expense). Any replacement well shall be constructed in accordance with O.Reg. 903, as amended Standards.

f.f. If the issue raised by the land owner is related to water quality, the licensee shall have a consultant/contractor determine the likely causes of the change in water quality, and then monitoring results at the property and background monitoring results from the baseline well survey to determine if there is any potential correlation with the quarry. If it has been determined that the quarry caused a water quality issue, the quarry shall continue to supply water at the licensee's expense until the problem is rectified. The licensee shall be responsible for restoring the water supply by replacing the well or providing a water treatment system. Only at the request of a landowner would a cistern be supplied. The licensee shall be responsible for the expense to restore the water quality.

f.g. For issues deemed to be related to the licensee's extraction and dewatering activities, the licensee shall immediately notify the Peel District office of the MECP at 1-800-335-5906 to notify them of the issue. Follow-up correspondence shall be provided to the MECP to indicate what mitigation measures were implemented and that the issue has been resolved.

g. The licensee shall submit an annual water resources monitoring report to MNRF, MECP, Town of Caledon and Credit Valley Conservation (CVC). The annual report shall also include a summary of any water related complaint and the actions taken by the licensee to address the issue.

h. During operations, the sump in each pit and quarry area shall be located near the lowest point of elevation on the current pit and quarry floor. The position of the sump at a given point in time will be dictated by direction of extraction and elevation of the base of the current pit and quarry floor within each quarry area, and shall generally be as follows:

- Main Area - the sump shall be located in the most southwestern area of the current pit and quarry floor, at the point of lowest elevation.
- North Area - the sump shall be located in the most southeastern area of the current pit and quarry floor, at the point of lowest elevation.
- South Area - the sump shall be located in the most southeastern area of the current pit and quarry floor, at the point of lowest elevation.

h. Subject to an agreement with the Osprey Valley Golf Course, the licensee shall construct a discharge pipe from the licence area to the irrigation system infrastructure at the golf course to convey the water from the settling pond to the golf course for irrigation, with the excess water stored or discharged through the existing pond system to the Credit River.

i. Subject to an agreement with the Region of Peel applicable road authority, the licensee shall construct piping under Main Street and Charleston Sideroad for the transfer of water from the Main and South Areas to the North Area.

j. The licensee shall construct a slurry wall / grout zone prior to the start of Phase 3 and infiltration trenches prior to the start of Phase 4 as a groundwater mitigation system in the west setback of the Main Area, and similarly, a slurry wall / grout zone and infiltration trenches in the west and south setback of the South Area prior to the start of Phase 6. The mitigation system (the infiltration trenches) shall continue to be operated to maintain groundwater levels, following the cessation of extraction, until the water levels in the South Area reach their post-rehabilitation levels. The location of the infiltration trenches are shown on the plan view of drawings 2 and 3 of 4, 2, 3 and 4 of 5 (refer to the Groundwater Infiltration Trench Cross Section detail on this drawing for additional information). Water to supply the infiltration trenches shall be collected from the pit and quarry sumps during operations and stored in the Settling Pond on up to 1 to 2 lo stead pond located in the Main Area or North Area. The system shall be operated in accordance with the Permit To Take Water and Environmental Compliance Approval and the Ontario Water Resources Act.

k. An aggregate washing operation may be established in the Main and South Area, utilizing up to a 1 to 2 hectare sized pond for the storage of wash water in a closed-loop system. Wash water will be sourced from the pit and quarry sump, and top-up water will be added to the wash pond as needed during operations, in order to maintain sufficient water for the operation. Aggregate washing operations shall be completed in accordance with the Permit To Take Water and Environmental Compliance Approval under the Ontario Water Resources Act.

l. All fuel storage and handling on-site shall be completed in accordance with applicable Technical Standards and Safety Authority (TSSA) standards. The on-site storage and servicing of machinery shall be carried out in accordance with established best practices and is protective of the environment. The use and storage of hazardous substances shall follow applicable workplace hazardous materials regulations, including Ontario Regulation 860/93, as amended.

m. Once operations in the North Area, South Area and Main Area have been completed and the rehabilitated landform has been created, pumping will cease and allowed to flood and to form the Main, North and South ponds. The Main, North and South pond water levels post-rehabilitation are predicted to reach a level of approximately ~400, ~399 and ~393.5 masl, respectively.

- The South pond would be self contained and not require an overflow outlet;
- The Main pond overflow shall be directed via a culvert under Main Street to the North pond with its outlet invert at ~400 masl; and
- The North pond overflow shall be directed via main outlet to the Osprey Valley Golf Course irrigation pond system with its outlet invert at ~399 masl.

n. All rehabilitated pond levels and outlets will be passive and not require pumping.

8. Noise

a. On-site equipment shall meet the following sound level limits as indicated in the table below:

Source ID	Source Description	Quantity	Overall Sound Power Level [dBA] [1]
Generator	Temporary Processing Plant - Generator	1	113
Screen 1-2	Temporary Processing Plant - Screen	2	115
Jaw Crusher	Temporary Processing Plant - Jaw Crusher	1	111
Cone Crusher	Temporary Processing Plant - Cone Crusher	1	110
Loader PP	Processing Plant Loader	4	107 [2]
Loader EX	Extraction Loader	3 [3]	110 [2]
Drill 1-2	Rock Drill	2 [3,4]	116
Screen 1-7	Permanent Processing Plant - Screen	7	108
Jaw Crusher 1-2	Permanent Processing Plant - Jaw Crusher	2	111
Cone Crusher 1-3	Permanent Processing Plant - Cone Crusher	3	107
Wash Plant Screen 1-2	Permanent Processing Plant - Screen	2	106
Haul Truck	Articulated Haul Truck	26 [5]	107
Haul Truck Unloading	Haul Truck Unloading	26 [5]	114
Shipment Truck	Highway Truck	38 [6]	103
Aggregate Recycling Plant	Portable Aggregate Recycling Plant	1	116

Notes:
1. Values presented in table do not include adjustments that were considered in the modelling (i.e., time weighting) where applicable
2. Average sound power level representing various loader activities
3. Number of round trips in a given hour
4. 26 unloading events
5. Number of Extraction Loaders reduced to two in Area 5
6. PWL of Extraction Loaders operating in Area 6
7. Number of drills reduced to one in Area 1
8. Number of drills reduced to one in Area 2

b. Activities to prepare the Site, such as the stripping of topsoil, construction of the berms, or activities related to the rehabilitation of the Site after the extraction is completed are considered to be construction activities and are only permitted to occur during the daytime period (i.e., 7:00am to 7:00pm) Monday to Friday except statutory holidays.

c. Activities for site operations, such as extraction, processing and drilling are permitted to occur during the daytime period (i.e. 7:00am to 7:00pm) Monday to Saturday, except statutory holidays.

d. Activities related to shipping are permitted from 6:00am to 7:00pm Monday to Saturday, except statutory holidays. Shipping is permitted from 7:00pm to 6:00am only where required to support public authority contracts that necessitate the delivery of aggregates during these hours. Shipping activities from 7:00pm to 6:00am shall be limited to highway trucks and shipping loaders and no other operations shall be permitted.

e. A 5-m high visual/acoustical barrier berm shall be installed around constructed in the locations identified on the plan view of this drawing for the Main Area, North Area and South Area prior to extraction commencing in the identified areas. A 265 m portion of this the berm along the west part of the Main Area shall be constructed to a 7 m high acoustic/visual barrier berm (see plan view for location). The berm along the west part of the Main Area property boundary shall be constructed prior to the commencement of the use of the temporary processing plant.

f. The temporary processing plant shall be mitigated by noise controls in the form of barriers or acoustically equivalent treatment (e.g., equipment mounted) to reduce the noise emissions. A 7.5 m high, approximately 117 m long barrier located 20 m west and a 6 m high, approximately 80 m long barrier located east of the temporary processing plant shall be installed.

g. Prior to the commencement of operations of the temporary processing plant, noise measurements to determine performance of the proposed noise barriers shall be undertaken by a qualified professional. If measurements indicate MECP noise limits are not being met at an adjacent sensitive receptor, the licensee will reduce operations as directed by the qualified professional to ensure operations will be brought back into compliance with MECP noise limits. Prior to full operations being permitted to continue in the affected area, a qualified professional shall advise on the required revisions to the operation and mitigation measures to ensure MECP limits will be met and once full operations continue noise measurements will be completed by a qualified professional to ensure the operation is in compliance with MECP noise limits.

h. The permanent processing plant shall be mitigated by noise controls in the form of barriers or acoustically equivalent treatment (e.g., equipment mounted) intended to reduce the noise emissions. A 13 m high, approximately 108 m long barrier located 20 m north and east and a 13 m high, approximately 56 m long barrier located at 20 m west of the processing plant shall be installed. In addition, a 13 m high, approximately 69 m long barrier located at 20 m east and south of the processing plant equipment located in Phase 6 lands.

i. Prior to the commencement of operations of the permanent processing plant, noise measurements to determine performance of the proposed noise barriers shall be undertaken by a qualified professional. If measurements indicate MECP noise limits are not being met at an adjacent sensitive receptor, the licensee will reduce operations as directed by the qualified professional to ensure operations will be brought back into compliance with MECP noise limits. Prior to full operations being permitted to continue in the affected area, a qualified professional shall advise on the required revisions to the operation and mitigation measures to ensure MECP limits will be met and once full operations continue noise measurements will be completed by a qualified professional to ensure the operation is in compliance with MECP noise limits.

j. At any point of the Site lifetime the temporary and permanent processing plant shall not operate concurrently.

k. Prior to use any changes in location or modification of the processing equipment shall be evaluated by a qualified acoustical consultant to ensure the noise guideline limits are met at all noise sensitive receptor locations.

l. A minimum pit working face of 2 m to 6 m, based on resource depth, in the direction of the nearest offsite receptor shall be maintained. If the specified minimum height of the pit working face cannot be maintained, noise levels at the offsite receptors shall be evaluated by a qualified acoustical consultant to confirm compliance with the applicable noise limits. Pit extraction shall occur in a single lift for the full depth of the available resource.

m. A minimum quarry working face of 14m in the direction of the nearest offsite receptor shall be maintained. If the specified minimum height of the pit working face cannot be maintained, noise levels at the offsite receptors shall be evaluated by a qualified acoustical consultant to confirm compliance with the applicable noise limits.

n. Proposed Barriers ~~are~~ shall be constructed of earth berms, product stockpiles or other suitable acoustic barriers such as trailers or shipping containers, as long as the height and the density requirements of 20 kg/m² without gaps are maintained.

o. Extraction loaders shall be generally operating operate within 30 m of the active working face to maximize noise screening by the working face.

