

Legal Description

Part of Lots 15-1748, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former geographic Township of Caledon)
Township of Caledon
Regional Municipality of Peel

Legend

- Licence Boundary
- Limit of Extraction
- Contours with Elevation
- Public Road
- Driveway
- Railway
- Watercourse
- Watercourse
- Water Feature
- Wooded Area
- Wetland
- Wetland
- Additional Land Owned by Licensee
- 120m Offset From Draft Licence Boundaries
- Lots and Concessions
- Parcel Fabric
- Easement
- Overhead Hydro
- Pipeline
- Fence
- Entrance / Exit
- Direction of Surface Drainage
- Building/Structure
- Cross Sections

Legend - Cross Sections

- Licence Boundary
- Limit of Extraction
- Existing Grade
- Maximum Predicted Water Table
- Maximum Depth of Excavation
- Topsail and/or Overburden
- Aggregate Available for Extraction

Site Plan Acronyms

- ARA - Aggregate Resources Act
- MECP - Ministry of the Environment, Conservation and Parks
- MCCS - Ministry of Government and Consumer Services
- DFO - Department of Fisheries and Oceans Canada
- MNR - Ministry of Natural Resources and Forestry
- MCM - Ministry of Citizenship and Multiculturalism
- TSSA - Technical Standards and Safety Authority
- MTCS - Ministry of Tourism, Culture and Sport
- ECA - Environmental Compliance Approval
- BMP - Best Management Practices Plan
- WWIS - Water Well Information System
- HIA - Heritage Impact Assessment
- CVC - Credit Valley Conservation
- MASL - Metres above sea level
- PTTW - Permit to Take Water
- NTS - Not to Scale

Site Plan Amendments

No.	Date	Description	By
3	March 2025	Update the site plan to address agency and public comments	C.P.
2	August 2024	Updated the site plan to address the MNR's comments from their letter dated January 11, 2024 and the Town of Caledon's comments from their letter dated January 11, 2024	C.P.
1	August 2023	Revised drawing to incorporate updated technical report recommendations	C.P.

Site Plan Revisions (Pre-Licensing)

No.	Date	Description	By
3	March 2025	Update the site plan to address agency and public comments	C.P.
2	August 2024	Updated the site plan to address the MNR's comments from their letter dated January 11, 2024 and the Town of Caledon's comments from their letter dated January 11, 2024	C.P.
1	August 2023	Revised drawing to incorporate updated technical report recommendations	C.P.

MBHC Stamp

MBHC Stamp

Applicant

Project

Caledon Pit & Quarry

18722 Main Street, Caledon, Ontario

MNR Licence Reference No.

626600

Applicant's Signature

Plan Scale: 1:5000 (Arch E)

Date: August 2023 March 2025

Drawn By: C.P.

Checked By: B.Z.

File No. 8816AF

File Name

Existing Features

Drawing No.

1 of 4

File Path

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A. General

1. Area Calculations
- 1.1. License (total) **2612 hectares**
- Main Area: 133.5 hectares
North Area: 30.5 hectares
South Area: 79.4 hectares
- 1.2. Limit of Extraction (LOEL) **128 hectares**
- Main Area: 128 hectares
North Area: 16.0 hectares
South Area: 59.9 hectares
2. The maximum annual storage is 2,500,000 m³.
3. The following structures shall be permitted within the **Building/Licensee Area Facility Pad, Building Location and Recycling Area** identified on the plan view of this drawing:
- | Building | Width | Length | Area |
|---------------------|--------|--------|------------------------|
| Scale House | 3.7 m | 12.2 m | 45.1 m ² |
| Quality Control Lab | 3.7 m | 12.2 m | 45.1 m ² |
| Maintenance Shop | 36.6 m | 45.7 m | 1,672.6 m ² |
| Office | 13.7 m | 18.3 m | 250.7 m ² |
4. The licensee intends to retain ownership or control of additional land containing a license (to the northwest of the Main Area) during the extraction operations which will be needed prior to and during the extraction operations to ensure the delivery of aggregate during these hours. Shipping activities from 7:00pm to 6:00am shall be limited to highway trucks and shipping loaders and no other operations shall be permitted.
5. The licensee boundaries are within the Credit Valley Source Protection Area but are not located within a wellhead protection area or an intake protection zone and will be no impact to municipal water supplies.

B. Hours of Operation

1. Activities to prepare the Site, such as the siting of topsoil, construction of the berms, or activities related to the rehabilitation of the Site after the extraction is completed are considered to be construction activities and are only permitted to occur during the daytime period (7:00am to 7:00pm) Monday to Friday except statutory holidays.
2. Activities for site operations, such as extraction, processing and grinding are permitted to occur during the daytime period (7:00am to 7:00pm) Monday to Saturday, except statutory holidays.
3. Activities related to shipping are permitted from 6:00am to 7:00pm Monday to Saturday, except statutory holidays. Shipping is permitted from 7:00pm to 6:00am only where required to support public authority contracts that necessitate the delivery of aggregate during these hours. Shipping activities from 7:00pm to 6:00am shall be limited to highway trucks and shipping loaders and no other operations shall be permitted.
4. Blasting is permitted from 8:00am to 6:00pm Monday to Friday, except statutory holidays.

C. Site Access and Fencing

1. The existing eastern access point on Charleston Sideroad and the southern access point on Mississauga Road for the Main Area (as shown on drawing 1 of 4) shall be removed during site preparation of the Main Area. The existing eastern access point on Charleston Sideroad (as shown on the plan view) shall remain to access the CBM Caledon Pit Quarry office and quality control lab. The northern access point on Mississauga Road (as shown on the plan view) may remain for maintenance purposes only.
2. The site access points for the North Area (as shown on drawing 1 of 4) may remain, and shall not be gated, while the North Area is utilized for agricultural purposes (see Section N Variations from Control and Operation Standards). The existing access points on Main Street and Charleston Sideroad (as shown on the plan view) may remain for maintenance purposes only.
3. The four existing access points for the South Area (as shown on drawing 1 of 4) may remain, and shall not be gated, while the South Area is utilized for agricultural purposes (see Section N Variations from Control and Operation Standards). During site preparation of the South Area, the four existing access points on Charleston Sideroad shall be removed. The site access on Mississauga Road (as shown on the plan view) may remain for maintenance purposes only.
4. The main operational entrance/exit shall be located in the location shown on the plan view of this drawing, subject to an agreement with the Region of Peel. See site entrance simulation on this drawing.
5. The North and South Areas shall be accessed by tunnels beneath both Main Street and Charleston Sideroad in the locations shown on the plan view of this drawing, subject to an agreement with the Region of Peel (see Section N Variations from Control and Operation Standards). Temporary access points shall be located in the North and South Areas to facilitate tunnel construction.
6. The operational, office, quality control lab, maintenance and/or temporary access points shall be gated, kept closed during hours of non-operation and maintained throughout the life of the license.
7. Pape and/or livestock fencing, a minimum 1.2 metres in height, shall be erected along the license boundaries and the perimeter of the cell tower area (see Cell Tower Detail on this drawing) in a phased approach (see Section N Variations from Control and Operation Standards). The cell tower area is removed, fencing shall be erected along the license boundary. Prior to site preparation commencing in the Main, North or South Area, fencing shall be installed along the perimeter of the Main Area.
8. In order to remove disturbance to existing vegetation, perimeter fencing may be offset up to five metres from the license boundary (see Section N Variations from Control and Operation Standards). Where perimeter fencing is offset from the license boundary, the license boundary shall be demarcated with highly visible 7.6cm x 10cm PVC every 30 metres, or less, to maintain visibility from one side to the next.
9. All fencing shall be maintained for the life of the license.
10. A sign of at least 0.5 metres by 0.5 metres in size shall be erected and maintained at the operational entrance/exit that says in legible words "This site is licensed under the Aggregate Resources Act license # C20007".

