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# **PLANNING JUSTIFICATION REPORT (ADDENDUM)**

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**IN SUPPORT OF**

## **OFFICIAL PLAN AMENDMENT and ZONING BY-LAW AMENDMENT APPLICATIONS**

**POPA 2022-0006 and RZ 2022-0010 &  
CLASS 'A' LICENCE (#626600)  
PIT AND QUARRY BELOW WATER APPLICATION**

PROPOSED CBM CALEDON PIT / QUARRY  
CBM Aggregates (CBM)  
a Division of St. Marys Cement Inc. (Canada)  
Town of Caledon, Region of Peel

May 2025  
GSAI File #541-003

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**ADDENDUM Planning Justification Report**  
**POPA 2022-0006 and RZ 2022-0010**  
**Proposed CBM Caledon Pit / Quarry**

## **1.0 INTRODUCTION**

CBM has applied to the Ministry of Natural Resources (MNR) for a Class A Licence (Pit and Quarry Below Water) and to the Town of Caledon for an Official Plan Amendment and Zoning By-law Amendment to permit a mineral aggregate operation. The applications were initially submitted in December 2022 and were revised in September 2023. A ***Planning Justification Report and ARA Summary Statement*** was initially prepared in December 2022 and revised in July 2023. The December 2022 and July 2023 planning reports assessed the applications under the 2020 Provincial Policy Statement (2020 PPS). As of October 2024, these applications are now required to be assessed under the 2024 Provincial Planning Statement (2024 PPS). As it relates to these applications, there have only been minor changes between the 2020 PPS and 2024 PPS. This Addendum has been prepared to specifically assess the CBM Caledon Pit/Quarry proposal in the context of the 2024 Provincial Planning Statement.

As noted in the September 2023 revised submission, CBM owns / controls approximately 323 hectares of land located at the northwest, northeast and southwest intersection of Regional Road 24 (Charleston Sideroad) and Regional Road 136 (Main Street). Of these lands, approximately 261 hectares are proposed to be designated / zoned under the Planning Act and licenced under the Aggregate Resources Act to permit the proposed CBM Caledon Pit / Quarry, and these lands are referred to as the “Subject Site”. The Subject Site is legally described as Part of Lots 15-17, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former Geographic Township of Caledon). These lands are predominantly mapped as a High Potential Mineral Aggregate Resource Area (HPMARA) in the Region of Peel Official Plan and as a Caledon High Potential Mineral Aggregate Resource Area (CHPMARA) in the Town of Caledon Official Plan and are protected for their aggregate potential.

The lands proposed to be designated / zoned under the Planning Act and licenced under the Aggregate Resources Act consist of approximately 261 hectares and within that, extraction is proposed on approximately 200 hectares. The remaining approximate 61 hectares within the Subject Site and outside of the Extraction Area are referred to as the “Setback / Buffer Lands”. The Setback / Buffer Lands are used to provide setbacks to surrounding land uses and natural heritage features.

There is a balance of approximately 62 hectares of land owned / controlled by CBM which are not subject to the application. These lands are referred to as “CBM Additional Lands” and include approximately 26 ha located to the west, north and northeast of the Subject Site, and approximately 36 hectares located south of the Subject site, adjacent to the Hamlet of Cataract. As part of the application, CBM is proposing to create an upland forest and meadow grassland on these southern 36 hectares and is exploring the potential of conveying them permanently to a public authority for long term protection.

The proposed Extraction Area includes approximately 78 million tonnes of a high-quality bedrock resource and approximately 4 million tonnes of a high-quality sand and gravel resource. Testing has confirmed that the mineral aggregate resource found on-Site is suitable for the production of a wide range of construction products, including the use for high performance concrete. The bedrock resource provides some of the strongest and most durable aggregate material in Southern Ontario. The primary market area for the proposed CBM Caledon Pit / Quarry is the Greater Toronto Area, including the Town of Caledon and the Region of Peel. This Site represents a close to market source of a high-quality mineral aggregate resource.