p. Drills procured for the Site operations shall be mitigated (e.g., manufacturer installed noise controls) resulting in a sound power level of 116 dBA or less. However, when operating within the identified areas on the Noise Mitigation Schematic on this drawing or drawing 2 of 54, the drills shall be equipped with a 4.5 m high "C - shaped" and 22 m long local barriers located at the distance of 5 m from the equipment (or acoustically equivalent). In addition, operational restriction shall be considered for drills operating in specifics areas as indicated on the Noise Mitigation Schematic on this drawing or drawing 2 of 54:

- Area 1 - operation of a single unmitigated drill;
- Area 2 - operation of a single mitigated drill;
- Area 3 - operation of two mitigated drills; and,
- Area 4 - operation of one mitigated and one unmitigated drill.

q. The number of extraction loaders shall be reduced from three to two units when equipment operates in the areas identified as Area 5 through Area 6 and shown on the Noise Mitigation Schematic on this drawing or drawing 2 of 54. In addition, the loaders operating in Area 5 shall be similar to the plant loader with sound power levels of 107 dBA.

r. Gravel extraction shall be completed using a single loader with a sound power level of 107 dBA.

s. Haul trucks shall be equipped with additional noise controls reducing the equipment sound power level to 107 dBA. Prior to usage of haul trucks, the performance of the installed noise controls shall be verified by a qualified professional.

t. The licensee shall utilize an alternative to narrow band back up alarms that meet Ministry of Labour safety requirements for on-site equipment.

u. Prior to operations commencing, sound measurements of the equipment used on the Site shall be undertaken by a qualified professional to confirm maximum emission levels are not exceeded.

v. A portable crushing plant shall be used to support occasional aggregate recycling operations. The portable plant shall have the maximum sound power level of 116 dBA and the equipment shall be placed behind a C-shaped noise barrier extending at minimum 3 m above the top edge of the equipment. The noise barrier shall be placed a minimum distance of within 10 m of from the equipment. Prior to operation of the equipment, noise measurements shall be carried out by a qualified professional to confirm equipment noise emissions and performance of the noise barrier. If any modifications to the equipment and the barrier are needed, those shall be verified by a qualified professional prior implementation.

w. To confirm that sound levels from the Site operations are in compliance with the MECP noise guideline limits, an acoustical audit shall be completed by a qualified professional once extraction and processing activities commence in the Main Area.

x. Proposed mitigation may be substituted through equipment modification, other control measures and/or local barriers if an assessment by a qualified professional is completed in accordance with MECP requirements and demonstrates the modification complies with MECP noise limits at surrounding sensitive receptors. Prior to any modification, notification shall be given to MNRF.

9. Natural Environment

a. Barn #1b, Barn #2, Barn #3 and Woodlands C, F and G (as shown on drawing 1 of 54) shall only be removed outside of the bat active period of March 15th - November 30th.

b. Habitat for eastern meadowlark and bobolink (as shown on the Key Natural Heritage Features Schematic on drawing 1 of 54) shall only be removed outside of the nesting period of May 1st - July 31st.

c. To comply with the Migratory Birds Convention Act, Barn #1a, Barn #2, Barn #3 and Shed #3 (as shown on the plan view on drawing 1 of 54) shall not be removed during the active season for barn swallow (May 1st - August 31st), unless disturbance is preceded by a nesting survey conducted by a qualified biologist. If any active nests are found during the nesting survey, a buffer will shall be installed around the nest to protect against disturbance. Vegetation within the protection buffer shall not be removed until the young have fledged the nest.

d. To comply with the Migratory Birds Convention Act, removal of vegetation shall not be permitted during the active season for breeding birds (April 15th - August 15th), unless construction disturbance is preceded by a nesting survey conducted by a qualified biologist. If any active nests are found during the nesting survey, a buffer will shall be installed around the nest to protect against disturbance. Vegetation within the protection buffer shall not be removed until the young have fledged the nest.

e. Implement a minimum setback for extraction of 15 metres from significant woodlands (as shown on this drawing). There shall be no disturbance, including berms, within 10 metres of these significant woodlands.

f. Implement a minimum setback for extraction of 30 metres from the Coulterville Wetland Complex PSW (as shown on this drawing). There shall be no disturbance, including berms, within 10 metres of the wetland.

g. Implement a minimum setback for extraction of 30 metres from Tributary #1 and the pond (as shown on this drawing). There shall be no disturbance, including berms, within 10 metres of these features.

h. Implement a minimum setback for extraction of 30 metres from unevaluated wetlands units 3, 4 and 5 (as shown on this drawing). There shall be no disturbance, including berms, within 10 metres of these features.

i. All conditions of Endangered Species Act approvals/permits shall be followed.

j. Sediment and erosion control measures shall be installed along the dripline of the significant woodlands in areas where runoff has the potential to enter the woodland, and adjacent to the Coulterville Wetland Complex PSW prior to commencement of activities within 30 metres of the significant woodlands (e.g., Site preparation) and shall be actively monitored and maintained for the duration of the proposed operations. Following rehabilitation of the areas adjacent to the significant woodlands, the control measures shall be removed.

k. Excess water collected in the sump(s) shall be pumped to a settling pond located on the east side of the North Area, from which water will flow by gravity for off-site be discharge to the Osprey Valley Golf Course irrigation pond system, with the excess water stored or discharged through the existing pond system to the Credit River.

l. Water collected from quarry operations and discharged off-Site shall be monitored for total suspended solids and temperature to ensure it meets the discharge objectives for those parameters, as specified in the Environmental Compliance Approval.

m. Implement the water monitoring requirements for Locations 1, 2, 3 and 4:

- Location 1: Main Quarry - Northwest Area - Tributary #1 (SW14/MP14, SW23/MP22, SW23/MP23, MW20-15A/B/C)
- Location 2: Main Quarry - Northwest Area - Coulterville Wetland Complex (SW17/MP17, SW18/MP18, SW19/MP19, SW20/MP20, MW22-02A/B, MW22-03A/B)
- Location 3: Main Quarry - Southwest Ecological Features - Monitoring Wells for the Main Area Mitigation System (MW-IT-01A/B, MW-IT-02A/B/C)
- Location 4: South Quarry - Southwest Ecological Features - Monitoring Wells for the South Area Mitigation System (MW-IT-03A/B, MW-IT-04A/B, MW-IT-05A/B/C, MW-IT-06A/B/C, MW-IT-07A/B/C)

n. The off-site meadow and off-site woodland (as shown on this drawing and drawing 5 of 5) shall be planted within 5 years of issuance of the licence. See drawing 5 of 5 for the planting details.

o. If species at risk are encountered within the licence area, the licensee shall proceed as follows:

o.a. Stop Work Immediately: Halt all ground-disturbing activities (machinery, excavation) in the immediate vicinity.

o.b. Secure the Area and Report: Establish a protective buffer zone - 10 to 30 m around the individual to prevent further disruption. Notify the site Operations Manager.

o.c. Allow Wildlife to Depart: Leave the wildlife to vacate the area on its own, if possible, to a safe area.

o.d. Care and Removal: Should wildlife require transfer to a safe zone or be observed to be visibly injured, contact a qualified ecologist to assess the situation and actions required and notify the MECP SAR Branch.

o.e. Record Details: Document the location using GPS and take photographs of the individual or the area it was observed. Document any wildlife protection initiatives or mitigation undertaken to manage the species at risk encounter.

10. Traffic

a. Prior to shipping, the licensee shall enter into an agreement with the Region of Peel applicable road authority for the construction of the:

a.a. Entrance / exit
a.b. Charleston Sideroad improvements

b. Prior to below water operations commencing in the Main Area and prior to any site disturbance to operations commencing in the North and South Areas, the licensee shall enter into an agreement with the Region of Peel applicable road authority for a crossing underneath Main Street and Charleston Sideroad, respectively.

c. A minimum 170 metre long internal access road to accommodate highway truck queuing shall be constructed on-site (the location shown on the plan view of this drawing is schematic only). The scale house shall be located a minimum of 170 metres from the commencement of the internal access road to accommodate highway truck queuing.

11. Socio-Economics

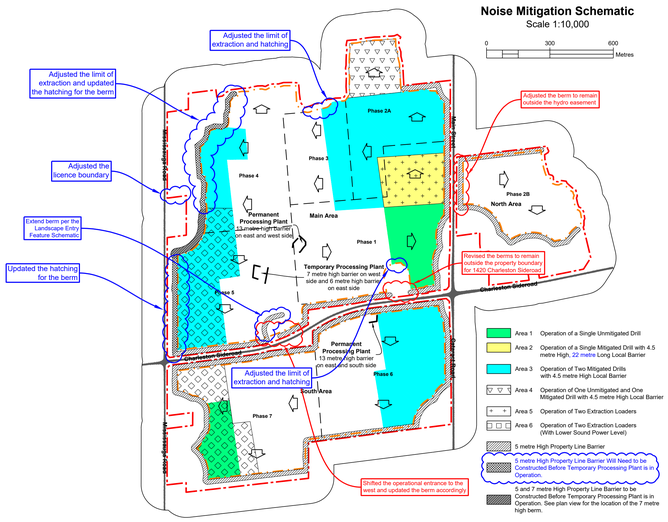
a. The licensee shall hold an annual Community Liaison Committee meeting once a year. The Community Liaison Committee shall consist of up to 5 members of the public that live within 500 m of the licence area and representatives of the licensee. The Community Liaison Committee is intended to provide a forum for dialogue and exchange of information between the surrounding community and the licensee relative to ongoing operations, rehabilitation, monitoring, reporting and any complaints received and actions taken by the licensee. The licensee shall also invite the MNRF, Town of Caledon, the Region of Peel and the CVC to attend the Community Liaison Committee meetings.

Site Plan Changes

The redline revisions shown on this drawing represent all of the changes that have been made since the August 2023 and July 2025 Aggregate Resource Act site plans. The changes shown in blue are revisions made to the July 2025 site plan.

