



May 1, 2023

Town of Caledon
16311 Old Church Road
Caledon, ON L7C 1J6

Attention: Sean Kenney

Dear Mr. Kenney:

**Re: POPA 2022-06 and RZ 2022-10
CVC File No. OPA 22/006 and OZ 22/010
CBM Aggregates/St. Mary's Cement
18772 Main Street, 18501 Mississauga Road, 1055, 1420 Charleston Sideroad,
Part Lot 16 & 17, Con 4 WHS**

Staff of Credit Valley Conservation (CVC) have received the proposed Official Plan Amendment to redesignate the subject lands to Extractive Industrial Area B and Environmental Policy Area (EPA), and the associated proposed Zoning By-Law Amendment to rezone the subject lands to Extractive Industrial with an exception.

Staff have reviewed the submission dated March 29, 2023 for the subject applications. In order to comply with the new CA Act Section 21 provisions and the associated regulation (O. Reg. 596/22), our comments are focused only on our delegated responsibilities – providing comments representing the provincial interest regarding natural hazards, CVC regulated features and regulatory responsibilities. Any items to be addressed related to certain non-regulated aspects such as Natural Heritage (i.e. woodlands) or Stormwater Management water quality are deferred to the municipality.

As such staff have reviewed the submitted reports and associated plans with a focus on natural hazards related to hydrogeology and site water balance, surface water, and wetlands. We have also included comments as adjacent landowners recognizing that some of the work proposed may affect CVC property, and as a landowner, CVC has an interest in the applications.

In particular, staff have conducted a technical review of the following studies:

- Natural Environment Report, Golder, December 2022
- Water Report Level ½, Golder, December 2022

SITE CHARACTERISTICS

The subject site contains a number of CVC regulated wetlands and a tributary (Tributary 1). Although these features are regulated by CVC, it is understood that aggregate operations are exempt from CA regulations under the Conservation Authorities Act. However, recognizing that the subject applications are for an Official Plan Amendment and Zoning By-Law amendment, CVC staff have reviewed the submitted technical studies with the focus on regulated features and hazards to ensure appropriate protection and/or mitigation is applied to the site and during operation of the quarry.

Please consider the following comments on the specific reports:

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Natural Environment Report, Golder, December 2022:

1. This report speaks to, and describes, only wetlands that either qualify as PSW or met the criteria to be evaluated. However, three wetlands that are not "significant wetlands or evaluated wetlands" are shown in Figure 3 as occurring on site or very near the site boundary; they are only minimally described.
 - a. Table 13 (and page 69) in the Report indicate that offsetting is planned to support the removal of wetland unit #1. Any loss and/or offsets should be discussed with the CVC and the CVC's Ecological Guideline for Offsetting should be followed. The Report states that a Full Chorus of Spring Peeper were noted at wetland unit #1 (table 6). Therefore, proposed removal must be well planned and timed and offset is to take function into account.
 - b. Wetland Unit #2 is mapped in Figure 3; a statement on page 31 simply concludes that it was found to not be wetland. Please share the field data and rationale for this decision.
2. Water levels in both Pond 1 and Tributary 1 are expected to decrease up to 20% during operations, as well as post-rehabilitation (page 60). Without stating what other negative impacts are anticipated, the report concludes that because of BMPs and mitigation measures, no negative impacts are expected, however, the BMPs and mitigation measures do not relate to water balance but rather to timing of vegetation removal, the implementation of a 30m buffer, and the use of standard ESC. This may be due to the Report concluding that no impacts on fish habitat are anticipated however, the Report should speak to anticipated downstream impacts to receiving hydrological features such as wetland units 3, 4, and 5, and the Coulterville Wetland Complex. It is important that the Report demonstrate maintenance of the FBWB of the feature(s) themselves as well as the downstream and connected receivers.
3. Please clarify what is meant by the distinction that "extraction will be set back a minimum of 30m from Tributary 1 and a VPZ of 10m will be implemented" (pg. 64). Please explain this difference in practical terms, with the understanding that CVC promotes riparian vegetation protection throughout the full 30m setback.
4. Section 7.2.4. states that water level monitoring of Tributary 1 is recommended during operations. Please include the rationale/objective for this including any thresholds, objectives, and adaptive measures.
5. It is anticipated that a Terms of Reference is established for the rehabilitation plan and CVC staff's interest will be on the regulated features and/or creation of new regulated features.

Water Level Report 1/2, Golder, December 2022:

Stormwater Management (SWM):

6. Note that flood control is not required for this site and due to limitations imposed by Bill 23, CAs may no longer review stormwater management from a quality perspective. As such, the water quality component of the SWM review is deferred to the Town for review and approval.

Feature based Water Balance:

7. The Report, including Figure 8.4, identifies the loss of surface flows to several natural features during quarry operation and post rehabilitation. The report considers these impacts minor but no rational is provided. Further clarification/discussion is needed to understand the impacts to the feature due to the loss of surface flow. Generally, a 5% loss of surface flow could result in

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significant impacts to the natural features, unless evaluated. If needed a mitigation plan to offset the loss may be needed.

Armored Channel:

8. The entire site drainage is proposed to be pumped to a SWM pond which will drain to the Credit River via a lined channel (refer to Figure 7.4, above). Further it is proposed that a new outfall to the Credit River via CVC lands is to be constructed. There are no details provided on this concept, and more so no discussions have been initiated with CVC staff. Please see further comments below under CVC Properties/Adjacent Landowner section. Further engineering comments will be provided once an agreed upon outlet location is chosen. Details as to the channel size and flow rate will be required, including geotechnical slope review, geomorphology review discussing potential erosion impacts, a dewatering plan and a final mitigation plan. Note that CVC staff prefer a naturalized channel over an armoured channel, unless justified.

