



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

September 21, 2023

Sent Via Email

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**Ministry of Environment Conservation and Parks
Species at Risk**
SAROntario@ontario.ca

**Circulations Intake, Planning & Design
Bell Canada**
100 Commerce Valley Drive West,
Thornhill, ON L3T 0A1
Email: CA.Circulations@wsp.com

**Municipal Notices
Enbridge**
4th Floor, 500 Consumers Road,
North York, ON M2J 1P8
Email: MunicipalPlanning@enbridge.com

**Kathy Barbuto
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8200 Dixie Road
Brampton, ON L6T 0C1
Email: Kathy.Barbuto@rci.rogers.com

**Zone 2 Scheduling
Hydro One**
70 Victoria St,
Simcoe, ON N3Y 1L5
Email: FBCSimcoe@HydroOne.com

**RE: St. Marys Cement Inc. (Canada) - Proposed Caledon Pit/Quarry
Aggregate Resources Act Licence Application – Class A Licence #626600
Part of Lots 14-18, Concessions 3 & 4, Town of Caledon,
Regional Municipality of Peel
OUR FILE 8816AF**

On behalf of St. Marys Cement Inc. (Canada), we are pleased to submit the required documentation in support of an Aggregate Resources Act (ARA) application for the proposed Caledon Pit/Quarry located on lands legally described as Part of Lots 14-18, Concessions 3 & 4, Town of Caledon, Regional Municipality of Peel.

The area proposed to be licensed under the ARA is 261.2 hectares and the proposed extraction area is 199.5 hectares. The proposed Caledon Pit/Quarry is a below water pit/quarry and will be a Class A Licence.

Extraction for the pit/quarry is proposed below the water table and will be phased. The proposed pit/quarry will have a maximum tonnage of 2,500,000 per annum and activities such as extraction, drilling, blasting and processing are proposed to occur as part of the proposed operation. The entrance/exit for the site is to be located on Charleston Sideroad, west of Main Street. See attached Figures 1 to 4 from the Planning Justification Report which illustrate the location of the site, proposed extraction limit and the phasing of the operation.

Rehabilitation of the site will be progressive, and the final rehabilitation plan for the site is proposed to include deep lake, grassland, meadows, shoreline wetlands, islands, new woodlands and cliff faces. In addition, there is an ecological enhancement area that is proposed and is located outside of the ARA licence area. See attached Figure 9 from the Planning Justification Report.

The following Drop Box link includes the materials noted below. The documents from this link are accessible until November 20, 2023.

<https://www.dropbox.com/scl/fo/nwip3xetpzth2yyb3fqev/h?rlkey=9jdjw6iyu667768a0uv87oyrt&dl=0>

1. Planning Justification Report/ARA Summary Statement prepared by Glen Schnarr & Associates Inc. (GSAI) and reviewed by MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) dated December 2022 (Revised July 2023);
2. Stage 1-2 Archeological Assessment prepared by Golder Associates Ltd. dated November 14, 2022;
3. Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment prepared by Golder & Associates dated December 13, 2022 (Revised July 21, 2023);
4. Heritage Impact Assessment for 1055 Charleston Sideroad prepared by WSP dated July 28, 2023;
5. Heritage Impact Assessment for 1420 Charleston Sideroad prepared by WSP dated July 28, 2023;
6. Heritage Impact Assessment for 18501 Mississauga Road prepared by WSP dated July 28, 2023;
7. Heritage Impact Assessment for 18667 Mississauga Road prepared by WSP dated July 28, 2023;
8. Heritage Impact Assessment for 18722 Mississauga Road prepared by WSP dated July 28, 2023;
9. Agricultural Impact Assessment prepared by Colville Consulting Inc. dated December 2022 (Revised July 2023);
10. Air Quality Impact Assessment prepared by Golder Associates Ltd. dated December 2022 (Revised July 2023);
11. Blast Impact Assessment prepared by Golder Associates Ltd. dated December 2022 (Revised July 2023);
12. Noise Assessment Report prepared by Golder Associates Ltd. dated December 16, 2022 (Revised July 2023);
13. Natural Environment Report prepared by Golder Associates Ltd. dated December 2022 (Revised July 2023);
14. Water Report Level 1/2 prepared by Golder Associates Ltd. dated December 2022 (Revised July 2023);