Noise Mitigation Schematic

Scale 1:10,000



Legal Description

Part of Lots 15-~~17~~18, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former geographic Township of Caledon)
Township of Caledon
Regional Municipality of Peel

Legend

- Licence Boundary
- Limit of Extraction
- Contours with Elevation (401 / 395) — Metres above sea level (MASL)
- Public Road
- Driveway
- Railway
- Entrance / Exit — Operational Access
- Entrance / Exit — Office/lab and Maintenance Access
- Tunnel Crossing
- Gate
- Watercourse — Permanent (Direction of flow indicated by arrows)
- Watercourse — Intermittent (Direction of flow indicated by arrows)
- Water Feature
- Wooded Area
- Wetland — WSP Evaluated - PSW; ~~MNRF Evaluated - Other~~
- Wetland — WSP Evaluated - Other; ~~MNRF - Unevaluated~~
- Visual Planting Area
- Off-site Woodland
- Off-site Meadow
- Additional Land Owned by Licensee
- 120m Offset From Licence Boundary
- Easement — Updated the legend to include easements
- Pipeline — Enbridge Gas Inc.
- Fence — 1.2 m post & wire fence unless otherwise noted
- Silt Fence
- Main Discharge (MD)
- ~~Secondary Discharge~~ — ~~(Discharge not to exceed existing surface water flow)~~
- Berm (with 2:1 side slopes) — 5.0 m in height and for section adjacent to the western extent of the Main Area identified as 7.0 m on the plan view
- General Direction of Excavation & Boundary
- Building/Structure
- Topsoil & Overburden Stockpile Area (Maximum Height 8.0 m)
- Facility Pad, ~~and~~ Building Location and Recycling Area
- Archaeological Protection Area (Including 10 metre buffer) — Removed from plan view and placed in detail on drawing 3 of 5
- Infiltration Trench
- Slurry Wall
- Spot Elevation (410.8 / 406.8 / 388.8) — Top - Existing (MASL) / Middle - Water Table (MASL) / Bottom - Maximum Depth of Extraction (MASL)
- Air Quality Monitoring Station — Location Approximate Only
- Cross Sections — A1

Site Plan Acronyms

1. ARA - Aggregate Resources Act
2. MECP - Ministry of the Environment, Conservation and Parks
3. MGCS - Ministry of Government and Consumer Services
4. DFO - Department of Fisheries and Oceans Canada
5. MNRF - Ministry of Natural Resources ~~and Forestry~~
6. MCM - Ministry of Citizenship and Multiculturalism
7. TSSA - Technical Standards and Safety Authority
8. MTCS - Ministry of Tourism, Culture and Sport
9. ECA - Environmental Compliance Approval
10. BMPP - Best Management Practices Plan
11. WWIS - Water Well Information System
12. PSW - Provincially Significant Wetland
13. HIA - Heritage Impact Assessment
14. CVC - Credit Valley Conservation
15. MASL - Metres above sea level
16. PTTW - Permit to Take Water
17. NTS - Not to Scale

Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licencing)

No.	Date	Description	By
6	May 2026	Update the site plan to address agency comments	C.P.
5	July 2025	Update the site plan to address agency and public comments	C.P.
4	May 2025	Update the site plan to address agency and public comments	C.P.
3	March 2025	Update the site plan to address agency and public comments	C.P.
2	August 2024	Updated the site plan to address the MNR's comments from their letter dated January 11, 2024 and the Town of Caledon's comments from their letter dated November 17, 2023	C.P.
1	August 2023	Add drawing to incorporate updated technical report recommendations	C.P.

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
113 COLLIER STREET, BARRIE, ON. L4M 1H2 | P: 705.728.0045 F: 705.728.2010 | WWW.MHBCPLAN.COM

MHBC Stamp
Brian Zeman
Is authorized by the Ministry of Northern Development, Mines, Natural Resources and Forestry pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

MHBC Stamp
Christopher Poole
Is authorized by the Ministry of Northern Development, Mines, Natural Resources and Forestry pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

Draft

Applicant

CBM Aggregates a Division of St. Marys Cement Inc. (Canada)
55 Industrial Street
Toronto, Ontario
M4G 3W9

Project

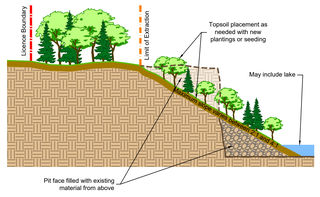
Caledon Pit & Quarry

18722 Main Street, Caledon, Ontario

MNRF Licence Reference No. 626600	Applicant's Signature
Plan Scale: 1:5000 (Arch E) (0 / 150 / 300 Metres)	Date: ~~August 2023~~ May 2026
	Drawn By: C.P.
	Checked By: B.Z.
	File No.: 8816AF
File Name: Technical Recommendations 2	
Drawing No.: 4 of 5	
File Path: B:\Brian\8816AF - CBM - Caledon Quarry\Drawings\Site Plan\CAD\8816AF - Site Plan.dwg	

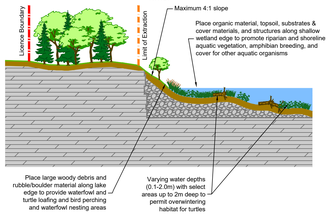
Typical Cut and Fill Side Slope Detail - Pit

N.T.S.



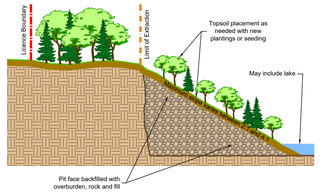
Typical Wetland Detail

N.T.S.



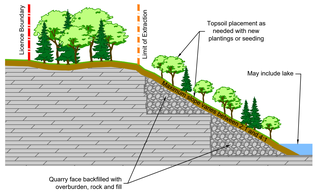
Typical Backfilled Side Slope Detail - Pit

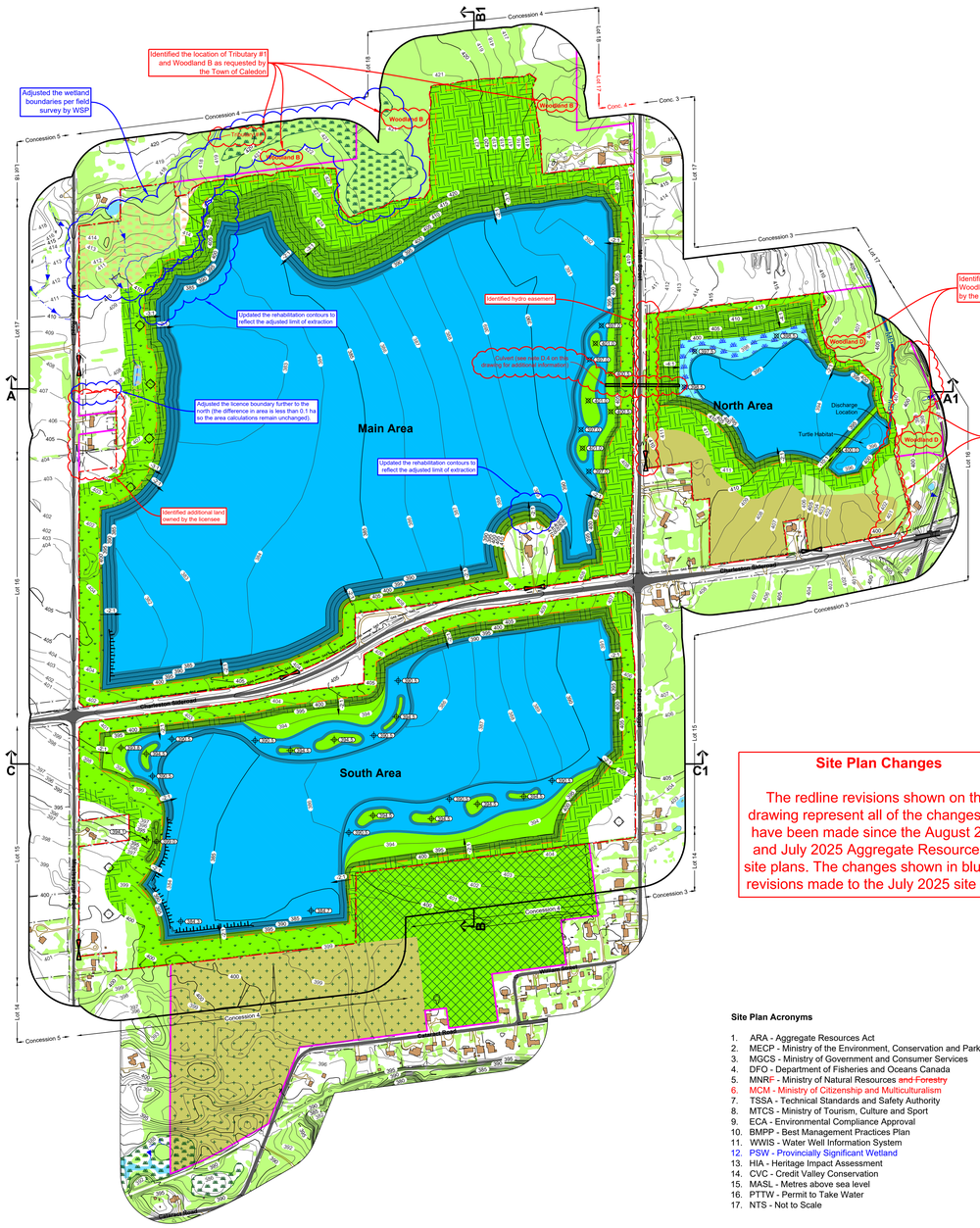
N.T.S.



Typical Backfilled Side Slope Detail - Quarry

N.T.S.



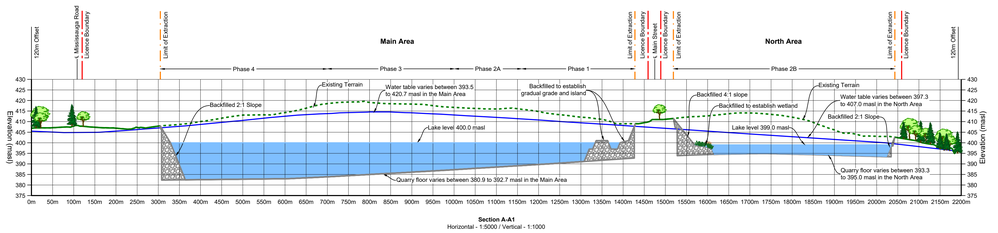


Site Plan Changes

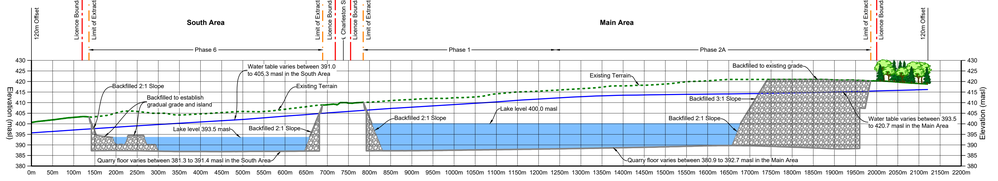
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Site Plan Acronyms

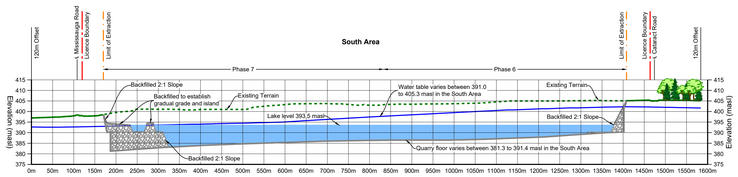
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Section A-A1
Horizontal - 1:5000 / Vertical - 1:1000



Section B-B1
Horizontal - 1:5000 / Vertical - 1:1000



Section C-C1
Horizontal - 1:5000 / Vertical - 1:1000

PROGRESSIVE REHABILITATION

A. General

1. Area Calculations:

1.1.	Licence (total)	**261.2 hectares**
	Main Area	151.5 hectares
	North Area	30.3 hectares
	South Area	79.4 hectares
1.2.	Limit of Extraction (total)	**199.36 hectares**
	Main Area	123.46 hectares
	North Area	16.2 hectares
	South Area	59.9 hectares
1.3.	Final rehabilitation within licence (total)	**261.2 hectares**
	Gradual grade or island	7.8 hectares
	Grassland	25.3 hectares
	Lake	157.79 hectares
	Meadow	7.6 hectares
	Wetland	1.6 hectares
	Woodland	46.2 hectares
	Existing conditions	15.0 14.8 hectares

B. Phasing

1. As excavation reaches the limit of extraction or maximum depth, progressive rehabilitation shall commence. See note M.1 on drawing 2 of 5~~4~~ for the maximum disturbed area requirement for rehabilitation of the site.
2. Progressive rehabilitation shall follow the general direction and sequence of extraction identified on the plan view and described in the notes on drawing 2 of 5~~4~~.
3. ~~Minor deviations in operational and rehabilitation sequence shall be permitted in order to adjust for any variable resource or market conditions.~~
3. Each phase of extraction shall undergo progressive rehabilitation, prior to proceeding to the next phase of extraction.
4. Progressive rehabilitation activities shall include sloping and grading, placement of overburden and topsoil, tree and shrub planting.