Section 6 Surface Water Investigation & Appendix L

9. **Climate** (3.2, p. 7): should be mentioned that ECCC Orangeville MOE climate station is not active/closed from year 2016
10. **Streamflow** (6.5, p. 71) and Appendix L (L1-L15): during period of May 2020 to December 2021 from 5 to 8 discharge measurements were taken at surface water monitoring stations. This number of measured discharges can be considered sufficient for the establishment of rating curves in combination with HEC-RAS extrapolation of the upper part of rating curves. However, the discharge measurements should be continued in the following year/s to maintain accuracy of the rating curves. Also, the rating curves is not presented in the Appendix L.
11. **Historical Credit River Flow** (6.5.1, p. 71-72): to the table 6-4 title and headers should be added word "Monthly": "**Monthly** Historic Flows Measured (better - Observed) at the ...", and also same explanation should be in the text above table.
12. **Low Flow** (6.5.2, p.73): the CVC streamflow gauge West Credit River at Belfountain should be added to report, including map (Figure 6-3) and Tables (6-5, 6-6, p. 74).

This gauge information is provided below:

Name	CVC ID	UTM-X	UTM-Y	Drainage area (km ²)	Data period	Daily flow on Aug 31, 2020 (cms)	Daily flow on Aug 24, 2021 (cms)
West Credit River at Belfountain	8150002	579464	4849604	105.6	2002 - present	0.537	0.486

Belfountain flows confirm conclusion provided at the end of paragraph 6.5.2 (p.75).

13. **Baseflow** (6.5.3, p.75-77, Figures L1-L16): conclusions of this paragraph are consistent with CVC data. Furthermore, the ratio of mean baseflow calculated for the WSC Cataract gauge for period of 1998-2021 using BFLOW software is very close to number determined by SAAS.

Hydrogeology:

14. It is understood that there will be impacts related to the intermittent nature of the Tributary 1 and reductions to the catchment area however clarification is requested as to why a change of such magnitude would not be flagged as a significant impact – even under conditions of full

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rehabilitation / mitigation (Phase 7) the shortfall remains relatively high. Please discuss this in the report and provide clarification.

15. With respect to the wetlands, a clearer understanding of how the modelling result relates to that of the water balance which concluded a 1% reduction in post-development (Phase 7) runoff at SW 14. This deficit (23%) also seems counter-intuitive to the stated reassurance with respect to the protection of the wetland features in this area and of Triburaty 1 itself. Please discuss the implications of the differences in the report and clarify the linkage between these two components.
16. In addition to the above, a detailed dewatering plan is required in relation to this proposal. Typical components addressed through such a plan would include (but not restricted to) :
 - Proposed timespan of dewatering operations - is there a need for a long -term monitoring plan?
 - Depth that they intend to dewater to;
 - Estimated volume / dewatering flow rate;
 - Will they require a PTTW or an EASR?
 - Information on extrapolated groundwater elevation (average annual and high seasonal) as the work proceeds;
 - Monitoring infrastructure / detail related to proposed dewatering operations – number of wells, depth, aerial plan etc;
 - Per below water table operation...what depth do they intend to dewater to, and how do they intend to achieve? They need to show all calculations based on the proposed rate, estimated drawdown etc..
 - Potential impacts of on ecological receptors (streams, wetlands)? If so, what mitigation measures will be applied to control / minimize such impacts.
 - Identification of specific points where they intend to discharge dewatered groundwater.
 - Do they estimate that they would require a PTTW or EASR?
 - Ensure that all MECP guidance material is adhered to.

Note to Region/Town: Although there are no concerns on (potential) impact of groundwater on surface features (wetlands, creeks etc.) per results of groundwater gradient analyses (see first bullet) and of the modelling assessment, there is the potential for significant impact to the shallower private water supply wells in the zone of influence. This is not a mandated CVC interest, but is nonetheless an issue that may have implications on surrounding community, and the municipality should be aware of the risks prior to moving ahead. The report discusses this to some degree, however in the interest of transparency, the details on the risks should be made available to the municipality and more specifically, to owners of properties /wells identified as being vulnerable.

CVC Landowner/Adjacent Properties

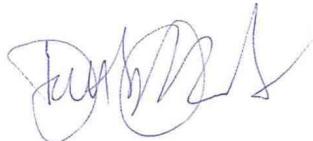
17. As noted in Comment 8 above (Amoured Channel) The Water Resources Study – Section A (section 7.4) identifies the proposed discharge location to be the Credit River via an armoured channel over part of Charles Sauriol Conservation Area, a CVC-owned property. There has been no engagement with CVC staff prior to this submission regarding the proposed discharge location. Information on what alternatives were considered for the discharge location were not provided in the report, nor is there any discussion on why this is the preferred route or the property-related impacts associated with the proposal. CVC staff does not support the proposed discharge location on CVC lands and CBM is advised to contact CVC for further discussion regarding this matter.
18. CBM should be aware that CVC has commenced the Pits to Park Restoration Project, which seeks to restore portions of nearby Pinchin Pit and Charles Sauriol Conservation Area. These properties will eventually be developed as publicly accessible conservation areas with visitor amenities, trails and parking. They will be accessed off of Charleston Sideroad.

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19. It is expected that the lands be returned for public use and benefit once restoration is complete.

We trust the above comments are satisfactory, however please feel free to contact the undersigned at (905) 670-1615 ex.232 to further discuss.