D. Drainage and Siltation Control

1. Drainage of undisturbed areas will continue in the directions shown on drawing 1 of 4.
2. Silt fencing shall be installed in a phased approach. Prior to site preparation commencing in the Main, North or South Area, silt fencing shall be installed on the exterior side of perimeter berms and along the exterior of significant woodlands as shown on the plan view of this drawing. See Natural Environment note 5) under Section O Technical Recommendations on drawing 3 of 4 for additional information.
3. Silt fencing shall be inspected prior to site preparation activities to ensure it was installed correctly and during extraction operations to ensure that the fencing is being maintained and functioning properly. Any issues that are identified shall be rectified immediately.
4. Silt fencing shall not be removed until re-vegetation and soil stabilization has occurred to limit sedimentation of the sediments.
- E. Site Preparation
1. Existing structures within the license boundary not deemed to have cultural heritage potential outside of the Cultural Heritage Potential areas shall be demolished or removed prior to remediation work in the berms or progressive rehabilitation work. Structures with cultural heritage potential within the Cultural Heritage Potential areas shall be subject to the cultural heritage technical recommendations in Section O.4 on drawing 3 of 4.
2. Timber resources shall be salvaged for use as saw logs, fence posts and fuel wood where appropriate. Cleared stumps and brush may be landfilled (with applicable permits), used for aquatics habitat enhancement or mulched for use in progressive rehabilitation.
3. Ensure all requirements for natural environment notes 8 to 9 to 10 under Section O Technical Recommendations on drawing 3 of 4 are met, if applicable.
4. Topsoil and overburden shall be stripped and stored separately.
5. Topsoil and overburden shall be placed in reuse areas/infrastructure berms or used immediately for progressive rehabilitation.
6. Excavate topsoil and overburden not required for immediate use in the berms or progressive rehabilitation may be temporarily stockpiled within the limit of extraction in the location shown on the plan view of this drawing. Topsoil and overburden stockpiles in this location shall not exceed eight metres in height and may be located within 30 metres of the license boundary (see Section N Variations from Control and Operation Standards).
7. In situations where access topsoil and overburden has to be temporarily stockpiled outside the area shown on the plan view of this drawing, stockpiles shall be located within the limit of extraction and remain a minimum of 30 metres from the license boundary and 50 metres from a property with a residential use.
8. Temporary topsoil and overburden stockpiles which remain for more than one year shall have their slopes vegetated to control erosion. Seeding shall not be required if these stockpiles have vegetated naturally in the first year.
9. No topsoil shall be removed from the site (see Section N Variations from Control and Operation Standards).
10. Ensure the cultural heritage and archaeology technical recommendations in Sections O.4 and O.5 on drawing 3 of 4 have been completed for the phase undergoing preparation, if applicable.

F. Berms and Screening

1. Berms shall not be located within three metres of the license boundary or cell tower area.
2. Berms shall be a minimum of five metres in height, except for a section of the berm along the western extent of the Main Area, which shall be a minimum of seven metres in height (see plan view for location).
3. Berm side slopes shall not exceed 2:1 (horizontal : vertical).
4. The minimum width of the berm crest shall be two metres.
5. See Typical Acoustic and Visual Berm detail on this drawing for additional information.
6. Berms shall be seeded in accordance with visual note 6 in the Main Area under Section O Technical Recommendations on drawing 3 of 4.
7. Existing vegetation within the setbacks shall be maintained where berms are not required.

G. Site Dewatering

1. Refer to the water technical recommendations in Section O.7 on drawing 3 of 4 for information regarding site dewatering.

H. Extraction Sequence

1. This plan depicts a sequential operation for the property based on the best information available at the time of preparation.
2. Extraction shall occur in eight phases (Phases 1, 2A, 2B, 3, 4, 5, 6 and 7) as shown on the plan view.
3. Notwithstanding the operations and rehabilitation notes, demand for certain products or blending of materials may require minor deviations in the extraction and rehabilitation sequence. Any major deviations from the operation sequence shown shall require approval from the MHBC.
- Phase 1
1. Prepare Phase 1 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
2. Strip Phase 1 and use the material to construct the perimeter berm for the Main Area.
3. Extract sand and gravel in a northeasterly direction prior to top of bedrock.
4. Once bedrock is reached, establish a facility pad for permanent processing area at an elevation of 387.0 masl.
5. Commence quarrying operations through sinking out.
6. Continue extracting pit and quarry in a northeasterly direction before proceeding in a northeasterly direction.
- Phase 2
1. Phase 2 may be extracted to a maximum depth between 383.9 and 382.7 masl.
2. Establish tunnel beneath Main Street to connect with Phase 2B.
3. Progressive rehabilitation shall consist of backfilling a portion of the phase to pre-extraction grades as well as the side slopes to establish the final elevations and grades depicted on the plan view of drawing 4 of 4.
- Phase 3
1. Strip Phase 3A and use the material for progressive rehabilitation in Phases 1 and 2A or temporarily stockpile the material in the topsoil and overburden stockpile area.
2. Create sinking out to establish tunnel beneath Main Street to connect with Phase 2A.
3. Extract pit and quarry in a northeasterly direction before proceeding in a southeasterly direction.
- Phase 4
1. Phase 4 may be extracted to a maximum depth between 383.9 and 385.9 masl.
2. Progressive rehabilitation shall consist of backfilling a portion of the phase to pre-extraction grades as well as side slopes to establish the final elevations and grades depicted on the plan view of drawing 4 of 4.
3. Prepare Phase 4 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
- Phase 5
1. Strip Phase 5 and use the material for progressive rehabilitation in Phases 4 and 5 and any other areas requiring backfill within the Main Area. Any remaining topsoil and overburden shall be used for the future progressive rehabilitation in Phases 6 and 7.
2. Extract pit and quarry in a southeasterly direction.
- Phase 6
1. Strip Phase 6 and use the material to construct the perimeter berm for the South Area or temporarily stockpile for future use with progressive rehabilitation.
2. Construct slurry wall / grout zone and infiltration trenches in the southwest and southwest setback of the South Area prior to extraction in Phase 6.
3. Create sinking out to establish tunnel beneath Charleston Sideroad to connect with Phase 1.
4. Extract pit and quarry in a southeasterly direction.
- Phase 7
1. Strip Phase 7 and use the material to construct the perimeter berm for the North Area, for progressive rehabilitation in Phase 1 or temporarily stockpile the material in the topsoil and overburden stockpile area.
2. Extract pit and quarry in a southeasterly direction before proceeding in a southeasterly direction.
3. Phase 7 may be extracted to a maximum depth between 381.3 and 386.6 masl.
4. Extract facility pad in Main Area.
5. Progressive rehabilitation shall consist of backfilling the quarry floor (including tunnel) and side slopes (where applicable) to establish the final elevations and grades depicted on the plan view of drawing 4 of 4.
6. Upon completion of extraction in Phase 7, the slurry wall adjacent to the infiltration trenches in the southwest and southeast corner of the South Area shall be removed and backfilled with sand.
7. A portion of the quarry face in the southwest and southeast corner of Phase 7 shall remain vertical (see Section N Variations from Control and Operation Standards). The exposed rock face will be approximately 465 metres in length. Two access points (see note 2.1) located on the existing berm at the pit quarry face shall be provided in the locations shown on the plan view of drawing 4 of 4. The access points shall be backfilled with highly permeable sandy material (10-5) or un-compacted 9H (10-6). Shrink or compacted 9H will be utilized, the access points shall not exceed 30 metres in width.