C. Slopes and Grading

1. Progressive rehabilitation shall consist of backfilling the excavation faces (where applicable), tunnels and quarry floors to establish the final elevations and landforms depicted on the plan view of this drawing using topsoil and overburden available on-site. A portion of the extraction face in the ~~southeast~~ southwest corner of Phases 5 and 7 (as shown on the plan view) shall remain vertical (see notes H.9.5 and H.11.7 on drawing 2 of 5~~4~~ for additional information).
2. Upon completion of extraction in Phase 7, the slurry wall adjacent to the infiltration trenches in the southwest ~~and southeast~~ corner of the South Area shall be excavated and backfilled with sand.
3. Side sloping on-site will range from 2:1 to 4:1 as well as gradual grades (see Section N Variations from Control and Operation Standards on drawing 2 of 5~~4~~).
4. No excess soil shall be imported on-site for rehabilitation purposes.
5. Prior to the placement of subsoil and topsoil in locations where the quarry floor has been backfilled to establish gradual grades, islands and wetlands, the quarry floor shall be ripped and tilled to alleviate compaction, if required.

D. Drainage

1. Final surface drainage will follow the rehabilitated contours and directional arrows shown on the plan view of this drawing.
2. Once operations in the North Area, South Area and Main Area have been completed and the rehabilitated landform has been established, pumping shall cease, and the land allowed to flood and form the Main, North and South ponds. The Main, North and South pond water levels post-rehabilitation are predicted to reach a level of approximately ~400, ~399 and ~393.5 masl, respectively.
3. The South pond will be self contained and not require an overflow outlet.
4. The Main pond overflow shall be directed via a culvert under Main Street (as shown on the plan view of this drawing) to the North pond with its outlet invert at ~400 masl.
5. The North pond overflow shall be directed via main outlet to the Osprey Valley Golf Course irrigation pond system with its outlet invert at ~399 masl.
6. All rehabilitated pond levels and outlets will be passive and not require pumping.

E. Natural Environment

1. Lake Shoreline - Main, North and South Area
   - 1.1. The shoreline of the lakes shall be contoured ~~where possible~~ to create convoluted or irregular shoreline gradients.
   - 1.2. Where sloping and excavation depths allow, shoals or islets shall be created to increase habitat diversity.
   - 1.3. Stumps and logs shall be placed along the shoreline as wildlife habitat structure. Boulders and rock rubble from the extraction shall also be used for wildlife habitat structure.
2. Woodland - Main Area
   - 2.1. The woodland in the Main Area, as shown on the plan view, shall be planted with tree species representative of the woodland communities that will be removed, such as sugar maple, American beech, paper birch, white elm, white cedar, balsam fir, eastern hemlock, red maple, trembling aspen, black cherry, alternate-leaved dogwood, gray dogwood, red-osier dogwood.
   - 2.2. Trees shall be planted at approximately 2.5 m spacing to achieve a density of 1,600 seedlings per hectare. ~~Two years after planting, the target density shall be 1,200 seedlings per hectare with a survival rate of 75%. Infill plantings shall be completed, if required, in year two after planting.~~ The trees shall be monitored for five years to achieve a 75% survival rate. During the monitoring period, infill plantings shall be completed, if required to ensure the woodland achieves a minimum density of 1,200 trees per hectare.
   - 2.3. Herbivory control shall be implemented at the time of planting for deer, rabbits and rodents and shall include guards and/or stem repellents.
3. Habitat for eastern small-footed myotis, ~~and~~ little brown myotis, eastern red, hoary and silver-haired - Main Area
   - 3.1. Rock piles shall be placed in the locations shown on the plan view to create habitat for eastern small-footed myotis. Rock piles shall vary in size and height between 0.5 m and 2 m. Crevices shall be created through stacking slabs of flat rock varying in size from several centimeters to one meter long.
   - 3.2. Bat boxes shall be installed in the same location as the rock piles to provide habitat for little brown myotis.
4. Setback areas / Slopes - Main, North and South Area
   - 4.1. All slopes located above the final water level shall be seeded with an appropriate native, non-invasive seed mix to prevent erosion during operations.
   - 4.2. Nodal plantings shall be expanded naturally through seed rain.
   - 4.3. Along the setback to significant Woodland B, as shown on drawing 1 of 5~~4~~, plant species representative of the existing woodland, such as sugar maple (Acer saccharum), American beech (Fagus grandifolia), paper birch (Betula papyrifera), American elm (Ulmus americana), white cedar (Thuja occidentalis), balsam fir (Abies balsamea), eastern hemlock (Tsuga canadensis), red maple (Acer rubrum), trembling aspen (Populus tremuloides), black cherry (Prunus serotina), alternate-leaved dogwood (Cornus alternifolia), gray dogwood (Cornus racemosa), red-osier dogwood (Cornus sericea), shall be planted.
   - 4.4. Along the setback to significant Woodland D, as shown on drawing 1 of 5~~4~~, plant species representative of the existing woodland, such as sugar maple (Acer saccharum), American beech (Fagus grandifolia), red oak (Quercus rubra), paper birch (Betula papyrifera), black walnut (Juglans nigra), American elm (Ulmus americana), alternate-leaved dogwood (Cornus alternifolia), shall be planted.
   - 4.5. On north-facing slopes and setbacks which are expected to be cooler and moister, plant species such as white cedar (Thuja occidentalis), white spruce (Picea glauca), Norway spruce (Picea abies), red maple (Acer rubrum), paper birch (Betula papyrifera), American basswood (Tilia americana), shall be planted.
   - 4.6. On the east/west-facing slopes and setbacks, plant species such as white pine (Pinus strobus), white cedar (Thuja occidentalis), white spruce (Picea glauca), European larch (Larix decidua), trembling aspen (Populus tremuloides), balsam poplar (Populus balsamifera), sugar maple (Acer saccharum), black cherry (Prunus serotina), red oak (Quercus rubra), bur oak (Quercus macrocarpa), shall be planted.
   - 4.7. Within the setback and slope areas shrubs shall also be planted to add diversity and increase wildlife/pollinator diversity, such as: serviceberry (Amelanchier spp.), nannyberry (Viburnum lentago), ninebark (Physocarpus opulifolius), dogwoods (Cornus spp.), highbush cranberry (Viburnum opulus), elderberry (Sambucus spp.), choke cherry (Prunus virginiana).
5. Shoreline Wetland - Main, North and South Areas
   - 5.1. Organic material shall be placed in shallow water areas to promote the establishment of shoreline and aquatic vegetation and to create habitat for aquatic fauna and amphibians. Stumps and trees of non-commercial value shall be stockpiled during clearing operations and used as habitat structure. Boulders and rock rubble from the extraction operation shall also be used to increase habitat diversity along the shoreline area ~~where possible~~.
   - 5.2. In the shoreline wetland areas, shallow emergent marsh vegetation shall be planted in the water with species that may consist of, but are not limited to: red-osier dogwood (Cornus stolonifera), slender willow (Salix petiolaris), and herbaceous plants such as water plantain (Alisma plantage-aquatic), lake sedge (Carex lacustris), swamp milkweed (Asclepias incarnate), softstem bulrush (Schoenoplectus tabernaemontani) and common cattail (Typha latifolia).
6. Riparian Plantings - Main Area
   - 6.1. Riparian plantings along Tributary #1, as shown on drawing 2 of 5~~4~~, shall include a variety of native species including, but not limited to, white cedar (Thuja occidentalis), balsam poplar (Populus balsamifera), pussy willow (Salix discolor), slender willow (Salix petiolaris), red-osier dogwood (Cornus sericea), nannyberry (Viburnum lentago), elderberry (Sambucus canadensis), meadowsweet (Spiraea sp.), fowl bluegrass (Poa palustris), lake sedge (Carex lacustris), lake sedge (Carex lasiocarpa), fox sedge (Carex vulpinoidea), blue vervain (Verbena hastata), and spike rush species (Eleocharis spp.).
7. Turtle Habitat - North Area
   - 7.1. Turtle habitat shall be created in the North Area in the location shown on the plan view.
   - 7.2. The turtle habitat pond shall include sediment on the pond bottom to provide a growing medium for plants, and provide habitat for turtles (e.g., overwintering).
   - 7.3. Plant emergent macrophytes shall include species such as pickerelweed (Pontederia cordata), broad-leaved arrowhead (Sagittaria latifolia), water plantain species (Alisma spp.), cattail (Typha sp.), common arrowhead (Sagittaria latifolia), and greater water dock (Rumex hydrolapathum).
   - 7.4. Plant submergent macrophytes shall include species such as eelgrass (Zostera marina), broad waterweed (Elodea canadensis), slender naiad (Najas flexilis), common hornwort (Ceratophyllum demersum).
   - 7.5. Basking features such as logs or rocks shall be placed throughout the shallow shoreline areas.
   - 7.6. Areas of suitable nesting substrate shall be constructed along or adjacent to the shoreline.
8. Meadow in North Area
   - 8.1. Meadow habitat for eastern meadowlark and bobolink shall be created in the North Area outside of the limit of extraction at the location shown on the plan view.
   - 8.2. A minimum of 60-80% of the meadow shall be covered by at least three different grass species, such as: poverty oatgrass (Danthonia spicata), bottlebrush grass (Elymus hystrix), common panic grass (Panicum capillare), big bluestem (Andropogon gerardi), Canada wild rye (Elymus canadensis), switch grass (Panicum virgatum), wood-grass (Scirpus cyperinus), Virginia wild rye (Elymus virginicus).
   - 8.3. At least one of the grass species shall be taller than 50 cm, which shall include at least one of the following: bottlebrush grass (1.3 m), big bluestem (>3.0 m), Canada wild rye (1.3 m), switch grass (1.6 m).
   - 8.4. Remaining 20-40% will be covered by forbs or legumes such as Canada anemone (Anemone canadensis), black-eyed susan (Rudbeckia hirta), common evening primrose (Oenothera biennis), common milkweed (Asclepias syriaca), yarrow (Achillea millefolium), New England aster (Symphyotrichum novae-angliae), and wild bergamot (Monarda fistulosa).
   - 8.5. Meadow seed mixes shall be sown at a rate of 25kg/ha.
9. The off-site meadow and off-site woodland (as shown on this drawing and drawings 3 and 4 of 5) shall be planted within 5 years of tissuance of the licence in accordance with the following requirements:

