

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2026-XXX

A By-law to adopt an Official Plan Amendment No. ## to the Future Caledon Official Plan (Mineral Aggregate Policy Updates, File POPA 2026-0006)

WHEREAS subsection 21(1) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, states that a council of a municipality that is within a planning area may initiate an amendment to any official plan that applies to the municipality, and section 17 applies to any such amendment;

AND WHEREAS the Council of the Corporation of the Town of Caledon deems it appropriate to update the mineral aggregate policies in the Future Caledon Official Plan;

NOW THEREFORE the Council of the Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. Official Plan Amendment Number ##, attached as **Schedule "A"** to this by-law, is hereby adopted for the Town of Caledon Planning Area.
2. This Official Plan Amendment is subject to appeal rights set out in section 17 of the *Planning Act*, R.S.O. 1990, c. P.13, and shall come into effect once the deadline for filing appeals has passed or all appeals have been withdrawn or finally disposed of.

Enacted by the Town of Caledon Council this \_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Annette Groves, Mayor

\_\_\_\_\_  
Kevin Klingenberg, Clerk

**Schedule “A” to By-law 2026-XXX**  
Official Plan Amendment Number ## to the Future Caledon Official Plan

**Constitutional Statement**

The details of the Amendment, as contained in Part 2 of this text, constitute Amendment Number ## to the Future Caledon Official Plan.

**Part 1 – The Preamble**

**Purpose and Effect:**

The purpose of this Town-initiated Official Plan Amendment (OPA) is to update the mineral aggregate policies and mapping (schedules and figures) in the Future Caledon Official Plan.

The proposed OPA:

1. Modifies Chapter 13, Natural Environment System, to include references to Greenbelt Plan Section 4.2.3.10;
2. Modifies Chapter 17, Agricultural Area and Rural Lands, to align with the Town’s proposed Site Alteration By-law framework;
3. Provides a revised Chapter 20, which carries over relevant and applicable policies from Official Plan Amendment 161 (to the 1978 Town of Caledon Official Plan) and Official Plan Amendment 1 (to the Future Caledon Official Plan), with respect to mineral aggregate operations and the environmental framework; and
4. Provides a new definition for “Core Fishery Resource Area” in Chapter 31, Glossary.

**Location:**

The proposed OPA would apply town wide.

**Basis:**

Official Plan Amendment Number 1 (Mineral Aggregates Policies) to the Future Caledon Official Plan, as originally adopted by Council, implemented the recommendations of the 2024 Supplementary Aggregate Policy Study and further directions from Council. OPA 1 was approved with modifications by the Minister of Municipal Affairs and Housing and came into effect on January 7, 2026.

As directed by Council, a new official plan amendment is proposed to establish and/or reintroduce mineral aggregate-related policies based upon review of the Province’s modifications to OPA 1. The individual amendments to add or restore text are consistent with or conform to Provincial policy and plans and support the Town’s stated objectives of improving the conditions of mineral aggregate operations in the Town, in addition to addressing other technical items to implement those new policies.

**Part 2 – The Amendment**

1. Modify the text of Chapter 13 and Chapter 17 of the Future Caledon Official Plan as described below.

Note: Text that is **bolded and underlined** is new text to be inserted, and text that is crossed out (“~~strikethrough~~”) is text to be deleted.

Chapter/Section	
13. Natural Environment System/ Greenbelt Plan and Growth Plan Natural Heritage Systems and Key Hydrologic Features	<p>Modify Policy <b>13.5.1 f)</b> as shown below:</p> <p>f) Mineral aggregate operations and wayside pits and quarries subject to Provincial policy (<b>including, but not limited to Section 4.3.2.10 of the Greenbelt Plan</b>) and Chapter 20 of this Plan.</p>
17. Agricultural Area and Rural Lands/ Commercial Filling and Excess Soil	<p>Modify Policy <b>17.13 a)</b> as shown below:</p> <p>Commercial filling <b><u>and the deposition of excess soil on a lot shall only be regulated through the Town’s Site Alteration By-law or equivalent By-law passed under the Municipal Act.</u></b> <del>shall only be permitted through an amendment to this plan, and in accordance with applicable Provincial policies and policies in Chapter 17 of this Plan regarding non-agricultural uses in prime agricultural areas.</del></p>
31. Glossary	<p>A new definition is added to the Glossary in Chapter 31 as shown below:</p> <p><b>Core Fishery Resource Area</b> means, with respect to mineral aggregate operations and Chapter 20, Mineral Aggregates, all Cold Water Streams, Potential Cold Water Streams and Warm Water Streams, as identified and defined in the Town of Caledon Environmental Background Study, May 1993, or other Fishery Resource Areas identified for protection as Natural Corridors through an approved study.</p>

2. Modify the text of Chapter 20, Mineral Aggregates, as shown in **Attachment 1** to this OPA, including the policy renumbering. Text that is underlined is new text to be inserted, and text that is crossed out (“~~strikethrough~~”) is text to be deleted.
3. Modify the Schedules of the Future Caledon Official Plan as described below and provided in **Attachment 2** to this OPA:
  - a) Schedule E1, Rural System, is amended to correct a previous mapping error, and designate the subject property (identified on Figure 1) as Prime Agricultural Area.