15. Maximum Predicted Water Table Report prepared by Golder Associates Ltd. dated December 16, 2022 (Revised July 2023);
16. Visual Impact Assessment prepared by Golder Associates Ltd. dated December 16, 2022 (Revised July 2023);
17. Socio-Economic Assessment Report prepared by Golder Associates Ltd. dated December 2022 (Revised July 2023);
18. Transportation Impact Study and Haul Route Assessment prepared by T.Y. LIN International Canada Inc. (TYLin) dated December 2022 (Revised July 2023); and
19. Aggregate Resources Act Site Plan Drawings prepared by MHBC dated August 2023.

In addition, the Drop Box link above also includes the following letters:

20. Letter from WSP dated August 21, 2023 confirming the site specific HIA's (July 28, 2023) technical recommendations supersede the technical recommendations from the HIA dated December 2022 (Revised July 21, 2023);
21. Blast Impact Assessment Peer Review Letter prepared by Explotech Engineering Ltd. dated July 27, 2023;
22. Air Quality Impact Assessment Peer Review Letter prepared by RWDI dated July 31, 2023;
23. Noise Assessment Report Peer Review Letter prepared by Aercoustics Engineering Ltd. dated August 18, 2023;
24. Water Report Level 1/2 Peer Review Letter prepared by GHD dated August 30, 2023; and
25. Natural Environment Report Peer Review Letter prepared by GHD dated August 30, 2023.

Paper copies of any of the above-noted material can be provided upon request and confirmation of the location to courier.

Also attached and enclosed in the Drop Box link is the Public Notice of Application combined with the above-noted technical reports and Aggregate Resources Act Site Plans which constitute the complete application package. As noted in the enclosed Public Notice of Application, the last day written comments on the licence application can be filed is **November 20th, 2023** (Day 60). Any person(s) wishing to comment on this application must send, in writing, their comments to the Applicant and send a copy to: ARAapprovals@ontario.ca or if email is not available, Aggregate Section, Ministry of Natural Resources and Forestry, 300 Water Street, Peterborough ON K9J 3C7.

As part of the review period, St. Marys Cement Inc. (Canada) will be hosting an electronic public information session on Wednesday, October 25th, 2023 from 6:00 p.m. to 8:00 p.m. The meeting can be accessed at the following link: <https://events.teams.microsoft.com/event/bfccf1ee-8aa1-4dd5-9008-4dfd5f153185@3d234255-e20f-4205-88a5-9658a402999b> or by phone at the following contact: +1 647-317-5882, Phone Conference ID: 566 892 801#.

Please do not hesitate to contact the undersigned should you have any questions or require further information.

Respectfully submitted,

MHBC

A handwritten signature in cursive script that reads "Brian Zeman".

Brian Zeman, BES, MCIP, RPP
President

cc. *David Hanratty, St. Marys Cement Inc. (Canada)*
Karen Bennett, GSAI
Alyson Beal, WSP
Heather Melcher, WSP
Kevin McGillicuddy, WSP

Fields marked with an asterisk (*) are mandatory.

Instructions

All information in this form must be included in the notice served to landowners and agencies, in the notice published in a newspaper, and on the sign posted at the boundary of the site. Where noted, information may be inserted by the applicant to complete the required statements.

Section 1

Complete all required information noted below.

This is a notice that an application has been made under the *Aggregate Resources Act* by:

Name of Applicant *

[St. Marys Cement Inc. \(Canada\)](#)

Section 2

Applicants must complete one of the following sections based on their selected type of application (all other sections must be removed from the notice prior to serving or posting).