   Off-site Ecological Enhancement Plan - Meadow
   - 9.1. Meadow habitat shall be created in the off-site meadow habitat area in the location as shown on the plan view.
   - 9.2. A minimum of 60-80% of the meadow will be covered by at least three different grass species, such as: poverty oatgrass (Danthonia spicata), bottlebrush grass (Elymus hystrix), common panic grass (Panicum capillare), big bluestem (Andropogon gerardi), Canada wild rye (Elymus canadensis), switch grass (Panicum virgatum), wood-grass (Scirpus cyperinus), Virginia wild rye (Elymus virginicus).
   - 9.3. At least one of the grass species will be taller than 50 cm, which includes the following: bottlebrush grass (1.3 m), big bluestem (>3.0 m), Canada wild rye (1.3 m), switch grass (1.6 m).
   - 9.4. Remaining 20-40% will be covered by forbs or legumes such as: Canada anemone (Anemone canadensis), black-eyed susan (Rudbeckia hirta), common evening primrose (Oenothera biennis), common milkweed (Asclepias syriaca), yarrow (Achillea millefolium), New England aster (Symphyotrichum novae-angliae), and wild bergamot (Monarda fistulosa).
   - 9.5. Meadow seed mixes will be sown at 25kg/ha.

   Off-site Ecological Enhancement Plan - Woodland
   - 9.6. Woodland habitat shall be created in the off-site woodland habitat area in the location as shown on the plan view.
   - 9.7. This woodland will be planted with tree species representative of the woodland communities that will be removed, such as: sugar maple (Acer saccharum)), American beech (Fagus grandifolia), black cherry (Prunus serotina), American basswood (Tilia americana), Eastern hop-hornbeam (Ostrya virginiana), Eastern hemlock (Tsuga canadensis), and American elm (Ulmus americana).
   - 9.8. Trees shall be planted at approximately 2.5 m spacing to achieve a density of 1,600 seedlings per hectare. The trees shall be monitored for five years to achieve a 75% survival rate. During the monitoring period, infill plantings shall be completed, if required to ensure the woodland achieves a minimum density of 1,200 trees per hectare.
   - 9.9. This woodland will also be planted to include shrub species representative of the woodland communities that will be removed, such as: alternate-leaved dogwood (Cornus alternifolia), choke cherry (Prunus virginiana), smooth serviceberry (Amelanchier laevis), round-leaved dogwood (Cornus rugosa), red elderberry (Sambucus racemosa).
   - 9.10. Other species that may be added to supplement the woodland include species such as: red oak (Quercus rubra), white oak (Quercus alba), black maple (Acer nigrum), mountain maple (Acer spicatum), northern bush honeysuckle (Diervilla lonicera), Canada fly honeysuckle (Lonicera canadensis), pin cherry (Prunus pensylvanica), and maple-leaved viburnum (Viburnum acerifolium).
   - 9.11. Herbivory control shall be implemented at the time of planting for deer, rabbits and rodents and shall include guards and/or stem repellents.

FINAL REHABILITATION

A. General

1. All equipment and buildings/structures on the quarry floor shall be removed from the site. The building/structures located at 1420 Charleston Sideroad (utilized as an office and quality control lab during operations) may remain on-site.
2. No internal haul roads shall remain.
3. The anticipated final end use will be naturalized open spaces with the creation of lakes, vegetated shorelines, forested areas, wetlands, upland forested areas, riparian plantings adjacent to the existing watercourse, nodal shrub and tree planting on upland areas, grassland meadows and specialized habitat features for bats and turtles.
4. The long term average lake levels are:
   - Main - 400.0 masl
   - North - 399.0 masl
   - South - 393.5 masl
5. ~~All plantings completed as part of rehabilitation will be audited two years after planting to assess planting survival rates and additional plantings shall be completed if required to create the habitat conditions as specified on this page.~~ All plantings completed as part of rehabilitation and the off-site ecological enhancement areas shall be monitored for five years after planting to assess planting survival rates and additional plantings shall be completed, if required, to create the habitat conditions as specified on this drawing.
6. During monitoring of rehabilitated areas and the off-site ecological enhancement areas, invasive species control methods may include (if required) mowing, soil tillage, spot burning using a drip torch, and flooding. Herbicide application shall be undertaken on a species-specific basis and shall only be applied judiciously and as a last measure. Spot sprayers and/or wicking devices shall be used to minimize the inadvertent spread of herbicide to native vegetation.
7. During monitoring of rehabilitated areas and the off-site meadow area, the licensee shall also complete visual inspection of the following habitat features for species use: Bat boxes and rock piles for the presence of bats and guano twice during the active period between May and August; turtle habitat twice during the active period between May and July; and meadow habitat twice during the breeding season between May and July.

Legal Description

Part of Lots 15-1718, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former geographic Township of Caledon)
Township of Caledon
Regional Municipality of Peel

Legend

- Licence Boundary
- Limit of Extraction
- Contours with Elevation (Metres above sea level (MASL))
- Watercourse (Permanent (Direction of flow indicated by arrows))
- Watercourse (Intermittent (Direction of flow indicated by arrows))
- Water Feature
- Wooded Area
- Wetland (WSP Evaluated - PSW ~~MNRF Evaluated - Other~~)
- Wetland (WSP Evaluated - Other ~~MNRF - Unevaluated~~)
- Gradual Grade / Island
- Grassland
- Woodland
- Wetland
- Lake
- Meadow
- Off-site Woodland
- Off-site Meadow
- Additional Land Owned by Licensee
- 120m Offset From Licence Boundary
- Easement (Updated the legend to include easements)
- Pipeline (Enbridge Gas Inc.)
- Main Discharge
- ~~Secondary Discharge~~ (~~Discharge not to exceed surface water flow based on existing conditions~~)
- Fence (1.2 m post & wire fence unless otherwise noted)
- Extraction Face (Below Water)
- Public Road
- Driveway
- Railway
- Gate
- Building/Structure
- Proposed Floor Elevation (Metres above sea level (MASL))
- Proposed Final Grade (Horizontal : Vertical)
- Rock Pile & Bat Box Locations (Approximate)
- Cross Sections

Legend - Cross Sections

- Licence Boundary
- Limit of Extraction
- Existing Grade - Removed / Altered
- Existing Grade - Undisturbed
- Maximum Predicted Water Table
- Quarry Floor
- Backfilled
- Lake

Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licencing)

No.	Date	Description	By
6	May 2026	Update the site plan to address agency comments	C.P.
5	July 2025	Update the site plan to address agency and public comments	C.P.
4	May 2025	Update the site plan to address agency and public comments	C.P.
3	March 2025	Update the site plan to address agency and public comments	C.P.
2	August 2024	Updated the site plan to address the MNR's comments from their letter dated January 11, 2024 and the Town of Caledon's comments from their letter dated November 17, 2023	C.P.
1	August 2023	Revised drawing to incorporate updated technical report recommendations	C.P.

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
113 COLLIER STREET, BARRIE, ON. L4M 1H2 | P: 705.728.0045 F: 705.728.2010 | WWW.MHBCPLAN.COM

MHBC Stamp
Brian Zeman
Is authorized by the Ministry of Northern Development, Mines, Natural Resources and Forestry pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

MHBC Stamp
Christopher Poole
Is authorized by the Ministry of Northern Development, Mines, Natural Resources and Forestry pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

Draft

Applicant

CBM Aggregates a Division of St. Marys Cement Inc. (Canada)
55 Industrial Street
Toronto, Ontario
M4G 3W9

Project

Caledon Pit & Quarry

18722 Main Street, Caledon, Ontario

MNRF Licence Reference No. 626600	**Applicant's Signature**
Plan Scale: 1:5000 (Arch E)	**Date** ~~August 2023~~ May 2026
0 150 300 Metres	**Drawn By** C.P. / **Checked By** B.Z. / **File No.** 8816AF

File Name

Rehabilitation Plan

Drawing No. ~~4~~ of 4 5 of 5

File Path B:\Brian\8816AF - CBM - Caledon Quarry\Drawings\Site Plan\CAD\8816AF - Site Plan.dwg

