

PROPOSED CBM CALEDON PIT / QUARRY

STATUTORY PUBLIC MEETING

JUNE 20, 2023

TOWN OF CALEDON OFFICIAL PLAN AND
ZONING BY-LAW AMENDMENT APPLICATIONS

- Official Plan and Zoning By-law Amendment
- TOWN FILE Number.: POPA 2022-0006 & RZ 2022-0010
- JUNE 2023



THE IMPORTANCE OF AGGREGATES

WHO IS CBM?

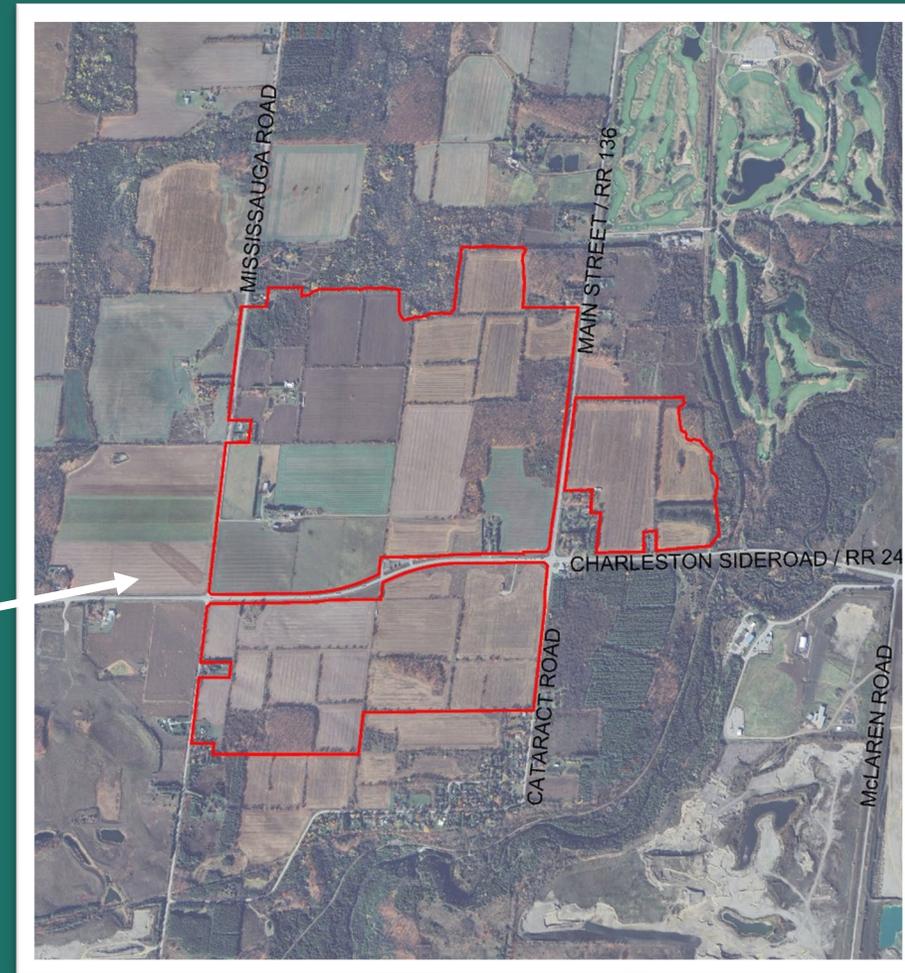
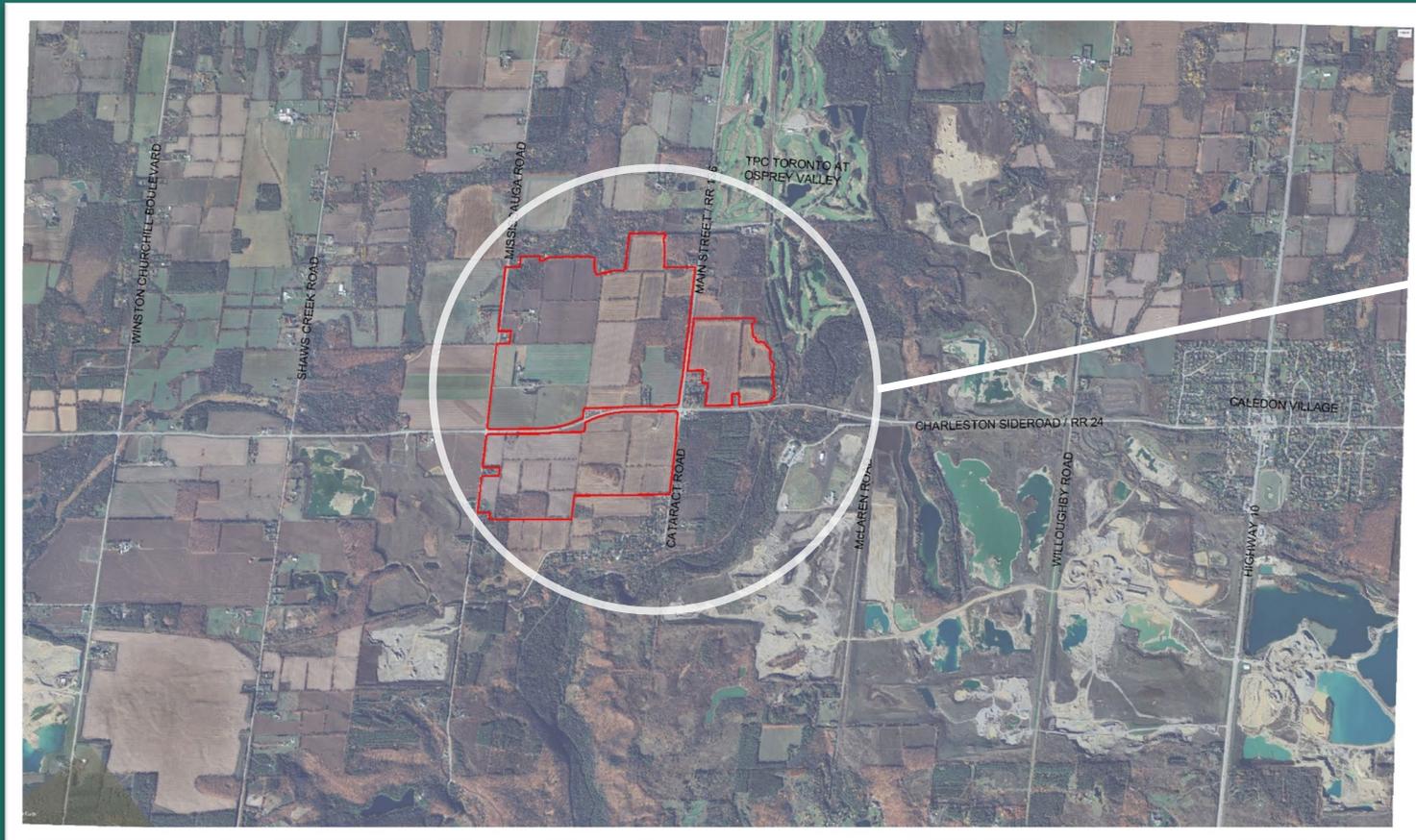
- St. Marys Cement Inc. (Canada) (St. Marys) is a leading supplier of cement, concrete (CBM Ready Mix) and Aggregates (CBM Aggregates) (CBM) in Ontario.
- St. Marys employs over 1,300 people in Ontario.
- CBM and St. Marys are part of the North American operations of international building materials supplier Votorantim Cimentos.