I. Extraction Details

1. All wells within five metres of the excavation face inside the limit of extraction shall be removed.
2. The maximum height of a lift within the pit shall not be greater than 1.5 metres above the highest reaching excavating equipment being utilized on-site.
3. The maximum height of a lift within the quarry shall be 25 metres.
4. The maximum depth of material below top of bedrock in Phase 1 is approximately 27 metres. Areas of Phase 1 that are less than 25 metres in depth shall be extracted in one lift while areas greater than 25 metres in depth shall be extracted in two lifts.
5. The maximum depth of material below top of bedrock in Phase 2A is approximately 26 metres. Areas of Phase 2A that are less than 25 metres in depth shall be extracted in one lift while areas greater than 25 metres in depth shall be extracted in two lifts.
6. The maximum depth of material below top of bedrock in Phase 3A is approximately 27 metres. Areas of Phase 3A that are less than 25 metres in depth shall be extracted in one lift while areas greater than 25 metres in depth shall be extracted in two lifts.
7. The maximum depth of material below top of bedrock in Phase 4 is approximately 27 metres. Areas of Phase 4 that are less than 25 metres in depth shall be extracted in one lift while areas greater than 25 metres in depth shall be extracted in two lifts.
8. The maximum depth of material below top of bedrock in Phase 5 is approximately 25 metres and shall be extracted in one lift.
9. The maximum depth of material below top of bedrock in Phase 6 is approximately 16 metres and shall be extracted in one lift.
10. The maximum depth of material below top of bedrock in Phase 7 is approximately 16 metres and shall be extracted in one lift.
11. Extraction may occur concurrently in Phases 2A and 2B.
12. Extraction shall be permitted in two phases simultaneously to allow for transition between phases.
13. Bearing shall be permitted only Monday to Friday, excluding statutory holidays, during the hours specified in note 8 of 4 on this drawing. However, it is anticipated that the frequency of blasts will typically be no less than one blast per week.
14. As excavation reaches the limit of extraction and maximum depth, progressive rehabilitation shall commence in the locations to be backfilled.
15. Aggregate stockpiles (including reusable material) shall be located within the limit of extraction and remain a minimum of 30 metres from the license boundary and 50 metres from a property with a residential use.
16. Berms that encroach within the limit of extraction shall be removed, and the underlying aggregate may be extracted, as part of final extraction/rehabilitation of the site.
17. Internal haul road locations will vary on the pit and quarry floor as extraction progresses.

J. Equipment and Processing

1. Equipment used on-site may include jaw crushers, excavators, bulldozers, roller shovels, screeners, conveyors, hoppers, mobile cone crushers, drill rigs, generators, front loaders, shipping loaders, shipping trucks, haul trucks, and water trucks.
2. Processing equipment shall remain a minimum of 30 metres from the license boundary and 50 metres from a property with a residential use.
3. Processing equipment in the Main Area will initially be portable and shall be situated in the location identified on the Noise Mitigation Schematic on this drawing or drawing 3 of 4. As operations progress and the top of bedrock is exposed, a permanent processing plant will be constructed within the facility pad area (Main Area) as shown on the plan view of this drawing. Once the permanent processing plant is operational within the facility pad area, the temporary processing plant in the Main Area shall be demolished. In Phase 6 (South Area), a processing plant consisting of a primary crusher and primary screen (located from the Main Area) shall be constructed in the location identified on the Noise Mitigation Schematic on this drawing or drawing 3 of 4 of a once sufficient area is extracted within Phase 6. During Phase 6, the remaining permanent processing equipment located in the facility pad area (Main Area) will remain operational until extraction of the facility pad area is required in Phase 7. Prior to the extraction of aggregate from beneath the facility pad area in Phase 7, the remaining permanent processing equipment in the facility pad area will be demolished and portable processing equipment will be relocated to the quarry floor in the Main Area for the duration of the operation.
- K. Fuel Storage
1. Fuel storage tanks shall be located in close proximity to the maintenance shop. Fuel storage tanks shall be installed and maintained in accordance with the Technical Standards and Safety Act and Liquid Fuels Regulation (2761).
2. All fuel tanks shall be double sided or placed in containment facilities large enough to hold the tanks maximum volume.
3. Fuel trucks shall be used to transfer fuel to on-site equipment in accordance with the Liquid Fuels Handling Code.
4. A Spill Contingency Plan shall be prepared and implemented prior to site preparation. The Spill Contingency Plan shall be available on-site and all employees and contractors shall be informed and required to comply with this plan.

L. Scrap and Recycling

1. Scrap may be stored on-site within the Facility Pad, Building Location and Recycling Area identified on the plan view of this drawing (see note 2.3 on this drawing for additional information) and shall be removed on an on-going basis.
2. Scrap shall only include material generated directly as a result of the aggregate operation such as rebar, debris, scrap metal, lumber, discarded machinery, equipment and motor vehicles.
3. All fluids shall be contained from any discarded equipment, machinery or motor vehicle prior to storage and disposal of in accordance with the Environmental Protection Act.
4. Scrap shall not be stored within 30 metres of any body of water or the license boundary, and shall be kept in close proximity to the main processing plant.
5. Recycling of concrete shall be permitted on-site.
6. Recyclable material shall be kept in close proximity to the main processing plant within the Facility Pad, Building Location and Recycling Area identified on the plan view of this drawing (see note 2.3 on this drawing for additional information).
7. Rebar or other structural metal shall be separated from recyclable aggregate material during processing and placed in a designated storage area where it shall be removed on an on-going basis.
8. Recycled aggregate shall be removed on an on-going basis.
9. Recycling activities shall not interfere with the operational phases of the site or with rehabilitation.
10. Once the site is depleted, no further importation of recyclable material shall be permitted.
11. Once final rehabilitation has been completed and approved in accordance with the site plan, all recycling operations shall cease.
12. The site shall be kept in an orderly condition.