**Attachment 1 to OPA ## to the Future Caledon Official Plan  
Modifications to Chapter 20, Mineral Aggregates**

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## 20. MINERAL AGGREGATES

The policies in this section apply to *mineral aggregate resources* throughout the Town—active operations, high potential resource areas, and other related uses. The approval and regulation of *mineral aggregate resources* is regulated by the *Aggregate Resources Act*, Provincial legislation which is administered by the Ministry of Natural Resources. The Provincial Planning Statement, Niagara Escarpment Plan, Oak Ridges Moraine *Conservation* Plan, and Greenbelt Plan also apply to provide policy direction on mineral aggregate extraction. In the event of a conflict between the policies of this Plan and matters addressed under the *Aggregate Resources Act*, or the policies of the Provincial Planning Statement or provincial plans, the *Aggregate Resources Act*, the Provincial Planning Statement and provincial plans ~~shall~~will prevail.

The *Aggregate Resources Act* states, “No licence shall be issued for a pit or quarry if a zoning by-law prohibits the site from being used for the making, establishment or operation of pits and quarries.” As a use of land, *mineral aggregate operations* are subject to the *Planning Act* and its multiple requirements to be consistent with the Provincial Planning Statement and conform to/not conflict with applicable provincial plans. Some of these documents provide key tests that municipalities need to follow when reviewing proposals for new *mineral aggregate operations* and limiting the extent to which municipalities can regulate such uses. The Town is a statutory body whose role in the aggregate regulatory process is established, limited and managed by the Province.

[The Town completed a Caledon Community Resource Study \(CCRS\) and adopted a comprehensive set of mineral aggregate policies in 1999. This work resulted in Official Plan Amendment No 161 to the previous Town of Caledon Official Plan, and was approved by the former Ontario Municipal Board on May 28, 2004. This major policy exercise was integrated, multidisciplinary, and resulted in a comprehensive policy framework guiding planning for mineral aggregates that was ahead of its time and remains an important piece of policy planning. The Greenbelt Plan recognizes and protects the importance of this work, providing protection for these policies \(in Section 4.3.2.10 of the Plan\), while a separate Greenbelt Plan framework applies for other Ontario municipalities, only on lands subject to the Greenbelt Plan.](#)

The Town’s ~~Mineral Aggregate~~mineral aggregate policies are based on the need to balance the protection, use and enjoyment of these environmental features with the Provincial interest in protecting *mineral aggregate resources* for long-term use. It is also recognized there are potential impacts on human health arising from aggregate extraction that have ~~also~~ been considered in preparing these policies. ~~The~~These

policies ~~in this plan~~ support the wise management of the Town's aggregate resources ~~remaining~~, which is critical to preserving Caledon's unique identity and character.

## 20.1 Objectives

The planning objectives for mineral aggregates are to:

- a) ~~Extraction shall be undertaken in a manner which minimizes~~ minimize the social, economic, and environmental impacts. of extraction;
- b) ~~To~~ provide a framework for orderly extraction of aggregate resources that produces a greater degree of certainty to both the aggregate industry and the community. ;
- c) ~~To~~ ensure the efficient use of *infrastructure*. ;
- d) ~~To~~ minimize impacts and disturbed areas, and to support the progressive and final *rehabilitation of mineral aggregate operations*. ;
- e) ~~To~~ protect existing *mineral aggregate operations* from *development* and activities that would preclude or hinder their expansion or continued use, or which would be incompatible for reasons of public health, public safety or environmental impact. ;
- f) ~~To~~ protect aggregate resources identified as Caledon High Potential Mineral Aggregate Resource Areas (*CHPMARA*) as identified on Schedule E12 for possible future extraction, and to maintain availability of potential resources on balance with other Town policies. ;
- g) ~~To~~ undertake mineral aggregate resource *conservation* wherever feasible, including through the safe use of *accessory* aggregate recycling facilities within operations. ;
- h) ~~To~~ operate within the full extent of the Town's legal jurisdiction and the Provincial legislative framework to deliver the best possible outcomes when planning for *mineral aggregate operation*. ;
- i) ~~To~~ develop and maintain a Caledon Aggregate Guidance Manual to assist both proponents and the public ~~in implementing~~ to implement and interpret the policies of this Plan. ~~However, this guidance manual is not intended to add or detract from the Plan's policies. In circumstances where there may be a conflict between the guidance manual and matters addressed under the *Aggregate*~~

~~Resources Act, the Provincial Planning Statement or provincial plans, the Aggregate Resources Act, Provincial Planning Statement and provincial plans shall prevail;~~

- j) ~~To~~ improve data sharing and communication between the Town, aggregate industry, aggregate operators, other public agencies, and the broader public.
- k) maintain and enhance the health, safety, and quality of life of our residents, our natural environment and water resources, and our community;
- l) ensure that the extraction of aggregate resources is undertaken in a balanced manner which adheres to the environmental planning principles of this Plan and will recognize Caledon's community character and social values over the short and long-term;
- m) apply contemporary standards across all operations, including bringing legacy sites into better compliance with modern policy and regulatory standards at any opportunity and facilitating the continuous improvement of the environmental and operational performance of mineral aggregate operations;
- n) achieve better than minimum standards or minimum levels of mitigation where avoidance of effects from mineral aggregate extraction is not possible: on air quality, noise, vibration, and other matters of compatibility; and,
- o) to improve community and Indigenous engagement and data sharing between mineral aggregate operations, the broader public, and Indigenous communities.