Sincerely,



Dorothy Di Berto, RPP
Senior Manager, Planning
Planning and Development Services

C: Mark Head, Region of Peel
Luis Lasso, Region of Peel
Laura Rundle, CVC



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April 28, 2023

Sean Kenney
Senior Planner,
Development Services
Town of Caledon
6311 Old Church Road,
Caledon ON, L7C 1J6

Re: **Local Official Plan and Zoning Bylaw Amendment**
Proposed Below Water Limestone Quarry
Glen Schnarr & Associates on behalf CBM – Caledon
18667 Mississauga Rd, 18722 Main St, 0 Main St, 18501 Mississauga Rd,
1055 Charleston Sideroad, 18221 Mississauga Rd, 0 Charleston
Sideroad, 1455 Charleston Sideroad, and 1420 Charleston Sideroad
Town File: POPA 2022-0006 and RZ 2021-0010
Region File: OZ-22-006C

Region of Peel Requirements:

Region of Peel Staff have reviewed the above noted Local Official Plan and Zoning Bylaw Amendment and offer the following comments.

Research and Analysis Comments

The following provides comments from the Research and Analysis Team on the above-noted application submission relating to natural environment and resources policy interests of the Region, and specifically the following submissions:

- Planning Justification Report/*Aggregates Resources Act (ARA)* Summary Report (including public engagement information) prepared by Glen Schnarr & Associates Inc. (GSAI) dated December 16, 2022
- Water Report Level 1/2 (including long term monitoring) prepared by Golder Associates Ltd. dated December 16, 2022
- Natural Environment Report (including tree inventory, buffer planting details, landscape details and long-term monitoring) prepared by Golder Associates Ltd. dated December 16, 2022
- Agricultural Impact Assessment prepared by Colville Consulting Inc. dated December 2022

Due to the potential for unacceptable impacts, risks and costs that could occur as a result of the pit/quarry, Region of Peel staff recommend that technical peer reviews of the reports be undertaken in coordination with the Town. Additional comments on the above studies, quarry site plan and planning justification report will be provided once technical peer review comments have been considered.



Please note that the comments are to be considered preliminary as technical peer review comments on the submitted studies and report have not been received or considered at this time.

The Region's areas of interest with respect to this application reflect the roles and responsibilities of the Region, as set out in the Peel Region Official Plan (PROP). The Region's interests include, but are not limited to, the following:

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- consistency with the Provincial Policy Statement and conformity with the Growth Plan, Greenbelt Plan and Peel Region Official Plan to ensure that all relevant policies are fully considered;
- hydrogeology and related design and operational issues to ensure the protection of ground water and surface water, including natural features and functions and drinking water supplies that rely on them;
- natural environment features and functions, to ensure the protection of wetlands, woodlands, watercourses, fish habitat, valley and stream corridors and other components of the Greenlands System;
- agricultural resources, including prime agricultural areas, to ensure potential impacts of aggregate extraction on the Agricultural System, including the prime agricultural area and prime agricultural lands have been assessed, considered and are acceptable; and
- financial risk and cost implications to the Region, to ensure that issues relating to the impact of the proposed pit/quarry and/or the implementation of required mitigation of impacts are addressed and are acceptable and that taxpayers of the Region do not bear the burden of short term or long term costs, or risk associated with any of the above issues.

Description of Proposal

CBM Aggregates (CBM) is proposing to designate and rezone approximately 262 hectares of the subject property to permit the development of a mineral aggregate operation known as the CBM Caledon Pit/Quarry (CBM Pit/Quarry) and related uses. It is also indicated the applicant will be filing an application to the Ministry of Natural Resources and Forestry for a Class A License (Pit and Quarry Below Water) under the *Aggregate Resources Act*.

The total area proposed to be licensed is 262 hectares within which the proposed extraction area is to be 204 hectares. Proposed extraction is to be undertaken in three areas, referred to as the Main Area, North Area and South Area located at the northwest, northeast and southwest corners of Charleston Sideroad (Regional Road 24) and Main Street (Regional Road 136) in Caledon. The site is adjacent to the Credit River within the Credit River Main Branch and Erin Branch subwatersheds. Site access is proposed from Charleston Sideroad approximately 775 m west of Main Street.



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Policy Context

Lands within and adjacent to the CBM Pit/Quarry are identified within the Rural System and designated Rural Lands, Prime Agricultural Area and Core Areas of the Greenlands System in the Peel Region Official Plan (PROP). The lands are also identified as High Potential Mineral Aggregate Resource Areas in the PROP which identifies known deposits of mineral aggregate resources that are protected for possible use. The Greenbelt Plan designates the lands as Protected Countryside with a Natural Heritage System overlay applying to portions of the subject property. Greenlands System and Water Resource System features and areas are identified on and adjacent to the subject property.

Accordingly, the following policies of the PROP apply to the Region's review:

- Section 2.6 Water Resource System
- Section 2.12 Greenbelt Plan
- Section 2.14 Greenlands System
- Section 3.3 Agricultural System
- Section 3.4 Mineral Aggregate Resources

Water Resource Study

We have received the Water Resource Study prepared by Golder Associates Ltd. and dated December 16, 2022. The report is under review by Region Water Resource Management staff and additional comments will be provided under separate cover. The comments below have been prepared by Research and Analysis staff:

It is a policy of the Region to protect, improve or restore the quality and quantity of water resources, including Water Resource System features and areas, key hydrologic areas and key hydrologic features, their hydrologic functions, and related natural systems, features and areas, including their linkages and related functions, jointly with the local municipalities, conservation authorities and other related agencies.

It is also requirement that development and site alteration that may have an immediate or cumulative impact on water resources be supported by appropriate hydrological and hydrogeological studies in accordance with provincial policy and the policies of the PROP.