If the application is for *

- a licence or aggregate permit for a new pit or quarry – complete section 2A and section 3
- a wayside permit for a new pit or quarry – complete section 2B
- a new pit or quarry adjacent to an established pit or quarry – complete section 2C and section 3
- an amendment to allow an established pit or quarry to extract below the water table – complete section 2D and section 3
- an amendment to expand into a road allowance adjacent to an established pit or quarry – complete section 2E and section 3

Section 2A

To be used if the applicant is proposing a licence or aggregate permit for a new pit or quarry. Complete all required information noted below.

This application proposes a * [Class A licence](#)
(Class A licence, Class B licence, or aggregate permit)

to excavate * [2,500,000.00](#) tonnes of aggregate from * [a below](#)
(insert proposed tonnage limit) (an above or a below)

the ground water table * [pit and quarry](#). The proposed site is * [261.20](#)
(pit or quarry or pit and quarry) (insert size of site)

hectares in size and is proposed to be located
(describe proposed location of site – e.g., lot, concession, local and upper tier municipality, geographic township, territorial district) *
[Lots 14, 15, 16, 17, 18, Concessions 3 & 4, Town of Caledon, Regional Municipality of Peel](#)

Section 3

Complete this section unless the proposal involves a wayside permit or a remote aggregate permit.

Information about the application will be provided at a session (details about the session to be held as per s.0.5(3) of O.Reg.244/97 – e.g., timing, date(s), location, venue, method of communication, etc).*

[Virtual Public Information Session - October 25, 2023 - 6:00pm to 8:00pm. This can be accessed at the following link: https://events.teams.microsoft.com/event/bfccf1ee-8aa1-4dd5-9008-4dfd5f153185@3d234255-e20f-4205-88a5-9658a402999b.](https://events.teams.microsoft.com/event/bfccf1ee-8aa1-4dd5-9008-4dfd5f153185@3d234255-e20f-4205-88a5-9658a402999b) This meeting can also be accessed by phone at the following contact: +1

Section 4

Provide details about where/how detailed application documents can be viewed/accessed.

Detailed technical reports, information and the site plan related to the application can be viewed at *
 Project Website: <https://cbmcaledonquarry.ca/>

Section 5 – Applicant Contact Information

Last Name *	First Name *	Middle Initial
Hanratty	David	

Telephone Number *	Extension	Email *
416-696-4459		david.hanratty@vcimentos.com

Address

Unit Number	Street Number *	Street Name *	PO Box
	55	Industrial Street	

City/Town *	Country *	Province/State *	Postal Code/Zip Code *
Toronto	Canada	Ontario	M4G 3W9

Section 6

The following information must be included in the notice served to landowners and agencies and in the notice published in a newspaper, however it is not required to be included on the sign posted at the boundary of the site. Insert the deadline for comments in the space provided below.

Any person(s) wishing to comment on this application must send, in writing, their comments to the Applicant (at the address above) and send a copy to: ARAapprovals@ontario.ca or if email is not available, Integrated Aggregate Operations Section, Ministry of Natural Resources and Forestry, 300 Water Street, Peterborough ON K9J 3C7.

The last day on which comment(s) may be filed with the **Applicant** and **Ministry** is:

this * 20 day of * November, 2023
 (day) (month) (year) *

Note: If you choose to participate in the *Aggregates Resources Act* (ARA) notification and consultation process, all personal information (PI) you provide may be subject to the *Freedom of Information and Protection of Privacy Act* (FIPPA), whether provided to the Applicant or MNRF at any point during the consultation process. The MNRF collects your PI under the authority of s. 11, s.13.1, s.23, s. 35 and other provisions of the ARA and maintains it for the purposes of ensuring consultation and other requirements in the ARA are met. Under the authority of s. 11(2),s.13.1(3), s.23(7), s.35(2) of the ARA, your name and address will form part of the public record (that is available to the general public as described in s 37 of FIPPA) and will appear with your comments, unless you request in your submission that your name and address be kept confidential. If you have any questions about the collection and use of your personal information, please contact Ministry of Natural Resources and Forestry, Natural Resources Information and Support Centre (NRISC) 300 Water Street Peterborough ON K9J 3C7 Toll free: 1-800-667-1940.