## 20.2 Mineral Resource Extraction Area Designation

The Mineral Resource Extraction Area designation is intended to permit *mineral aggregate operations*.

### 20.2.1 Permitted Uses

The following uses may be permitted:

- a) ~~Mineral~~mineral aggregate operation in accordance with a licence or permit issued in accordance with the *Aggregate Resources Act* and subject to ~~Section~~Policy 20.2.5(a) below;
- b) ~~Associated~~associated facilities to a *mineral aggregate operation* used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate resources* and derived products such as asphalt and concrete, or the production of secondary related products, provided that such associated facilities are:

- i) ~~Directly~~directly associated with the extraction of *mineral aggregate resources* from an integrated *mineral aggregate operation*, which may consist of more than one *Aggregate Resources Act* licence~~;~~;
- ii) ~~Designed~~designed to be temporary and not to be utilized after extraction has ceased~~;~~ and,
- iii) ~~Located~~located in a manner that does not affect the final *rehabilitation* of the site in accordance with an approved *rehabilitation plan*~~;~~;
- c) ~~Agricultural~~agricultural uses~~;~~;
- d) ~~Conservation~~conservation and flood or erosion control projects~~;~~;
- e) ~~Forest~~forest, fish and wildlife management~~;~~;
- f) ~~Passive~~passive recreation~~;~~;
- g) ~~Uses~~uses permitted through an approved *rehabilitation plan*~~;~~;
- ~~h) Existing uses, buildings or structures~~
- ~~i) Accessory existing uses, buildings or structures;~~ and,
- i) accessory uses, buildings or structures.

### 20.2.2 Prohibited Uses

Notwithstanding ~~Section~~Policy 20.2.1(~~b~~), asphalt plants, concrete plants, brick manufacturing plants and other similar manufacturing uses ~~shall~~will not be permitted within the area of the Niagara Escarpment Plan Area.

### 20.2.3 Commercial Peat or Organic Soil Extraction

- a) Commercial peat extraction or organic soil extraction ~~shall~~will only permitted through an amendment to this ~~plan~~Plan.
- b) Until such time as a study is completed that may update these policies, conformity with all policies of this Plan ~~shall~~will be demonstrated. Where conflicting policies exist, the strictest policy ~~shall~~will apply.
- c) *Commercial peat extraction and organic soil extraction* are not permitted within the ~~area of the~~ Niagara Escarpment Plan Area.

#### 20.2.4 Aggregate Transfer Stations

- a) *Aggregate transfer stations shall will* only be permitted through an amendment to this ~~plan~~Plan.
- b) Notwithstanding ~~20.2.4 subsection a)~~20.2.4 subsection a) above, *aggregate transfer stations* associated with a licensed *mineral aggregate operation* under the *Aggregate Resources Act* are permitted without an amendment to this ~~plan~~Plan, subject to meeting the criteria ~~of Policy~~of Policy 20.2.1 b).
- c) Until such time as a study is completed that may update these policies, conformity with all policies of this Plan ~~shall~~will be demonstrated, including ~~Section~~Section ~~Policy~~Policy 23.5.4- (Open Storage Uses, Contractors Yards and Truck and Trailer Parking). Where conflicting policies exist, the strictest policy ~~shall~~will apply.

#### 20.2.5 Additional Policies

- a) The establishment of new licensed *mineral aggregate operations*-, including changes to a type of aggregate licence issued under the *Aggregate Resources Act*, or expansions to existing licensed *mineral aggregate operations* will require an amendment to this Plan and the Zoning By-law (or, as required, an Amendment to the Niagara Escarpment Plan and/or issuance of a Development Permit under the *Niagara Escarpment Planning and Development Act*, if within the Niagara Escarpment Development Control Area). ~~Any lands designated Prime Agricultural Areas impacted by the establishment of new licensed aggregate operations, including changes to a type of licence issued under the Aggregate Resources Act or expansions to existing licensed areas, will remain designated Prime Agricultural Area.~~ Extraction of *mineral aggregate resources* is permitted as an interim use in *Prime Agricultural Areas* in accordance with the policies of this Plan and applicable Provincial direction.
- b) Notwithstanding ~~policy 20.2.5 subsection a)~~policy 20.2.5 subsection a) above, where the *Aggregate Resources Act* applies, only processes under the *Aggregate Resources Act* ~~shall~~will address the depth of extraction of new or existing *mineral aggregate operations*. The Town notes that should that Provincial policy change, the policies of this Plan will apply to extraction below the water table.
- c) *Mineral aggregate operations* may be permitted on *hazardous lands* provided conformity is demonstrated with all other policies in this Plan and the applicable Provincial policies.

d) For the purposes of this Plan, an area of influence of 1,000 metres will be defined around the extraction limit of existing licensed operations or the proposed licensed area boundary for a proposed new operation. Sensitive receptors within the area of influence will be identified in the technical studies supporting an application for new mineral aggregate operations to inform the identification of potential impacts and how they are to be addressed, and may be part of the natural, agricultural or built environment.