PROJECT NEED:

- The Town of Caledon is expected to grow 270% by 2051, from 81,000 to 300,000
- Peel Region is expected to grow from 1.6 million to 2.2 million by 2051
- The proposed quarry is expected to primarily provide close-to-market, high-quality limestone to support the construction of housing, roads, highways and critical infrastructure in Caledon and Peel Region
- **Not all aggregates are created equal** - The Ontario Chamber of Commerce has predicted a critical supply shortage in the GTHA of **high-quality** limestone within 10 years, if no new quarries are licensed
- Sourcing limestone from farther away would have negative impacts on the cost of housing, highways and infrastructure, municipal taxes and the environment

SUBJECT SITE

Located at the northwest, northeast and southwest intersection of Regional Road 24 (Charleston Sideroad) and Regional Road 136 (Main Street) in the Town of Caledon



LEGEND

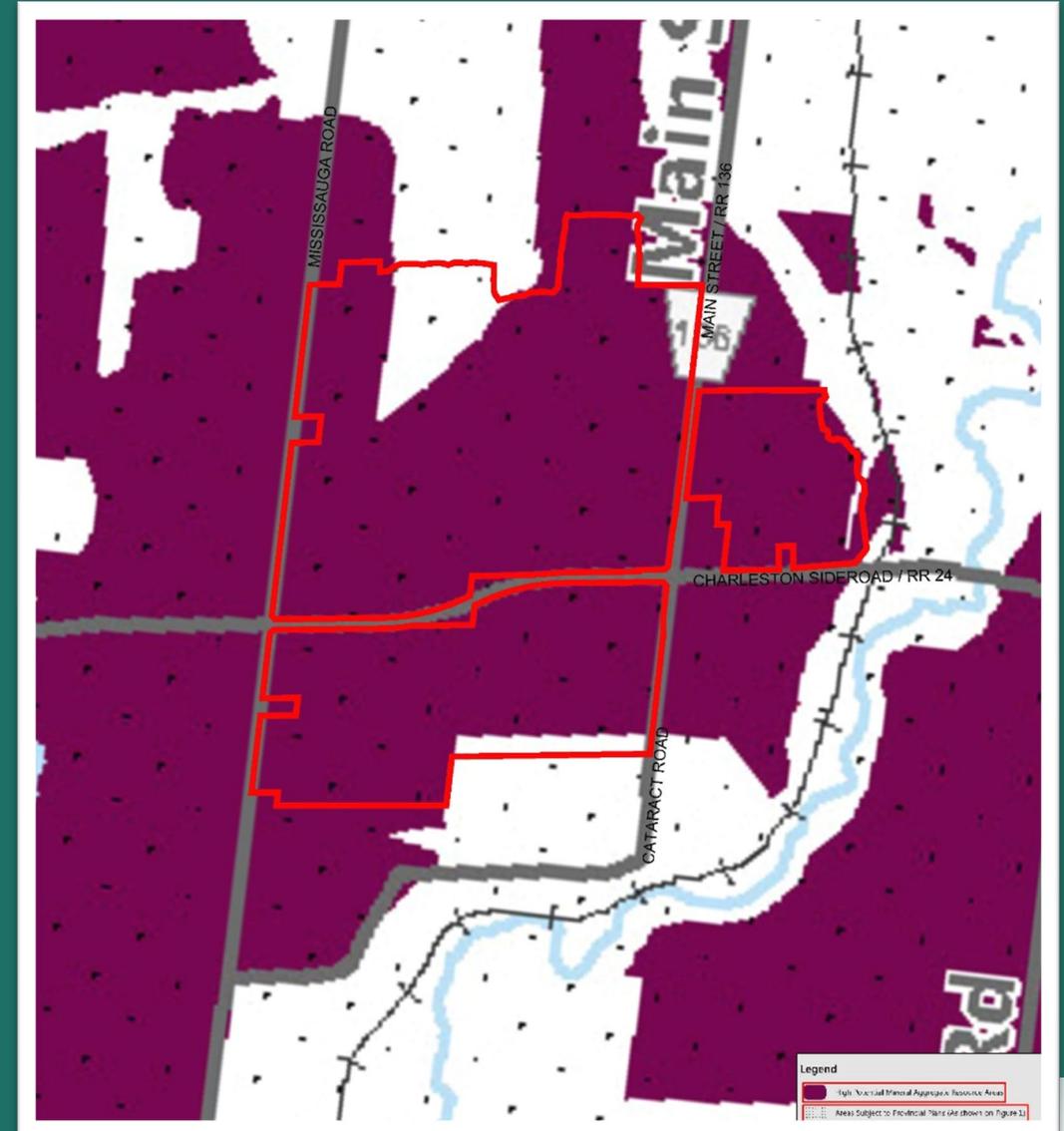


Subject Site

HPMARA & CHPMARA

EXCERPT FROM REGION OF PEEL OFFICIAL PLAN - SCHEDULE D-2: HIGH POTENTIAL MINERAL AGGREGATE RESOURCE AREAS

- HPMARA includes the primary and secondary sand and gravel resource areas and bedrock resources located in the Region that are not constrained