[Save Form](#)[Print Form](#)[Clear Form](#)

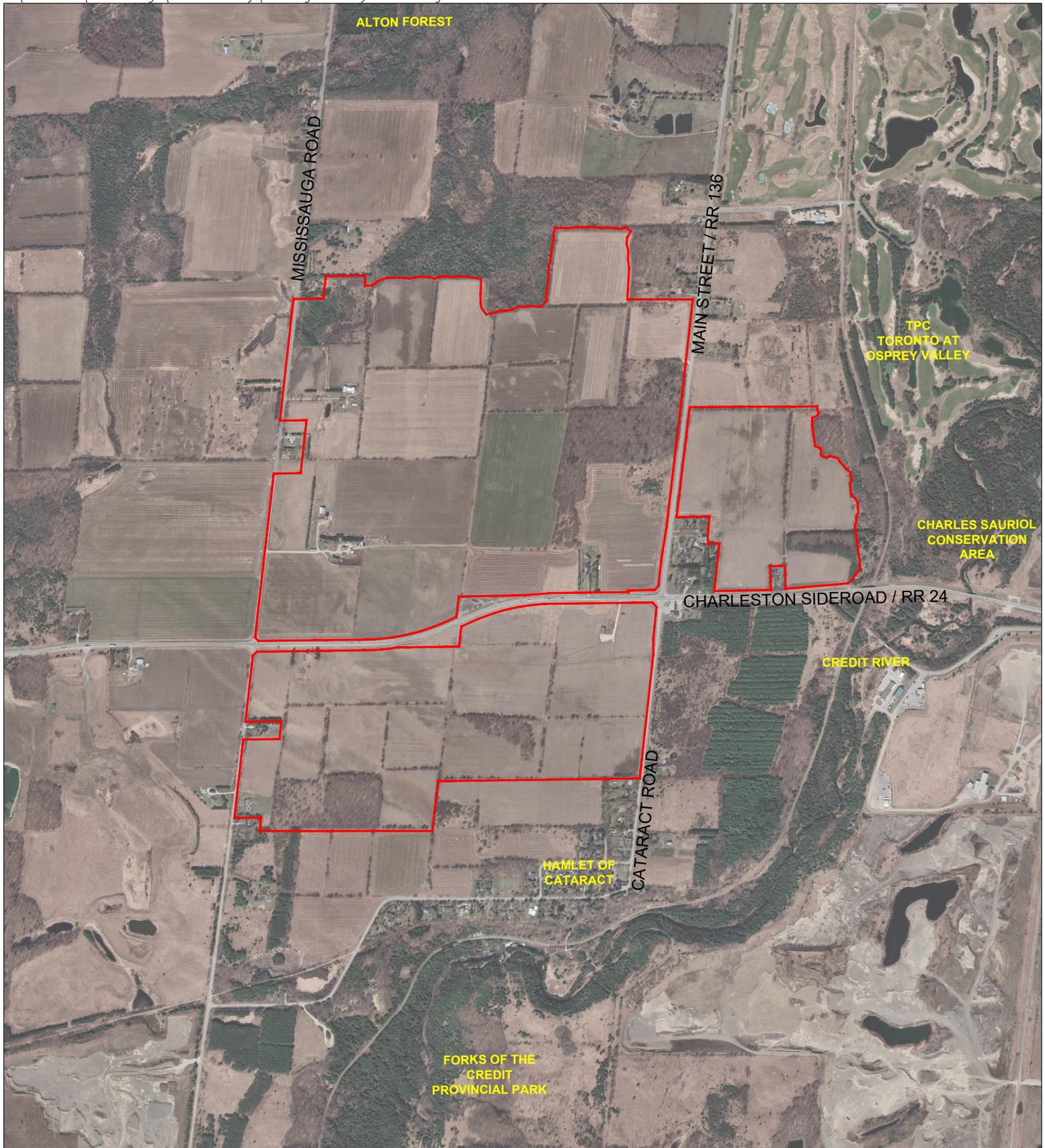


FIGURE 1
LOCATION PLAN OF SUBJECT SITE

PART OF LOTS 15-18, CONC. 4, WSCR AND
 PART OF LOT 16, CONC. 3, WSCR
 (FORMER GEOGRAPHIC TOWNSHIP OF CALEDON),
 TOWN OF CALEDON, REGION OF PEEL

