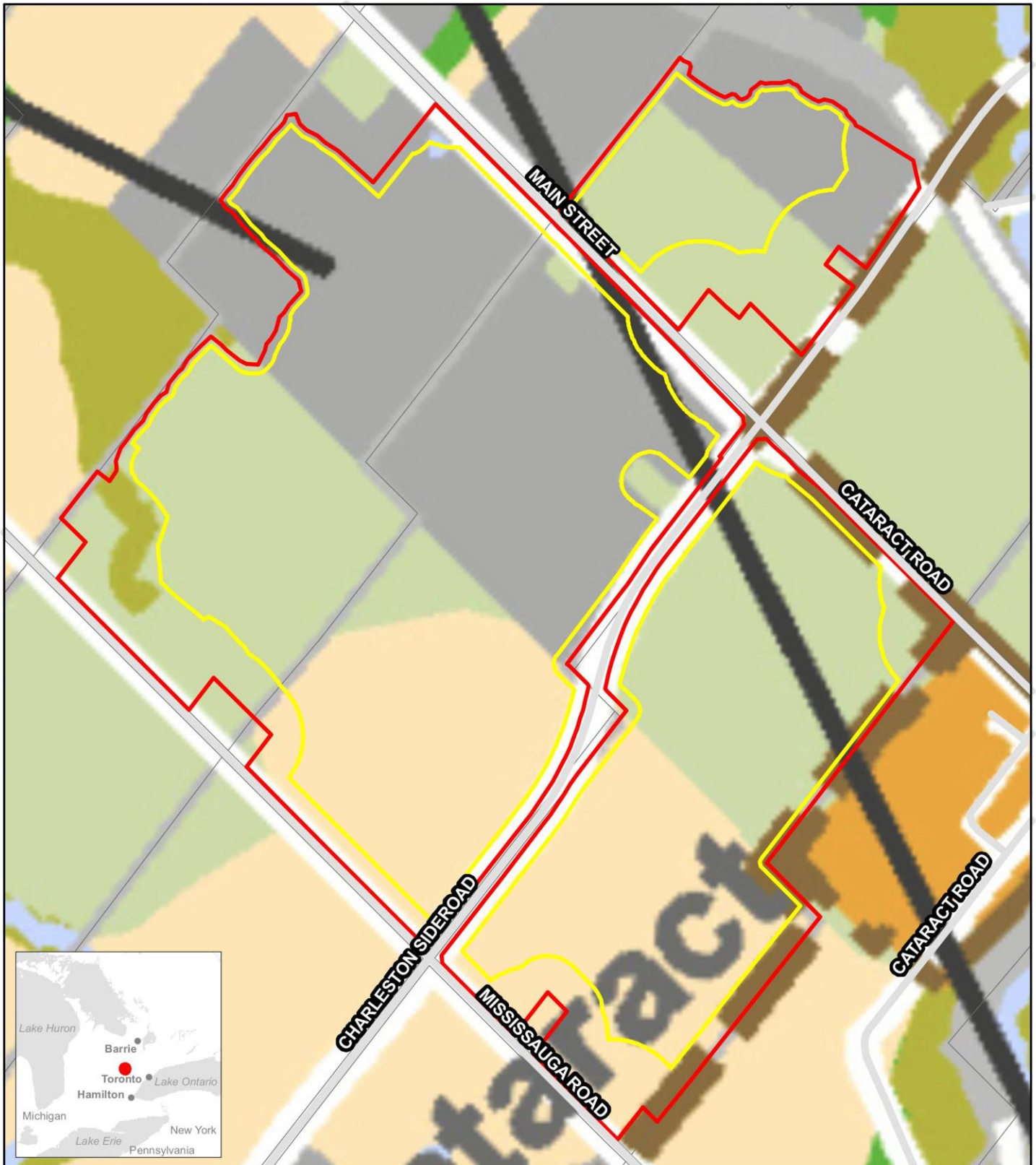


## **CAART RESPONSE ATTACHMENTS - AGRICULTURE**

## **Attachment A**

Town of Caledon Official Plan Schedule A



### Legend

- MHBC - Licence Boundary
- MHBC - Limit Of Extraction

Source: Town of Caledon Official Plan Schedule A  
A Town of Caledon Land Use Plan. March 2024.