M. Maximum Disturbed Area

1. The maximum disturbed area is 95.0 hectares. Disturbed areas shall include active extraction areas, stockpile areas, internal haul routes, areas being progressively rehabilitated and berms until they are vegetated. Areas that have been side-sloped and vegetated, and the adjacent un-vegetated or forested wooded quarry floor (eg. stockpiles and equipment removed), shall not constitute disturbed areas.
- N. Variations from Control and Operation Standards
- | Section 6.13 Standard | Variation | Rationale |
|-----------------------|--|--|
| (1) 1 & 2 | 1. A gate shall not be required for the tunnel crossings.
2. Gates shall not be required in an Area that is not currently undergoing site preparation. | 1. The tunnel crossings are beneath the road allowance. Therefore, access is already restricted.
2. This will enable agricultural operations to continue without being impeded. |
| (1) 3 | A clear view of the road in both directions shall not be provided by the tunnel crossings. | The tunnel crossings are beneath the road allowance. Therefore, visibility in both directions is not possible. |
| (1) 9 & 10 A | 1. Excavation may occur within the setback at the tunnel crossings.
2. Excavation may occur within the setbacks where the groundwater infiltration trenches and slurry walls are located. | 1. This will facilitate construction associated with the tunnel.
2. This will facilitate construction associated with the groundwater infiltration trench and slurry wall. |
| (1) 11 | Excavation / overburden may be removed from the setback at the tunnel crossings. | 1. This will facilitate construction associated with the tunnel. |
| (1) 13 | Topsoil and overburden within the "Topsoil and Overburden Stockpile Area" may be stockpiled within 30 metres of the license boundary. | The "Topsoil and Overburden Stockpile Area" is adjacent to additional land owned by the licensee. |
| (1) 17 | Topsoil and/or overburden may be transferred between the Main, North and South Areas. | This will allow stripped material from site preparation to be used for berm construction, progressive rehabilitation and/or temporary stockpiling in any Area. |
| (1) 19 & 19.4 | 1. The minimum side slope within the sand and gravel deposit areas shall be 2:1.
2. Leaving a portion of the extraction face in Phases 5 and 7 vertical will meet the water mitigation requirements. | 1. This will enable side slopes to transition seamlessly between the pit and quarry excavation areas.
2. Leaving a portion of the extraction face in Phases 5 and 7 vertical will meet the water mitigation requirements. |
| (3) (a) | 1. Fencing shall be installed in a phased approach.
2. Fencing may be offset up to five metres from the license boundary.
3. Fencing shall be installed around the perimeter of the cell tower area. | 1. This will minimize the removal of existing trees to accommodate the perimeter fencing.
2. This is the responsibility of the cell tower operator to control access to the area in a manner that they deem appropriate. |

O. Operational Plan

1. The licensee shall be responsible for the operational phases of the site or with rehabilitation.
2. Once the site is depleted, no further importation of recyclable material shall be permitted.
3. Once final rehabilitation has been completed and approved in accordance with the site plan, all recycling operations shall cease.
4. The site shall be kept in an orderly condition.
5. The licensee shall be responsible for the operational phases of the site or with rehabilitation.
6. Once the site is depleted, no further importation of recyclable material shall be permitted.
7. Once final rehabilitation has been completed and approved in accordance with the site plan, all recycling operations shall cease.
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9. The licensee shall be responsible for the operational phases of the site or with rehabilitation.
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Q. Operational Plan

1. The licensee shall be responsible for the operational phases of the site or with rehabilitation.
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3. Once final rehabilitation has been completed and approved in accordance with the site plan, all recycling operations shall cease.
4. The site shall be kept in an orderly condition.
5. The licensee shall be responsible for the operational phases of the site or with rehabilitation.
6. Once the site is depleted, no further importation of recyclable material shall be permitted.
7. Once final rehabilitation has been completed and approved in accordance with the site plan, all recycling operations shall cease.
8. The site shall be kept in an orderly condition.
9. The licensee shall be responsible for the operational phases of the site or with rehabilitation.
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12. The site shall be kept in an orderly condition.

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Regional Municipality of Peel

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- Licence Boundary
- Limit of Extraction
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- Office and Maintenance Access
- Tunnel Crossing
- Gate
- Watercourse
- Watercourse
- Water Feature
- Wooded Area
- Wetland
- Wetland - Other
- Wetland - Evaluated - Other
- Visual Planting Area
- Additional Land Owned by Licensee
- 120m Offset From Licence Boundary
- Easement
- Pipeline
- Fence
- Silt Fence
- Main Discharge
- Secondary Discharge
- Berm (with 2:1 side slopes)
- General Direction of Excavation & Boundary
- Building/Structure
- Topsoil & Overburden Stockpile Area
- Facility Pad, and Building Location and Recycling Area
- Archaeological Protection Area
- Infiltration Trench
- Slurry Wall
- Spot Elevation
- Cross Sections

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Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licensing)

No.	Date	Description	By

MHBC Stamp

PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

MHBC Stamp

113 COLLIER STREET, BARRE, ON L4M 1H2 | P. 705.728.0045 F. 705.728.2010 | WWW.MHBCPRAN.COM

MHBC Stamp

Is authorized by the Ministry of Northern Development and Mines pursuant to Subsection 0.2(3)(f) of the Environmental Protection Act to prepare and certify site plans.

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Applicant

cbm

VOTORANTIM

CBM Aggregates a Division of St. Marys Cement Inc. (Canada) 55 Industrial Street Toronto, Ontario M4G 3W9

Project

Caledon Pit & Quarry

18722 Main Street, Caledon, Ontario

MNR Licence Reference No.

626600

Plan Scale: 1:5000 (Arch E)