P:\541-003\7. Drawings\2023 07 July\PJR Figures July 17 23.dwg

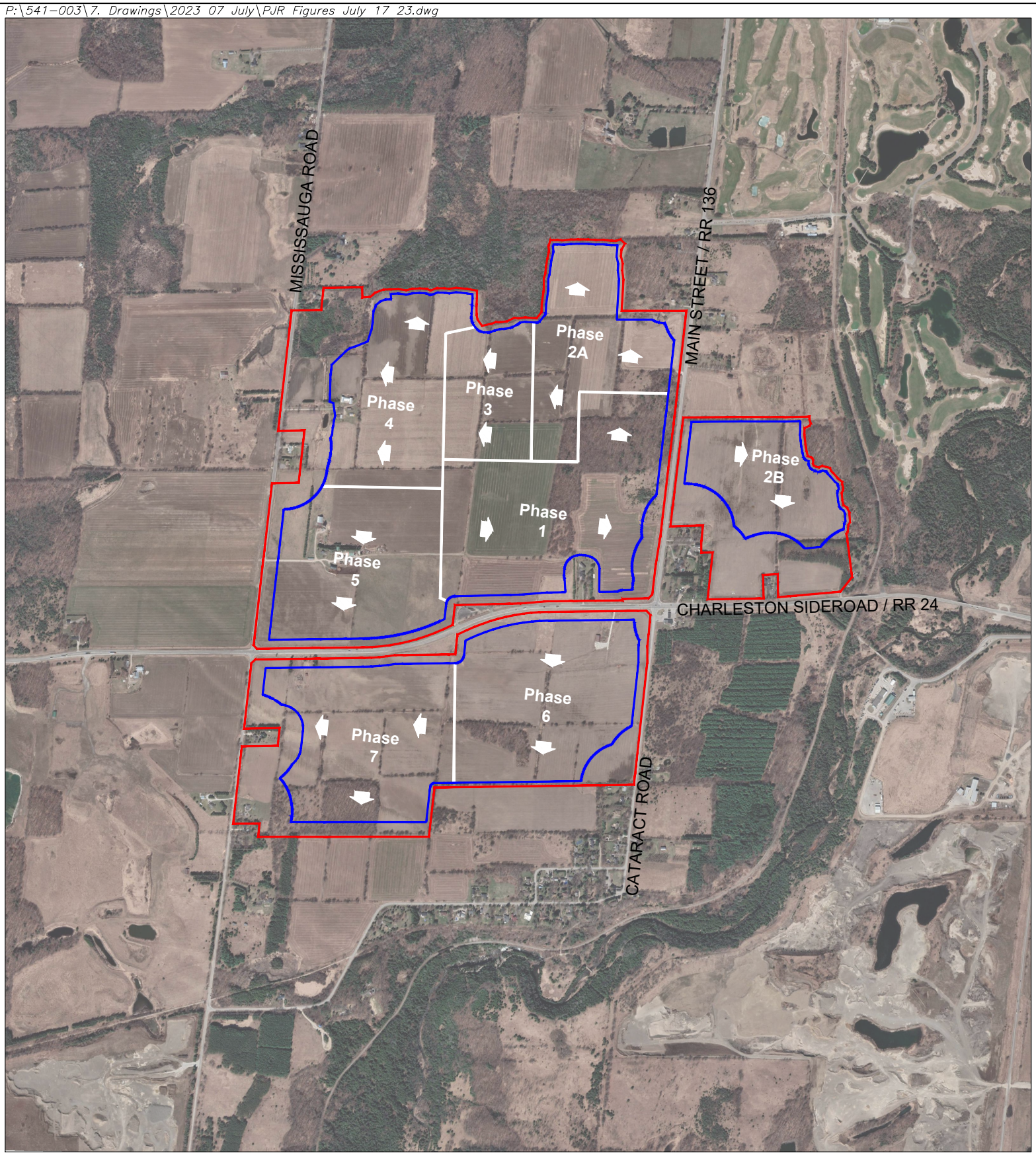


FIGURE 4

OPERATIONS / PHASING PLAN

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

LEGEND

- Subject Site - 261 ha (645ac)
- Proposed Extraction Area - 200 ha (494ac)

Scale: N.T.S.
DECEMBER 2022
(REVISED JULY 2023)

GSAI
Glen Schnarr & Associates Inc.

APPENDIX F

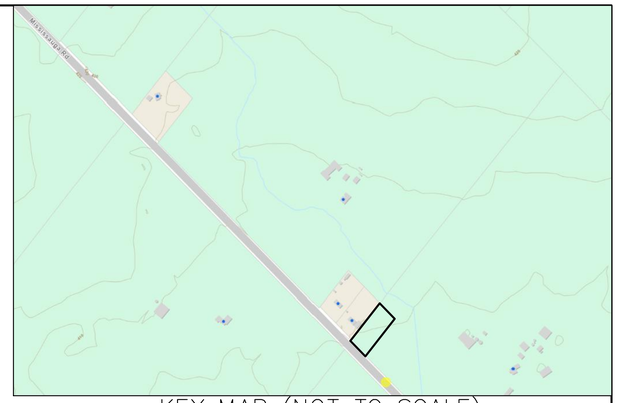
Proposed Development

SERVICING NOTES:

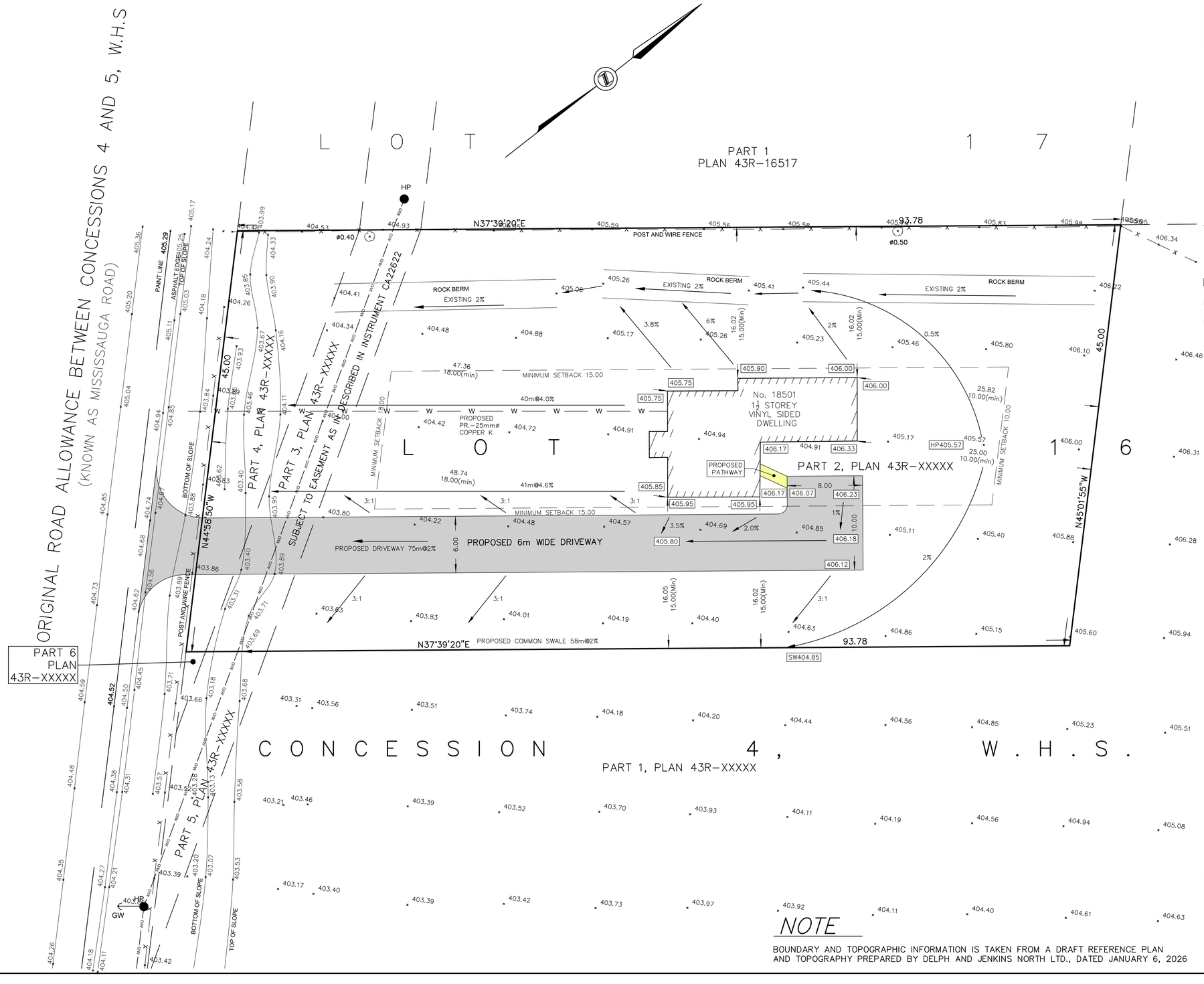
1. THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY.
2. PROPOSED WATER SERVICES TO BE 25 MM Ø COPPER TYPE 'K' FOR PROPOSED DWELLINGS
3. ALL WORKS WITHIN THE MUNICIPAL RIGHT-OF-WAY ARE TO BE COMPLETED IN CONFORMANCE WITH REGION OF PEEL SERVICING STANDARDS AND APPLICABLE OPSS/OPSDS.
4. PERMITS FOR PRIVATE, ON-SITE SEWAGE SYSTEMS SHALL BE OBTAINED AS PART OF THE BUILDING PERMIT PROCESS.
5. ADDITIONAL DESIGN DETAILS OF THE PROPOSED SEWAGE SYSTEMS TO BE PROVIDED FOR OBTAINING BUILDING PERMITS.
6. SIZE AND LOCATION OF THE PROPOSED LEACHING BEDS ARE SUBJECT TO CHANGE PENDING
REVIEW OF BUILDING PERMIT DOCUMENTS AND DETAILED DESIGN ANALYSIS.

GENERAL NOTES

1. ALL RETAINING WALLS HIGHER THAN 1.0M TO BE DESIGNED BY OTHERS
2. SITE SHALL ACCOMMODATE EXTERNAL DRAINAGE FROM ADJACENT PROPERTIES
3. DEVELOPER MUST OBTAIN RIGHT OF WAY (R.O.W.) OCCUPANCY PERMIT PRIOR TO COMMENCING ANY WORK IN TOWN R.O.W.
4. ALL ROOF LEADERS MUST DISCHARGE ONTO CONCRETE SPLASH PADS, WHICH ARE TO DIRECT WATER INTO SIDE YARD SWALES. THESE SWALES ARE TO DISCHARGE TO THE FRONT OF THE NO ROOF LEADERS SHALL DRAIN TOWARD THE REAR OF THE LOT.
5. ALL PROPOSED GRADING SHALL ENSURE THAT EXISTING ELEVATIONS ARE MATCHED AT THE LOT LINE.
6. ANY GRADING THAT EXTENDS ONTO ADJACENT PROPERTIES WILL REQUIRE WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER. A COPY SHALL BE MADE AVAILABLE TO THE DIRECTOR OF ENGINEERING PRIOR TO ANY TOPSOIL STRIPPING AND GRADING.
7. STORM DRAINAGE TO BE SELF-CONTAINED AND SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
8. ROOF LEADERS MUST DISCHARGE TO CONCRETE SPLASH PADS.
9. WHERE APPROPRIATE, ALL DRAINAGE SHALL BE DIRECTED TO THE PUBLIC R.O.W.
10. IMPERVIOUS AREAS SHALL BE DIRECTED TO LOW IMPACT DEVELOPMENT (LID) MEASURES
11. DESIGNED IN ACCORDANCE WITH TRCA, CVC CRITERIA TO RETAIN, INFILTRATE, FILTER AND MITIGATE THE INCREASE OF STORM WATER RUNOFF FROM DEVELOPMENT.
12. ANY CHANGE IN THE LOCATION, FORM AND FUNCTION OF A DRAINAGE SWALE AND SWALE AREA HAS THE POTENTIAL TO ADVERSELY IMPACT FLOODING ON PRIVATE AND PUBLIC PROPERTY AND THEREFORE SHALL BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH THE APPROVED GRADING PLAN.