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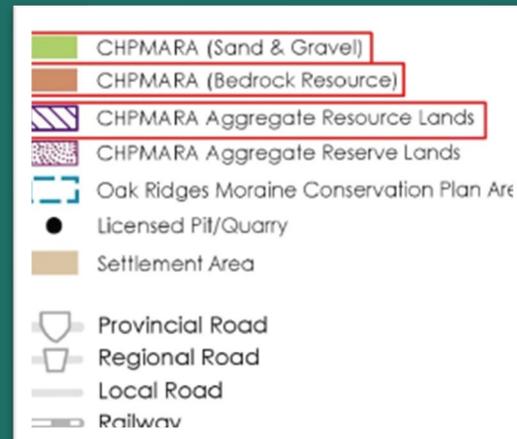
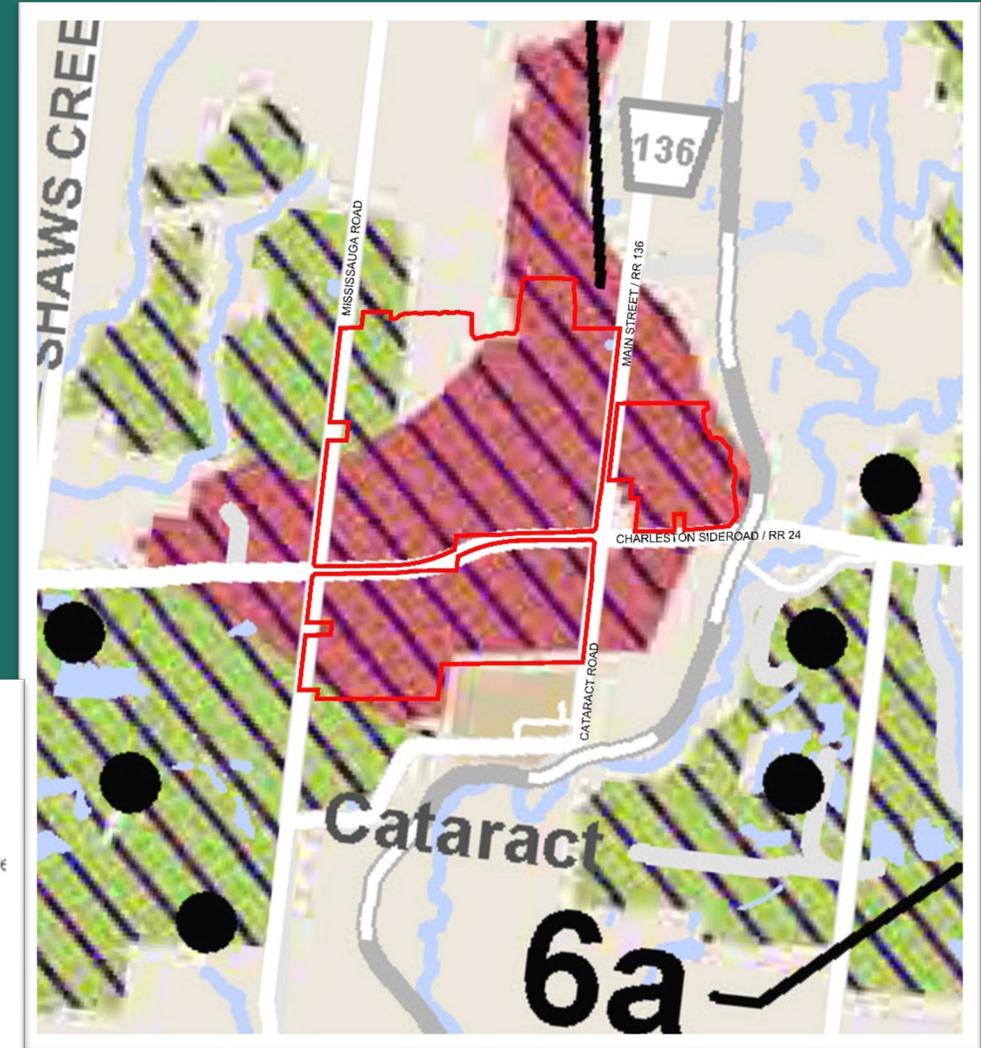


Subject Site

HPMARA & CHPMARA

EXCERPT FROM TOWN OF CALEDON OFFICIAL PLAN - SCHEDULE L: CALEDON HIGH POTENTIAL MINERAL AGGREGATE RESOURCE AREA

- Subject Site is 'Bedrock Resource' (pink) and 'Aggregate Resource Lands' (hatch)
- Sec. 5.11.2.1.2 of Caledon Official Plan:
"New pits and quarries are encouraged to locate in Aggregate Resource Lands as those lands have been determined to be suitable for aggregate extraction..."



LEGEND

Subject Site

REQUIRED APPLICATIONS

PLANNING ACT

- Town of Caledon Official Plan Amendment and Zoning By-Law Amendment



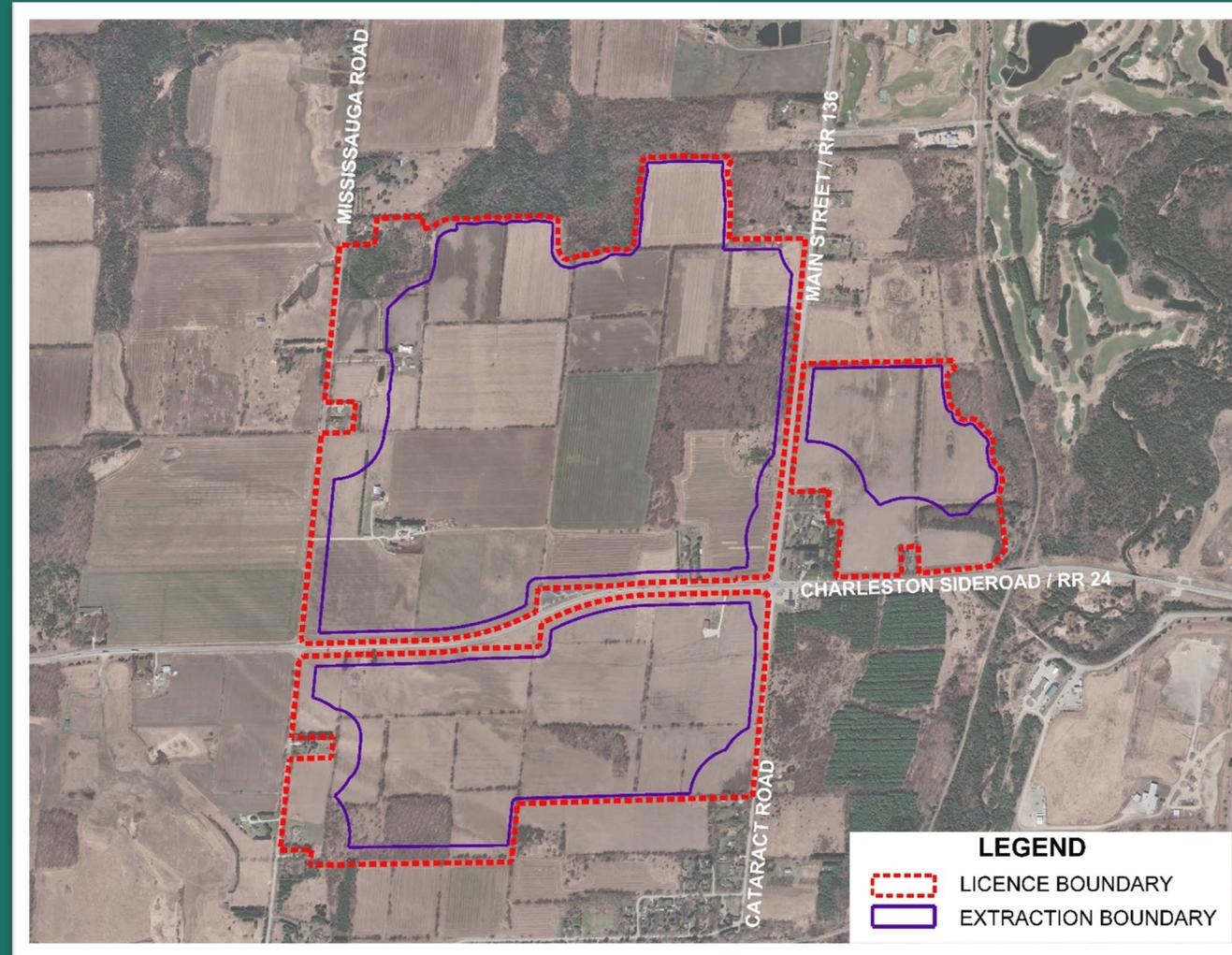
AGGREGATE RESOURCES ACT

- Class 'A' Licence (Pit and Quarry Below Water)



