

Partners:

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*In Memoriam, Founding Partner:*  
**Glen Schnarr**

September 7, 2023

GSAI File: 541-003

Town of Caledon  
Development Approvals and Policy Planning  
Planning Department  
6311 Old Church Road  
Caledon, ON L7C 1J6

Attention: Mr. Sean Kenney, MCIP, RPP  
Senior Planner

**RE: Resubmission of CBM Caledon Quarry Planning Applications  
Official Plan and Zoning By-Law Amendment Applications  
Town File Numbers: POPA 2022-0006 and RZ 2022-0010  
CBM Caledon Class A – Pit/Quarry Below Water Table  
CBM Aggregates, a division of St Marys Cement Inc. (Canada)  
Town of Caledon, Region of Peel**

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On behalf of our client, CBM Aggregates (CBM), a division of St. Marys Cement Inc. (Canada), Glen Schnarr & Associates Inc. (GSAI) is pleased to be making this resubmission for the CBM Caledon Quarry Official Plan and Zoning By-Law Amendment Applications in support of the establishment of a new Class A, Pit/Quarry Below Water on lands generally located at the northwest, northeast and southwest intersection of Regional Road 24 (Charleston Sideroad) and Regional Road 136 (Main Street).

We confirm that GSAI submitted the applications December 16, 2022, consistent with the requirements outlined in the Submission Checklist (dated February 10, 2022). The application was formally deemed complete February 23, 2023 and is being processed as POPA 2022-0006 and RZ 2022-0010.

Since the time of the original submission and receiving the notice of complete application, CBM received comments from the Credit Valley Conservation Authority, undertook additional traffic counts in June 2023 and completed the specific Heritage Impact Assessments (HIA's) for the five properties within the proposed CBM Caledon Pit/Quarry licence limit that were recommended as part of the initial Cultural Heritage Report (Golder Associates Ltd., Dec 2022).

As a result of addressing the above, please note:

- The licence area and extraction area were reduced from 262.0 hectares to 261.2 hectares and 204.0 hectares to 199.5 hectares, respectively;
- All of the technical reports, with the exception of the Stage 1-2 Archeological Assessment, were updated;
- The technical recommendations related to agricultural, socio-economics, traffic and archeology have not changed; and
- The technical recommendations related to blasting, air quality, cultural heritage, visual, water, noise and natural environment have been updated.

Given the above, the reports were revised in July 2023 to reflect these changes and are being resubmitted with the updated date accordingly (i.e., each report that is part of the resubmission will have a date of December 2022 (Revised July 2023)). Please note that the cultural heritage technical recommendations from the December 2022 report (Revised July 21, 2023) have been superseded based on the site specific HIA's. Therefore, the ARA site plans only include the technical recommendations from the site specific HIA's. See enclosed letter from WSP dated August 21, 2023 in this regard.

As mentioned in the June 2023 public meeting, CBM has, at their expense, commissioned Peer Reviews of a number of the Technical Reports, including the Air Quality Impact Assessment (Golder Associates Ltd., December 2022 (Revised July 2023)), the Noise Assessment Report (Golder Associates Ltd., December 2022 (Revised July 2023)), the Blast Impact Assessment (Golder Associates Ltd., December 2022 (Revised July 2023)), the Natural Environment Report (Golder Associates Ltd., December 2022 (Revised July 2023)) and the Water Resources Study (Golder Associates Ltd., December 2022 (Revised July 2023)). Specifically, given the interest in this application, CBM decided to take this additional step and complete independent peer reviews of these key discipline reports in order to provide further confidence that the studies have been completed to the highest standards.

The Peer Reviews have indicated agreement with the technical conclusions of the above noted technical reports and copies of the Peer Review letters of support are included with this resubmission.