KEY MAP (NOT TO SCALE)



4 m 0 4 8 12 16 20 meters

SCALE 1 : 200

LEGEND

296.XX	DENOTES EXISTING ELEVATION	TBR	DENOTES TO BE REMOVED
296.XX	DENOTES PROPOSED ELEVATION		DENOTES SILT FENCE
SW	DENOTES SWALE		
FFE	DENOTES FINISHED FLOOR ELEVATION		
TFW	DENOTES TOP OF FOUNDATION WALL		
USF	DENOTES UDERSIDE OF FOOTING		
	DENOTES RAIN WATER LEADER		
	DENOTES SWALE DIRECTION		

REGION OF PEEL SERVICING NOTES:

1. ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT PEEL PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
2. ALL WATERMAINS SHALL BE PVC CLASS 150, AWWA C900-75
3. A 14 GAUGE T.W.H. SOLID COPPER LIGHT COLOURED PLASTIC COATED TRACER WIRE MUST BE INSTALLED WITH THE PVC PIPE AND BROUGHT TO THE SURFACE AT EACH VALVE BOX. TRACER WIRE IS TO BE ATTACHED TO THE PIPE AND THE OUTSIDE OF EACH VALVE BOX BY MEANS OF TAPE.
4. ALL WATERMAINS SHALL HAVE 1.7 M MINIMUM COVER WITH A MINIMUM HORIZONTAL SPACING OF 1.20 M (4') FROM THEMSELVES AND ALL OTHER UTILITIES.
5. WATERMAINS MUST HAVE MINIMUM VERTICAL CLEARANCE OF 150 MM WHEN CROSSING ABOVE AND 500MM WHEN CROSSING SEWERS AND ALL OTHER UTILITIES.
6. ALL NEW MAINS AND SERVICES MUST BE CHLORINATED AND TESTED BY AN AUTHORITY APPROVED BY THE REGION OF PEEL.
7. 'PROTECTED CAPS' ARE TO BE ATTACHED ON ALTERNATING BOLTS ON ALL DIRECT BURIED FITTINGS AS CORROSION PROTECTION MEASURE.
8. ALL WATER SERVICES ARE TO BE 25MMØ COPPER PIPING
9. VALVE BOXES TO BE RESTRAINED AS PER REGION OF PEEL STANDARDS
10. WATERMAIN AND/OR WATER SERVICE MATERIALS 100 MM (4") AND LARGER MUST BE PVC DR18. SIZE 50 MM (2") AND SMALLER MUST BE TYPE 'K' SOFT COPPER.
11. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50 MM (2") OUTLET ON 100 MM (4") AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE. THEY MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN ONTO A PARKING LOT OR DOWN A DRAIN. ON FIRE LINES, FLUSHING OUTLET TO BE 100 MM (4") MINIMUM ON A HYDRANT.
12. WATERMAINS TO BE INSTALLED TO GRADES AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY INSPECTOR.
13. ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS.
14. ALL LIVE TAPPING AND OPERATION OF REGION WATER VALVES SHALL BE ARRANGED THROUGH THE REGIONAL INSPECTOR ASSIGNED OR BY CONTACTING THE OPERATIONS AND MAINTENANCE DIVISION.
15. LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR
16. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR LOCATES, EXPOSING, SUPPORTING AND PROTECTING OF ALL UNDERGROUND AND OVERHEAD UTILITIES AT THE TIME OF CONSTRUCTION IN THE AREA OF THEIR WORK, WHETHER SHOWN ON THE PLANS OR NOT AND FOR ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE TO SAME.
17. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS WRITTEN NOTICE TO THE UTILITIES PRIOR TO CROSSING SUCH FACILITIES, FOR THE PURPOSE OF INSPECTION BY THE CONCERNED UTILITY. THIS INSPECTION WILL BE FOR THE DURATION OF THE CONSTRUCTION, WITH THE CONTRACTOR RESPONSIBLE FOR ALL COSTS ARISING FROM SUCH INSPECTION.
18. ALL PROPOSED WATER PIPING MUST BE ISOLATED THROUGH A TEMPORARY CONNECTION THAT SHALL INCLUDE AN APPROPRIATE CROSS-CONNECTION CONTROL DEVICE, CONSISTENT WITH THE DEGREE OF HAZARD, FOR BACKFLOW PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM, CONFORMING TO REGION OF PEEL STANDARDS 1-7-7 OR 1-7-8.

SURVEYOR'S CERTIFICATE

"I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF PROPOSED ***1½ STOREY VINYL SIDED DWELLING*** *LOCATED AT* ***18501 MISSISSAUGA ROAD*** *AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSED TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERS OR ADJACENT PROPERTIES."*

DRAFT

DATE

JANSKY T C LAU
ONTARIO LAND SURVEYOR

NOTE

BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM A DRAFT REFERENCE PLAN AND TOPOGRAPHY PREPARED BY DELPH AND JENKINS NORTH LTD., DATED JANUARY 6, 2026

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GRADING PLAN OF
18501 MISSISSAUGA ROAD
PART OF LOT 16, CONCESSION 4 WEST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF CALEDON)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

Delph & Jenkins North Ltd.
Ontario Land Surveyors
220 Industrial Parkway S., Unit 6, Aurora, Ontario L4G 3V6
www.djsurveyors.com info@djsurveyors.com
Tel.905-841-8526

22213-14B

DRAWN : JL | CHECKED : JL

ACAD FILE: 22213-14A AND B.DWG DATE: April 16, 2026

APPENDIX G

Relocation Scope

Laurie McCulloch
Building Moving

960 Taunton Rd E
Whitby, ON L1R 3L8
Phone: (905) 728-0884
Fax: (905) 743-0528
www.mccullochmovers.ca

Friday, September 8th, 2024

Sedgwick Marshall
Heritage Homes
226 - 336 Bronte St. S.
Milton, ON L9T 7W6

Methodology

RE: Historic house located at 18501 Mississauga Rd, Caledon travelling internally on site to a new lot

Background

The building is a 2 Storey frame farmhouse building with a single storey addition. It has an over all approx. footprint of 37' by 66' and will be moving in one piece to a new lot within the same property

Site Preparation

Demolition of the cement porches and foundation, and any necessary exterior excavation to be completed by others. Given the lack of access to any foundation under addition it is assumed that it will need to be excavated by our forces underneath to allow steel placement

A new road capable of handling a fully loaded dump truck with less than 1 inch of sinking (generally 4000 psf) will be built between two locations by others

Loading Procedure

1. clean basement, disconnect services and remove fixtures (furnace, stairs etc.)
2. Place holes around foundation for beam install
3. insert main beams under building
4. level beams and install jacking and safety cribs under each beam
5. insert cross beams as required
6. shim the cross beam ends to the underside of the exterior walls as well as the interior walls
7. the first-floor joist will also be packed to the cross beams
8. install any necessary bracing for weak points in doorways, etc.

9. connect the jacks and raise building with our unified jacking machine

10. install fully oscillating hydraulic steering dollies in a three point zone system under the main beams

11. hold in place while basement completed by others

12. once basement complete relieve steel framework and remove

Moving

Fully oscillating hydraulic steering dollies are placed between the main beams and cribbing piles for the onsite moves. The dollies are linked together in an industry accepted three point zone system that floats the building on hydraulic oil to minimise the stress on the building from the uneven terrain. The 50 ton capacity dollies will be installed based on the actual weight of the loaded building including steel. The actual weight will be determined once the building is loaded on our equipment with our hydraulic equipment and verified by P.Eng. David Seberras to ensure that an adequate safety ratio for the rolling equipment is maintained.

Foundation

An adequate height foundation will need to be built up to the underside of the house to pin the building in its final location by others.
We will assist in the design of new foundation walls to make sure the design facilitates the removal of our steel framework.

Placement

After the building is at its desired location and elevation, the new concrete foundation wall is installed leaving openings for the main beam removal.