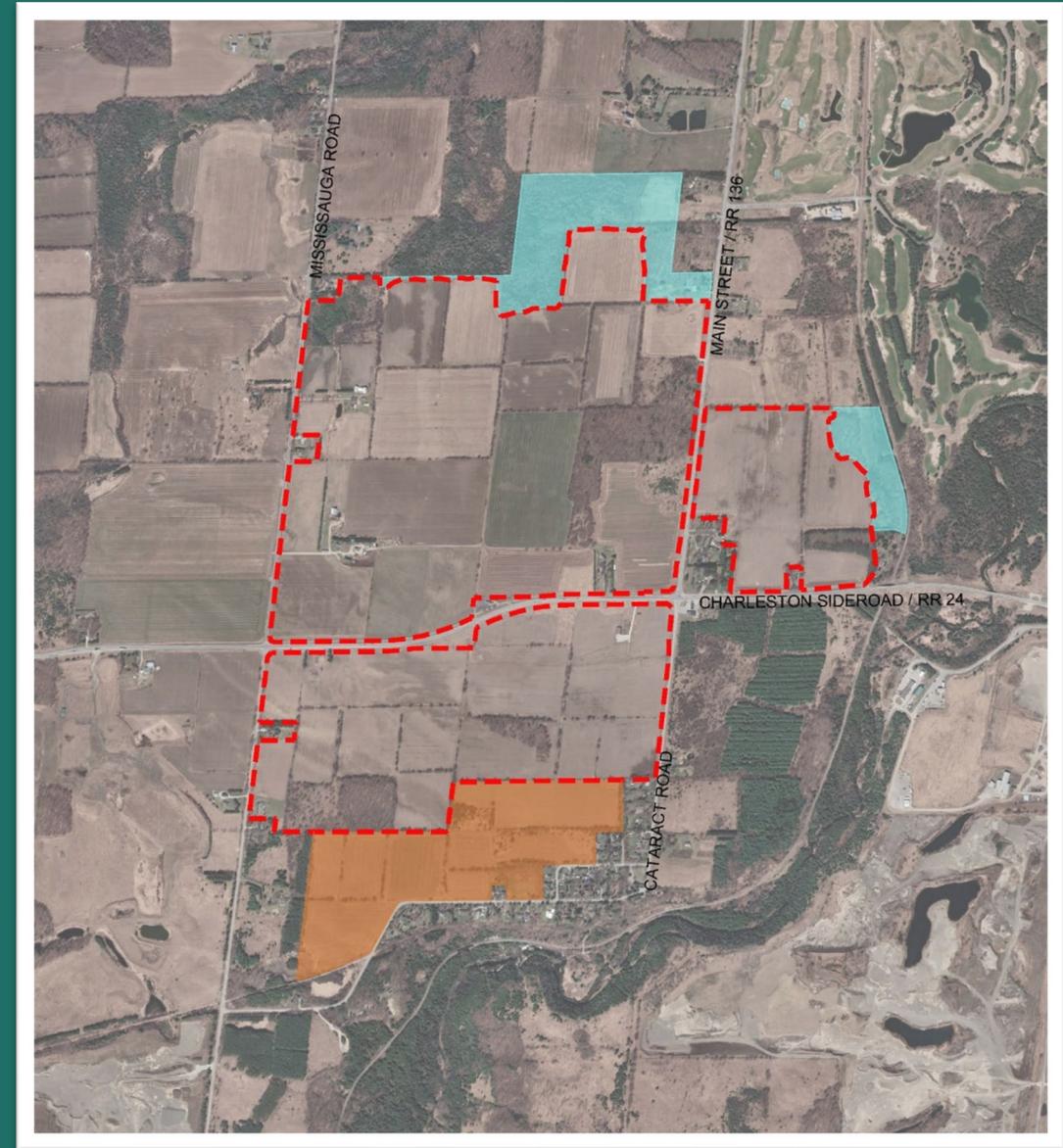
PROJECT OVERVIEW

- Applications deemed complete February 23, 2023
- The proposed **Licence Area** is approx. **262ha** and includes extraction areas and setbacks.
- The proposed **Extraction Area** is approx. **204ha** and is the maximum area where active extraction would occur.
- The project location is adjacent to existing and historical aggregate extraction operations.
- The proposed tonnage limit is maximum of 2.5 million tonnes per year.
- On average CBM would anticipate extracting approximately 2 million tonnes per year.