### 20.3 Long-term Protection of Mineral Aggregate Resources

- 20.3.1 The Town ~~shall~~will protect high potential mineral aggregate resource areas, except for such deposits of *mineral aggregate resources* considered to be unsuitable for extraction based on the other policies in this Plan, Provincial policies, and Provincial plans.
- 20.3.2 The identification of Caledon High Potential Mineral Aggregate Resource Areas (*CHPMARAs*) on Schedule E12 of this Plan is not a land use designation. It does not imply support by the Town for any licence application under the *Aggregate Resources Act* in these areas or for any amendment to this Plan.
- 20.3.3 There are lands not within a *CHPMARA* identification that have potential *mineral aggregate resources* as identified by the Province of Ontario. For lands not identified as a Caledon High Potential Mineral Aggregate Resource Area on Schedule E12 of this Plan, an application to permit new *mineral aggregate operation* ~~shall~~will include an analysis of the available resource, including quality and anticipated quantity of resource and how the resource was identified.
- 20.3.4 Within *CHPMARA* or within 300 metres of known deposit of a sand and gravel resource area or within 500 metres from known deposit of bedrock resource, as shown on Schedule E12 of this Plan, *development* that would preclude or hinder the establishment of new operations or access to the mineral aggregate resource will only be permitted if:
- a) ~~The~~the resource use would not be feasible; or,
  - b) ~~The~~the proposed land uses or *development* serves a greater long-term public interest; and,
  - c) ~~Issues~~issues of public health, public safety and environmental impact are addressed.

20.3.5 Lands within ~~500m from~~ 500 metres of the extraction limit of an existing *mineral aggregate operation* ~~shall~~ will be protected from *development* and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety, or environmental impact.

20.3.6 Lands within a *CHPMARA* identification or area of influence identified in ~~subsection (d) above~~ Policy 20.3.4 are not restricted with respect to permitting existing uses; the expansion of existing uses, buildings or structures; the construction of buildings or structures on existing lots; or the establishment of new uses; so long as:

- a) ~~The~~ the proposed buildings, structures and uses are in conformity with this Plan and Zoning By-law; ~~and,~~
- b) ~~The~~ the proposed buildings, structures and uses do not constitute *development/redevelopment*.

For clarity, this policy would not apply to a minor variance (but not if for a similar use under Section 45(2)(a)(ii) of the *Planning Act* or its successor) or site plan approval.

20.3.7 Without limiting the application of ~~subsection (d) above~~ Policy 20.3.4, and in addition to the uses permitted by ~~subsection (f) above~~ Policy 20.3.6, new interim use of lands identified as *CHPMARA* or on lands within the area of influence of *CHPMARA* are permitted, provided the ~~Applicant~~ applicant obtains the necessary official plan amendment or rezoning by satisfactorily demonstrating that:

~~a) That~~ the nature of the use is interim and would not preclude or hinder the establishment of new or expanded aggregate extraction or access to the resource.

~~b) In~~ For clarity, under no circumstances will residential plans of subdivision or creation of lots by consent be considered to be interim.

~~e) b) That~~ only limited *development* will occur, and that the ~~Applicant~~ applicant enters into an agreement to be registered on title that will ensure such limited *development*.

c) appropriate regard was given to the Caledon Aggregate Guidance Manual. The Town's Aggregate Guidance Manual is not intended to add or detract from the Plan's policies.

20.3.8 Lands which have been previously licensed, substantially excavated, *rehabilitated*, and for which the license has been surrendered or revoked ~~shall~~ will be redesignated on Schedule B4, Land Use Designations, to recognize the *rehabilitated* after-use, rezoned

in the Town Zoning By-law (if applicable) to permit the applicable after-uses only, and removed as a *CHPMARA* on Schedule E12 through a Town-initiated Amendment to this Plan.

## 20.4 Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants

20.4.1 New wayside pits or quarries, portable asphalt plants and portable concrete plants used on public authority contracts ~~shall~~will be permitted, without the need for an official plan amendment, rezoning, or development permit under the *Planning Act* in all areas, except within:

- a) Natural Features and Areas~~;~~
- ~~b) Supporting Features and Areas.~~
- b) ~~Settlement~~ Supporting Features and Areas except for habitat of endangered species and threatened species and features identified in Section 20.6.3 [except as may be considered in accordance with Section 20.6.3(h)];
- c) settlement areas~~;~~
- d) ~~Registered~~registered or draft approved plans of subdivision outside of *settlement areas*~~;~~
- ~~e) Lands~~lands within 200 metres measured horizontally from the brow of the Niagara Escarpment Plan, ~~except in accordance with the policies of Section 20.5.4.~~
- ~~f) e) lands within or any greater setback required by the Oak Ridges Moraine Conservation Plan Area, except~~ Niagara Escarpment Commission, in accordance with the ~~policies of Section 20.5.5.~~ Niagara Escarpment Plan;
- ~~g) Lands within the Greenbelt Plan, except in accordance with the policies of Section 20.5.3.~~
- f) ~~Cemeteries~~ significant woodlands within the Natural Heritage System of the Greenbelt Plan, unless the woodland is occupied by young plantation or early successional habitat, as defined by the Ministry of Natural Resources Greenbelt Plan;
- ~~h) g) cemeteries~~ and other human burial sites~~;~~
- ~~i) h) Kettle~~kettle lakes and their catchments (with catchments being defined as lands adjacent to kettle *lakes* that, due to their topography and/or geology, provide

surface and/or groundwater contributions to the *lake* that are necessary to maintain the *lake's ecological functions, attributes and features*); and,

jj) Natural lakes and their shorelines.