Yours Truly

Greg Mcculloch

Greg McCulloch
Laurie McCulloch Building Moving

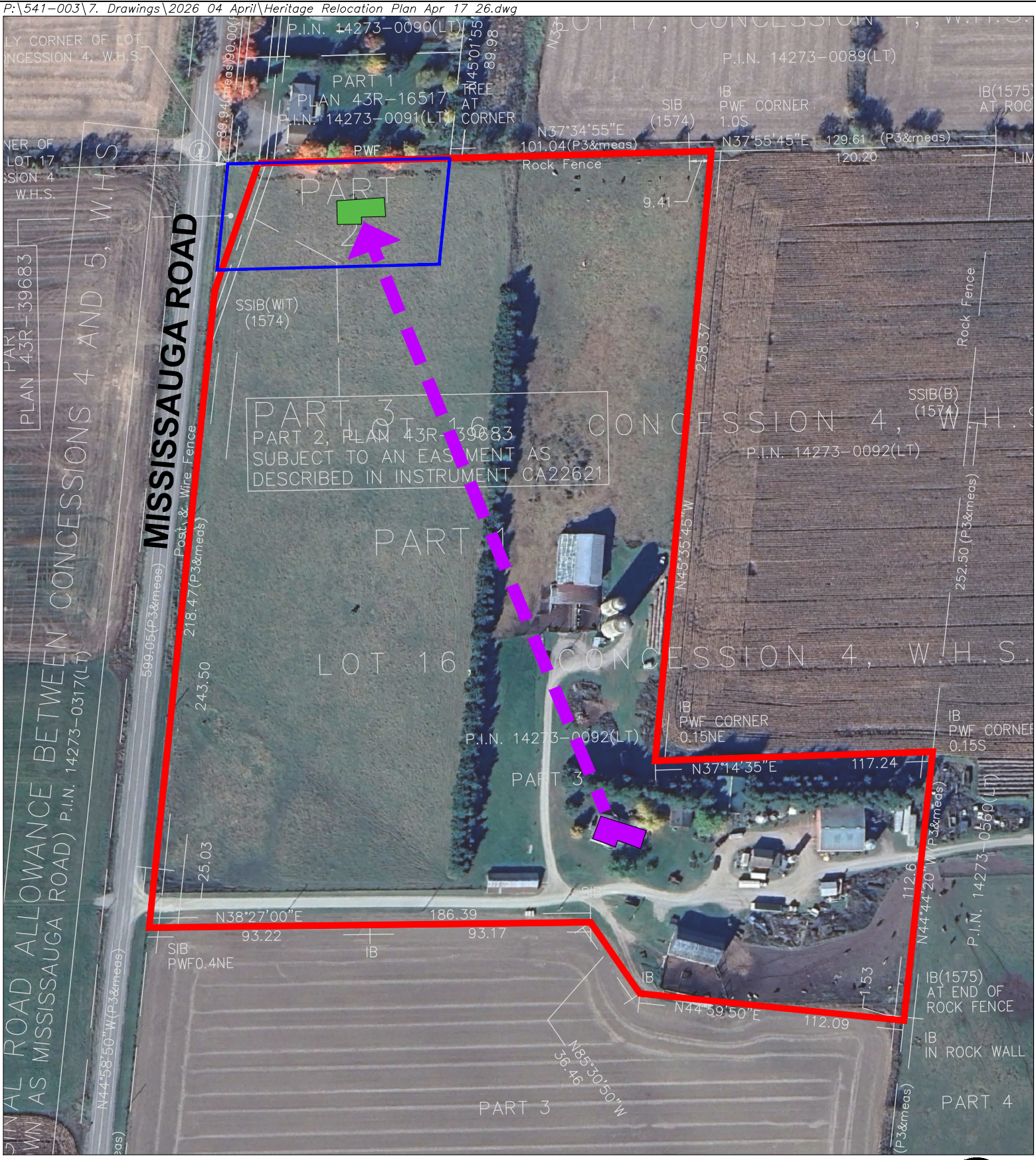


Similar building loaded on dollies



Similar frame long frame heritage building on hydraulic dollies

P:\541-003\7. Drawings\2026 04 April\Heritage Relocation Plan Apr 17 26.dwg



18501 MISSISSAUGA ROAD
HERITAGE HOUSE RELOCATION PLAN

Scale: N.T.S.
April 17, 2026

LEGEND

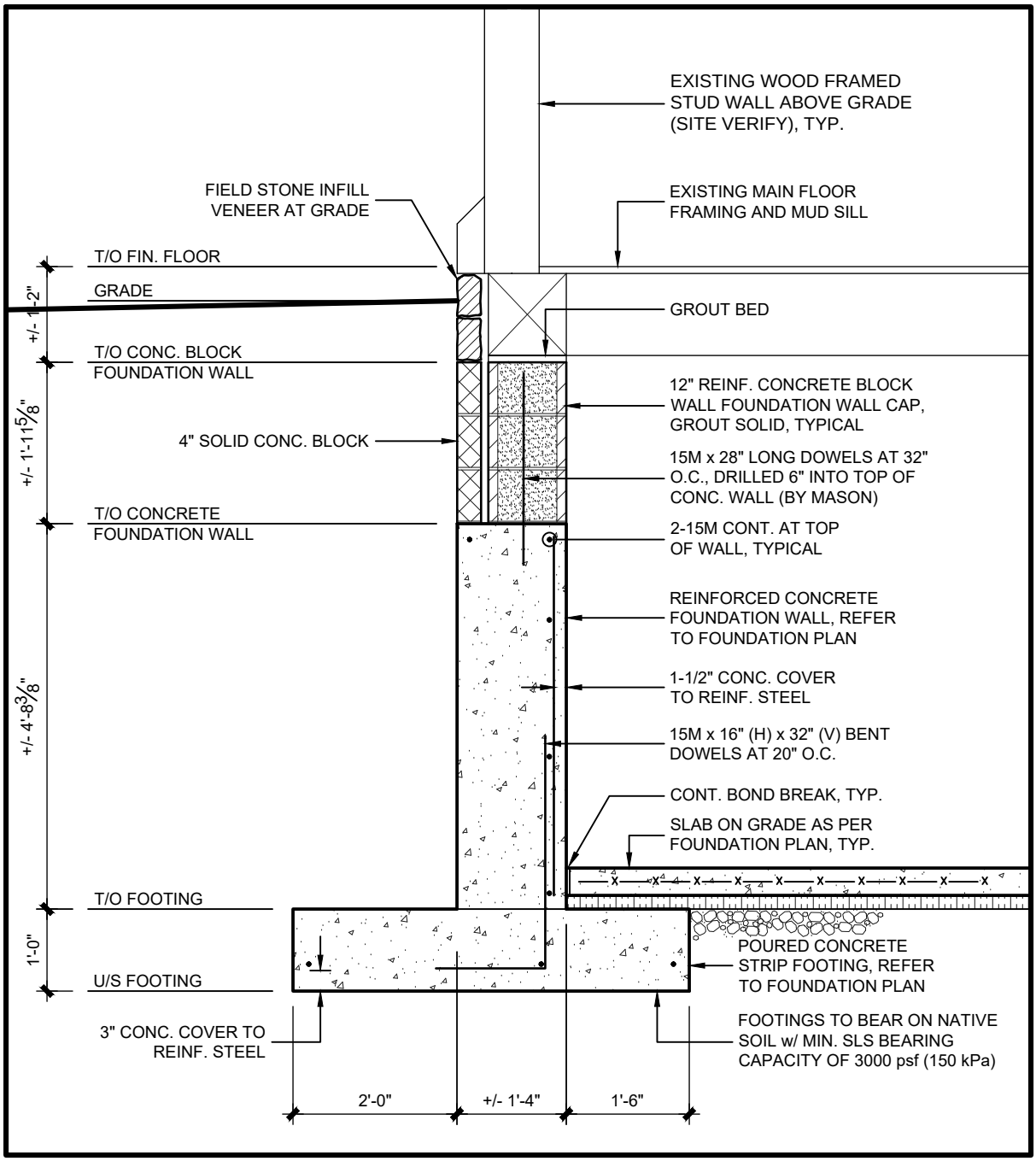
- SUBJECT LANDS
- EXISTING HERITAGE HOUSE LOCATION
- PROPOSED HERITAGE HOUSE LOCATION
- PROPOSED ROUTE OF TRAVEL FOR HERITAGE HOUSE RELOCATION

NOTE

ROADWAY TO BE BUILT 3M WIDER THAN THE HOUSE IN THE STRAIGHTEST RUN POSSIBLE AND 6M WIDER AT EACH END TO ALLOW TURNING RADIUS. COMPACTION TO BE TO 4000 PSF OR 10 TON PER AXLE.

APPENDIX H

Foundation Detail



1/S2.1 **SECTION** - FOUNDATION WALL - BASEMENT

SCALE: 1/2" = 1'-0"

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Waterloo, Ontario N2V 2E1
Tel: 226.647.0109
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Client	**SEDGWICK MARSHALL** MILTON, ONTARIO	Scale NTS	SK1
Project	**HOUSE RELOCATION** 18501 MISSISSAUGA ROAD, CALEDON, ONTARIO	Date OCT 30 2024	
Drawing	**FOUNDATION DETAIL**	Drawn By N.LAWLER	
		Project No. TW-1657-24	

APPENDIX I

Assessor Qualifications

Heidy Schopf, MES, CAHP – Cultural Heritage and Social Sciences Team Lead

Heidy Schopf is the Cultural Heritage and Social Sciences Team Lead at WSP. She has worked in the field of cultural resource management since 2007. She is a **Professional Member of the Canadian Association of Heritage Professionals (CAHP)** and is RAQs certified. She has worked on a wide variety of projects throughout Ontario, including Cultural Heritage Reports: Existing Conditions and Preliminary Impact Assessments (Cultural Heritage Reports), Heritage Impact Assessments (HIAs), heritage documentation reports (photographic and 3D/LiDAR), Cultural Heritage Evaluation Reports (CHERs) using Ontario Regulation 9/06 and 10/06, Strategic Conservation Plans (SCP), Heritage Conservation District (HCD) studies and plans, heritage feasibility studies, cultural heritage peer review, and archaeological assessments. Ms. Schopf has extensive experience applying local, Provincial, and Federal heritage guidelines and regulations to evaluate protected and potential cultural heritage properties. She is skilled at carrying out impact assessments and developing mitigation measures to conserve the heritage attributes of properties where changes are proposed. Ms. Schopf has completed hundreds of cultural heritage projects under a variety of processes, including: Environmental Assessment Act, Planning Act, Ontario Heritage Act, Transit Project and Rail Assessment Process, Renewable Energy Approval, Ontario Energy Board, and projects completed under the Impact Assessment Act.

Henry Cary, Ph.D., CAHP, RPA – Senior Cultural Heritage Specialist and Principal Archaeologist

Dr. Henry Cary has over 25 years of public and private-sector experience directing archaeological and cultural heritage projects in urban, rural, Arctic and Sub-Arctic environments in Canada as well as the Republic of South Africa, Italy, and France. His career has included positions as project archaeologist and cultural resource management specialist for Parks Canada's Fort Henry National Historic Site Conservation Program and Western Arctic Field Unit, Heritage Manager for the Town of Lunenburg UNESCO World Heritage Site, and senior-level archaeologist and cultural heritage specialist for CH2M and Golder Associates. He currently holds a Professional Archaeology Licence (P327) issued by the Ontario MCM, is MTO RAQs certified in Archaeology/Heritage and is a member of the **Canadian Association of Heritage Professionals (CAHP)** and Register of Professional Archaeologists (RPA). His education includes a combined B.A. in Pre-contact Archaeology and Anthropology from Wilfrid Laurier University, an M.A. in Historical Archaeology from Memorial University, and a Ph.D. in War Studies from the Royal Military College of Canada. Currently, Henry also holds academic positions as Adjunct Professor of Anthropology at Saint Mary's University and lecturer in Visual & Material Culture at Mount Allison University.

Johanna Kelly, MSc., CAHP – Senior Cultural Heritage Specialist

Ms. Kelly has worked in the field of Cultural Resource Management since 2007, focusing on above ground heritage resources since 2015. She is fascinated by the way we shape the landscape and structures we interact with and is passionate about telling the story of the places we inhabit and how we can conserve and manage these places for future generations. She is skilled in the identification and evaluation of built heritage resources and cultural heritage landscapes, mitigation of proposed impacts on heritage resources, and conservation methods. She has worked on a wide variety of projects throughout Ontario, including cultural heritage resources assessments, cultural heritage evaluations, heritage impact assessments, documentation reports, conservation plans, heritage conservation district studies and plans, and Stage 1-4 archaeological assessments. Ms. Kelly has extensive experience applying local, Provincial, and Federal heritage guidelines and regulations to evaluate protected and potential cultural heritage properties. Ms. Kelly has completed cultural heritage projects under a variety of processes, including: the *Environmental Assessment Act*, *Planning Act*, *Ontario Heritage Act*, and the *Transit Project Assessment Process.* She is a professional member of the **Canadian Association of Heritage**

Professionals (CAHP) and holds a **Professional Archaeological License** (P1017) issued by the Ministry of Citizenship and Multiculturalism.

Robert Pinchin, B.A. Hons, CAHP – Cultural Heritage Specialist

Mr. Pinchin holds an Honours, B.A. Degree in Canadian History from McMaster University and a Post-Graduate Certificate in Geographic Information Systems from Toronto Metropolitan University. Mr. Pinchin has experience working in cultural heritage preservation and conducting heritage assessments in a wide range of projects. He has experience conducting Environmental Assessments and authoring Cultural Heritage Resource Assessments, Archaeological Assessments, Heritage Impact Assessments, and Cultural Heritage Evaluation Reports. Mr. Pinchin has experience with conducting cultural heritage work for public and private clients in support of infrastructure development, oil and gas projects, utility upgrades, residential development, and more. Mr. Pinchin has experience interpreting and applying municipal, provincial, and federal legislation within the heritage context. He is a professional member of the **Canadian Association of Heritage Professionals (CAHP).** Mr. Pinchin has experience as an archaeologist during which he conducted stage 1-4 archaeological assessments, identified, and catalogued artifacts, and worked with GIS technologies to map units and site boundaries. In these endeavours Mr. Pinchin has worked closely with First Nation community members across the country in order to develop heritage framework in a comprehensive and compassionate manner.



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