### LAND USE DESIGNATIONS

- General Agriculture
- Rural Lands
- Environmental Policy Area
- Settlement Area
- Refer to OPA #161/124

## Attachment A Caledon OP Schedule A - Land Use Plan

**COLVILLE**   
CONSULTING INC.

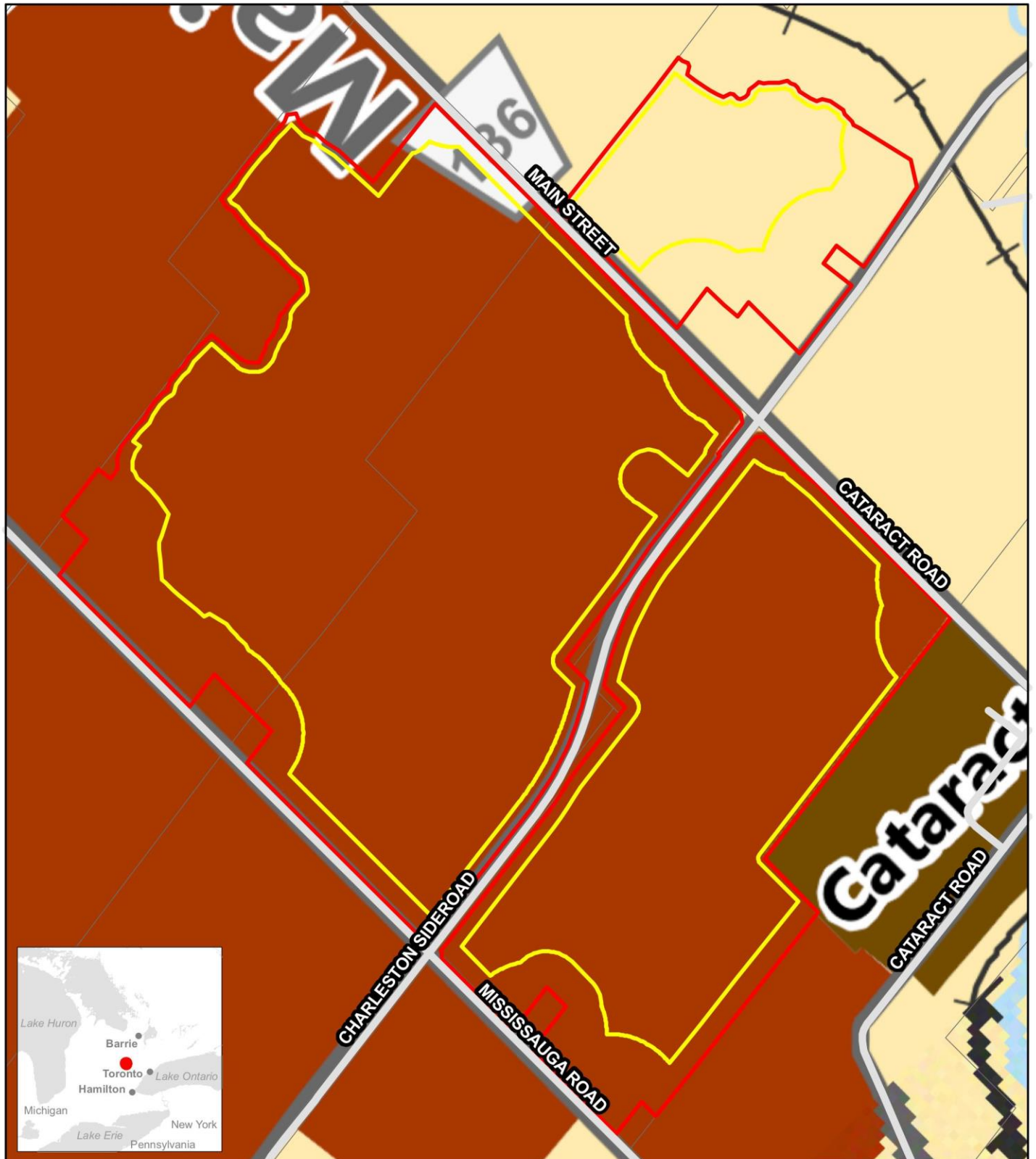
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## **Attachment B**

Region of Peel Official Plan Schedule D-1 & D-2



### Legend

- MHBC - Licence Boundary
- MHBC - Limit Of Extraction

### LAND USE DESIGNATIONS

- Prime Agricultural Area
- Rural Land
- Rural Settlement

Source: Region of Peel Official Plan Rural System S Schedule D-1, April 2022, as modified by the Province on November 4, 2022.