The proposed tonnage limit for the proposed CBM Caledon Pit / Quarry is 2.5 million tonnes per year and on average CBM anticipates shipping approximately 2.0 million tonnes per year. The proposed CBM Caledon Pit / Quarry is proposed to be operated in 7 phases. Phases 1, 2A, 3, 4, 5 are located to the northwest of the intersection of Regional Road 24 and 136. This area is referred to as the “Main Area”. Phase 2B is located to the northeast of the intersection of Regional Road 24 and 136. This area is referred to as the “North Area”. Phase 6 and 7 are located to the southwest of the intersection of Regional Road 24 and 136. This area is referred to as the “South Area”.

The project proposes progressive rehabilitation. Overall, the goal of the final rehabilitation plan is to create a landform that represents an ecological and visual enhancement and provides future opportunities for conservation, recreational, tourism and water management.

The proposed CBM Caledon Pit / Quarry is located where the resource exists and where provincial, Regional and local policy anticipates extraction to occur. This Addendum Planning Justification Report has been prepared to specifically review the Provincial Planning Statement, 2024 in the context of the proposal.

## **2.0 PROVINCIAL PLANNING STATEMENT 2024**

The Provincial Planning Statement (PPS), 2024 is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 while building upon policies from both documents.

The Provincial Planning Statement was issued under section 3 of the Planning Act and came into effect October 20, 2024. All decisions under the Planning Act, or that affect a planning matter, are required to be consistent with the new Provincial Planning Statement (PPS), 2024.

Ontario's long-term prosperity depends on a coordinated approach to wisely managing resources and change and promoting efficient development patterns that result in strong, healthy and complete communities. This is achieved by balancing environmental protection, public health, and safety and while protecting resources of public interest.

Where the policies of provincial plans address the same, similar, related, or overlapping matters as the policies of the PPS, applying the more specific policies of the provincial plan satisfies the more general requirements of the PPS, unless it is noted that the PPS prevails. In contrast, where matters addressed in the PPS do not overlap with policies in provincial plans, the policies in the PPS must be independently satisfied.

The proposed CBM Caledon Pit / Quarry is required to be consistent with the requirements and policies of the PPS. The following policy directives are relevant to the proposed CBM Caledon Pit / Quarry:

*"Chapter 1: Introduction*

*Vision*

*Ontario's vibrant agricultural sector and sensitive areas will continue to form part of the province's economic prosperity and overall identity. Growth and development will be prioritized within urban and rural settlements that will, in turn, support and protect the long-term viability of rural areas, local food production, and the agri-food network. In addition, resources, including natural areas, water, aggregates and agricultural lands will be protected. Potential risks to public health or safety or of property damage from natural hazards and human-made hazards, including the risks associated with the impacts of climate change will be mitigated."*

The Subject Site is mapped HPMARA and CHPMARA in the Regional and local Official Plans, reflecting its importance and significance as an aggregate resource area in Peel. The proposal will optimize the long-term availability of mineral aggregate resources in Peel/Caledon and the Site is located close to market and will be an efficient, cost-effective development that reduces greenhouse gas emissions. The proposal also includes a rehabilitation vision that provides for ecological benefits and may offer opportunities for public access and sustainable tourism opportunities.

## *“2.5 Rural Areas in Municipalities*

### *1. Healthy, integrated and viable rural areas should be supported by:*

- a) building upon rural character, and leveraging rural amenities and assets;*
- e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
- g) conserving biodiversity and considering the ecological benefits provided by nature;*

## *2.6 Rural Lands in Municipalities*

### *1. On rural lands located in municipalities, permitted uses are:*

- a) the management or use of resources;*
  - b) resource-based recreational uses (including recreational dwellings not intended as permanent residences);*
  - g) other rural land uses.*
- 4. Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.”*

The Subject Site is located in a rural area of Caledon. The proposed CBM Caledon Pit / Quarry is a permitted and supported use in the rural area and considers the Site’s locational attributes, proximity to market, the presence and significance of the aggregate resource, and the long term land use vision pursuant to the rehabilitation plans (including ecological enhancements). These attributes and vision align with the PPS rural area policies and make the proposed CBM Caledon Pit / Quarry an appropriate land use consideration for the Subject Site.