File Name

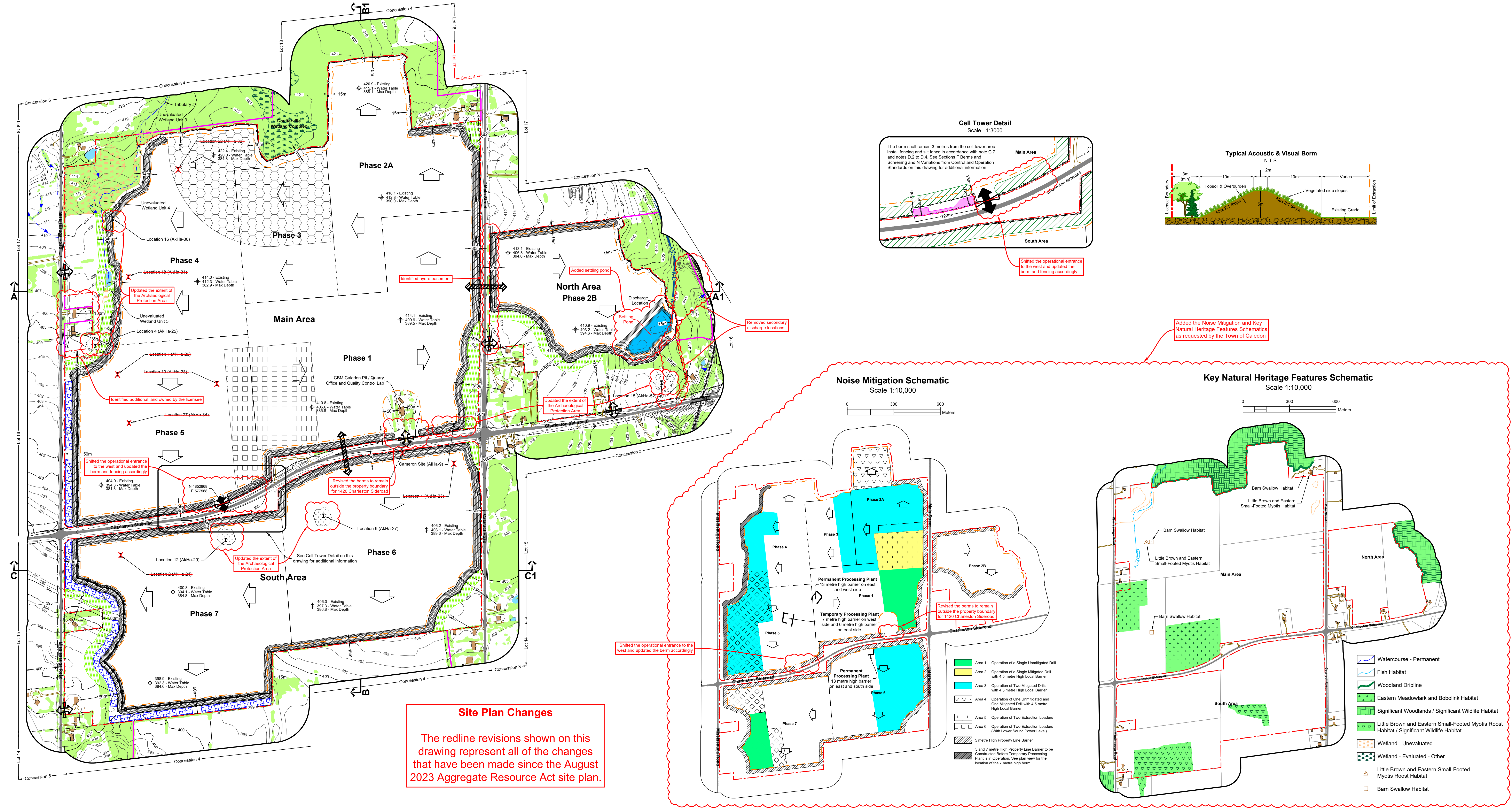
Operational Plan

Drawing No.

2 of 4

File Path

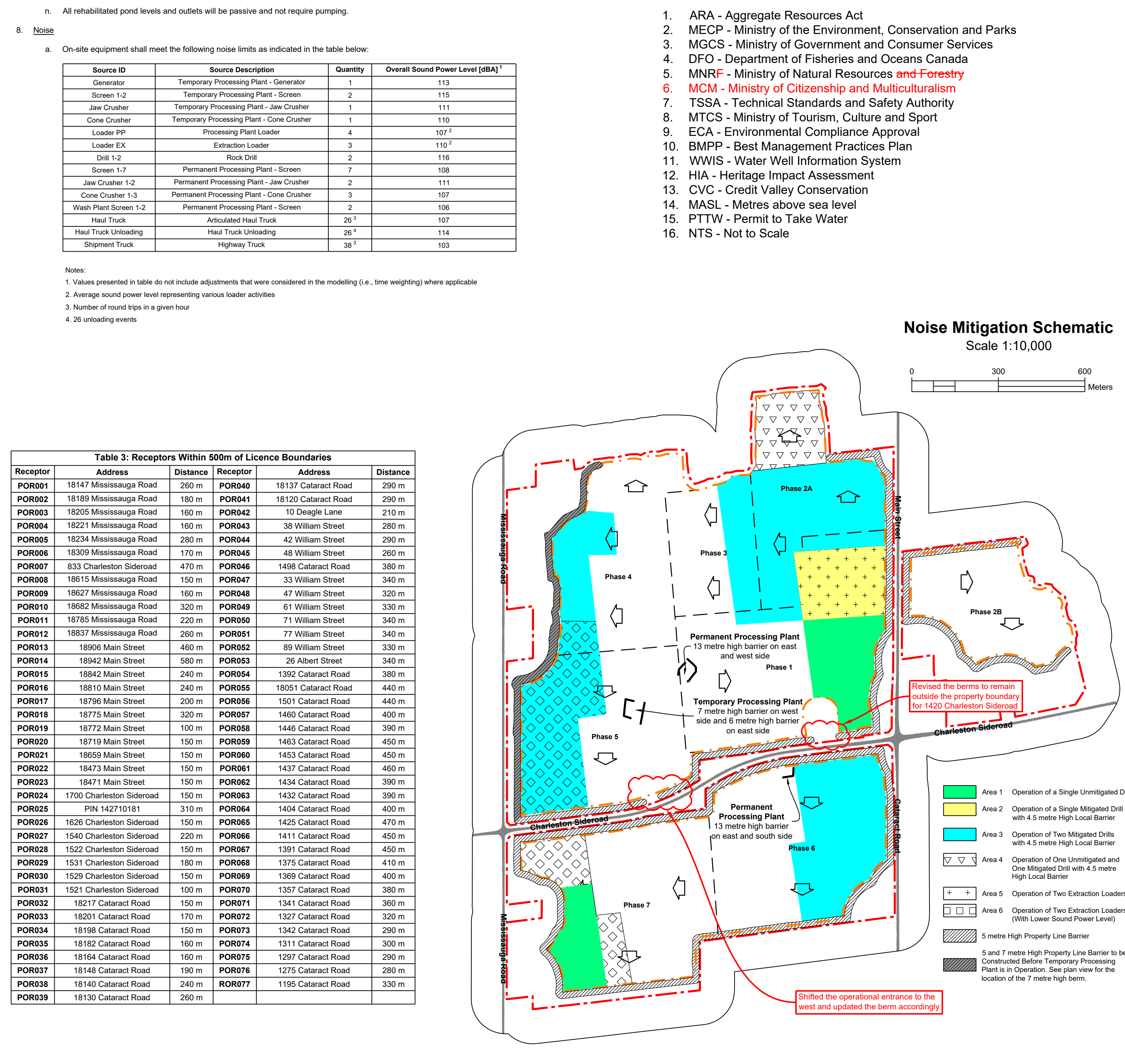
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Site Plan Changes


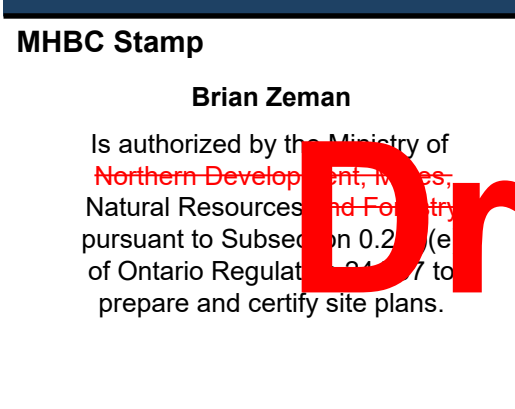



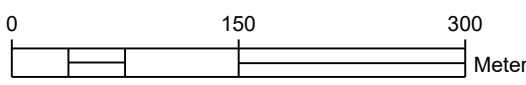
The redline revisions shown on this drawing represent all of the changes that have been made since the August 2023 Aggregate Resource Act site plan.