- 20.4.2 The ~~Town of Caledon's~~ Town's comments on an application to grant a permit for a wayside pit or quarry will be made by means of a resolution of Council, and such resolution may include recommended conditions. In formulating its comments Council will ~~take into account~~ consider, among other things, the following:
- a) ~~The~~ the proposed wayside pit's proximity to the project(s) it will supply;
  - b) ~~Potential~~ potential impacts on affected land uses and residents and proposed mitigation and the need to minimize social and environmental impacts; and,
  - c) ~~The~~ the *rehabilitation* plan.
- 20.4.3 The ~~Town of Caledon~~ will encourage the use of existing licensed aggregate operations for public projects in order to minimize the need for wayside pits or quarries.
- 20.4.4 All wayside permits within the Town of Caledon ~~shall~~ will conform with the requirements of Section 5 of Ontario Regulation 244/97, issued under the *Aggregate Resources Act*, or its successor regarding the number and frequency of wayside permits that may be issued for a site or any land adjoining the site, as set out in the regulation.
- 20.4.5 The Town will recommend that *wayside pits and quarries* be located so as to ensure maximum use of the resource as appropriate and minimum disturbance to the environment and will encourage the *rehabilitation of wayside pits and quarries* to the limit of its ability.
- 20.4.6 The road authority will provide notice of *wayside pit and quarry* applications in accordance with the procedures developed by the Ministry of Natural Resources.
- 20.4.7 Where a proposed wayside pit or quarry, or portable asphalt plant or portable concrete plant is located within a provincial plan area, the policies of the provincial plan ~~shall~~ will be read in conjunction with the policies of Section 20.45. Where there is a conflict, the policies of the relevant ~~provincial~~ Provincial plan ~~shall~~ will prevail, except for lands designated as Protected Countryside in the Greenbelt Plan. For lands designated as Protected Countryside, the policies of this Plan will prevail.

## 20.5 Applications for New Mineral Aggregate ~~Operation~~ Operations

In addition to the other policies of this Plan (without limiting the generality of the foregoing, this includes Part D<sub>2</sub>, Natural Environment System, Parks and Open Space), the following policies ~~shall~~ will apply to the review of applications for new *mineral aggregate operation* and, where possible, the review and update of existing Aggregate Resources Act licences to ensure that extraction is undertaken in a manner that avoids, or if not possible minimizes or mitigates, social, economic and environmental impacts to the maximum extent possible, and seeks to ensure that they are operated in accordance with ~~provincial guidelines, standards, and procedures~~ best practices.

### 20.5.1 Aggregate Resources Act Site Plans and Notes

Conditions of approval and operation for *mineral aggregate operations* are codified on the site plan and associated notes approved under the *Aggregate Resources Act*. The Town ~~shall~~ will require its conditions to be included on the site plan and associated notes in order to release any objection to a proposal for new *mineral aggregate operation*.

### 20.5.2 Complete Applications and Application Processing

- a) The Town ~~shall~~ will coordinate with the Ministry of Natural Resources, the Region ~~of Peel~~, the Niagara Escarpment Commission and the Conservation Authorities (all as applicable) to ensure that all appropriate conditions resulting from integrated application review are added as conditions of the licence or notes on the site plans required under the *Aggregate Resources Act*, and any other applicable approval.
- b) The Town ~~shall~~ will coordinate integrated technical review of applications with the Ministry of Natural Resources, the Region ~~of Peel~~, the Niagara Escarpment Commission and the Conservation Authorities (all as applicable), with the results of such work to be made available to the public.
- c) Where the Minister has notified the Town ~~of Caledon~~ that an application has been made to amend the conditions of an existing licence or a site plan under the *Aggregate Resources Act*:
  - i) The ~~Applicant~~ applicant is encouraged to provide to the Town a copy of all of the documentation provided to the Minister in support of the application.
  - ii) In preparing its comments, the Town may request additional information of the applicant with respect to the application.

- iii) The Town ~~of Caledon~~ may hold a community meeting before providing comments to the Ministry of Natural Resources.
- d) For the purpose of interpreting the policies of Section 20.5.3 ~~policies~~, "negative impacts" does allow for consideration of change to *ecological functions* and attributes within lands designated Natural Feature and Area or a Supporting Feature and Area, as permitted by this Plan.
- e) Proponents of new mineral aggregate operations will demonstrate appropriate regard to the Caledon Aggregate Guidance Manual.
- f) The Town will work to bring existing mineral aggregate extraction uses into conformity with this Plan at every opportunity, including harmonizing conditions across adjacent or nearby sites that function as an integrated operation.

**20.6 Environmental Protection within the Greenbelt Plan Area [NOTE: moved from Policy 20.5.3]**

Notwithstanding ~~Section~~Chapter 13, Natural Environment System, of this Plan the following policies ~~shall~~will apply to new, existing and expanding *mineral aggregate operations*, and *wayside pits and quarries* within the Greenbelt Plan Area.

