

CBM Caledon Pit/Quarry
Summary of Updates to the Application: August 2023 – May 2025
Prepared May 2025

Update to the Application	Summary of Changes to the proposed Caledon Pit/Quarry
Site Plan Updates	
Updated Aggregate Resources Act Site Plans (May 2025)	<p>Water Resources</p> <ul style="list-style-type: none"> • In the North Area, a settling pond was added and the discharge location toward the Credit River were removed. • Private well complaint procedure was updated. • Updated surface water / groundwater monitoring program. • Updated infiltration trench location. • Updated infiltration trench detail. • Updated location of proposed infiltration trench monitoring wells. <p>Natural Environment</p> <ul style="list-style-type: none"> • 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. <p>Traffic</p> <ul style="list-style-type: none"> • A revised entrance/exit is proposed on Regional Road 24 (Charleston Sideroad), approximately 960 m west of Regional Road 136 (Main Street). The entrance / exit was previously 760 m west of Regional Road 136. • Added a 170 m internal access road before the scale-house to allow on-site truck queuing. • Based on the status of the Region of Peel, any road agreements are now required between the appropriate road authority and do not reference the Region of Peel. <p>Noise</p> <ul style="list-style-type: none"> • Revised berms to be outside of property boundary for 1420 Charleston Sideroad and the revised entrance / exit location. • Updated noise note to clarify the transition from the portable processing plant at grade in the Main Area to the permanent

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	<p>processing plant within the Main Area and how processing will occur when operations are in the South Area.</p> <p>Blasting</p> <ul style="list-style-type: none"> • Prior to the commencement of blasting within 500 m of a structure and subject to landowner authorization, the Licensee will conduct a pre-blast inspection, periodic inspections while extraction is within 500 m and a post-blast inspection when extraction is no longer within 500 m of the structure. The result of the inspection will be provided to the landowner and form the basis for assessing any potential impact to the structure from blasting operations within 500 m. • An independent third-party will remotely monitor the blast vibrations and overpressure at the closest residences in front of and behind the blast. If there are exceedances of the vibration limits, the Licensee will notify the Ministry of Environment, Conservation and Parks and the blast design parameters shall be altered to bring results back into compliance prior to the next blast occurring on-site. • The Licensee shall establish a blasting notification program for residents with 500 metres, the Town of Caledon and the Brampton Flying Club. • The Licensee shall take all reasonable measures to prevent fly rock from leaving the site during blasting. • Implement the use of electronic detonators to improve timing accuracy and maintain hole timing as designed. <p>Air Quality</p> <ul style="list-style-type: none"> • Requirement to operate in accordance with the Best Management Practices Plan for the Control of Dust (May 2025). This plan added an air monitoring program and the requirement for a second air quality monitoring station. • In addition to the requirement to notify the Province in the event of an air quality complaint from a resident, the Licensee is also required to notify the Town of Caledon and the actions taken to address the complaint.

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	<p>Visual</p> <ul style="list-style-type: none"> • Protection of perimeter trees and ensuring the berm is 3 metre setback from the licence boundary. • Tree planting monitoring program was modified to require another year of monitoring for trees that need to be replaced. <p>Archaeology</p> <ul style="list-style-type: none"> • The site plans were updated to reflect the recommendations of 14 Stage 3 archaeological assessments completed. <p>Miscellaneous</p> <ul style="list-style-type: none"> • Adjusted the berm in the North Area to remain outside of the hydro easement. • Deleted a note allowing for minor deviations to the extraction and rehabilitation sequence. • Deleted ambiguous language to ensure enforceability by MNR. For example, words such as “may” and “should” were replaced with “shall”.
Planning	
Review of Provincial Planning Statement 2024 (PPS 2024) (May 2025)	<ul style="list-style-type: none"> • Planning Justification Addendum prepared to assess application against the new Provincial Planning Statement 2024 (PPS 2024).
Natural Environment	
Additional Natural Heritage field work	<ul style="list-style-type: none"> • Additional field work regarding: <ul style="list-style-type: none"> – Fisheries – Wetlands – Endangered and Threatened Species – Significant Natural Heritage Features surveyed with CVC, Town and Region.
Discharge location revised	<ul style="list-style-type: none"> • Discharge location no longer discharges directly to the Credit River but rather utilizes an existing discharge location at the Osprey Valley Golf Course. • DFO concluded the project will not result in prohibited effects to fish and fish habitat including the Credit River provided the proposed mitigation measures implemented.