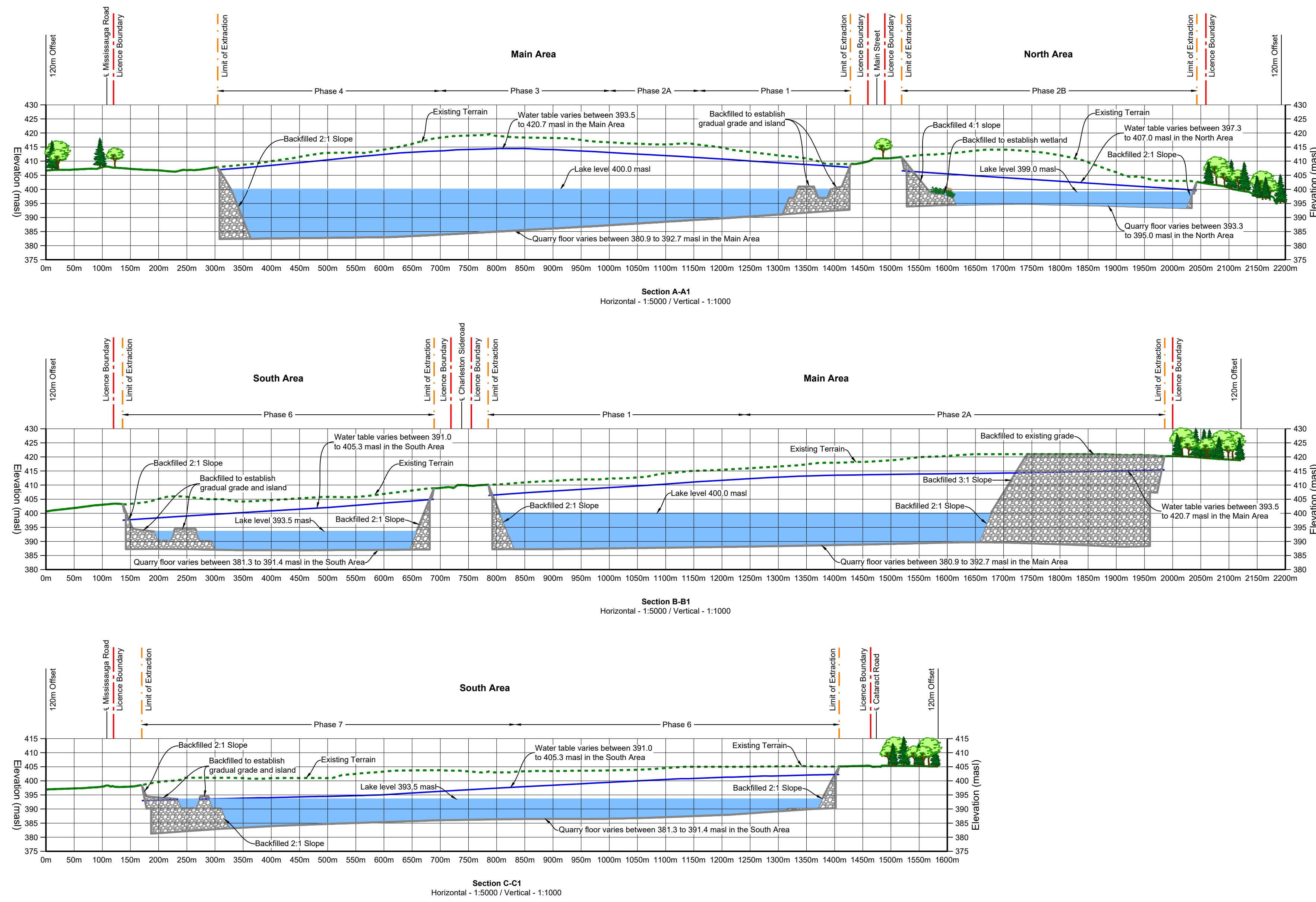
A	a. Quality	b.	c.	d.
1.	<p>The site shall operate in accordance with the Fugitive Dust Best Management Practices Plan (BMPP) dated December 2002, <i>last revised April 2011</i> (2011). The BMPP that be reviewed annually and updated if required based on current Site operations and new best management practices.</p>			
2.	<p>Unpaved haul roads that be sealed using a water truck twice daily that suppressment. The application of water shall be dependent on weather conditions but should be designed to achieve a wetting of at least 2 L/m²/hr. Site personnel shall conduct daily inspections of visible dust from the smelter that be used to inform additional water applications. High capacity dust is reported. When temperatures fall below 4 °C, a Ministry of Environment, Conservation and Parks chemical suppressant shall be used in place of water.</p>			
3.	<p>Unpaved haul roads that be re-graded annually (as needed based on observations) using coarser material.</p>			
4.	<p>A speed limit of 25 km/hour on all site roads shall be implemented.</p>			



Site Plan Changes

The redline revisions shown on this drawing represent all of the changes that have been made since the August 2023 Aggregate Resource Act site plan.

Site Plan Amendments			
No.	Date	Description	By
Site Plan Revisions (Pre-Licensing)			
1	March 2025	Update the site plan to address agency and public comments	C.P.
2	August 2024	Updated the site plan to address the MHBC's comments from their letter dated January 11, 2024 and the Town of Cobourg's comments from their letter dated November 17, 2023	C.P.
3	August 2023	Add drawing to incorporate updated technical report recommendations	C.P.
No.	Date	Description	By
<div style="display: flex; align-items: center;">  <div style="margin-left: 20px;"> PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE 113 COLLIER STREET, BARRIE, ON L4M 1H2 P. 705.728.0045 F. 705.728.3010 WWW.MHBCPLAN.COM </div> </div>			
MHBC Stamp 		MHBC Stamp 	
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Mr. Brian Zeman</p> <p>is authorized by the Ministry of Northern Development and Natural Resources pursuant to Subsection 0.2(9) of Ontario Regulation 244/97 to prepare and certify site plans.</p> </div> <div style="width: 45%;"> <p>Christopher Poole</p> <p>is authorized by the Ministry of Northern Development and Natural Resources pursuant to Subsection 0.2(9) of Ontario Regulation 244/97 to prepare and certify site plans.</p> </div> </div>			
<p>Applicant</p> <div style="display: flex; align-items: center;">  <div style="margin-left: 20px;"> <p>CBM Aggregates a Division of St. Marys Cement Inc. (Canada) 55 Industrial Street Toronto, Ontario M4G 3W9</p> </div> </div>			
<p>Project</p> <div style="display: flex; align-items: center;">  <div style="margin-left: 20px;"> <p>Caledon Pit & Quarry</p> <p>18722 Main Street, Caledon, Ontario</p> </div> </div>			
<p>MNR Licence Reference No.</p> <p>626600</p>		<p>Applicant's Signature</p>	
<p>Plan Scale: 1:5000 (Arch E)</p> <div style="display: flex; align-items: center;">  </div>		<p>Date August 2023 March 2025</p> <p>Drawn By C.P. File No. 8816AF</p> <p>Checked By B.Z.</p>	
<p>File Name Technical Recommendations</p>			
<p>Drawing No. 3 of 4</p>			
<p>File Path N:\Barron\8816AF - CBM - Caledon Quarry\Drawings\Site Plan\CA0816AF - Site Plan.dwg</p>			