LEGEND

 Subject Site - 261 ha (645ac)



Scale: N.T.S.
 DECEMBER 2022
 (REVISED JULY 2023)

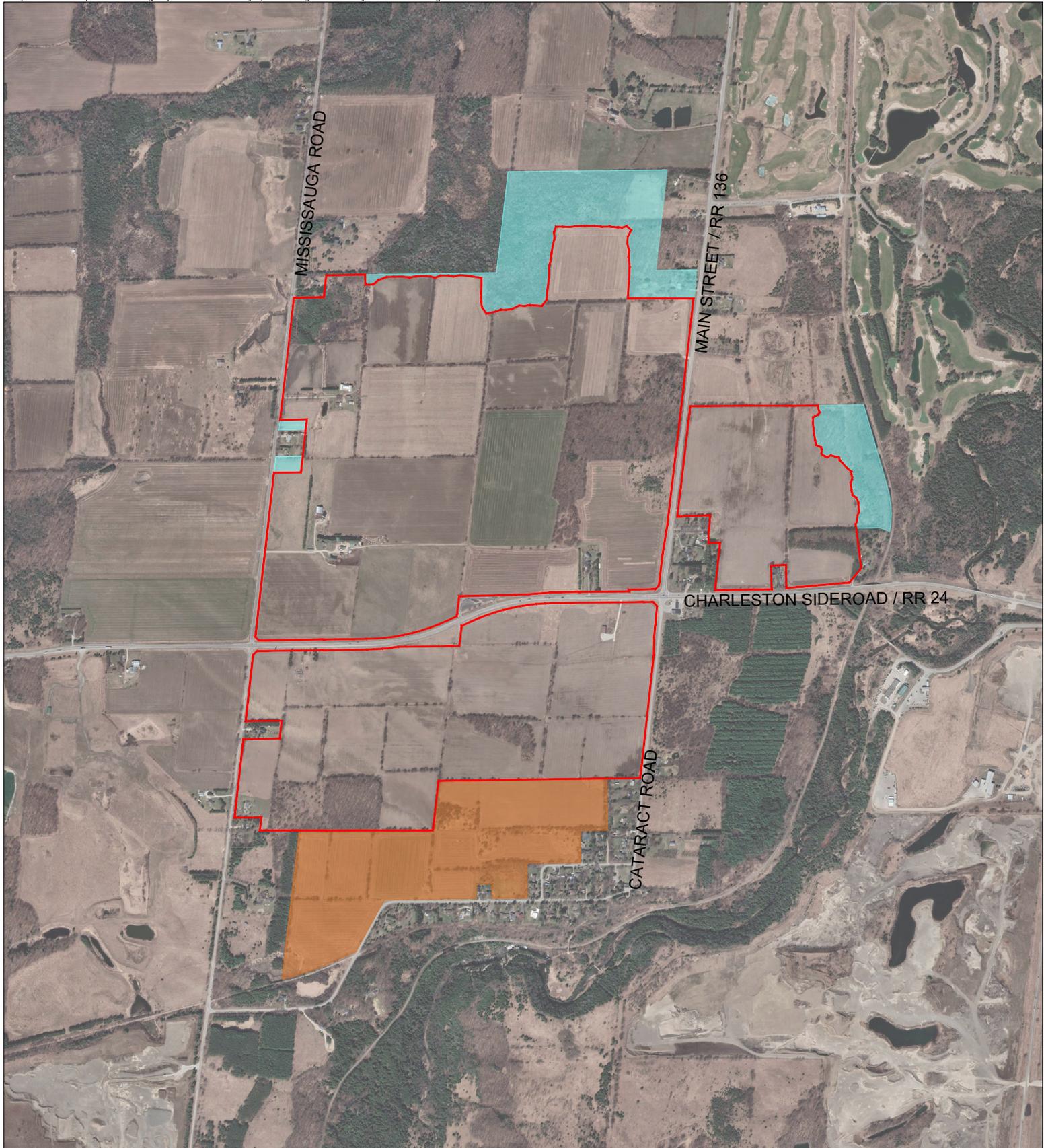


FIGURE 2

CBM ADDITIONAL LANDS

PART OF LOTS 15-18, CONC. 4, WSCR AND
PART OF LOT 16, CONC. 3, WSCR
(FORMER GEOGRAPHIC TOWNSHIP OF CALEDON),
TOWN OF CALEDON, REGION OF PEEL