## Attachment B Region of Peel OP Schedule D-1 Rural System

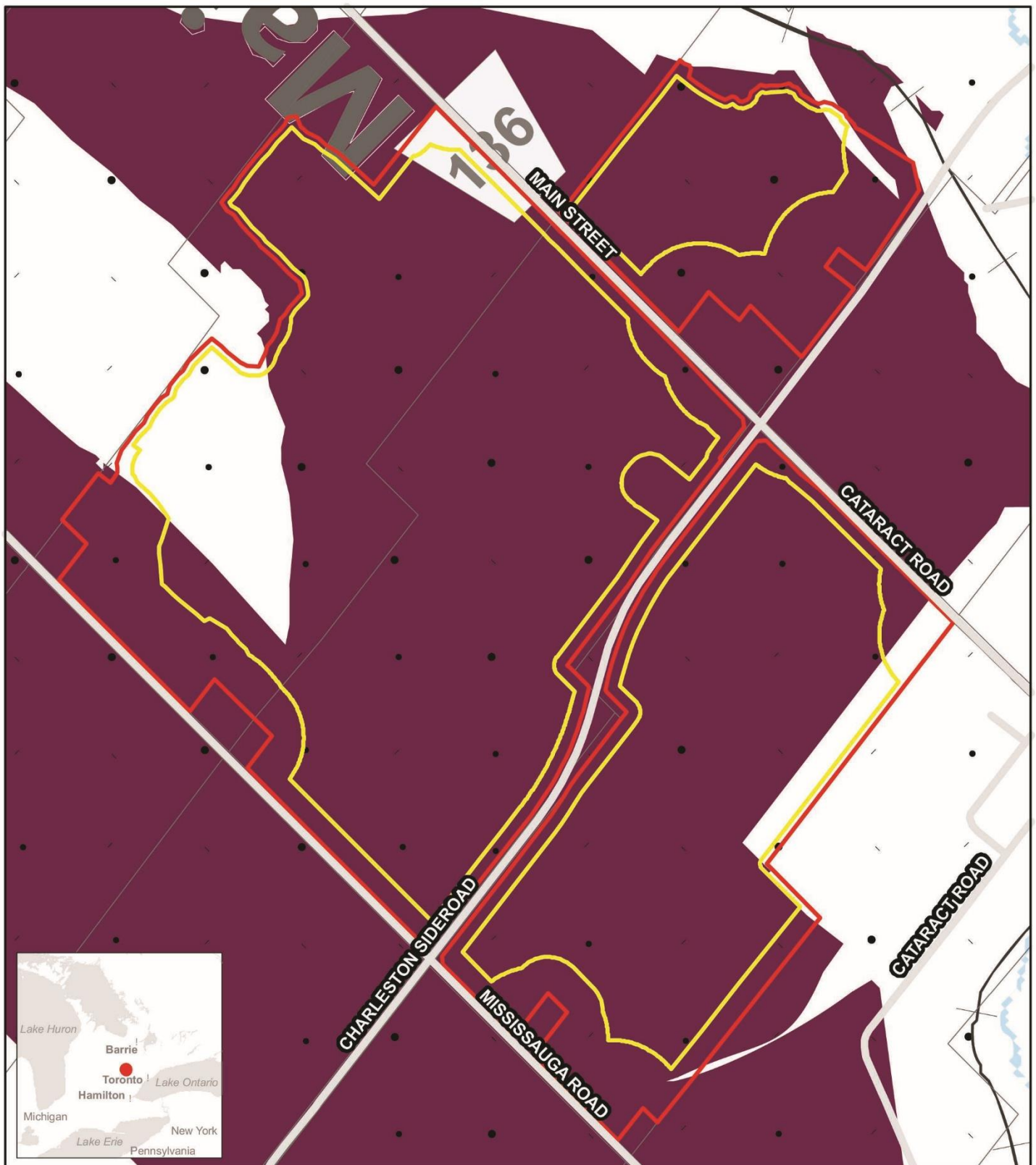
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### Legend

- MHBC - Licence Boundary
- MHBC - Limit Of Extraction

### LAND USE DESIGNATIONS

- High Potential Mineral Aggregate Resource Area
- Areas Subject to Provincial Plans

Source: Region of Peel Official Plan Land Use Designations Schedule D-2, April 2022, as modified by the Province on November 4, 2022.