The Water Report Level 1/2 prepared by Golder provides various conclusions based on ground water and surface water investigations and modelling. The investigations were undertaken to characterize current hydrologic and hydrogeologic conditions on the site and surrounding study area in order to assess the potential impacts of the proposed pit/quarry on ground water and surface water resources, water users, and natural systems and features. Investigations included ground water well installation, testing and monitoring, a karst assessment and ground water quality assessment. These investigations were utilized to assess current hydrological/hydrogeological conditions, predict water table elevations, determine average annual and seasonal water levels and fluctuations, support the interpretation of groundwater flow direction, support the analysis of groundwater-surface water interaction and support the impact assessment, including changes to surface water flows and balances.



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These investigations, conclusions and impact mitigation recommendations have not been peer reviewed. Further comment on whether the application and technical submission satisfy policy requirements that the proposal will protect, improve or restore water resources will be provided when technical peer review findings are available and have been considered.

Karst Assessment (Appendix K)

An understanding of the extent and nature of karst in the dolostone aquifer is essential to support reliable predictions of potential impacts to groundwater resources and users and whether proposed mitigation is sufficient and acceptable.

The karst investigation concluded that the dolostone aquifer in the study area is typical of dolostone aquifers where there is fairly thin overburden allowing recharge to enter the bedrock and the dissolution of small fractures. In combination with the hydrogeological investigations, the assessment indicated the aquifer would have a predictable response to large-scale stresses such as quarry development based on conclusions reached in the assessment. The karst assessment in combination with the above noted hydrogeologic investigations were used to inform the groundwater modelling, impact assessment and proposed mitigation response prepared by Golder. These assessments should be peer reviewed to confirm that the investigations undertaken to inform the findings and recommendations relating to water impacts are sufficient and that conclusions reached can be supported.

The peer review should address and provide recommendations with respect to:

- the impact of the proposed discharge of surplus surface water to the Credit River and its fisheries and aquatic habitat due to dewatering during operations and the long term discharge of surface flow to the Credit River through gravity flows post rehabilitation;
- the impact of the predicted drawdown on the ground water table, bedrock, and shallow/deep overburden aquifers on on-site and nearby tributaries and hydrologic features, including Tributaries #1, #4 and #8, the Cataract Southwest PSW and Coulterville Wetland Complexes;
- the impact of predicted drawdown of the ground water table, bedrock, and shallow/deep overburden aquifers on private water supply wells;
- the completeness and adequacy of the climate change and cumulative effects assessments; the adequacy of the proposed measures to minimize drawdown and dewatering requirements through backfilling of pit/quarry walls to provide further hydraulic isolation and whether requirements for the placement of these measures are sufficiently detailed in the mitigation plan and/or site plan;
- the adequacy of the proposed groundwater and surface water monitoring plan and/or the need for a more substantive adaptive management plan (AMP);
- the adequacy of the proposed complaints response plan; and



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- whether the level of understanding with respect to groundwater-surface water interaction and karst features is sufficient to support the quarry application, and whether the findings should include further consideration in the proposed mitigation response plans and/or through a more substantive AMP.

At this time, there is insufficient information to conclude that the proposed aggregate resource extraction, in this location, can be undertaken without causing significant adverse impacts, risks and costs to ground and surface water resources, the natural environment and the local community.

Natural Environment Report

With respect to the PROP, it is a policy of the Region to maintain, restore and improve the diversity and connectivity of natural heritage features and areas of the Greenlands System's components and the long-term ecological function and biodiversity of the Greenlands System, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

The proposed CBM Pit/Quarry lands include and are surrounded by natural heritage system features and areas that are to be protected, restored and improved in accordance with provincial policies and the policies of the PROP and Town of Caledon Official Plan. The primary Greenlands System components of concern that are predicted to be, or that may be potentially impacted by the pit/quarry include both on-site and off-site woodland, wetland and watercourse features and the sensitive fisheries habitat of the Credit River.

The potential impacts of the quarry and ground water drawdown on the overburden aquifers, ground and surface water flows, water quality and natural heritage system features are inter-related. These reports should be considered together along with peer reviews of the technical investigations, conclusions and recommended mitigation to ensure that findings can be relied upon.

Similar to the assessment of the Water Report, there is insufficient information at this time to conclude that the proposed aggregate resource extraction, in this location, can be undertaken without causing unacceptable negative impacts to surrounding water resource and natural heritage system features and areas.

Detailed instructions for the peer review should be developed in consultation with the Town of Caledon and Credit Valley Conservation and address:

- potential impacts to the Credit River including fish habitat;
- potential impacts to the adjacent and on-site wetlands and wetland complexes;
- clarification of the assessment of significance and impact of the proposed removal of woodlands within the extraction area and the adequacy of the proposed compensation for woodland loss; and, the adequacy of adaptive management and mitigation plan.



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Agricultural Impact Assessment

At this time, Regional staff have no comments on the Agricultural Impact Assessment (AIA) prepared by Colville Consulting. Further discussion with the Town of Caledon on the need and recommended scope for a peer review of the AIA is recommended.

Health Planning Comments

Air Quality Impact Assessment

We have received the Air Quality Impact Assessment prepared by Golder Associated Ltd. and dated December 16, 2022. The report is under review and comments will be provided under separate cover. Additional Peer Review requirements may be identified through internal review.

Transportation Development Comments

Access/Study Requirements

- The Region is in receipt of the Transportation Impact Study prepared by T.Y.Lin and dated December 15, 2022. Comments will be provided under separate cover.
- The Region will be reviewing access location, justification, functional design and auxiliary turn lane requirements and geometrics for all accesses proposed off a Regional Road.
- Please be advised that the Region has a Truck Load restriction By-law that must be considered.

Notes

The following notes have been included for general information, and, to assist with the preparation of materials for the future application for site plan approval.