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Water Resources	
Additional Water Field Studies	<ul style="list-style-type: none"> Continued to gather baseline water data. <ul style="list-style-type: none"> Continuation of the surface water and groundwater monitoring program. A site-wide water quality sampling event in the spring of 2024. Additional technical studies to support the design of the proposed groundwater mitigation system and water management plan: <ul style="list-style-type: none"> Hydrogeologic investigations along the proposed groundwater mitigation system (infiltration trench) alignment in 2024. Geomorphology assessment of tributaries to the Credit River at the Osprey Valley golf course in the summer of 2024.
Geomorphologic Assessment completed (February 2025)	<ul style="list-style-type: none"> Geomorphologic assessment of tributaries to the Credit River at the Osprey Valley golf course in the summer of 2024.
Water Addendum Report completed (March 2025)	<ul style="list-style-type: none"> Water balance clarifications Additional hydrogeologic cross sections Water well impact clarifications Updated well response plan Water quality clarifications Revised monitoring plan Replotted water level hydrographs HGS numerical model clarifications
Mitigation System Design Report completed (May 2025)	<ul style="list-style-type: none"> Desktop review of industry best practices in design and operation of similar systems. Hydrogeologic investigations along the proposed mitigation system alignment. Updates to the numerical groundwater model. Revised water inflow forecasts and updated water management plan. Preliminary design of the mitigation system – trench and grout wall geometry. Recommended operational best practices.

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Air Quality	
Updated Best Management Practices Plan completed (May 2025)	<ul style="list-style-type: none"> • The Best Management Practices Plan for the control of fugitive dust was updated. • The plan includes additional operational procedures and an air quality monitoring program. The air quality monitoring program also adds the requirement for a second air quality monitoring station.
Traffic / Haul Route	
Updated Transportation Impact Study and Haul Route Assessment completed (March 2025)	<ul style="list-style-type: none"> • A revised entrance/exit is proposed on Regional Road 24, approximately 960 m west of Regional Road 136 (previously 760 m west). • The revised entrance/exit ensures that storage and taper lengths of the westbound auxiliary lanes do not impact the existing Charleston Sideroad snow storage facility maintenance access. • The revised entrance/ exit is proposed to be controlled by a new traffic light and the installation of auxiliary turn lanes and taper lanes at the applicants' expense. • Completed the evaluation of changes due to the proposed relocation of the entrance/exit on Charleson Sideroad, adjusted the horizon year to 2037, and the operation analysis presented uncalibrated adjustments. Traffic modelling indicates no changes in compliance with the applicable intersection capacity limits. • Completed additional sight distance checks in the field at the relocated entrance/exit utilizing the property line as a control point to protect against further obstructions. Sightline assessment indicates the proposed Charleston Sideroad access location satisfies Transportation Association of Canada combination truck stopping sight distance and intersection sight distance requirements. • Completed evaluation of revised collision history review to include additional analysis years outside of the Covid-19 pandemic and additional intersections and midblock segments along Charleston Sideroad from Mississauga Road to Highway 10. Collision history review indicates the proposed pit / quarry development and haul route will not create additional safety concerns to the surrounding road network.

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Archaeology	
14 'Stage 3 Archaeology Assessments' completed (July to August 2024)	<ul style="list-style-type: none"> • Site-specific excavations (Stage 3 archaeological assessment) were conducted for 14 sites and reports were provided to the Ministry of Citizenship and Multiculturalism for review in 2024. • Indigenous communities have sent representatives to participate in the archaeological fieldwork completed to date. • Further analysis indicates that 6 sites meet the requirements for Stage 4 mitigation. • Stage 4 investigations are being completed in 2025. • Indigenous communities will continue to be engaged during the next stage of archaeological fieldwork.
Noise	
Updates Related to Noise	<ul style="list-style-type: none"> • Completed an evaluation of changes due to the proposed 80 m gap in the noise berm in front of the heritage house located at 1420 Charleston Sideroad to allow for visibility of the building from Charleston Sideroad. Noise modelling indicates no changes in compliance with the applicable noise limits. • Completed an evaluation of changes due to the proposed relocation of the noise barrier associated with the updated entrance/exit on Charleston Sideroad. Noise modelling indicates no changes in compliance with the applicable noise limits.
Visual Impact	
Updates to Visual Impact Work	<ul style="list-style-type: none"> • Additional baseline photos from Main St S/Cataract Road. • Individual viewsheds were prepared for some viewpoints within Cataract Village and the intersection of Charleston Sideroad and Main Street. • Assessed the opening of the berm at 1420 Charleston Sideroad for cultural heritage conservation.
Cultural Heritage	
On-going Cultural Heritage work	<ul style="list-style-type: none"> • CBM continues to consult with the Town of Caledon regarding cultural heritage features. • Heritage Conservation Plans are expected to be submitted to the Town in the summer of 2025: 1420 Charleston Sideroad – adaptive reuse as an office and berm widened to conserve setting and views of house; 18501 Mississauga Road – to be relocated outside of licence boundary; and 18667 Mississauga Road – to be relocated outside of licence boundary.

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	<ul style="list-style-type: none"> • Cultural Heritage Documentation Reports are expected to be submitted to Town in the summer of 2025 to document heritage features for: 1420 Charleston Sideroad; 1055 Charleston Sideroad; 18501 Mississauga Road and 18667 Mississauga Road. • Cultural Heritage Management and Maintenance Plan are expected to be submitted to the Town in the fall of 2025 for 18722 Main Street.