**20.6.1 Within the *Natural Heritage System* of the Protected Countryside**

- a) No newMineral aggregate operations will be prohibited within and adjacent to Natural Features and Areas that are Valley and Stream Corridors draining less than 125 hectares, unless it can be demonstrated that:
  - i) the Valley and Stream Corridor has been assessed and does not satisfy any of the criteria for designation as Natural Features and Areas (this criterion does not apply to lands that were designated for mineral aggregate ~~operation and no new wayside pits and quarries,~~ extraction by the Town on or any ancillarybefore October 31, 1994);
  - ii) the ecological attributes and functions of the Valley and Stream Corridor have been assessed and significant attributes and functions will be retained through retention of all or ~~accessory use thereto, shall be permitted~~ part of the feature and/or replacement through progressive rehabilitation in a manner that minimizes any interruptions to the significant attributes, functions or linkages;

- iii) alteration or elimination of the Valley and Stream Corridor will not result in any immediate or longer term negative impacts or cumulative negative impacts on adjacent Natural Features and Areas; and,
  - iv) the quality, quantity and location of the aggregate resource warrant alteration or elimination of the Valley and Stream Corridor.
- a)b) Mineral aggregate operations will be prohibited in Other Woodlands, unless all of the following ~~key natural heritage features and key hydrologic features~~ criteria are met:
- i) ~~Significant wetlands;~~
  - ii) ~~Habitat of endangered species and threatened species; and~~
  - i) Significant woodlands the Woodland has been assessed and does not satisfy any of the criteria for protection as a Natural Feature and Area or Supporting Feature and Area (this criterion does not apply to lands that were designation for mineral aggregate operations by the Town on or before October 31, 1994);
  - ii) the ecological attributes, functions, and linkages will be retained through retention of all or part of the feature and/or replacement through progressive rehabilitation in a manner that minimizes any interruptions to the significant attributes, functions or linkages;
  - iii) progressive rehabilitation of the site will result in the establishment of an equal amount or net gain of woodland area and function in as short a time as is feasible, unless below water table extraction precludes re-establishing woodlands on a portion of the site, in which case as much of the site will be returned to woodland as is feasible and the proponent will be encouraged to implement a program of compensation planting or other alternatives to establish an equivalent area of woodland elsewhere;
  - iv) alteration or elimination of the Woodland will not result in any immediate or longer term negative impacts or cumulative negative impacts on adjacent Natural Features and Areas of the Greenlands except as otherwise permitted by this Plan; and,
  - v) the quality, quantity and location of the aggregate resource warrant alteration or elimination of the Woodland.

- ~~b)c) Mineral aggregate operations will be prohibited in significant woodlands within the Natural Heritage System of the Greenbelt Plan, unless the woodland is occupied by young plantation or early successional habitat, as defined by the Ministry of Natural Resources. In this case, the application must demonstrate that sections 20.5.3.4 (b), (c) and 20.5.3.5 (c) have been addressed and that they will be met by the operation;~~
- ~~c) Any application for a new mineral aggregate operation shall be required to demonstrate:~~
- ~~i) How the connectivity between key natural heritage features and key hydrologic features will be maintained before, during and after the extraction of mineral aggregates;~~
  - ~~ii) How the operator could replace key natural heritage features and key natural heritage features and key hydrologic features that would be lost from the site with equivalent features on another part of the site or on adjacent lands;~~
  - ~~iii) How the Water Resource System will be protected or enhanced; and;~~
  - ~~iv) How any key natural heritage features and key hydrologic features and their associated vegetation protection zones not identified in Section 20.5.3.1 (a), will be addressed in accordance with Sections 20.5.3.4 (b), (c), and 20.5.3.5 (c) and~~
- ~~d) An application requiring a new approval under the Aggregate Resources Act to expand an existing mineral aggregate operation may be permitted in the Natural Heritage System, including in key natural heritage features and key hydrologic features and in any associated vegetation protection zones, only if the related decision is consistent with the PPS and satisfies the rehabilitation requirements of this section.~~
- ~~e) In Prime Agricultural Areas, applications for new mineral Mineral aggregate operations shall will be supported by an agricultural impact assessment and, where possible, shall seek to maintain or improve connectivity of the Agricultural System.~~
- ~~f) New and existing mineral aggregate operations and wayside pits and quarries within the Protected Countryside shall ensure that:~~
- ~~i) The rehabilitated area will be maximized and disturbed area minimized on an ongoing basis during the life cycle of an operation;~~

- ii) ~~Progressive and final *rehabilitation* efforts will contribute to the goals of the Greenbelt Plan;~~
  - iii) ~~Any excess disturbed area above the maximum allowable disturbed area, as determined by the Ministry of Natural Resources, will be *rehabilitated*. For new operations, the total disturbed area shall not exceed an established maximum allowable disturbed area; and~~
  - iv) ~~The applicant demonstrates that the quantity and quality of groundwater and surface water will be maintained as per Provincial Standards under the Aggregate Resources Act.~~
- g)d) ~~For new mineral aggregate operations in the Protected Countryside, prohibited in Other Wetlands unless all of the following *rehabilitation* policies apply criteria are met:~~
- i) ~~The disturbed area of a site shall be *rehabilitated* to a state of equal or greater *ecological value* and, for the entire site, long-term *ecological integrity* shall be maintained or enhanced.~~
  - ii) ~~If there are *key natural heritage features* or *key hydrologic features* on the site, or if such features existed on the site at the time of an application:~~
    - ~~The key health diversity and size of these *key natural heritage features* and *key hydrologic features* shall be maintained or enhanced; and~~
    - ~~Any permitted extraction of mineral aggregates that occurs in a feature shall be completed, and the area shall be *rehabilitated*, as early as possible in the life of the operation;~~
  - iii) ~~Aquatic areas remaining after extraction are to be *rehabilitated* to aquatic enhancement, which shall be representative of the natural ecosystem in that particular setting or eco-district, and the combined terrestrial and aquatic *rehabilitation* shall meet the intent of section 20.5.3.4 (b); and~~
  - iv) ~~Outside the *Natural Heritage System*, and except as provided in Sections 20.5.3.4 (a), (b), and (c), final *rehabilitation* shall appropriately reflect the long-term land use of the general area, considering applicable policies of this Plan and, to the extent permitted under this Plan, existing municipal and provincial policies. In *Prime Agricultural Areas*, the site shall be *rehabilitated* in accordance with Section 4.5.4 of the PPS.~~