LEGEND

- Subject Site - 261 ha (645ac)
- Additional Lands Owned / Controlled by CBM - 26 ha (64ac)
- Additional Lands Owned / Controlled by CBM
Within Niagara Escarpment Plan - 36 ha (89ac)

Total Area Owned / Controlled by CBM: 323 ha (798ac)



Scale: N.T.S.
DECEMBER 2022
(REVISED JULY 2023)

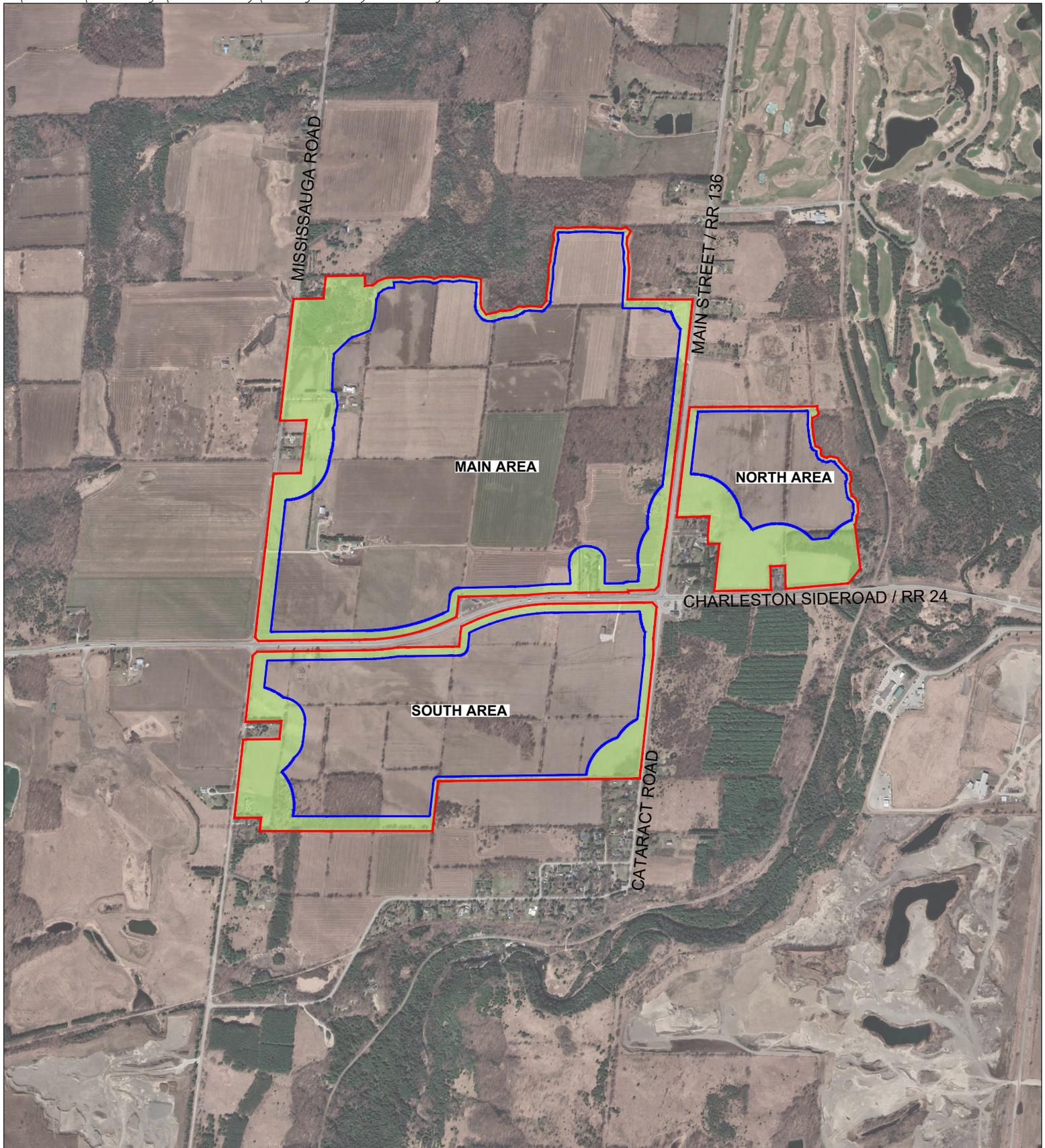


FIGURE 3
PROPOSED EXTRACTION AREA

PART OF LOTS 15-18, CONC. 4, WSCR AND
 PART OF LOT 16, CONC. 3, WSCR
 (FORMER GEOGRAPHIC TOWNSHIP OF CALEDON),
 TOWN OF CALEDON, REGION OF PEEL

LEGEND

- Subject Site - 261 ha (645ac)
- Proposed Extraction Area - 200 ha (494ac)
- Setback / Buffer Lands - 61 ha (151ac)



Scale: N.T.S.
 DECEMBER 2022
 (REVISED JULY 2023)