## Attachment B Region of Peel OP Schedule D-2 High Potential Mineral Aggregate Resource Areas

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## **Attachment C**

Assessment of Consistency with Agricultural Policy

## Consistency with Agricultural Policies

### Provincial Planning Statement 2024

Land Use Policy and development in Ontario are directed by the Provincial Planning Statement. The Provincial Planning Statement was issued under the authority of Section 3 of the Planning Act and came into effect on October 20, 2024, replacing the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe.

Section 4.3.5 of the Provincial Planning Statement states in part that:

1. “Planning authorities may only permit non-agricultural uses in prime agricultural areas for:
  - a. Extraction of minerals, petroleum resources and mineral aggregate resources; or
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.”

Policy 4.3.5.1 confirms that extraction of mineral aggregate resources is a permitted use in prime agricultural areas. An AIA has been prepared for the proposed extraction of mineral aggregate resources in accordance with provincial guidance documents completed. Impacts have been assessed and avoided where possible. Where it is not possible to avoid impacts, the AIA has provided mitigation measures to minimize the impacts. The proposed application for extraction of mineral aggregate resources is consistent with Policy 4.3.5.2.

Section 4.5.4 addresses aggregate extraction in prime agricultural areas and states:

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

The depth of the planned extraction makes restoration of pre-extraction agricultural capability unfeasible within the extraction area. The agricultural capability of the remaining lands within the licenced limits will remain unchanged through the lifespan of the aggregate operation. Therefore, the proposed aggregate operation is consistent with Policy 4.5.4.2 of the Provincial Planning Statement.

### Aggregate Resources Act

The Aggregate Resources Act (ARA) issued by the Ministry of Natural Resources and Forestry (MNRF) provides direction for the management of aggregate resources in Ontario, regulates aggregate operations in the province, outlines requirements for the rehabilitation of extracted land, and aims to minimize adverse impacts on the environment. The ARA was most recently updated on June 1, 2021. The Act includes rules regarding issuing of licenses and permits, changes to approvals, inspections, complaint response, compliance, and rehabilitation monitoring. In considering whether a license should be issued, the Minister



of Natural Resources and Forestry must have regard for “any possible effects of the operation of the pit or quarry on agricultural resources”.

The AIA has assessed potential direct and indirect impacts of the proposed mineral aggregate resources extraction on the agricultural land base which is comprised of prime agricultural areas and rural lands. The AIA has determined that negative impacts can be avoided. Where it is not possible to avoid impacts, mitigation have been developed to minimize the impacts. The assessment of impacts and development of measures that mitigate potential impacts is consistent with the policies of the Aggregate Resources Act.

## **Greenbelt Plan**

Section 4.3.2 of the Greenbelt Plan addresses non-renewable resource policies, and states in part that “for lands within the Protected Countryside, the following policies shall apply:

1. Non-renewable resources are those non-agriculture-based natural resources that have a finite supply, including mineral aggregate resources. Aggregates, in particular, provide significant building materials for our communities and infrastructure, and the availability of aggregates close to market is important for both economic and environmental reasons.
2. Activities related to the use of non-renewable resources are permitted in the Protected Countryside, subject to all other applicable legislation, regulations and official plan policies and by-laws. The availability of mineral aggregate resources for long-term use shall be determined in accordance with the PPS, except as provided below.
4. In prime agricultural areas, applications for new mineral aggregate operations shall be supported by an agricultural impact assessment, and where possible, shall seek to maintain or improve connectivity of the Agricultural System.
5. New and existing mineral aggregate operations and wayside pits and quarries within the Protected Countryside shall ensure that:
  - a) The rehabilitated area will be maximized and disturbed area minimized on an ongoing basis during the life cycle of an operation;
  - b) Progressive and final rehabilitation efforts will contribute to the goals of the Greenbelt Plan;
  - c) Any excess disturbed area above the maximum allowable disturbed area, as determined by the Ministry of Natural Resources and Forestry, will be rehabilitated. For new operations, the total disturbed area shall not exceed an established maximum allowable disturbed area; and
  - d) The applicant demonstrates that the quantity and quality of groundwater and surface water will be maintained as per Provincial Standards under the Aggregate Resources Act.”