- ~~h) Final rehabilitation for new mineral aggregate operations in the Natural Heritage System shall meet these additional policies:~~
- ~~i) Where there is no extraction below the water table, an amount of land equal to that under natural vegetated cover prior to extraction, and no less than 35 per cent of the land subject to each license in the natural heritage system, is to be rehabilitated to forest cover, which shall be representative of the natural ecosystem in that particular setting or eco-district. If the site is also in a Prime Agricultural Area, the remainder of the land subject to the licenses to be rehabilitated back to an agricultural condition;~~
  - ~~ii) Where there is extraction below the water table, no less than 35 per cent of the non-aquatic portion of the land subject to each license in the natural heritage system is to be rehabilitated to forest cover, which shall be representative of the natural ecosystem in that particular setting or eco-district. If the site is also in a prime agricultural area, The remainder of the land subject to the US license is to be rehabilitated in accordance with Section 4.5.4 of the PPS; and~~
  - ~~iii) Rehabilitation shall be implemented so that the connectivity of the key natural heritage features and the key hydrologic features on the site and on adjacent lands shall be maintained or enhanced.~~
- i) the applicable wetland has been assessed and does not satisfy any of the criteria for designation as Natural Features and Areas (this criterion does not apply to lands that were designated for mineral aggregate extraction by the Town on or before October 31, 1994);
  - ii) the ecological attributes, functions and linkages of the applicable wetland have been assessed, and significant attributes, functions and linkages will be retained through retention of all or part of the feature and/or replacement through progressive rehabilitation in a manner that minimizes any interruptions to the significant attributes, functions or linkages;
  - iii) progressive rehabilitation of the site will result in the establishment of an equal amount or a net gain of wetland area and function in as short a time as is feasible, unless below water table extraction precludes re-establishing comparable wetlands on a portion of the site, in which case as much of the site will be returned to wetland as is feasible and the proponent will be encouraged to implement a program of compensation planting or other alternatives to establish an equivalent area of wetland elsewhere;

- iv) alteration or elimination of the applicable wetland will not result in any immediate or longer term negative impacts or cumulative negative impacts on adjacent Natural Features and Areas; and,
    - v) the quality, quantity and location of the aggregate resource warrant alteration or elimination of the Other Wetland.
  - e) Mineral aggregate operations will be prohibited in Core Fishery Resource Areas and Other Fishery Resource Areas within Valley and Stream Corridors draining less than 125 hectares, unless conformity to Section 20.5.3(a) is demonstrated and that it can be demonstrated that extraction will not harmfully alter, disrupt or destroy fish habitat, or that there will be no net loss of productive capacity of fish habitat, and there is a net gain of productive capacity where possible.
  - f) Mineral aggregate operations will be prohibited in groundwater recharge and discharge areas, unless those areas identified through studies as being functionally connected to a Natural Feature or Area or Supporting Feature and Area are protected and/or managed to ensure no negative impacts on the functionally-related feature(s).
  - g) Mineral aggregate operations will be prohibited in Natural Features and Areas and Supporting Features and Areas that are solely Significant Wildlife Habitat, unless it can be demonstrated that:
    - i) the ecological attributes, functions and linkages of the Significant Wildlife Habitat have been assessed, and significant attributes, functions and linkages will be retained through retention of all or part of the feature and/or replacement through progressive rehabilitation in a manner that minimizes any interruptions to the significant attributes, functions or linkages;
    - ii) progressive rehabilitation of the site will result in the establishment of an equal amount or a net gain of Significant Wildlife Habitat area and function in as short a time as is feasible, unless below water table extraction precludes re-establishing the affected significant wildlife habitat on a portion of the site, in which case as much of the site will be returned to significant wildlife habitat as is feasible and the proponent will be encouraged to implement a program of significant wildlife habitat compensation or other alternatives to establish an equivalent area of significant wildlife habitat elsewhere;
    - iii) alteration or elimination of the Significant Wildlife Habitat will not result in any immediate or longer term negative impacts or cumulative negative

impacts on adjacent Natural Features and Areas and Supporting Features and Areas except as otherwise permitted by this Plan; and,

iv) The quality, quantity and location of aggregate resource warrant alteration or elimination of the Significant Wildlife Habitat.

h) Operators are encouraged to consider and provide for public access to former aggregate sites ~~Upon~~upon final *rehabilitation*, where appropriate.

i) Where there are overlapping policies relating to multiple features and areas all relevant policies will apply and all relevant criteria must be met prior to approval.

j) Mineral aggregate operations may be permitted as an interim use in prime agricultural areas on prime agricultural land as defined in the Plan, subject to the policies of this Plan, and provided that rehabilitation of the site will be carried out whereby substantially the same areas and same average soil quality for agriculture are restored. On these prime agricultural lands, complete agricultural rehabilitation is not required if:

i) there is a substantial quantity of mineral aggregates below the water table warranting extraction;

ii) the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;

iii) other alternatives have been considered by the Applicant and found unsuitable; and,

iv) agricultural rehabilitation in remaining areas will be maximized.