PROGRESSIVE REHABILITATION

A. General

1. Area Calculations:	
1.1. Licence (total)	261.2 hectares
Main Area	151.5 hectares
North Area	39.3 hectares
South Area	79.4 hectares
1.2. Limit of Extraction (total)	199.6 hectares
Main Area	123.6 hectares
North Area	16.0 hectares
South Area	59.9 hectares
1.3. Final rehabilitation within licence (total)	261.2 hectares
Gradual grade or island	7.8 hectares
Classland	25.3 hectares
Lake	157.9 hectares
Wetland	7.8 hectares
Woodland	1.6 hectares
Existing conditions	14.8 hectares

B. Phasing

- As excavation reaches the limit of extraction or maximum depth, progressive rehabilitation shall commence. See note M.1 on drawing 2 of 4 for the maximum disturbed area requirement for rehabilitation of the site.
- Progressive rehabilitation shall follow the general direction and sequence of extraction identified on the plan view and described in the notes on drawing 2 of 4.
- Minor deviations in operational and rehabilitation sequence shall be permitted in order to adjust for any variable resource or market conditions.
- Each phase of extraction shall undergo progressive rehabilitation, prior to proceeding to the next phase of extraction.
- Progressive rehabilitation activities shall include sloping and grading, placement of overburden and topsoil, tree and shrub planting.

C. Slopes and Grading

- Progressive rehabilitation shall consist of backfilling the excavation floors (where applicable), tunnels and quarry floors to establish the final elevations and grades depicted on the plan view of the drawing using topsoil and overburden available on-site. A portion of the extraction face in the southeast corner of Phases 5 and 7 (as shown on the plan view) shall remain vertical (see notes H.9.5 and H.11.7 on drawing 2 of 4 for additional information).
- Upon completion of extraction in Phase 7, the quarry wall adjacent to the infiltration trenches in the southwest and southeast corner of the South Area shall be excavated and backfilled with sand.
- Side sloping grade will range from 2:1 to 4:1 as well as gradual grades (see Section N Variations from Control and Operation Standards on drawing 2 of 4).
- No excess soil shall be imported on-site for rehabilitation purposes.
- Prior to the placement of subsoil and topsoil in locations where the quarry floor has been backfilled to establish gradual grades, islands and wetlands, the quarry floor shall be ripped and tilled to alleviate compaction, if required.

D. Drainage

- Final surface drainage will follow the rehabilitated contours and directional arrows shown on the plan view of the drawing.
- Once operations in the North Area, South Area and Main Area have been completed and the rehabilitated landscape has been established, pumping shall cease, and the land allowed to flood and form the Main, North and South ponds. The Main, North and South pond water levels post-rehabilitation are predicted to reach a level of approximately -400, -399 and -393.5 msl, respectively.
- The South pond will be self-contained and not require an overflow outlet.
- The Main pond overflow shall be directed via a culvert under Main Street (as shown on the plan view of this drawing) to the North pond with its outlet invert at -400 msl.
- The North pond overflow shall be directed via main outlet to the Cleary Valley Golf Course irrigation pond system with its outlet invert at -399 msl.
- All rehabilitated pond levels and outlets will be passive and not require pumping.

E. Natural Environment

- Lake Shoreline - Main, North and South Area
 - The shoreline of the lakes shall be contoured, where possible, to create convoluted or irregular shoreline gradients.
 - Where sloping and excavation depths allow, shoals or islets shall be created to increase habitat diversity.
 - Stumps and logs shall be placed along the shoreline as wildlife habitat structure. Boulders and rock rubble from the extraction shall also be used for wildlife habitat structure.
- Woodland - Main Area
 - The woodland in the Main Area, as shown on the plan view, shall be planted with tree species representative of the woodland communities that will be removed, such as sugar maple, American beech, paper birch, white elm, white cedar, balsam fir, eastern hemlock, red maple, trembling aspen, black cherry, alternate-leaved dogwood, grey dogwood, red-osier dogwood.
 - Trees shall be planted at approximately 2.5 m spacing to achieve a density of 1,000 seedlings per hectare. Two years after planting, the target density shall be 1,200 seedlings per hectare with a survival rate of 75%. Initial plantings shall be completed, if required, in year two after planting.
- Habitat for eastern small-bodied myotis and little brown myotis - Main Area
 - Rock piles shall be placed in the locations shown on the plan view to create habitat for eastern small-bodied myotis. Rock piles shall vary in size and height between 0.5 m and 2 m. Coverages shall be created through sloping sides of pit rock varying in size from several centimetres to one meter long.
 - Bat boxes shall be installed in the same location as the rock piles to provide habitat for little brown myotis.