The Subject Site is partially located within a prime agricultural area. New mineral aggregate operations are permitted in prime agricultural areas within the Protected Countryside. An AIA was prepared to satisfy the requirements the agriculture-related policies within the Greenbelt Plan. Although agricultural rehabilitation within the extraction area will not be feasible due to the depth of extraction, the proposed mineral aggregate extraction will result in the formation of a lake which will maintain connectivity of the agricultural system. The agricultural system is comprised of a group of inter-connected elements that collectively create a viable, thriving agri-food sector. The formation of a lake will result remove lands from agricultural land base, however the lake will not impact surrounding agricultural uses or the agri-food network.

All soil resources within the extraction area will remain within the Subject Site. The maximum area of disturbance will not exceed 95 ha at any one time. The agricultural capability of the lands remaining areas

within the licenced area will remain unchanged. The proposed aggregate operation is consistent with the agriculture-related Greenbelt Plan policies.

## **Region of Peel Official Plan**

The Subject Lands are designated Prime Agricultural Area and Rural Land (Schedule D-1) and identified as “High Potential Mineral Aggregate Resource Areas” (Schedule D-2) within the Region of Peel Official Plan. Section 3.3 of the Region of Peel Official Plan contains the Region’s Agricultural System policies and objectives. The following policies are applicable to the proposed aggregate operation:

- 3.3.14: Permit non-agricultural uses in the Prime Agricultural Area without the requirement for an amendment to the Region of Peel Official Plan and subject to a local official plan amendment only for:
  - a) Extraction of minerals, petroleum resources and mineral aggregate resources, in accordance with Section 3.4.
- 3.3.15: Require that, where a new or expanding non-agricultural use is proposed in the prime agricultural area:
  - a) An agricultural impact assessment be prepared in accordance with provincial and municipal guidelines; and
  - b) Adverse impacts on agricultural operation shall be avoided or, if avoidance is not possible, shall be minimized mitigated. Where mitigation is required, the mitigation measures should be incorporated as part of the non-agricultural uses, as appropriate, within the area being developed.
- 3.3.19: In Prime Agricultural Area, applications for new mineral aggregate operations will be supported by an agricultural impact assessment and, where possible, will seek to maintain or improve connectivity of the Agricultural System.

Section 5.7 of the Official Plan provides policies for the Rural System, containing diverse natural and rural landscapes and attractive communities. Section 5.7.13 states that “where proposed non-agricultural uses interface with agricultural uses:

- a) Land use compatibility shall be achieved by avoiding or, if avoidance is not possible, minimizing and mitigating adverse impacts on the Agricultural System;
- b) Where mitigation is required, the mitigation measures should be incorporated as part of the non-agricultural uses, as appropriate, within the area being developed; and
- c) Where appropriate, an agricultural impact assessment should be required to identify and evaluate potential impacts on the Agricultural System and measures to avoid, minimize and mitigate adverse impacts.”

The AIA submitted in support of the proposal satisfies the requirement of the Region of Peel Official Plan for an agricultural impact assessment where new non-agricultural uses are proposed in the prime agricultural area. Potential direct and indirect impacts of the proposed development on the agricultural land base have been identified, and recommendations have been made to avoid and minimize these impacts. The proposed aggregate operation will maintain connectivity of the Agricultural System and is a permitted uses within the Prime Agricultural Area and Rural land use designations. Therefore, the proposed aggregate operation is consistent with the agricultural policies of the Region of Peel Official Plan.

## Town of Caledon Official Plan

The Subject Lands are designated General Agricultural Area and Rural Lands (Schedule A) and identified as Bedrock Resource and CHPMARA Aggregate Resource Lands (Schedule L) in the Town of Caledon Official Plan (March 2024 Consolidation). The Town of Caledon Official Plan defines General Agricultural Areas in Section 5.1.2.2, which states:

*General Agricultural Areas have similar high capability for agriculture as the Prime Agricultural Area designation, but are more limited in area and more isolated than the Prime Agricultural Area. Agricultural productivity will be encouraged. While agriculture is important and the vision for the General Agricultural Area is similar to the Prime Agricultural Area, there may be increased opportunities, in appropriate circumstances, to allow rural economic development uses.*

The General Agricultural Areas policies in the Town of Caledon Official Plan are contained within the Prime Agricultural Areas policies. Therefore, the lands designated General Agricultural Area have been considered to be part of the Town's Prime Agricultural Area.

Section 5.1. of the Town of Caledon Official Plan outlines policies for the Prime Agricultural Area and General Agricultural Area land use designations. Section 5.1.1.2 states in part that "The Town acknowledges the overlap between Caledon's High Potential Mineral Aggregate Resource Areas and the Prime Agricultural Area. Aggregate extraction can only occur in conformity with Section 5.11 of the Town's Official Plan and subject to re-designation."

