

CALEDON QUARRY SOCIO- ECONOMIC ASSESSMENT

Peer Review

Caledon, ON

Prepared for Town of Caledon

September 18, 2025



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September 18, 2025

Kyle Munro
Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6

Dear Kyle Munro:

RE: **Caledon Quarry Socio-Economic Assessment** – Peer Review (Caledon, ON)

urbanMetrics inc. is pleased to submit this peer review of the Socio-Economic Assessment for the proposed quarry by CBM Aggregates.

It has been our pleasure completing this report on your behalf. Please contact us if you have any questions or concerns.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "P. Thoma", with a long horizontal stroke extending to the right.

Peter Thoma, MCIP, RPP, PLE
Partner
urbanMetrics inc.

A handwritten signature in black ink, appearing to read "Bohan Li", with a stylized, cursive script.

Bohan Li, Ph.D.
Project Manager
urbanMetrics inc.

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1 Introduction

CBM Aggregates (“CBM”, “the Applicant”, “the Owner”, “the Operators”) has applied for a Class A License for operation of a Pit and Below Water Quarry (mineral and aggregate extraction facility) in the Town of Caledon.

As part of CBM’s submission, Golder Associates Ltd (“Golder”, “CBM’s Consultant”) was retained to complete a Socio-Economic Assessment Report (“the Report”) for the proposed quarry.

Golder’s report was submitted as part of CBM’s application.

The Report considered environmental nuisances (e.g., noise levels, blasting, air quality, visual impact, and water resources) and traffic impacts of the proposed quarry. The Report also includes an Economic Impact Report by Prism Economics and Analysis (“PEA”), which is included as Appendix B.

urbanMetrics inc. (“uMi”, “we”, “us”, “our”) has been retained by the Town of Caledon to conduct a professional Peer Review of the Report and Appendix B, focusing specifically on the socio-economic dimensions of the Golder/PEA findings.

1.1 uMi Recommendations

As part of our peer review, urbanMetrics has evaluated the depth and veracity of the Golder/PEA work. As peer reviewers we have identified elements of the Golder PEA work which may, or may not, require further consideration or evaluation. Our review has relied on a three-point “priority” scale, including high, medium, and low-priority rankings defined as follows:

- **High Priority:** These are item(s) that urbanMetrics believes would significantly impact the report’s findings or enhance its readability.
- **Medium Priority:** These are item(s) where urbanMetrics recommends changes to be made, but would understand if the author of the report prefers to keep their existing methods. This includes situations where we believe an alternative assumption exists but the original assumptions may also be reasonable or if the change is not expected to make a material difference. This can also include situations where the ideal method may be difficult to implement.

- **Low Priority:** These are item(s) which may be considered for changes, but are reasonable as-is and warrant no specific action.

High Priority Items

- Economic Benefits: **Define Terms (High)**
- Economic Benefits: **Estimate Value Added of Quarry (High)**

Medium Priority Items

- Economic Benefits: **Improve Clarity of Explanations (Medium)**
- Economic Benefits: **Standardize Reference Year (Medium)**
- Environmental Nuisance and Traffic: **Discussion of Residual Impacts (Medium)**

Low Priority Items

- Economic Benefits: **Reframe “Indirect Benefits” (Low)**
- Existing Conditions: **Conclusions from Existing Conditions Review (Low)**
- Existing Conditions: **Unemployment Numbers Affected by Covid (Low)**

2 Economic Benefits

This section reviews the Economic Impact Report conducted by Prism in Appendix B, which is referenced in Section 5.4 of the Report.

The terms of reference for the economic benefits portion of the Report requested the following on a Provincial, regional, and local level:

- Annual impact on jobs including direct (at the quarry and in transport of aggregate) and indirect (spin-off employment from local expenditure);
- Annual contribution to employment income based on industry norms;
- Annual direct contribution to municipal and county property taxes;
- Annual direct contributions to license fees, levies, and other negotiated benefits;
- Annual direct contribution to education taxes; and
- Other economic benefits for the region, including cost reductions for construction materials and output incorporated into the post-life cycle private infrastructure of the region.

Overall, we found the report addressed these components from the terms of reference. The methodology used was reputable, and the findings are likely reasonable.

We have a few recommendations for the report, centered around clarifying the methodology used and defining terms, as well as adjusting how the impacts are reported.

2.1 Review of Employment Impacts

We have a couple recommendations for the methodology portions of the report, mainly centered around improving the clarity of the report.

Define Terms (High)

Economic impact assessments generally estimate direct, indirect, and induced impacts. Statistics Canada defines these as:

Direct effects measure the initial requirements for an extra dollar's worth of output of a given industry. The direct effect on the output of an industry is a change in output equal to the change in final demand.

Indirect effects measure the changes due to inter-industry purchases as they respond to the new demands of the directly affected industries. This includes the chain reaction of output up the production stream since each of the products purchased will require, in turn, the production of various inputs...

Induced effects measure the changes in the production of goods and services in response to consumer expenditures induced by additional households income (i.e., wages) generated by the production of the direct and indirect requirements.¹

These impact 'spheres' are commonly used in other economic impact assessments, including ones UMi has done.

The Economic Impact Report uses the impact categories of Site, Transport, Supporting, and Induced. Induced seem to align with the Statistics Canada definition, and Site and Transport appear to be direct effects for those categories. It looks like Supporting corresponds with Indirect impacts.

Overall, the Report would benefit from a clear set of definitions of these terms.

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.

- 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.

¹ https://www.statcan.gc.ca/en/statistical-programs/document/5115_D6_T9_V1

Reframe “Indirect Benefits” (Low)

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.

Estimate Value Added of Quarry (High)

As mentioned, 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.

2.2 Review of Findings

Overall, the findings of the Report seem reasonable.

We recommend a minor adjustment be made to standardize the results reported.

Standardize Reference Year (Medium)

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.

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.

3 Existing Conditions

The Socio-Economic Assessment Report conducted a review of existing conditions, as required by the Terms of Reference.

We have found that the review was comprehensive and should meet the requirements of the Terms of Reference. We have a few suggestions for this section, but given the limitations of the requirements, we believe these are minor items that do not warrant a high enough priority for change.

Conclusions from Existing Conditions 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.

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.

4 Environmental Nuisance and Traffic

In Section 5 of the Socio-Economic Assessment Report, a discussion of the environmental nuisance and traffic and transportation impacts of the project are discussed. These discussions were to fulfill the requirements of the Terms of Reference, containing a discussion of factors including:

- Potential for impacts to the natural environment including the Credit River.
- Potential for impacts to surrounding properties.
- Nuisance effects.
- Human health effects.
- Damage to personal property.
- Disruption to use and enjoyment of public spaces and personal property.
- Effects on tourism.

The impacts of the project are discussed in other technical reports, which are referenced by the Socio-Economic Assessment Report.

Overall, we believe that the Socio-Economic Assessment Report largely satisfies the requirements of Terms of Reference.

There may be room to add more information in this section to discuss the project's potential impacts more broadly.

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 noise levels, the mitigation measures would eliminate any significant impacts).

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.

5 Conclusions & Next Steps

As part of the peer review process, urbanMetrics has engaged directly with Golder/PEA to clarify elements of their work.

The Peer Review concludes that the work carried out by CBM's consultants is acceptable.

The extent to which any recommended changes (i.e., items identified herein as High, Medium, or Low Priorities) may require any specific remedial actions by the Applicant and their consultants is beyond the scope of urbanMetrics' work as Town of Caledon-appointed Peer Reviewer.

Questions about this Peer Review can be directed to:

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