## *“2.9 Energy Conservation Air Quality and Climate Change*

### *1. Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:*

*c) support energy conservation and efficiency;*

*e) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.”*

For Ontario and Caledon to meet their climate targets, there is a need to significantly reduce greenhouse gas (GHG) emissions from the transportation sector, which is the leading source of emissions in the province. The Subject site is located close to the GTA market and will result in minimizing the length and number of vehicle trips required to transport the essential raw material needed for the construction and maintenance of communities, thereby minimizing overall social, economic and environmental impacts. Most particularly, close-to-market production from quarries such as the CBM Caledon Pit/Quarry can cost-effectively reduce emissions from transportation.

### *“3.2 Transportation Systems*

- 1. Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero- and low- emission vehicles.*
- 2. Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.”*

The proposal will make efficient use of an existing haul route from a close to market location, which has the effect of reducing overall travel distances. A haul route assessment was undertaken to determine the location of the new future Site access for the Caledon Pit / Quarry which assessed several Site access considerations including existing haul route restrictions, impact to existing residents, access spacing requirements in accordance with Region of Peel and TAC guidelines, physical constraints, and safety considerations. It was determined that the preferred location of the proposed Site access is along Charleston Sideroad (Regional Road 24) between Mississauga Road and Main Street (Regional Road 136) / Cataract Road. The proposed entrance / exit has been revised in the Revised Transportation Impact Study and Haul Route Assessment (revised March 2025) to be approximately 960 m west of Regional Road 136, whereas it was previously proposed to be approximately 760 m west of Regional Road 136. The proposed truck distribution includes 95% of truck traffic heading east on Charleston Sideroad towards Hurontario Street (with 90% travelling south and 5% travelling north on Hurontario Street) and the remaining 5% truck traffic heading west on Charleston Sideroad and it is confirmed that the proposed haul route is an existing and identified haul route in the Town of Caledon Official Plan.



### *“3.5 Land Use Compatibility*

- 1. Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.”*

Aggregate extraction is an existing land use on a number of large properties in the northwest quadrant of the Town of Caledon, specifically on the north and south sides of Charleston Sideroad, stretching from Winston Churchill Boulevard to the west over to Kennedy Road to the east. The Subject Site and lands in the vicinity are identified as HPMARA and CHPMARA in the Regional and local Official Plan, respectively. Accordingly, these are areas in Caledon where mineral resources exist and active extraction is occurring or is anticipated and expected. As a result, the proposed CBM Caledon Pit / Quarry on the Subject Site is appropriate and logical to consider for aggregate extraction. Further, the proposal has been appropriately designed and buffered in the context of noise, air quality, blasting and water to prevent adverse impacts and to minimize public health and safety in accordance with provincial standards, guidelines and procedures.

#### *“3.9.1 Healthy, active and inclusive communities should be promoted by:*

- b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*
- d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.”*

The overall goal of the proposed rehabilitation plan for the CBM Caledon Pit / Quarry lands is to create a landform that represents an ecological and visual enhancement and provides future opportunities for conservation, ecological enhancement, recreational, tourism and water management. As well, there is opportunity for the additional public lands south of the Subject Site (within the NEC) to be conveyed permanently to a public authority for long term protection since CBM remains committed to convey the lands consisting of 36 ha directly adjacent to the Subject Site to public ownership.

It is also noted that Forks of the Credit Provincial Park is located 360 m from the South Area licence boundary at its closest point. The Park is a day use park and activities within the Park are limited to passive recreation including activities such as fishing, hiking, horseback riding, cross

country skiing, snowshoeing and picnic areas. It is noted that existing mineral aggregate operations are already located directly adjacent to the Park boundary.

It is confirmed that between the proposed mineral aggregate operation for CBM Caledon and the Forks of the Credit Provincial Park there are existing sensitive receptors. Blasting, noise and air quality limits need to be met for these sensitive receptors. This has been assessed through the CBM Caledon Pit/Quarry proposal and it is confirmed that the limits will be met at the existing sensitive receptors and will be lower at the Park, since it is further away. The CBM Caledon Pit / Quarry will not negatively impact the Park or its users.

Chapter 4 of the PPS is entitled “Wise Use and Management of Resources”. This chapter provides provincial policy directives related to natural heritage, water, agriculture, minerals and petroleum, mineral aggregate resources and cultural heritage and archaeology.