Transportation Development Notes

- Property dedication will be required as a condition of Site Plan approval as per Section 7.7 of the Region of Peel Official Plan. Property dedication of 17.75 metres from the centreline of Main Street and Charleston Sideroad within 245 metres of an intersection is required. Property requirements will be confirmed after receipt/review of a Site Plan application, and any additional information/studies that may be required.
- Please ensure that no landscaping, signs, fences, gateway features or any other encroachments are proposed within the region's easements and/or right of way;

Site Servicing Notes

Water Servicing

- This site does not have frontage on existing municipal water

Sanitary Sewer Servicing

- This site does not have frontage on existing municipal sanitary sewer

Regional Roads and Storm Water Requirements

- The Region of Peel has a Consolidated Linear Infrastructure Environmental Compliance Approval (CLI ECA # 009-S701), for the Regional Municipality of Peel Stormwater Management System. Therefore, it is the Region's mandate that no external flows are permitted, that outflow is discouraged during development or redevelopment of lands with existing drainage towards Region's ROW, and that no new connections are made to Regional Roads. To view the Region's CLI ECA please go to this link: peelregion.ca



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- <https://peelregion.ca/public-works/design-standards/pdf/clieca-swm-criteria.pdf>
- Development flows are to be directed to the Local Municipality's storm sewer system or watercourses, to the satisfaction of the Local Municipality, the Region of Peel, the local Conservation Authority and all other concerned departments and agencies. Where a storm connection to the Region's system is demonstrated as the only feasible outlet, the appropriate stormwater management criteria must be implemented on external lands to the Region's satisfaction. The Storm Water Management report shall adhere to the Region's report criteria found on-line at <https://peelregion.ca/public-works/design-standards/pdf/stormwater-management-report-requirements-december-2022.pdf>
- Prior to Site Plan approval, Grading and Drainage drawings are required for Review by Servicing Connections
- To determine if a Storm Water Management Report is required, site grading drawings are to be submitted for review prior to Site Plan Approval
- No grading will be permitted within any Region of Peel ROW to support adjacent developments
- Grading and Drainage approval by the Region of Peel is required prior to Site Plan Approval
- A copy of the draft reference plan satisfactory to Traffic and Legal will be required prior to site plan approval

Site Servicing Requirements

- The 1st submission fee as per the latest fee by-law is required prior to site plan approval
- Municipal addresses, confirmed by the Local Municipality, are required prior to issuance of the Region of Peel's Site Servicing Connection approval. The approved addresses are entered into the Region's system and included on the receipt once the final payment has been made.
- All Servicing and Grading drawings shall reflect the Region's and Local Municipality's road widening requirements
- Infrastructure information
 - The applicant shall verify the location of the existing service connections to the subject site and the contractor is shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
 - The Region of Peel has recently released a web application used for locating water, wastewater, transportation and other regional asset across Mississauga, Brampton, and Caledon as well as viewing as-built drawings. It is called **EPAL – External Peel Asset Locator** and is now available for external contractors and consultants. If you do not have an existing account, provide us with your name, name of your agency/company and your email address and we will request access on your behalf. Once access has been requested, instructions will be provided in the welcome email. Please contact Camila Marcuk at camila.marcuk@peelregion.ca , to request access.
 - If you require assistance in addition to the information found in EPAL, please contact Records at PWServicerequests@peelregion.ca

Payment Process

- Please be advised that the 2023 Fees by-law update included an increase in Engineering Fees. Please refer to the Latest Fees Bylaw for the updated fees. All fees may be subject to change on annual basis pending Council approval.
- Due to the ongoing developments of the novel coronavirus outbreak, the Region of Peel is currently implementing various measures to ensure the safety of our customers, employees and the workplace. Our front counter is now closed to the public and our staff have been directed to work from home for the foreseeable future.



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Therefore, Servicing Connections cannot process any payments over the counter at this time, however, we will accept Electronic Fund Transfers (EFT).

- Please complete the table below with your information and provide the completed table to Finance at eftadvice@peelregion.ca for payment processing (all fields are mandatory).
- We will not be able to accept or process the payment without the completed table.
- Once the Servicing Connections receives confirmation that the funds have been successfully transferred to the Region of Peel, a receipt will be issued to the payer via email.

Payer's Name (Individual or Company)	
Payer's Phone Number	
Payer's Address (Where the securities will be returned to)	
Payer's Email Address	
Company name representing the Payer	
Contact person name from company representing the Payer	
Contact person representing the Payer – email address	
Dollar Amount of Payment	\$420.25
Region of Peel File Number (C#####)	C603527
Credit Card if Under \$1,000.00 (Yes/No)	
For Credit Card – Person to Call	
For Credit Card – Phone Number for the Above Person	

Owner name	
Owner contact person	
Owner address	
Owner contact person phone number	
Owner contact person email	

General Servicing Comments

- All our design criteria, standards, specifications, procedures and report and submission requirements are found on-line at <https://www.peelregion.ca/public-works/design-standards/#procedures>
- Please refer to Section 3 of our Site Plan Procedure document found on-line



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- Please refer and adhere to the Regional by-laws that are applicable to your proposal, such as but not limited to the Water, Wastewater and Backflow Prevention by-laws <https://www.peelregion.ca/council/bylaws/archive.asp>
- Please refer to our Standard Drawings on-line to determine which standards are applicable to your project.
- If you have questions regarding the Site Servicing Application Submission Requirements, please contact Servicing Connections at siteplanservicing@peelregion.ca
- Servicing for the proposed development must comply with the Local Municipality's Requirements for the Ontario Building Code and most current Region of Peel standards

Concluding Comments

For further questions or concerns please contact the undersigned at 905-791-7800, extension 7921, or by email at: dylan.prowse@peelregion.ca

Dylan Prowse,
Planner, Development Services



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Sean Kenney
Senior Planner,
Development Services
Town of Caledon
6311 Old Church Road,
Caledon ON, L7C 1J6

Re: **Local Official Plan and Zoning Bylaw Amendment**
Proposed Below Water Limestone Quarry
Glen Schnarr & Associates on behalf CBM – Caledon
18667 Mississauga Rd, 18722 Main St, 0 Main St, 18501 Mississauga Rd,
1055 Charleston Sideroad, 18221 Mississauga Rd, 0 Charleston
Sideroad, 1455 Charleston Sideroad, and 1420 Charleston Sideroad
Town File: POPA 2022-0006 and RZ 2021-0010
Region File: OZ-22-006C

Region of Peel Requirements:

Region of Peel Staff have reviewed the above noted Local Official Plan and Zoning Bylaw Amendment and offer the following comments.