4. Setback areas / Slopes - Main, North and South Area

- All slopes located above the final water level shall be seeded with an appropriate native, non-invasive seed mix to prevent erosion during operation.
- Nodal plantings shall be expanded naturally through seed rain.
- Along the setback to significant Woodland B, as shown on drawing 1 of 4, plant species representative of the existing woodland, such as sugar maple (Acer saccharum), American beech (Fagus grandifolia), paper birch (Betula papyrifera), American elm (Ulmus americana), white cedar (Thuja occidentalis), balsam poplar (Populus balsamifera), black birch (Betula lenta), red maple (Acer rubrum), trembling aspen (Populus tremuloides), black cherry (Prunus serotina), alternate-leaved dogwood (Cornus alternifolia), gray dogwood (Cornus rostrata), red-osier dogwood (Cornus sericea), shall be planted.
- Along the setback to significant Woodland D, as shown on drawing 1 of 4, plant species representative of the existing woodland, such as sugar maple (Acer saccharum), American beech (Fagus grandifolia), red oak (Quercus rubra), paper birch (Betula papyrifera), black walnut (Juglans nigra), American elm (Ulmus americana), alternate-leaved dogwood (Cornus alternifolia), shall be planted.
- On north-facing slopes and setbacks which are expected to be cooler and moister, plant species such as white cedar (Thuja occidentalis), white spruce (Picea glauca), Norway spruce (Picea abies), red maple (Acer rubrum), paper birch (Betula papyrifera), American hawthorn (Crataegus americana), shall be planted.
- On the east-facing slopes and setbacks, plant species such as white pine (Pinus strobus), white cedar (Thuja occidentalis), white spruce (Picea glauca), European larch (Larix laricina), trembling aspen (Populus tremuloides), balsam poplar (Populus balsamifera), sugar maple (Acer saccharum), black cherry (Prunus serotina), red oak (Quercus rubra), bur oak (Quercus macrocarpa), shall be planted.
- Within the setback and slope areas shrubs shall also be added to increase wildlife/habitat diversity, such as: serotinous Amelanchier spp., nannyberry (Viburnum lentago), ironhack (Physocarpus opulifolius), dogwoods (Cornus spp.), highbush cranberry (Viburnum opulus), elderberry (Sambucus spp.), choke cherry (Prunus virginiana).
- Shoreline Wetland - Main, North and South Areas
 - Organic material shall be placed in shallow water areas to promote the establishment of shoreline and aquatic vegetation and to create habitat for aquatic fauna and amphibians. Stumps and trees of non-commercial value shall be stockpiled during clearing operations and used as habitat structure. Boulders and rock rubble from the extraction operation shall also be used to increase habitat diversity along the shoreline area.
 - In the shoreline wetland areas, shallow emergent marsh vegetation shall be planted in the water with species that may consist of, but are not limited to: red-osier dogwood (Cornus sericea), slender willow (Salix petiolaris), and herbaceous plants such as water plantain (Alisma plantago-aquatica), lake sedge (Carex lasiocarpa), swamp milkweed (Asclepias incarnata), softstem bulrush (Scirpus atrovirens) and common cattail (Typha latifolia).
- Riparian Plantings - Main Area
 - Riparian plantings along Tributary B1, as shown on drawing 2 of 4, shall include a variety of native species including, but not limited to, white cedar (Thuja occidentalis), balsam poplar (Populus balsamifera), pussy willow (Salix discolor), slender willow (Salix petiolaris), red-osier dogwood (Cornus sericea), nannyberry (Viburnum lentago), elderberry (Sambucus racemosa), meadowswamp (Sagittaria sp.), four blagras (Poa palustris), lake sedge (Carex lasiocarpa), fox sedge (Carex vaginulata), blue vernal (Veronica hastata), and spike rush species (Eleocharis spp.).
- Turtle Habitat - North Area
 - Turtle habitat shall be created in the North Area in the location shown on the plan view.
 - The turtle habitat shall include sediment on the pond bottom to provide a growing medium for plants, and provide habitat for turtles (e.g., overwintering).
 - Plant emergent macrophytes shall include species such as spike-wetland (Pontederia cordata), broad-leaved arrowhead (Sagittaria latifolia), water plantain species (Alisma spp.), cattail (Typha sp.), common arrowhead (Sagittaria latifolia), and greater water lily (Najas macrospora).
 - Plant submerged macrophytes shall include species such as eelgrass (Zostera marina), broad waterweed (Elodea canadensis), slender reed (Najas flexilis), common hornwort (Ceratophyllum demersum).
 - Banking features such as logs or rocks shall be placed throughout the shallow shoreline areas.
 - Areas of suitable nesting substrate shall be constructed along or adjacent to the shoreline.
- Meadow in North Area
 - Meadow habitat for eastern meadowlark and bobolinks shall be created in the North Area outside of the limit of extraction at the location shown on the plan view.
 - A minimum of 60-80% of the meadow shall be covered by at least three different grass species, such as: poverty oatgrass (Danthonia spicata), bottlebrush grass (Elymus hystrix), common panic grass (Panicum capillare), big bluestem (Andropogon gerardii), Canada wild rye (Elymus canadensis), switch grass (Panicum virgatum), wood-grass (Sorghum cypripedium), Virginia wild rye (Elymus virginicus).
 - At least one of the grass species shall be taller than 50 cm, which shall include at least one of the following: bottlebrush grass (1.3 m), big bluestem (2.0 m), Canada wild rye (1.3 m), switch grass (1.3 m).
 - Remaining 20-40% shall be covered by forbs or legumes such as Canada anemone (Anemone canadensis), black-eyed susan (Rudbeckia hirta), common evening primrose (Oenothera biennis), common milkweed (Asclepias syriaca), yarrow (Achillea millefolium), New England aster (Symphyotrichum novae-angliae), and wild bergamot (Monarda filidiosa).
 - Meadow seed mixes shall be sown at a rate of 25kg/ha.

FINAL REHABILITATION

A. General

- All equipment and buildings/structures on the quarry floor shall be removed from the site. The buildings/structures located at 1420 Charleston Street (located on the quarry floor) shall be removed during operations may remain on-site.
- No internal haul roads shall remain.
- The anticipated final end use will be naturalized open spaces with the creation of lakes, vegetated shorelines, islands, vertical faces, wetlands, upland forested areas, riparian plantings adjacent to the existing watercourse, nodal shrub and tree planting on upland areas, grassland meadow and specialized habitat features for bats and turtles.
- The long term average lake levels are:
 - Main - 400.0 msl
 - North - 393.5 msl
 - South - 393.5 msl
- 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 as specified on this page.

Legal Description

Part of Lots 15-1746, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former geographic Township of Caledon)
Township of Caledon
Regional Municipality of Peel

Legend

	Licence Boundary		Additional Land Owned by Licensee
	Limit of Extraction		120m Offset From Licence Boundary
	Contours with Elevation		Easement
	Watercourse		Pipeline
	Watercourse		Main Discharge
	Water Feature		Secondary Discharge
	Wooded Area		Fence
	Wetland		Extraction Face
	Wetland		Public Road
	Gradual Grade / Island		Driveway
	Grassland		Railway
	Woodland		Gate
	Wetland		Building/Structure
	Lake		Proposed Floor Elevation
	Meadow		Proposed Final Grade
	Rock Pile & Bat Box Locations		Cross Sections

Legend - Cross Sections

	Licence Boundary
	Limit of Extraction
	Existing Grade - Removed / Altered
	Existing Grade - Undisturbed
	Maximum Predicted Water Table
	Quarry Floor
	Backfilled
	Lake

Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licensing)

No.	Date	Description	By
3	March 2005	Update the site plan to address agency and public comments	C.P.
2	August 2024	Updated the site plan to address the MNR's comments from their letter dated January 11, 2024 and the Town of Caledon's comments from their letter dated November 17, 2023.	C.P.
1	August 2023	Revised drawing to incorporate updated technical report recommendations	C.P.

PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

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MHBC Stamp

Brian Zeman
Is authorized by the Ministry of Northern Development and Forestry pursuant to Subsection 0.2(3)(f) of the Environmental Protection Act to prepare and certify site plans.

MHBC Stamp

Christopher Poole
Is authorized by the Ministry of Northern Development and Forestry pursuant to Subsection 0.2(3)(f) of the Environmental Protection Act to prepare and certify site plans.

Applicant

CBM Aggregates a Division of
St. Marys Cement Inc. (Canada)
55 Industrial Street
Toronto, Ontario
M4G 3W9

Project

Caledon Pit & Quarry
18722 Main Street, Caledon, Ontario

MNR Licence Reference No.

626600

Applicant's Signature

Plan Scale: 1:5000 (Arch E)

0 150 300
Meters

Date

August 2023 March 2025

Drawn By

C.P.

File No.

8816AF

File Name

Rehabilitation Plan

Drawing No.

4 of 4

File Path

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Site Plan Changes

The redline revisions shown on this drawing represent all of the changes that have been made since the August 2023 Aggregate Resource Act site plan.

Site Plan Acronyms

- ARA - Aggregate Resources Act
- MECP - Ministry of the Environment, Conservation and Parks
- MGCS - Ministry of Government and Consumer Services
- DFO - Department of Fisheries and Oceans Canada
- MNR - Ministry of Natural Resources and Forestry
- MCM - Ministry of Citizenship and Multiculturalism
- TSSA - Technical Standards and Safety Authority
- MTCS - Ministry of Tourism, Culture and Sport
- ECA - Environmental Compliance Approval
- BMP - Best Management Practices Plan
- WWIS - Water Well Information System
- HIA - Heritage Impact Assessment
- CVC - Credit Valley Conservation
- PTTW - Permit to Take Water
- NTS - Not to Scale