CBM PROTECTED BUFFER LANDS

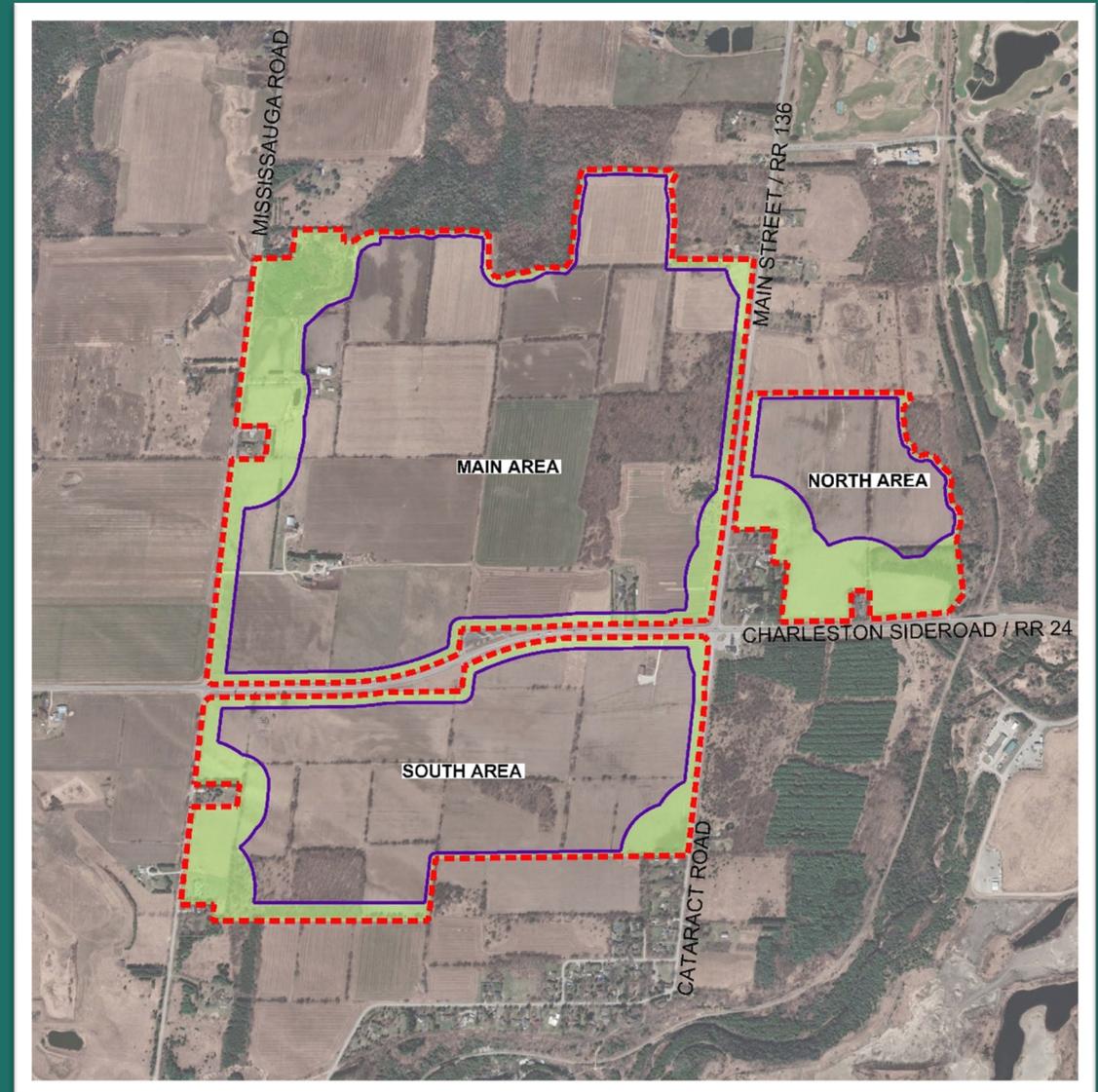
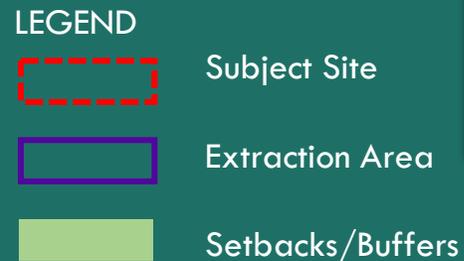
- CBM owns/controls **323ha**
- Approx. **262ha** proposed to be designated / zoned / licenced
- Approx. **61ha** located outside of proposed licence area proposed to be protected and remain natural / have natural enhancement, of which:
 - **25ha** to north (natural enhancement) and
 - **36ha** to south (natural enhancement)
- CBM previously announced that donation of the southern approx. 36ha would be explored with a public authority



PROJECT OVERVIEW

PROPOSED EXTRACTION AREA

- Within Extraction Area there are approximately **80 million tonnes** of high quality bedrock resource and **5 million tonnes** of high quality sand and gravel resource
- Approx. **58ha** located inside of proposed Licence Area but outside of Extraction Area are setbacks, buffers, landscaping



PROJECT OVERVIEW

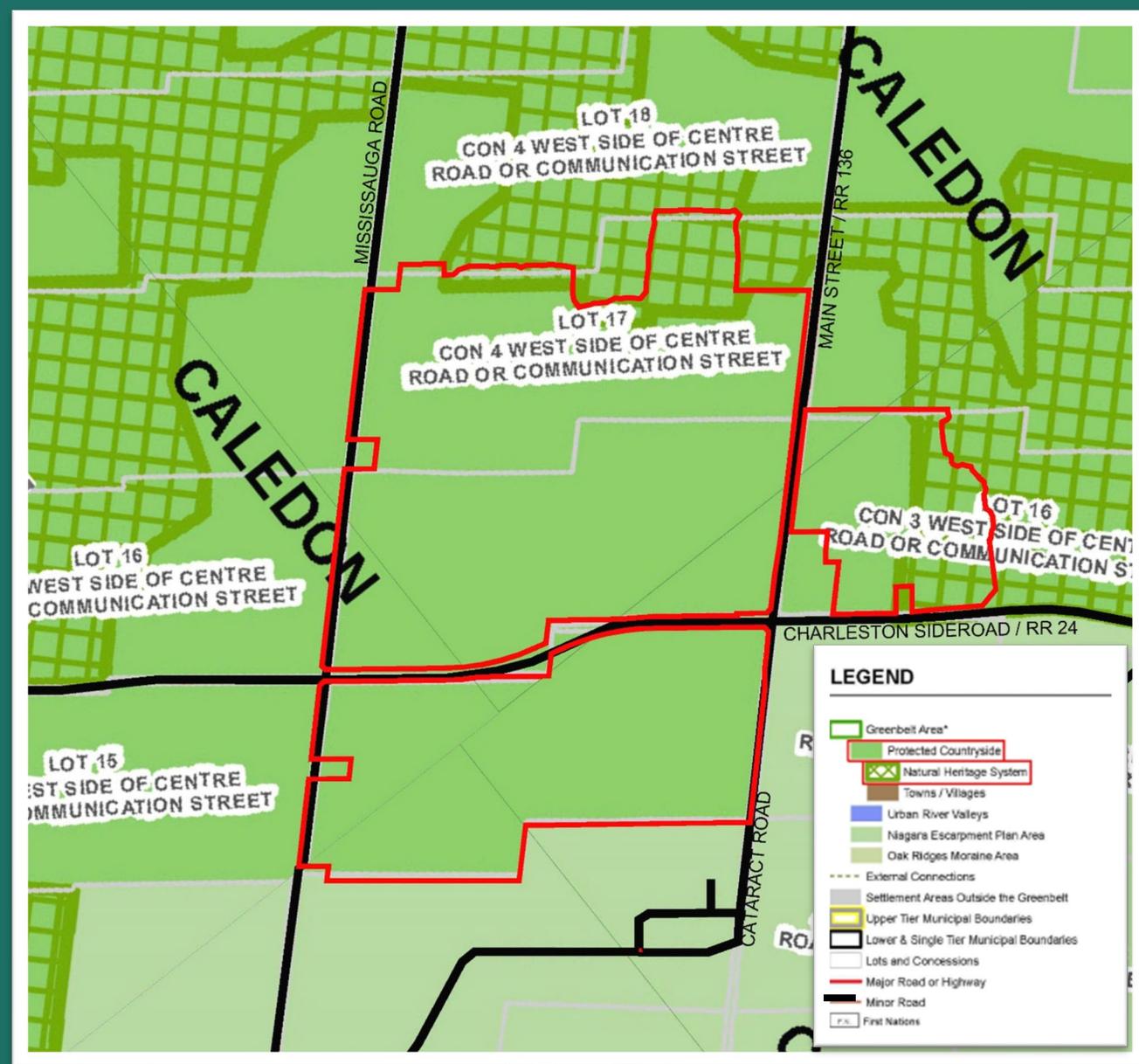
GREENBELT PLAN (2017)