Research and Analysis Comments

The following provides comments from the Research and Analysis Team on the above-noted application submission relating to natural environment and resources policy interests of the Region, and specifically the following submissions:

- Planning Justification Report/*Aggregates Resources Act (ARA)* Summary Report (including public engagement information) prepared by Glen Schnarr & Associates Inc. (GSAI) dated December 16, 2022
- Water Report Level 1/2 (including long term monitoring) prepared by Golder Associates Ltd. dated December 16, 2022
- Natural Environment Report (including tree inventory, buffer planting details, landscape details and long-term monitoring) prepared by Golder Associates Ltd. dated December 16, 2022
- Agricultural Impact Assessment prepared by Colville Consulting Inc. dated December 2022

Due to the potential for unacceptable impacts, risks and costs that could occur as a result of the pit/quarry, Region of Peel staff recommend that technical peer reviews of the reports be undertaken in coordination with the Town. Additional comments on the above studies, quarry site plan and planning justification report will be provided once technical peer review comments have been considered.



Please note that the comments are to be considered preliminary as technical peer review comments on the submitted studies and report have not been received or considered at this time.

The Region's areas of interest with respect to this application reflect the roles and responsibilities of the Region, as set out in the Peel Region Official Plan (PROP). The Region's interests include, but are not limited to, the following:

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- consistency with the Provincial Policy Statement and conformity with the Growth Plan, Greenbelt Plan and Peel Region Official Plan to ensure that all relevant policies are fully considered;
- hydrogeology and related design and operational issues to ensure the protection of ground water and surface water, including natural features and functions and drinking water supplies that rely on them;
- natural environment features and functions, to ensure the protection of wetlands, woodlands, watercourses, fish habitat, valley and stream corridors and other components of the Greenlands System;
- agricultural resources, including prime agricultural areas, to ensure potential impacts of aggregate extraction on the Agricultural System, including the prime agricultural area and prime agricultural lands have been assessed, considered and are acceptable; and
- financial risk and cost implications to the Region, to ensure that issues relating to the impact of the proposed pit/quarry and/or the implementation of required mitigation of impacts are addressed and are acceptable and that taxpayers of the Region do not bear the burden of short term or long term costs, or risk associated with any of the above issues.

Description of Proposal

CBM Aggregates (CBM) is proposing to designate and rezone approximately 262 hectares of the subject property to permit the development of a mineral aggregate operation known as the CBM Caledon Pit/Quarry (CBM Pit/Quarry) and related uses. It is also indicated the applicant will be filing an application to the Ministry of Natural Resources and Forestry for a Class A License (Pit and Quarry Below Water) under the *Aggregate Resources Act*.

The total area proposed to be licensed is 262 hectares within which the proposed extraction area is to be 204 hectares. Proposed extraction is to be undertaken in three areas, referred to as the Main Area, North Area and South Area located at the northwest, northeast and southwest corners of Charleston Sideroad (Regional Road 24) and Main Street (Regional Road 136) in Caledon. The site is adjacent to the Credit River within the Credit River Main Branch and Erin Branch subwatersheds. Site access is proposed from Charleston Sideroad approximately 775 m west of Main Street.



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Policy Context

Lands within and adjacent to the CBM Pit/Quarry are identified within the Rural System and designated Rural Lands, Prime Agricultural Area and Core Areas of the Greenlands System in the Peel Region Official Plan (PROP). The lands are also identified as High Potential Mineral Aggregate Resource Areas in the PROP which identifies known deposits of mineral aggregate resources that are protected for possible use. The Greenbelt Plan designates the lands as Protected Countryside with a Natural Heritage System overlay applying to portions of the subject property. Greenlands System and Water Resource System features and areas are identified on and adjacent to the subject property.

Accordingly, the following policies of the PROP apply to the Region's review:

- Section 2.6 Water Resource System
- Section 2.12 Greenbelt Plan
- Section 2.14 Greenlands System
- Section 3.3 Agricultural System
- Section 3.4 Mineral Aggregate Resources

Water Resource Study

We have received the Water Resource Study prepared by Golder Associates Ltd. and dated December 16, 2022. The report is under review by Region Water Resource Management staff and additional comments will be provided under separate cover. The comments below have been prepared by Research and Analysis staff:

It is a policy of the Region to protect, improve or restore the quality and quantity of water resources, including Water Resource System features and areas, key hydrologic areas and key hydrologic features, their hydrologic functions, and related natural systems, features and areas, including their linkages and related functions, jointly with the local municipalities, conservation authorities and other related agencies.

It is also requirement that development and site alteration that may have an immediate or cumulative impact on water resources be supported by appropriate hydrological and hydrogeological studies in accordance with provincial policy and the policies of the PROP.