Section 5.11 of the Town of Caledon Official Plan outlines Mineral Resources policies. The following Mineral Resources policies are applicable to the proposed aggregate operations:

- 5.11.2.1.2 Those areas identified as CHPMARA have been prioritized as Aggregate Resource Lands and Aggregate Reserve Lands as shown on Schedule L. New pits and quarries are encouraged to locate in Aggregate Resource Lands as those lands have been determined to be suitable for aggregate extraction subject to Sections 5.11.2.4.1, 5.11.2.4.2 and 5.11.2.4.3 and shall be designated to Extractive Industrial A Area or Extractive Industrial B Area subject also to Sections 5.11.2.4.1, 5.11.2.4.2 and 5.11.2.4.3. New pits and quarries will be considered in Aggregate Reserve Lands. It is the intent of this Plan that Aggregate Reserve Lands will be considered for Extractive Industrial A Area or Extractive Industrial B Area subject to the Applicant providing a planning justification having regard to the potential impacts that affect the broader community, that the location is suitable for aggregate extraction and subject to meeting the requirements of Section 5.11.2.4.4.
- 5.11.2.2.2 The establishment of new licensed extractive industrial operations or extensions to existing licensed areas will require an amendment to this Plan and an amendment to the Zoning By-law unless the property is designated for extractive purposes in which case only an amendment to the Zoning By-law will be required.
- 5.11.2.2.9 Mineral aggregate extraction may be permitted as an interim use in prime agricultural areas on prime agricultural land as defined in the Region of Peel Official Plan and/or the Town of Caledon Official Plan, subject to the policies of this Plan, and provided that

rehabilitation of the site will be carried out whereby substantially the same areas and same average soil quality for agriculture are restored. On these prime agricultural lands, complete agricultural rehabilitation is not required if:

- a) There is a substantial quantity of mineral aggregates below the water table warranting extraction; or
- b) The depth of the planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;
- c) Other alternatives have been considered by the Applicant and found unsuitable; and,
- d) Agricultural rehabilitation in remaining areas will be maximized.

The Subject Lands are located in a prime agricultural area on prime agricultural lands, however, complete rehabilitation to an agricultural condition is not required, as the depth of the planned extraction makes restoration of pre-extraction agricultural capability unfeasible. Alternative locations for the proposed development have been evaluated, and no reasonable alternative locations have been identified. Therefore, the proposed development is consistent with the policies for aggregate extraction in prime agricultural areas in the Town of Caledon Official Plan.

## **Attachment D**

Corrections to Site Area and Related Impacts

We have identified inconsistencies within the AIA regarding the area of the Subject Lands, Licence Area, and Limit of Extraction. Although not requested by the peer reviewer, we would like to provide clarify these areas and note changes to the net impacts of the proposed aggregate operation identified within the AIA.

On Page 4, Section 1.2.1 – “Primary Study Area”, it is stated that the Subject Site is approximately 261 ha in size. CBM Aggregates (CBM) controls approximately 323 ha of land. For clarification, the 261 ha “Subject Site” refers to the Licence Area, as the remaining 62 ha controlled by CBM is not part of the proposed Licence Area. Within the Licence Area, the proposed Limit of Extraction is approximately 199.5 ha.

On Page 35, Section 6.1.1 – “Prime Agricultural Land”, the AIA stated that the proposed aggregate operation would remove approximately 119.02 ha of prime agricultural land from the agricultural land base. This should have stated that approximately 89.87 ha of prime agricultural land would be removed from the agricultural land base as a result of the proposed aggregate operation. The updated figure represents the total amount of prime agricultural lands within the extraction area, which is a more accurate description of the anticipated impact as the remaining prime agricultural lands within the Licence Area will not be removed from the agricultural land base.

On Page 42, Section 8. – “Net Impacts”, the AIA states that the proposed aggregate operation will result in the permanent loss of approximately 261 ha of CLI Class 2, 4, and 5 lands. This figure represents the entirety of the Licence Area. However, the proposed aggregate operation will result in the permanent loss of approximately 199.5 ha of CLI Class 2, 4, and 5 lands, as this is the Limit of Extraction. Lands within the Licence Area, but outside of the Limit of Extraction, will maintain their agricultural capability and will not be lost as a result of the proposed aggregate operation.