#### *4.1 Natural Heritage*

- 1. Natural features and areas shall be protected for the long term.*
- 2. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*
- 3. Natural heritage systems shall be identified in Ecoregions 6E & 7E, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.*
- 4. Development and site alteration shall not be permitted in:*
  - a) significant wetlands in Ecoregions 5E, 6E and 7E; and*
  - b) significant coastal wetlands.”*
- 5. Development and site alteration shall not be permitted in:*
  - a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E;*
  - b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);*



- c) *significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);*
- d) *significant wildlife habitat;*
- e) *significant areas of natural and scientific interest; and*
- f) *coastal wetlands in Ecoregions 5E, 6E and 7E that are not subject to policy 4.1.4(b)*

*unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.”*

- 6. *Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*

It is confirmed in the Natural Environment Report (rev. July 2023) that there are no significant wetlands, significant woodlands, significant valleylands, or significant ANSIs on the Site. As well, there is no fish habitat within the proposed extraction limits.

On the Subject Site, outside of the extraction limits, there is Tributary #1 which contains fish habitat. Because this Tributary outside of the proposed extraction area, and with the implementation of the recommended 30 m setback and 10 m vegetation protection zone (VPZ) between the proposed to extraction and Tributary #1, the Natural Environment Report confirms that no direct or indirect impacts are anticipated.

- 4.1.7 *Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*

As noted in the Natural Environment Report (rev. July 2023), habitat was identified on the Subject Site for little brown myotis and eastern small-footed myotis (woodlands F and G) and bobolink and eastern meadowlark (pastures northeast of Charleston Sdrd and Mississauga Road). Based on the results of field surveys, it was determined that these features are not likely primary roosting areas, but rather part of a roost network. The fields supporting bobolink and eastern meadowlark are agricultural fields that are actively used for livestock and may also be planted in crop during some years. Accordingly, the fields are considered agricultural and do not represent a permanent or significant habitat for these grassland birds. With habitat creation through the rehabilitation plan, negative impacts on these features and their ecological functions are anticipated to be mitigated. Endangered and Threatened are regulated in accordance with the Endangered Species Act as administered by the MECP through conditions of Authorization.

- 4.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.”*

As noted in the Natural Environment Report, outside of the Subject Site, within the study area, there are significant woodlands located to the north, east and south, and there is the Credit River and Cataract Southwest PSW, which contain fish habitat. There are also ANSI, significant valleyland (Credit River) and other significant wildlife habitat outside of the Site, within the study area. It is noted in the Natural Environment Report that with the implementation of best management practices and mitigation measures and enhancements, no negative impacts on the Cataract Southwest PSW or other wetlands, significant or other woodlands, fish habitat in the Credit River, ANSI, valleyland or significant wildlife habitat outside of the Site are expected due to the proposed extraction.

Off-Site, the Credit River valleyland in the north portion of the study area meets the criteria to be considered significant according to the NHRM, however, it is confirmed that with the implementation of best management practices, no negative impacts on significant valleylands are expected due to the proposed extraction.

Off-Site, in the southeast corner of the study area, the Caledon Meltwater Deposits – Forks of the Credit Earth Science ANSI is located approximately 400 m south of the Subject Site. With the implementation of best management practices, no negative impacts on the Caledon Meltwater Deposits – Forks of the Credit Earth Science ANSI are expected due to the proposed extraction.

#### *4.2 Water*

- 1. Planning authorities shall protect, improve or restore the quality and quantity of water by:*
  - a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;*
  - b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;*
  - c) identifying water resource systems;*
  - d) maintaining linkages and functions of water resource systems;*

- e) implementing necessary restrictions on development and site alteration to:*
- 1. protect all municipal drinking water supplies and designated vulnerable areas; and*
  - 2. protect, improve or restore vulnerable surface and ground water, and their hydrologic functions;*
- f) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;”*

Wetland Units #1, #3, #4 and #5 and Tributary #1 are located on the Subject Site outside of the extraction area. Wetland Unit #1 will be removed for a berm but will be replaced at a ratio of 16:1 through the rehabilitation plan. Tributary #1 and wetland Units #3, 4 and 5 will be protected with a 30 m buffer and a 10 m VPZ.