The Water Report Level 1/2 prepared by Golder provides various conclusions based on ground water and surface water investigations and modelling. The investigations were undertaken to characterize current hydrologic and hydrogeologic conditions on the site and surrounding study area in order to assess the potential impacts of the proposed pit/quarry on ground water and surface water resources, water users, and natural systems and features. Investigations included ground water well installation, testing and monitoring, a karst assessment and ground water quality assessment. These investigations were utilized to assess current hydrological/hydrogeological conditions, predict water table elevations, determine average annual and seasonal water levels and fluctuations, support the interpretation of groundwater flow direction, support the analysis of groundwater-surface water interaction and support the impact assessment, including changes to surface water flows and balances.



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These investigations, conclusions and impact mitigation recommendations have not been peer reviewed. Further comment on whether the application and technical submission satisfy policy requirements that the proposal will protect, improve or restore water resources will be provided when technical peer review findings are available and have been considered.

Karst Assessment (Appendix K)

An understanding of the extent and nature of karst in the dolostone aquifer is essential to support reliable predictions of potential impacts to groundwater resources and users and whether proposed mitigation is sufficient and acceptable.

The karst investigation concluded that the dolostone aquifer in the study area is typical of dolostone aquifers where there is fairly thin overburden allowing recharge to enter the bedrock and the dissolution of small fractures. In combination with the hydrogeological investigations, the assessment indicated the aquifer would have a predictable response to large-scale stresses such as quarry development based on conclusions reached in the assessment. The karst assessment in combination with the above noted hydrogeologic investigations were used to inform the groundwater modelling, impact assessment and proposed mitigation response prepared by Golder. These assessments should be peer reviewed to confirm that the investigations undertaken to inform the findings and recommendations relating to water impacts are sufficient and that conclusions reached can be supported.

The peer review should address and provide recommendations with respect to:

- the impact of the proposed discharge of surplus surface water to the Credit River and its fisheries and aquatic habitat due to dewatering during operations and the long term discharge of surface flow to the Credit River through gravity flows post rehabilitation;
- the impact of the predicted drawdown on the ground water table, bedrock, and shallow/deep overburden aquifers on on-site and nearby tributaries and hydrologic features, including Tributaries #1, #4 and #8, the Cataract Southwest PSW and Coulterville Wetland Complexes;
- the impact of predicted drawdown of the ground water table, bedrock, and shallow/deep overburden aquifers on private water supply wells;
- the completeness and adequacy of the climate change and cumulative effects assessments; the adequacy of the proposed measures to minimize drawdown and dewatering requirements through backfilling of pit/quarry walls to provide further hydraulic isolation and whether requirements for the placement of these measures are sufficiently detailed in the mitigation plan and/or site plan;
- the adequacy of the proposed groundwater and surface water monitoring plan and/or the need for a more substantive adaptive management plan (AMP);
- the adequacy of the proposed complaints response plan; and



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- whether the level of understanding with respect to groundwater-surface water interaction and karst features is sufficient to support the quarry application, and whether the findings should include further consideration in the proposed mitigation response plans and/or through a more substantive AMP.

At this time, there is insufficient information to conclude that the proposed aggregate resource extraction, in this location, can be undertaken without causing significant adverse impacts, risks and costs to ground and surface water resources, the natural environment and the local community.

Natural Environment Report

With respect to the PROP, it is a policy of the Region to maintain, restore and improve the diversity and connectivity of natural heritage features and areas of the Greenlands System's components and the long-term ecological function and biodiversity of the Greenlands System, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

The proposed CBM Pit/Quarry lands include and are surrounded by natural heritage system features and areas that are to be protected, restored and improved in accordance with provincial policies and the policies of the PROP and Town of Caledon Official Plan. The primary Greenlands System components of concern that are predicted to be, or that may be potentially impacted by the pit/quarry include both on-site and off-site woodland, wetland and watercourse features and the sensitive fisheries habitat of the Credit River.

The potential impacts of the quarry and ground water drawdown on the overburden aquifers, ground and surface water flows, water quality and natural heritage system features are inter-related. These reports should be considered together along with peer reviews of the technical investigations, conclusions and recommended mitigation to ensure that findings can be relied upon.

Similar to the assessment of the Water Report, there is insufficient information at this time to conclude that the proposed aggregate resource extraction, in this location, can be undertaken without causing unacceptable negative impacts to surrounding water resource and natural heritage system features and areas.

Detailed instructions for the peer review should be developed in consultation with the Town of Caledon and Credit Valley Conservation and address:

- potential impacts to the Credit River including fish habitat;
- potential impacts to the adjacent and on-site wetlands and wetland complexes;
- clarification of the assessment of significance and impact of the proposed removal of woodlands within the extraction area and the adequacy of the proposed compensation for woodland loss; and, the adequacy of adaptive management and mitigation plan.



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Agricultural Impact Assessment

At this time, Regional staff have no comments on the Agricultural Impact Assessment (AIA) prepared by Colville Consulting. Further discussion with the Town of Caledon on the need and recommended scope for a peer review of the AIA is recommended.

Health Planning Comments

Air Quality Impact Assessment

We have received the Air Quality Impact Assessment prepared by Golder Associated Ltd. and dated December 16, 2022. The report is under review and comments will be provided under separate cover. Additional Peer Review requirements may be identified through internal review.

Transportation Development Comments

Access/Study Requirements

- The Region is in receipt of the Transportation Impact Study prepared by T.Y.Lin and dated December 15, 2022. Comments will be provided under separate cover.
- The Region will be reviewing access location, justification, functional design and auxiliary turn lane requirements and geometrics for all accesses proposed off a Regional Road.
- Please be advised that the Region has a Truck Load restriction By-law that must be considered.

Notes

The following notes have been included for general information, and, to assist with the preparation of materials for the future application for site plan approval.

