



CBM-Caledon Quarry

CAART COMMENT SUMMARY TABLE RESPONSE #1 – [Socio-Economic]

Please accept the following as feedback from the Caledon Aggregate Review Team (CAART). Fully addressing each comment will expedite the potential for resolution of the consolidated CAART comments and individual agency objections. **Additional comments may be provided once a response has been prepared to the comments raised below and additional information provided.**

Colour Code	Description
	Resolved
	Resolved subject to additional information being provided to CAART Reviewers (e.g, Implementation Guide, Report Addendums)
(no colour)	Response provided, but no further action taken or required by Project Team

	Initial CAART Comments (18 September 2025)	Page / Section	Applicant Response (17 October 2025)	CAART Response (Date)	Applicant Response (Date)	CAART Response (Date)	Applicant Response
Reports: Socio-Economic Assessment Report Author: Golder Associates Ltd.							
1.	Define Terms (High) The different types of impacts should be defined. Ideally, the impacts should be aligned with Statistics Canada terms.	Appendix B	Noted. The terms used in the study are meant to align with Statistics Canada terms, where "Site" refers to Direct jobs, "Supporting" and "Transportation" to Indirect jobs, and Induced remains the same. The terms were used to communicate qualitative differences in indirect employment.				
2.	Improve Clarity of Explanations (Medium) While the methodology of the Economic Impact Report seems reasonable, the Report itself provides few details on the methodology used. Below is a list of clarifications we recommend including in the Report, and further explanations may also be helpful.	Appendix B	Details on output valuation are outside the terms of reference. Some of the key elements of this data are proprietary, including the expected output mix from the quarry. CBM did supply the direct employment figures. The multipliers used for the analysis were a composite of				

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	<ul style="list-style-type: none"> How the tonnes of output were converted to a dollar value, including the source used. Assumptions on stone output vs. sand & gravel output. Clarify that CBM supplied direct employment figures. The industries used for the Supply and Use tables. 		Stone mining and quarrying [BS212310] and Sand, gravel, clay and ceramic and refractory minerals, mining and quarrying [BS212320] weighted on their industry output mix.					
3.	<p>Reframe “Indirect Benefits” (Low)</p> <p>The Economic Impact Report estimates the savings in transportation costs in the “Indirect Benefits” section. This is mostly semantics, but in our opinion, calling these “indirect benefits” is inaccurate. Along with providing more aggregate resources for construction projects, reducing the overall transportation footprint (i.e. proximity to market) is one of the central contributions of this project.</p>	Appendix B	<p>Noted. “Additional Benefits” is more appropriate.</p>					
4.	<p>Estimate Value Added of Quarry (High)</p> <p>The value of aggregates produced for construction projects is the primary economic contribution of the project. This value can be roughly estimated in terms of value added. We recommend that at least the direct value added from the project's operations be included in this report.</p>	Appendix B	<p>Output valuation (and value-added, which can be used to estimate output value) is outside the terms of reference for the report.</p>					
5.	<p>Standardize Reference Year (Medium)</p> <p>The Economic Impact Report presents labour income in 2017 dollar values, license fees in 2022 dollar values, and property tax values in an unspecified year, likely 2022. For indirect benefits, effects are indicated using dollar values from 2016, 2017, and 2019.</p> <p>While the effects of inflation are likely small for those years, it would be helpful for all measurable impacts to be stated in terms of the same reference year.</p>	Appendix B	<p>The 2023 revision of the document updated licence fees to account for the new pricing regime and an updated measure of property tax, so the most recent available data (2022) was used. However, 2022 multiplier data has yet to be published by Statistics Canada. The “Indirect Benefits” section used current dollars to faithfully reflect the study results in question. In each of these cases, current</p>					

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			dollars were used because of concerns that broad CPI trends were being used to extrapolate idiosyncratic price movements over a volatile period.				
6.	Conclusions from Existing Condition Review (Low) While the Socio-Economic Assessment Report conducted a thorough review of the existing conditions, it did not reach any specific conclusions (i.e., how the existing conditions relate to the proposed project). Based on nature of the data examined, it's likely that not many conclusions can realistically be drawn from them. The Terms of Reference did not require that the existing conditions be tied to the evaluation of the project, so while it would be ideal for this data to be used in a concrete way, it is not required.	Section 4.2	Acknowledged that conclusions related to existing conditions are outside of the Terms of Reference.				
7.	Unemployment Numbers Affected by Covid (Low) The Socio-Economic Assessment Report examined unemployment figures from the 2021 Census. This data reflected conditions near the peak of labour market disruptions caused by the Covid-19 pandemic. Unemployment numbers decreased shortly afterward across Ontario. Unfortunately, more recent data may not be available for either Caledon or Peel Region. Because no conclusions are drawn from the unemployment data, the use of 2021 Census data may not be problematic. Still, it is worth noting that unemployment figures are elevated in the discussion.	Section 4.2	Comment noted.				
8.	Discussion of Residual Impacts (Medium) For each impact, the Report references the findings from the technical reports, which mainly show that planned mitigation measures would decrease impacts to guideline levels (for some impacts, such as	Section 5.2-5.3	The magnitude of residual effects such as noise, air quality and blasting (so called "nuisance" effects) are largely specific to the individual and the extent to which they can tolerate these. It is expected				

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<p>noise levels, the mitigation measures would eliminate any significant impacts).</p> <p>Despite mitigation measures, it is likely that some residual impacts would remain. A description of what these impacts are, such as what guideline amounts permit, could be important to understand the potential negative impacts of the project. Reporting the quantitative values of these impacts (e.g., quantitative increase in noise levels or air pollution; likelihood of flyrock escaping the site) may be difficult to measure or quantify, but would be especially helpful.</p>		<p>that by keeping effects relating to these to within their respective guideline amounts, a measurable and specific guidelines can be met that will maintain liveable standards. any residual effects. These mitigation measures are designed to minimise effects to human receptors. The effective implementation of these will help with minimizing resultant residual effects.</p> <p>Ensuring that robust mitigation measures as outlined in the technical studies, site monitoring and complaints processes are in place will ensure that any changes will be monitored and mitigation can be adjusted, if required.</p> <p>With respect to flyrock, for clarity, no flyrock is permitted to leave the site.</p>				