Surface water features off Site include the Credit River Main and Erin Branches to the east and southwest, respectively. It is noted in the Natural Environment Report (rev. July 2023) and in the Water Report Level 1/2 (rev. July 2023) that the Credit River Erin Branch receives the majority of its drainage from the Site under existing conditions via Tributary #1 and #8. As well, groundwater levels on Site were confirmed to typically vary between +/- 2 m annually. The highest groundwater elevations typically occur during late spring / early summer and the lowest groundwater elevation typically occurs during later summer. Groundwater flow is generally described to flow from the northwest to the southeast towards the Credit River. With implementation of the recommendations and detailed monitoring and reporting requirements, ongoing verification that adjacent sensitive groundwater features and sensitive surface water features will be protected, improved or restored during operations is assured. Taking into account rehabilitation, there will be a long-term enhancement to the water resources system and features.

As well, the Water Report Level 1/ 2 (July 2023) and the Water Report Addendum (March 2025) confirm that of the approximately 100 water supply wells evaluated in the report, 15 residential wells are considered to have the potential to be impacted during operations by the proposed pit / quarry development. These 15 wells were initially identified as being potentially susceptible to impacts due to their location relative to the predicted zone of influence of the Subject Site, and their relatively shallow well construction in comparison to other wells in the area. Of these 15 wells, 4 wells were identified as having a likely (significant) potential to be impacted, 2 wells were identified to have a possible (moderate) potential to be impacted, and the remaining 9 wells were identified to have a low potential to be impacted. In all cases, the wells of potential concern could be deepened to the depth of other wells in the surrounding area to restore the water supply. In the event of a water well complaint there is an established procedure that the licensee must follow which requires an immediate investigation and supply of temporary water if required. If any well is impacted by the proposed pit / quarry operation it is the licensee’s responsibility to restore the

water supply, at their expense. As part of the operation there will be an extensive on-Site and off-Site groundwater monitoring program and annual reports that will be submitted to the government agencies and publicly available. As a result of the proposed design of the quarry, the comprehensive groundwater monitoring and reporting requirements and the updated Water Well Compliant Response Plan (*Appendix D in Water Report Addendum, March 2025*), the Water Report Level 1/2 and the Water Report Addendum (March 2025) conclude that water supply wells in the surrounding area will be protected.

*4.2.2 Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.*

A Water Report Level ½ (July 2023), a Maximum Predicted Water Table Report (July 2023) and a Water Report Addendum (March 2025) have been prepared and these reports confirm that detailed monitoring and reporting requirements will ensure that adjacent sensitive groundwater features and sensitive surface water features will be protected, improved or restored, and that with the implementation of the recommendations in the assessment, sensitive surface water features and sensitive groundwater features will be protected, improved and restored during operations. As well, through rehabilitation, there will be a long-term enhancement to the water resources system and features.

#### *“4.3 Agriculture*

##### *4.3.5 Non-Agricultural Uses in Prime Agricultural Areas*

- 1. Planning authorities may only permit non-agricultural uses in prime agricultural areas for:*
  - a) extraction of minerals, petroleum resources and mineral aggregate resources;*
- 2. Impacts from any new or expanding non-agricultural uses on the agricultural system are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance.*

The proposed CBM Caledon Pit / Quarry is located in a prime agricultural area and pursuant to provincial policy, an agricultural impact assessment was completed. The Agricultural Impact Assessment (AIA, July 2023) confirms that approximately 45.5% of the Subject Site contains prime agricultural lands (consisting of CLI Class 2) and the balance, consisting of approximately

54.4% of the Subject Site, consists of non-prime agricultural lands (i.e. CLI Classes 4 and 5). The AIA concludes that with implementation of the recommended mitigation measures, the proposed CBM Caledon Pit / Quarry operation will have minimal effect on the surrounding agricultural land uses, by utilizing existing haul routes, keeping noise, vibration, and dust at or below provincial standards, and providing assurance that if farm wells are affected, measures are in place to quickly restore an adequate water supply to farming operation(s).