- Within “Protected Countryside”
- ‘Natural Heritage System’ overlay along north and northeast
 - No natural features within NHS overlay
 - Extraction is permitted
 - Policy directives speak to additional direction for ecological enhancement in these areas

LEGEND



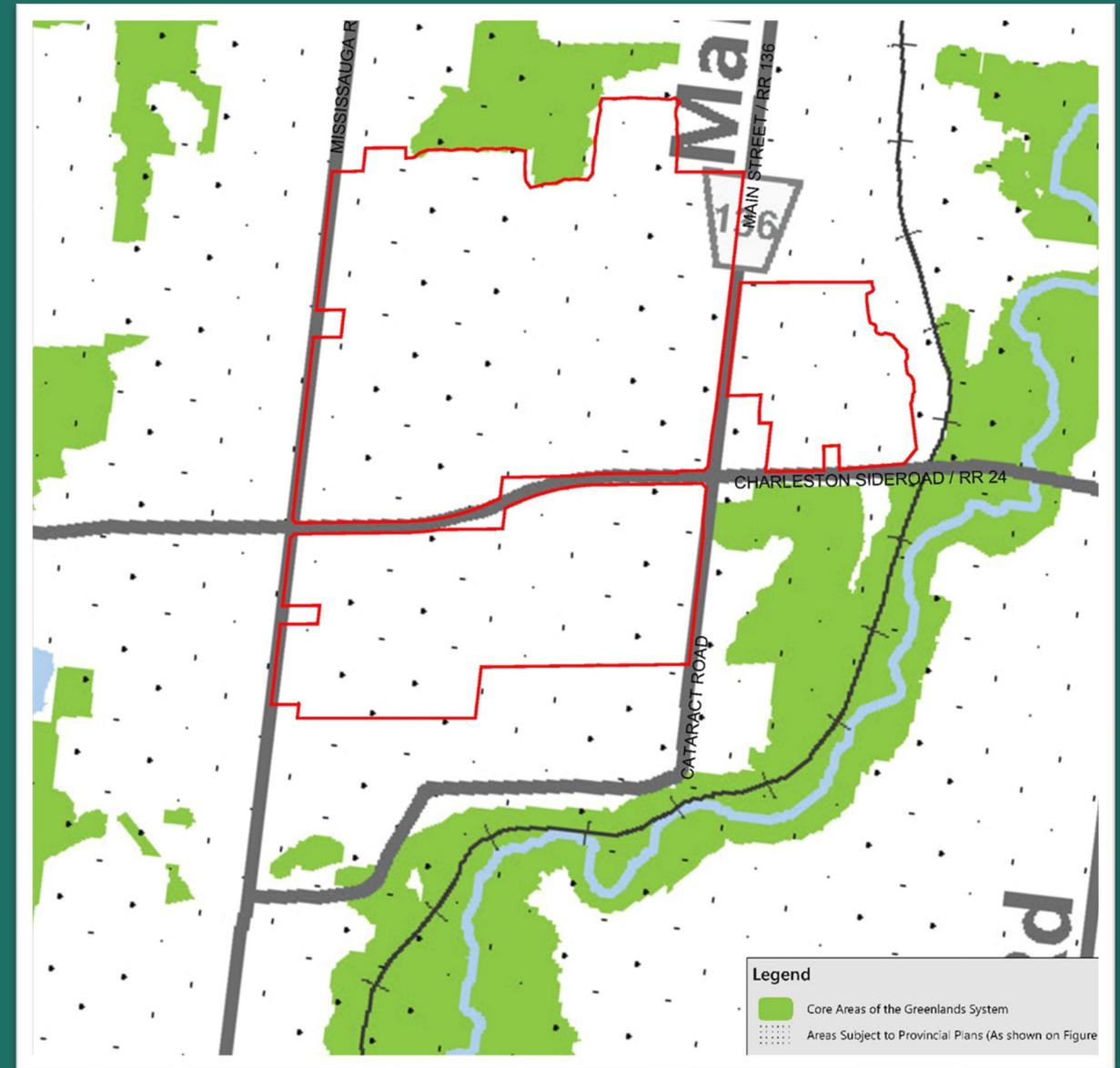
Subject Site



PROJECT OVERVIEW

REGION OF PEEL SCHEDULE C-2: CORE AREAS OF THE GREENLANDS SYSTEM

- The Region's Greenlands System consists of Core Areas, Natural Areas and Corridors (NAC), and Potential Natural Areas and Corridors (PNAC)



LEGEND



Subject Site

PROJECT OVERVIEW

EXCERPT FROM TOWN OF CALEDON OFFICIAL PLAN - SCHEDULE J: LONG RANGE ROAD NETWORK

- Proposed Haul Route will utilize an existing and identified Haul Route in the Town of Caledon
- Proposed access off of Charleston Sideroad