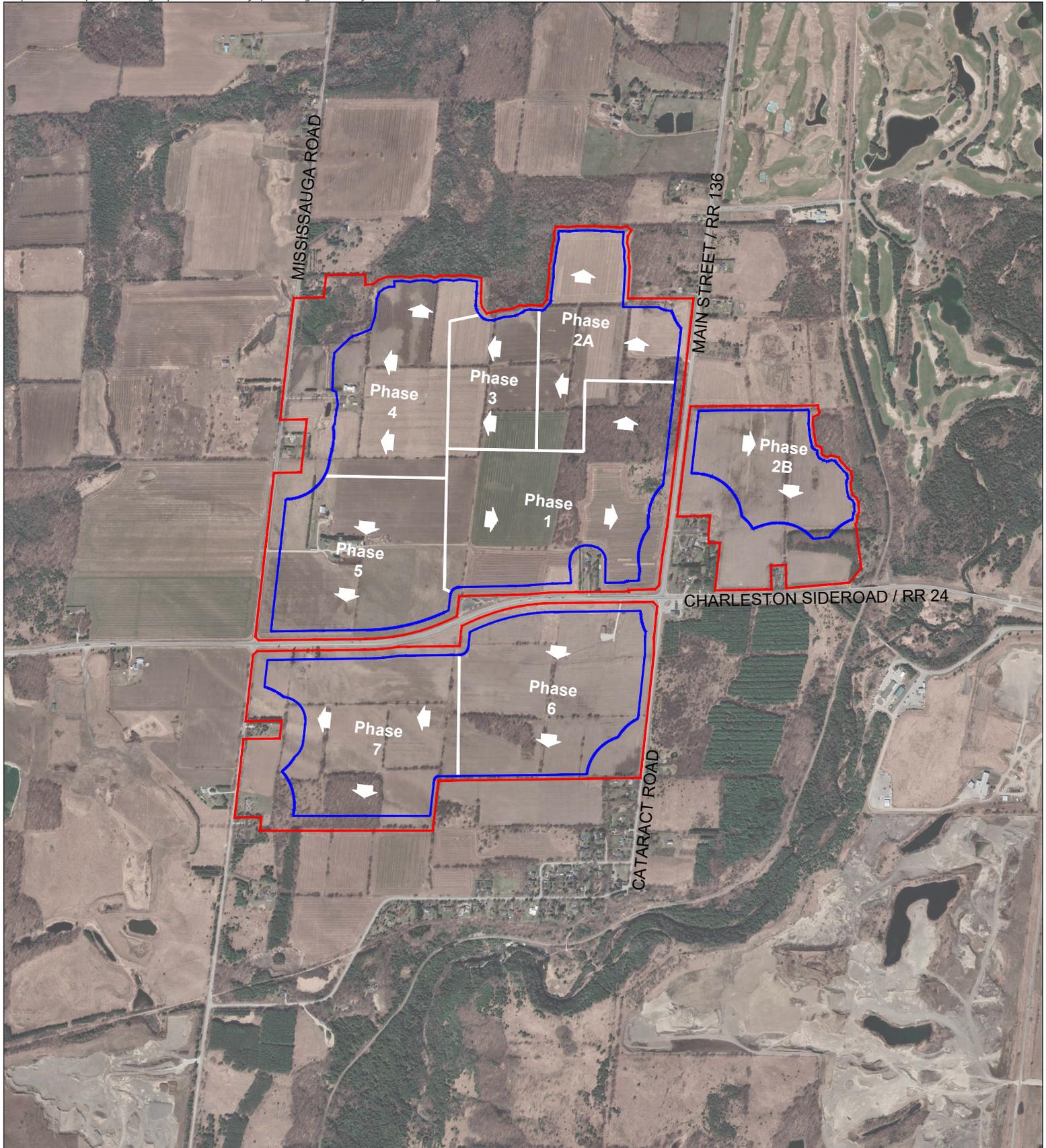


FIGURE 4
OPERATIONS / PHASING PLAN

PART OF LOTS 15-18, CONC. 4, WSCR AND
 PART OF LOT 16, CONC. 3, WSCR
 (FORMER GEOGRAPHIC TOWNSHIP OF CALEDON),
 TOWN OF CALEDON, REGION OF PEEL

LEGEND

- Subject Site - 261 ha (645ac)
- Proposed Extraction Area - 200 ha (494ac)



Scale: N.T.S.
 DECEMBER 2022
 (REVISED JULY 2023)



Note:

1. 4.8 hectares of woodland shall be planted within the setbacks for the Main and North Areas within the first year of the licence being issued to provide a visual screen for nearby residences (e.g visual screening area on drawing 2 of 3).
2. The meadow area within the North Area shall be created within five years of the licence being issued.
3. The meadow and woodland area adjacent to the South Area shall be created within five years of the licence being issued.

Final Rehabilitated Landform and Ecological Enhancement Areas

Caledon Pit and Quarry

Part of Lots 15-18, Concession 4 WSCR
 Part of Lot 16, Concession 3 WSCR
 Geographic Township of Caledon