#### *“4.5 Mineral Aggregate Resources*

##### *4.5.1. General Policies for Mineral Aggregate Resources*

- 1. Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.*

##### *4.5.2. Protection of Long-Term Resource Supply*

- 1. As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible.*

*Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.*

- 2. Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.*
- 3. Mineral aggregate resource conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.*
- 4. Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. Where the Aggregate Resources Act applies, only processes under the Aggregate Resources Act shall address the depth of extraction of new or existing mineral aggregate operations. When*

*a license for extraction or operation ceases to exist, policy 4.5.2.5 continues to apply.*

Mineral aggregate resources are a matter of provincial interest and are considered to be essential building blocks of the provincial economy. Aggregate produced in Ontario is used to build highways, local roads, water and sanitary services, schools, hospitals and other public infrastructure.

Aggregates are a non-renewable natural resource found at fixed locations. Aggregates are important to our everyday lives and the economy and, accordingly, aggregates are to be protected for future use and as much aggregate as is realistically possible shall be made available close to the market within which they are to be used. This is partially due to the cost of transporting aggregates long distances, which affects the cost of construction projects. Having to transport long distances also has an effect on GHGs with increased exhaust emissions from the truck traffic. To minimize the delivered cost of aggregate, and to reduce the social/environmental impact of truck haulage, provincial policy requires the resource to be accessed as close to market as possible. The location of the CBM Caledon Pit / Quarry within the GTA which is the primary market, and close to existing, established haul routes along Charleston Sdrd. and Highway 10, demonstrates it is ‘close to market’, pursuant to the PPS.

As well, as noted in the Socio-Economic Assessment (July 2023), in light of Caledon’s projected population growth and the corresponding need for high-quality dolostone, the implications of importing far-from-market aggregate also needs to be considered. The Ontario Chamber of Commerce report (summarized in the Socio-Economic Report) demonstrated the importance of the aggregate industry for construction, and the economic and environmental impacts of longer haul distances, as well as the many benefits associated with close-to-market aggregate production. The study found that an increase in the haul distance for transporting aggregates from pits and quarries to market can have sizeable economic and environmental implications through increased transportation costs borne by home buyers and governments, and GHG emissions.

For Ontario and Caledon to meet their climate targets, there will be a need to significantly reduce GHG emissions from the transportation sector, which is the leading source of emissions in the province. Close-to-market aggregate production from pits and quarries such as the one proposed in Caledon can cost-effectively reduce emissions from transportation.

Technical reports addressing the natural environment, water resources, cultural heritage resources, visual, agricultural, noise, air quality, blasting, and traffic have been completed and confirm that the design of the proposed CBM Caledon Pit / Quarry will protect and enhance key natural heritage and hydrologic features, conserve cultural heritage resources, and visually screen the extraction area to maintain the open landscape character. As well, the design will protect key hydrologic



features located off-Site including the maintenance of the groundwater and surface water quantity and quality, maintain connectivity between key natural features and key hydrologic features, and will minimize and mitigate impacts on agricultural lands and operations. Lastly, the design will minimize impacts on surrounding land uses from a noise, visual, blasting and air quality perspective.

#### *4.5.3 Rehabilitation*

- 1. Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.*
- 2. Comprehensive rehabilitation planning is encouraged where there is a concentration of mineral aggregate operations.*

The proposed CBM Caledon Pit / Quarry is planned to be progressively rehabilitated. The progressive and final rehabilitation of an aggregate operation involves the management of the property's natural environment during and after the extraction process. The post-extraction rehabilitation plan has been designed to fit into the overall regional context and complement the existing topography and terrestrial and aquatic features in the area. Because the extraction is below-water, it is not feasible to rehabilitate the lands back to agricultural conditions. Rather, the overall final rehabilitation plan will consist of three separate lakes in each of the North, Main and South extraction areas surrounded by nearshore, riparian, and upland habitats. Proposed rehabilitation of the extraction area will proceed progressively through each phase.