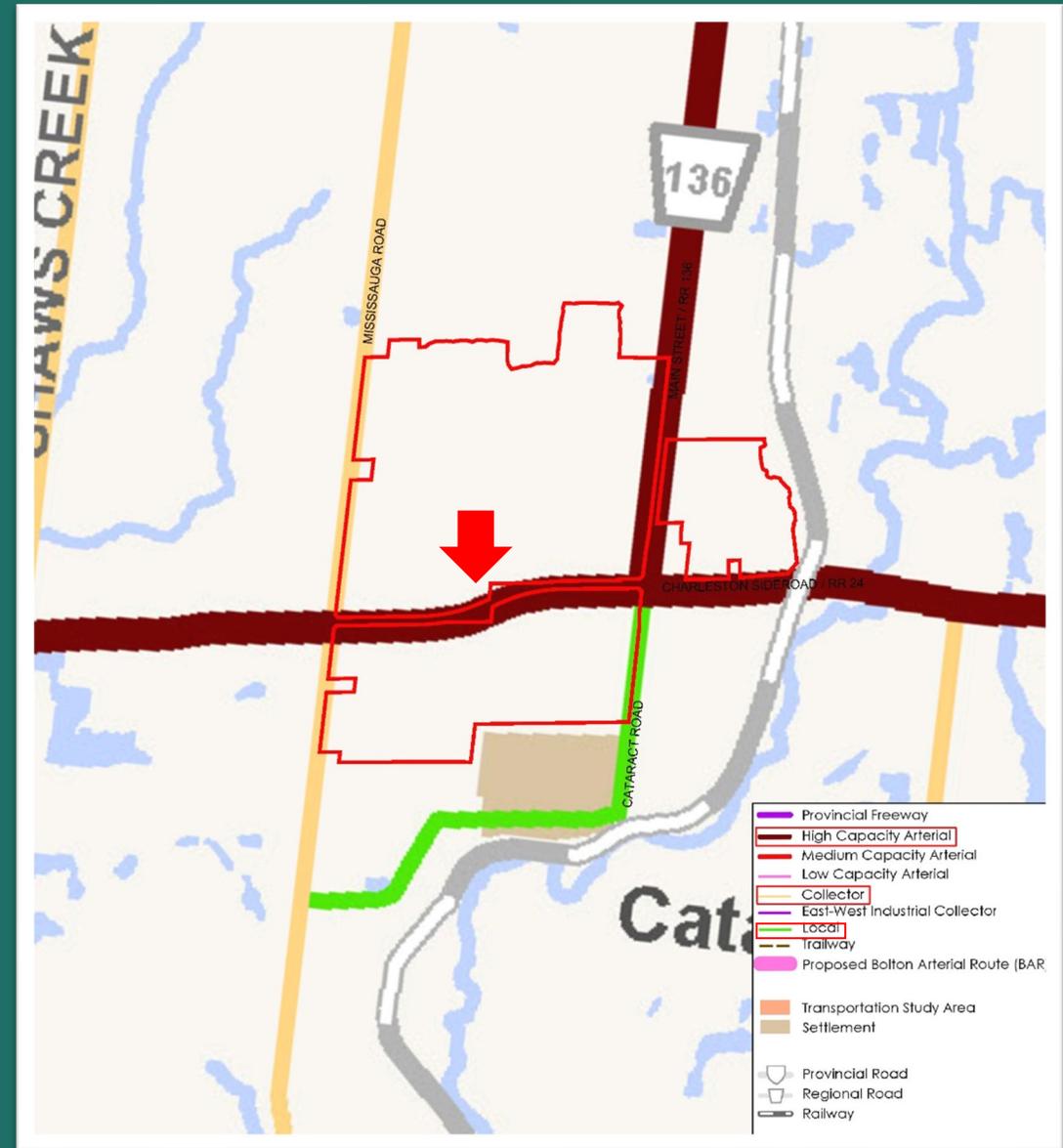
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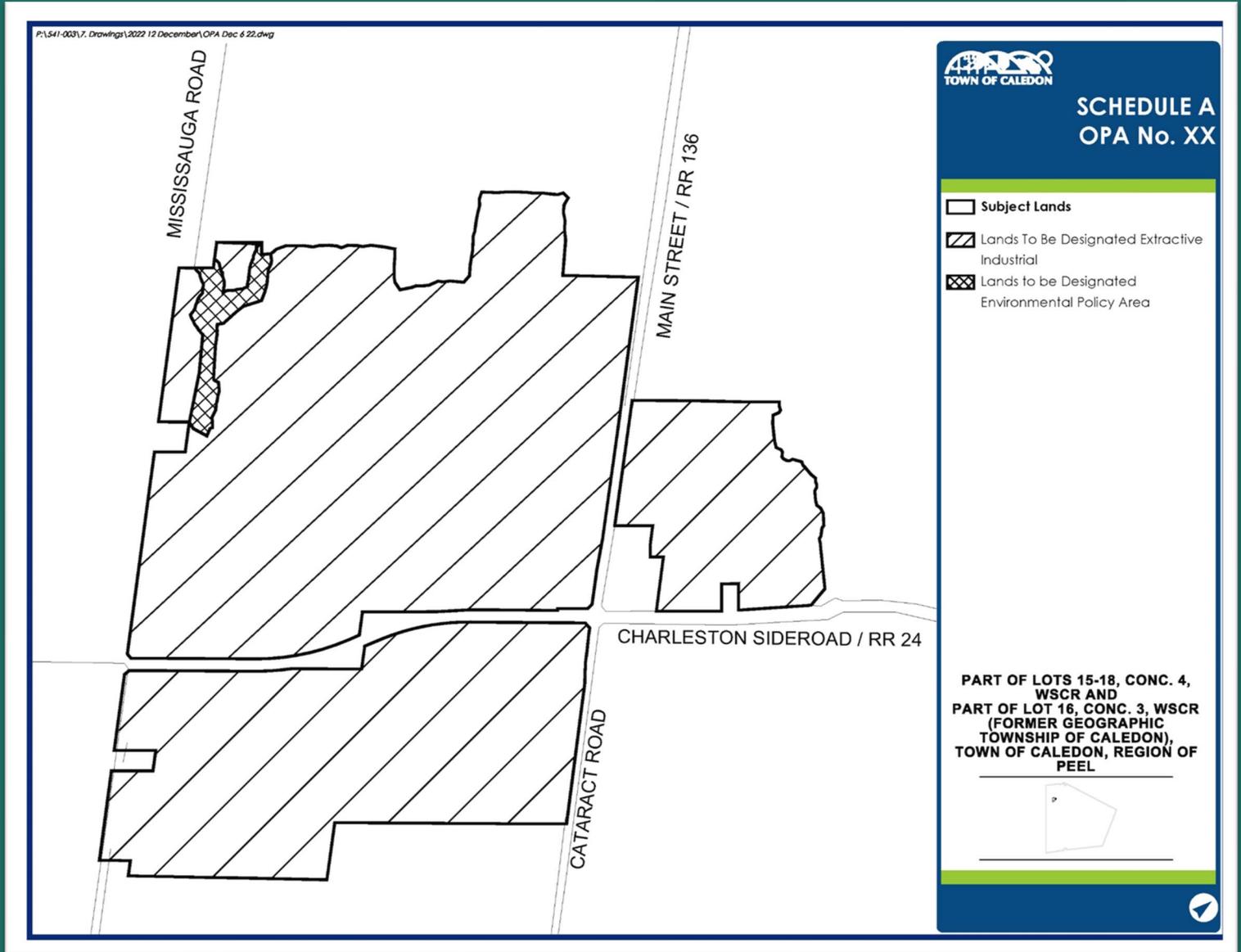
Subject Site