Transportation Development Notes

- Property dedication will be required as a condition of Site Plan approval as per Section 7.7 of the Region of Peel Official Plan. Property dedication of 17.75 metres from the centreline of Main Street and Charleston Sideroad within 245 metres of an intersection is required. Property requirements will be confirmed after receipt/review of a Site Plan application, and any additional information/studies that may be required.
- Please ensure that no landscaping, signs, fences, gateway features or any other encroachments are proposed within the region's easements and/or right of way;

Site Servicing Notes

Water Servicing

- This site does not have frontage on existing municipal water

Sanitary Sewer Servicing

- This site does not have frontage on existing municipal sanitary sewer

Regional Roads and Storm Water Requirements

- The Region of Peel has a Consolidated Linear Infrastructure Environmental Compliance Approval (CLI ECA # 009-S701), for the Regional Municipality of Peel Stormwater Management System. Therefore, it is the Region's mandate that no external flows are permitted, that outflow is discouraged during development or redevelopment of lands with existing drainage towards Region's ROW, and that no new connections are made to Regional Roads. To view the Region's CLI ECA please go to this link: peelregion.ca



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- <https://peelregion.ca/public-works/design-standards/pdf/clieca-swm-criteria.pdf>
- Development flows are to be directed to the Local Municipality's storm sewer system or watercourses, to the satisfaction of the Local Municipality, the Region of Peel, the local Conservation Authority and all other concerned departments and agencies. Where a storm connection to the Region's system is demonstrated as the only feasible outlet, the appropriate stormwater management criteria must be implemented on external lands to the Region's satisfaction. The Storm Water Management report shall adhere to the Region's report criteria found on-line at <https://peelregion.ca/public-works/design-standards/pdf/stormwater-management-report-requirements-december-2022.pdf>
- Prior to Site Plan approval, Grading and Drainage drawings are required for Review by Servicing Connections
- To determine if a Storm Water Management Report is required, site grading drawings are to be submitted for review prior to Site Plan Approval
- No grading will be permitted within any Region of Peel ROW to support adjacent developments
- Grading and Drainage approval by the Region of Peel is required prior to Site Plan Approval
- A copy of the draft reference plan satisfactory to Traffic and Legal will be required prior to site plan approval

Site Servicing Requirements

- The 1st submission fee as per the latest fee by-law is required prior to site plan approval
- Municipal addresses, confirmed by the Local Municipality, are required prior to issuance of the Region of Peel's Site Servicing Connection approval. The approved addresses are entered into the Region's system and included on the receipt once the final payment has been made.
- All Servicing and Grading drawings shall reflect the Region's and Local Municipality's road widening requirements
- Infrastructure information
 - The applicant shall verify the location of the existing service connections to the subject site and the contractor is shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
 - The Region of Peel has recently released a web application used for locating water, wastewater, transportation and other regional asset across Mississauga, Brampton, and Caledon as well as viewing as-built drawings. It is called **EPAL – External Peel Asset Locator** and is now available for external contractors and consultants. If you do not have an existing account, provide us with your name, name of your agency/company and your email address and we will request access on your behalf. Once access has been requested, instructions will be provided in the welcome email. Please contact Camila Marcuk at camila.marcuk@peelregion.ca , to request access.
 - If you require assistance in addition to the information found in EPAL, please contact Records at PWServicerequests@peelregion.ca

Payment Process

- Please be advised that the 2023 Fees by-law update included an increase in Engineering Fees. Please refer to the Latest Fees Bylaw for the updated fees. All fees may be subject to change on annual basis pending Council approval.
- Due to the ongoing developments of the novel coronavirus outbreak, the Region of Peel is currently implementing various measures to ensure the safety of our customers, employees and the workplace. Our front counter is now closed to the public and our staff have been directed to work from home for the foreseeable future.



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Therefore, Servicing Connections cannot process any payments over the counter at this time, however, we will accept Electronic Fund Transfers (EFT).

- Please complete the table below with your information and provide the completed table to Finance at eftadvice@peelregion.ca for payment processing (all fields are mandatory).
- We will not be able to accept or process the payment without the completed table.
- Once the Servicing Connections receives confirmation that the funds have been successfully transferred to the Region of Peel, a receipt will be issued to the payer via email.

Payer's Name (Individual or Company)	
Payer's Phone Number	
Payer's Address (Where the securities will be returned to)	
Payer's Email Address	
Company name representing the Payer	
Contact person name from company representing the Payer	
Contact person representing the Payer – email address	
Dollar Amount of Payment	\$420.25
Region of Peel File Number (C#####)	C603527
Credit Card if Under \$1,000.00 (Yes/No)	
For Credit Card – Person to Call	
For Credit Card – Phone Number for the Above Person	

Owner name	
Owner contact person	
Owner address	
Owner contact person phone number	
Owner contact person email	

General Servicing Comments

- All our design criteria, standards, specifications, procedures and report and submission requirements are found on-line at <https://www.peelregion.ca/public-works/design-standards/#procedures>
- Please refer to Section 3 of our Site Plan Procedure document found on-line



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- Please refer and adhere to the Regional by-laws that are applicable to your proposal, such as but not limited to the Water, Wastewater and Backflow Prevention by-laws <https://www.peelregion.ca/council/bylaws/archive.asp>
- Please refer to our Standard Drawings on-line to determine which standards are applicable to your project.
- If you have questions regarding the Site Servicing Application Submission Requirements, please contact Servicing Connections at siteplanservicing@peelregion.ca
- Servicing for the proposed development must comply with the Local Municipality's Requirements for the Ontario Building Code and most current Region of Peel standards

Concluding Comments

For further questions or concerns please contact the undersigned at 905-791-7800, extension 7921, or by email at: dylan.prowse@peelregion.ca

Dylan Prowse,
Planner, Development Services