As the Town of Caledon and reviewing agencies are currently undertaking their review of the applications, we wanted to provide staff with this information at our earliest opportunity so that the reviewers are aware of the technical updates and can initiate their reviews of the updated reports. Please find enclosed the following updated materials:

- Full-Size, Scalable ARA Site Plan Drawings as prepared by MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) dated Revised August 2023,
- Final Rehabilitated Landform and Ecological Enhancement Areas prepared by MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) dated Revised July 2023;

- Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment prepared by Golder Associates Ltd. dated December 2022 (Revised July 2023);
- Heritage Impact Assessment for 1055 Charleston Sideroad prepared by WSP dated July 28, 2023;
- Heritage Impact Assessment for 1420 Charleston Sideroad prepared by WSP dated July 28, 2023;
- Heritage Impact Assessment for 18501 Mississauga Road prepared by WSP dated July 28, 2023;
- Heritage Impact Assessment for 18667 Mississauga Road prepared by WSP dated July 28, 2023;
- Heritage Impact Assessment for 18722 Mississauga Road prepared by WSP dated July 28, 2023
- Cultural Heritage Recommendations Letter prepared by WSP dated August 21, 2023;
- Agricultural Impact Assessment prepared by Colville Consulting Inc. dated December 2022 (Revised July 2023);
- Air Quality Impact Assessment (including dust and odour, and long-term monitoring per BMPP) prepared by Golder Associates Ltd. dated December 2022 (Revised July 2023);
- Blast Impact Assessment (including vibration and long-term monitoring) prepared by Golder Associates Ltd. dated December 2022 (Revised July 2023);
- Noise Assessment Report prepared by Golder Associates Ltd. dated December 2022 (Revised July 2023);
- Natural Environment Report (including tree inventory, buffer planting details, landscape details and long-term monitoring) prepared by Golder Associates Ltd. dated December 2022 (Revised July 2023);
- Water Report Level 1/2 (including long term monitoring) prepared by Golder Associates Ltd. dated December 2022 (Revised July 2023);
- Maximum Predicted Water Table Report prepared by Golder Associates Ltd. dated December 2022 (Revised July 2023);
- Visual Impact Assessment prepared by Golder Associates Ltd. dated December 2022 (Revised July 2023);
- Socio-Economic Assessment prepared by Golder Associates Ltd. dated December 2022 (Revised July 2023);
- Transportation Impact Study and Haul Route Assessment prepared by T.Y. LIN International Canada Inc. (TYLin) dated December 2022 (Revised July 2023);
- Planning Justification Report/ARA Summary Report prepared by Glen Schnarr & Associates Inc. (GSAI) and reviewed by MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) dated December 2022 (Revised July 2023);
- Draft Official Plan Amendment and Schedule prepared by GSAI dated December 2022 (Revised July 2023); and
- Draft Implementing Zoning By-Law and Schedule prepared by GSAI dated December 2022 (Revised July 2023).

In addition, we have also included the following letters:

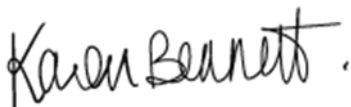
- Letter from WSP dated August 21, 2023 confirming the site specific HIA's (July 28, 2023) technical recommendations supersede the technical recommendations from the HIA dated December 2022 (Revised July 21, 2023);
- Blast Impact Assessment Peer Review Letter prepared by Explotech Engineering Ltd. dated July 27, 2023;
- Air Quality Impact Assessment Peer Review Letter prepared by RWDI dated July 31, 2023;
- Noise Assessment Report Peer Review Letter prepared by Aercoustics Engineering Ltd. dated August 18, 2023;
- Water Report Level 1/2 Peer Review Letter prepared by GHD Engineering Ltd. dated August 30, 2023; and
- Natural Environment Report Peer Review Letter prepared by GHD Engineering Ltd. dated August 30, 2023.

Please circulate these new materials in connection with POPA 2022-0006 and RZ 2022-0010 at your earliest convenience. Please note that CBM will be updating its project website to include the updated technical reports and we kindly ask the Town to do the same.

Should you require any clarification or need any further information, please do not hesitate to contact the undersigned at 905-568-8888 x235.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



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Karen Bennett, MCIP, RPP  
Partner

cc. David Hanratty, Director of Land, Resource & Environment  
Votorantim Cimentos North America  
Brian Zeman, MHBC  
CBM Technical Studies Consulting Team