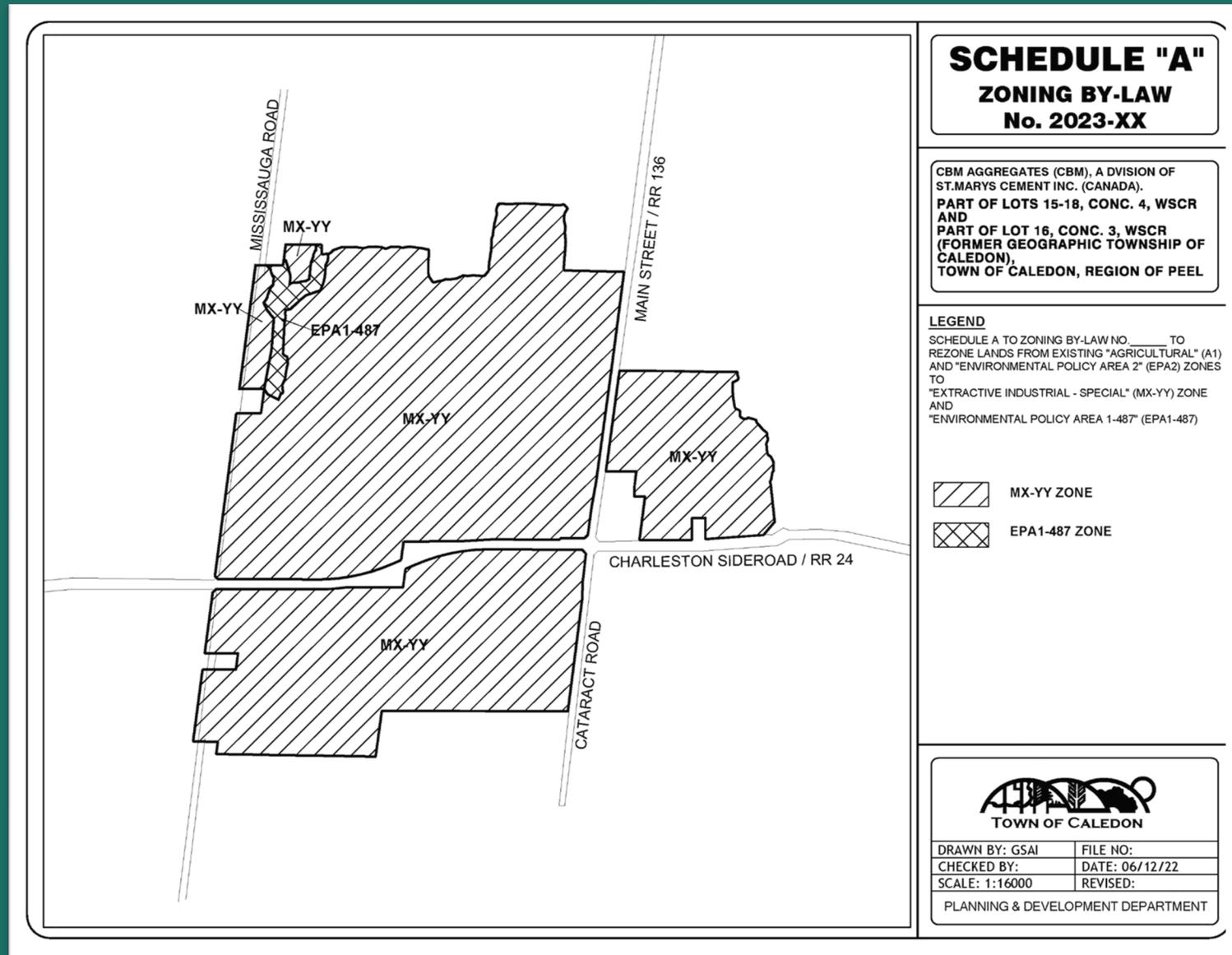
Proposed Access



PROPOSED OFFICIAL PLAN AMENDMENT



PROPOSED ZONING BY-LAW AMENDMENT



TECHNICAL STUDIES

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

STAGE 1/2 ARCHAEOLOGICAL ASSESSMENT

AGRICULTURAL IMPACT ASSESSMENT

WATER REPORT LEVEL 1/2

MAXIMUM PREDICTED WATER TABLE REPORT

NATURAL ENVIRONMENT REPORT

TRANSPORTATION IMPACT STUDY AND HAUL ROUTE ASSESSMENT

VISUAL IMPACT ASSESSMENT

CULTURAL HERITAGE REPORT

NOISE ASSESSMENT REPORT

BLAST IMPACT ASSESSMENT

AIR QUALITY IMPACT ASSESSMENT

SOCIO-ECONOMIC ASSESSMENT

PLANNING JUSTIFICATION RATIONALE AND ARA SUMMARY
STATEMENT

FINAL REHABILITATED LANDFORM AND ECOLOGICAL ENHANCEMENT AREAS




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

Ecological Enhancement Areas INSIDE Licence Area		
	Grassland	15.8ha
	Lake	158.3ha
	Meadow	7.6ha
	Wetland	4.8ha
	Woodland	52.2ha
	Gradual Grade	7.9ha
Ecological Enhancement Areas OUTSIDE Licence Area		
	Meadow	20.3ha
	Woodland	15.5ha

PEER REVIEWS

- CBM completed 3yrs of study prior to submission of the Planning Act and Aggregate Resource Act applications
- CBM recognizes that the community is concerned over the application which is why they had 8 separate virtual information sessions with the near neighbours, local village associations and the broader community between 2021 and 2022
- CBM has also recently commissioned several peer reviews of key studies including:
 - Water Resources
 - Natural Environment
 - Noise
 - Air Quality
 - Blasting
 - Cultural Heritage
- The results of these peer reviews will be incorporated (if needed) to help ensure that the proposal is being designed in a manner that meets or exceeds Provincial, Regional and Town policies

SUMMARY

- Subject Site is exactly where the Town planned for a quarry to be located.
- Subject Site is located close to GTA market, minimizing length and number of vehicle trips, thereby minimizing overall social, economic and environmental impacts, including the reduction of emissions from transportation.
- Proposed operation will utilize an existing and identified haul route.
- With implementation of recommended mitigation measures, the proposal will not result in any unacceptable impacts to surrounding environs.
- The ecological enhancement plan will result in a net environmental gain to the Town's Environmental Protection Area (EPA) in the long term.
- As a result of the proposed design of the operation, a comprehensive monitoring and reporting requirement has been proposed as part of the application.

FORMAL REVIEW PROCESS

Formal Review Process

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

Pre-consultation with the Region, Conservation Authority, and Town	Preparation of all Required Technical Reports	Applications Submitted to the Town	Town circulates the application to departments and agencies for review	Town Council statutory public meeting	Town staff reviews all information and prepares a report and recommendation to approve or deny application	Town Council makes a decision	If Council decision is appealed this goes to Ontario Land Tribunal (OLT)
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Initial communications with local government representatives (Summer 2019), Indigenous communities & members of the public (Fall 2019)

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

Ongoing Consultation with Indigenous Communities, Agencies and the Public

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

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

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Or contact our dedicated Project email: CBMCaledonQuarry@golder.com