 Township of Caledon
 Region of Peel

Legend

- Licence Boundary
- Limit of Extraction
- Additional Land Owned by CBM
- Gradual Grade or Island
- Grassland
- Woodland
- Wetland
- Lake
- Meadow
- Extraction Face (below water)
- Rock Piles and Bat Boxes (white)

Ecological Enhancement Areas					
	Main Area	North Area	South Area	Total	
Licence Boundary	151.5 ha	30.3 ha	79.4 ha	261.2 ha	Total 261.2 ha
Limit of Extraction	123.6 ha	16.0 ha	59.9 ha	199.5 ha	
Gradual Grade or Island	1.3 ha	0.2 ha	6.3 ha	7.8 ha	
Grassland	12.2 ha	1.3 ha	11.8 ha	25.3 ha	
Lake	101.2 ha	9.5 ha	47.2 ha	157.9 ha	
Meadow	N/A	7.6 ha	N/A	7.6 ha	
Wetland	N/A	1.6 ha	N/A	1.6 ha	
Woodland	27.6 ha	8.9 ha	9.7 ha	46.2 ha	
Existing Conditions	9.2 ha	1.2 ha	4.4 ha	14.8 ha	
Outside Licence Boundaries					
Meadow	20.3 ha				
Woodland	15.5 ha				

FIGURE 9

Date: July 2023
 Sources: 2021 aerial photography from First Base Solutions
 Scale: 1:12,000
 0 200 400 Meters

N:\brian\8816AF - CBM - Caledon Quarry\Drawings\Site Plan\CAD\8816AF - Site Plan.dwg