#### *4.5.4 Extraction in Prime Agricultural Areas*

- 1. In prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use provided that:*
  - a) impacts to the prime agricultural areas are addressed, in accordance with policy 4.3.5.2; and*
  - b) the site will be rehabilitated back to an agricultural condition.*
- 2. Despite policy 4.5.4.1.b), complete rehabilitation to an agricultural condition is not required if:*

- a) the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible; and*
- b) agricultural rehabilitation in remaining areas is maximized.”*

Within the Subject Site, the application proposes removal of 119.0 ha (45.5% of Subject Site) of CLI Class 2 lands. Planning policy permits aggregate extraction within prime agricultural areas, on prime agricultural lands, and does not require rehabilitation back to an agricultural condition when certain tests have been met, including when there is a substantial quantity of mineral aggregate resources below the water table proposed for extraction. The Agricultural Impact Assessment (July 2023) (AIA) addresses these requirements and concludes that rehabilitation of the Subject Site back to agricultural is not required.

With the implementation of the recommended mitigation measures discussed in the AIA, the majority of the potential direct impacts can be minimized and many of the indirect impacts can be avoided or minimized to the extent feasible. The largest impact is the removal of 119.0 ha of prime agricultural land within the Subject Site which there is no opportunity to avoid. This area will eventually be removed from the agricultural land base as development of the extraction site commences. It has been recommended that those lands not required for immediate extraction and Site preparation be kept in agricultural production for as long as possible. This can be facilitated through the proposed OPA/ZBLA which propose to continue to permit agricultural uses on Site, along with the proposed mineral aggregate resource extraction uses.

#### *“4.6 Cultural Heritage and Archaeology*

- 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.*

Stage 1 and 2 Archaeological Assessments were completed for the Subject Site and site-specific excavations (Stage 3 Archaeological Assessments) 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 and as a

result, Stage 4 investigations are being completed in 2025. Indigenous communities will continue to be engaged during the next stage of archaeological fieldwork.

Until the requisite Stage 4 investigations are complete, each of these 6 archaeological sites within the Subject Site are recommended to be avoided and protected by establishing a 70 m “Archaeological Protection Area” around the extent of each site. These “Archaeological Protection Areas” have been identified on the ARA Site Plans (updated March 2025) for the proposed CBM Caledon Pit / Quarry and site alteration is prohibited within these limits until such time as the Stage 4 Archaeological Assessments are completed and these sites can be cleared.

The Cultural Heritage Report (July 2023) concludes that surrounding cultural heritage landscapes and built heritage resources will not be impacted by the proposed Caledon Pit/Quarry. It is noted that the majority of the proposed Caledon Pit/Quarry does not include built heritage resources or cultural heritage landscapes. However, portions of five listed (not designated) or inventoried heritage properties are located within the proposed Caledon Pit/Quarry which contain cultural heritage potential. These five listed (not designated) or inventoried portions of properties were the subject of five separate HIAs (July 2023) and based on the conclusions and recommendations for each, it is concluded that built heritage resources and cultural heritage landscapes are conserved.

Heritage Conservation Plans are underway and expected to be completed in 2025 for three of the listed properties, including 1420 Charleston Sideroad (to summarize the proposed adaptive reuse as an office, and assess the proposed widened berm along Charleston Sideroad to conserve the setting and views of the house); 18501 Mississauga Road (to summarize the proposed relocation outside of the licence boundary); and 18667 Mississauga Road (to summarize the proposed relocation outside of the licence boundary).

Cultural Heritage Documentation Reports are underway and expected to be completed in 2025 to document heritage features for four of the listed properties, including 1420 Charleston Sideroad, 1055 Charleston Sideroad, 18501 Mississauga Road and 18667 Mississauga Road. As well, a Cultural Heritage Management and Maintenance Plan is underway and is expected to be completed in 2025 for one of the listed properties, known as 18722 Main Street.

Chapter 5 of the PPS is entitled “Protecting Public Health and Safety.” General policies for Natural and Human-Made Hazards requires that development be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and that development shall not create new or aggravate existing hazards.

**“5.2     *Natural Hazards***

1. *Planning authorities shall, in collaboration with conservation authorities where they exist, identify hazardous lands and hazardous sites and manage development in these areas, in accordance with provincial guidance.*
2. *Development shall generally be directed to areas outside of:*
  - a) *hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;*
  - b) *hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and*
  - c) *hazardous sites.*
4. *Planning authorities shall prepare for the impacts of a changing climate that may increase the risk associated with natural hazards.”*

The proposed extraction area does not contain hazardous lands or hazardous sites. Accordingly, the proposal is consistent with this policy directive.

**“5.3     *Human-Made Hazards***

1. *Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.”*

The subject site is predominately mapped as HPMARA and CHPMARA and is protected for potential future aggregate extraction. There are no human made hazards on or adjacent to the site that would preclude consideration of the Subject Site for mineral aggregate extraction.

### 3.0 SUMMARY AND CONCLUSIONS

This Planning Justification Report Addendum concludes that the proposed CBM Caledon Pit / Quarry is consistent with, and is supported by, the Provincial Planning Statement, 2024.

The Subject Site is mapped as HPMARA in the Region of Peel Official Plan and CHPMARA in the Town's Official Plan, which represents an area of primary significance for sand and gravel and bedrock resources and is protected and prioritized for potential future extraction. The Site includes approximately 78 million tonnes of high-quality dolostone bedrock resource and approximately 4 million tonnes of high-quality sand and gravel resource.

The Site and surrounding lands are located within a rural area within the Town of Caledon and is located close to the GTA market and will result in minimizing the length and number of vehicle trips required to transport an essential raw material needed for the construction and maintenance of communities, thereby minimizing overall social, economic and environmental impacts, including reducing GHG emissions.

The proposed haul route is an existing and identified haul route in the Town of Caledon Official Plan. The proposed Site access is located along Charleston Sideroad in between Mississauga Road and Main Street and has been determined to be the most appropriate access location from a haul route, access spacing and impact to existing residents' perspective.

As part of the application, CBM is prepared to explore opportunity to convey approximately 36 ha along the southern limit of the Site (north of Cataract) permanently to a public authority for long term protection. This will provide for additional public lands in close proximity to the Forks of the Credit Provincial Park and within the Niagara Escarpment.

With the implementation of the recommended mitigation measures, the proposed Caledon Pit/Quarry operation will have minimal effect on surrounding agricultural operations and licencing of the proposed Caledon Quarry will be consistent with the agricultural-related policies provided in provincial, regional and local planning documents regarding mineral extraction in prime agricultural areas.

The Site does not contain any Core Areas of the Region of Peel Greenlands System, and the proposed extraction area does not include provincially significant wetlands, fish habitat, life science areas of natural and scientific interest (ANSI), earth science ANSI, significant valleylands, significant wildlife habitat, significant woodlands, sand barrens, savannahs, tallgrass prairie or alvars. As well, the application includes a detailed monitoring and reporting requirements to ensure ongoing verification that adjacent sensitive groundwater features and sensitive surface water features will be protected, improved or restored. With the implementation of the

recommendations in all of the technical reports, natural heritage features, sensitive surface water features and sensitive groundwater features will be protected, improved and restored during operations.

As well, in terms of public health, there is a private well complaint procedure that CBM is committed to and which is referenced on the ARA Site Plans. This confirms steps the licensee shall implement in the event there is a well complaint received which is related to a private (domestic/farm) well located within the estimated zone of influence (1,000 metres). Further, in terms of blasting, all blasts will be monitored for compliance to ensure they are within provincial limits. Extensive notes are included on the ARA Site Plans regarding blasting procedures at the proposed quarry, including those related to pre-blast inspection, vibration monitoring, and notification. As well, noise will be monitored to ensure compliance with applicable noise limits. The Site Plans include notes related to noise mitigation and monitoring. As well, air quality will be monitored and the operation will be required to operate in accordance with the Best Management Practices Plan for the Control of Dust (March 2025). The ARA Site Plans include notes related to air quality and the requirement that CBM continue to monitor to ensure air quality remains within provincial guidelines.

Taking into account rehabilitation, there will be a long term enhancement to the water resources system and features. As well, the rehabilitation plan for the Site has been designed to significantly enhance the Greenbelt Natural Heritage System compared to existing conditions.

Overall, the proposed CBM Caledon Pit / Quarry represents good planning, wise resource management and has been sited and designed to be consistent with the Provincial Planning Statement.

**Respectfully Submitted and Prepared by:**

**Glen Schnarr & Associates Inc.**



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**Partner**