## **20.7 Environmental Protection within the Niagara Escarpment Plan Area [NOTE: moved from Policy 20.5.4]**

20.7.1 *Mineral aggregate operations* on lands the Niagara Escarpment Plan Area ~~shall~~will conform to the policies of this Plan and the Niagara Escarpment Plan, which is to be read in conjunction with other provincial plans and policies, as defined in the *Planning Act*, that may apply within the same geography.

20.7.2 In the case of conflict between this Plan and the Niagara Escarpment Plan, the provision of the Niagara Escarpment Plan prevails.

**20.8 Environmental Protection within the Oak Ridges Moraine Conservation Plan Area**

[\[NOTE: moved from Policy 20.5.5\]](#)

20.8.1 An application for a *mineral aggregate operation* or wayside pit on land subject to the Oak Ridges Moraine *Conservation Plan*, ~~shall~~will not be approved unless the applicant demonstrates compliance with sections 35(1) of the Oak Ridges Moraine *Conservation Plan*.

20.8.2 *Mineral aggregate operations* ~~shall~~will not be permitted in any such features which meet the criteria for Oak Ridges Moraine *Key Natural Heritage Features* and *Key Hydrologic Features*, and their associated *Minimum Vegetation Protection Zones*, except as may be considered in accordance with ~~Section~~Policy 20.5.5~~(e)~~-8.3.

20.8.3 Notwithstanding any other provision of this Plan, a *mineral aggregate operation* or wayside pit with respect to land in a *key natural heritage feature* on lands subject to the Oak Ridges Moraine *Conservation Plan* may be approved if:

- a) The *key natural heritage feature* is a *significant* woodland, and it is occupied by young plantations or early successional habitat;
- b) The applicant demonstrates that:
  - i) ~~The~~the long-term *ecological integrity* of the Oak Ridges Moraine *Conservation Plan Area* will be maintained, or where possible improved or restored;
  - ii) ~~The~~the extraction of mineral aggregates from the *key natural heritage feature* will be completed, and the area will be *rehabilitated*, as early as possible in the life of the operation; and
  - iii) ~~The~~the area from which mineral aggregates are extracted will be *rehabilitated* by establishing or restoring natural *self-sustaining vegetation* of equal or greater *ecological value*.
- c) In the case of a *key natural heritage feature* that is the habitat of an endangered or *threatened species* and is located in a countryside area or settlement area, the requirements of paragraph 5 of subsection 22(2) of the Oak Ridges Moraine *Conservation Plan* are satisfied.

20.8.4 An application for *mineral aggregate operation* or wayside pit with respect to land in a *Landform Conservation Area* (Category 1 or 2) ~~shall~~will not be approved unless the applicant demonstrates:

- a) ~~That~~that the area from which mineral aggregates are extracted will be *rehabilitated* to establish a landform character that blends in with the landform patterns of the adjacent land-; and,
- b) ~~The~~the long-term *ecological integrity* of the Oak Ridges Moraine Conservation Plan Area will be maintained, or, where possible, improved or restored.

20.8.5 Notwithstanding any other provision of this Plan, an application for a *mineral aggregate operation* or wayside pit with respect to land in a Natural Linkage Area within the Oak Ridges Moraine Conservation Plan Area ~~shall~~will not be approved unless the applicant demonstrates that:

- a) Conformity Section 35(1) of the Oak Ridges Moraine Conservation Plan ~~is demonstrated;~~
- b) ~~There~~there will be no extraction within 1.5 metres of the water table-;
- c) ~~The~~the extraction of mineral aggregates from the site will be completed as quickly as possible-;
- d) ~~The~~the site will be *rehabilitated* in stages as quickly as possible-;
- e) ~~The~~the entire site will be *rehabilitated* by establishing or restoring natural *self-sustaining vegetation*; and,
- f) ~~Notwithstanding~~notwithstanding subsection (~~ve~~) above, in the case of land in a *prime agricultural area*, the entire site will be *rehabilitated* by restoring the land so that the average soil quality of each area is substantially returned to its previous level.

20.8.6 In order to maintain *connectivity*, when a *mineral aggregate operation* or a wayside pit is located in a Natural Linkage Area in the Oak Ridges Moraine Conservation Plan Area, there ~~shall~~will at all times be an excluded area (which, for greater certainty, may contain both undisturbed land, and land whose *rehabilitation* is complete) that:

- a) ~~Is~~is at least 1.25 kilometres wide-;
- b) ~~Lies~~lies outside the active or unrehabilitated portions of the area being used-; and,
- c) ~~Connects~~connects parts of the Natural Linkage Area outside the *mineral aggregate operation* or wayside pit.

20.8.7 *Comprehensive rehabilitation* planning is encouraged for parts of the Oak Ridges Moraine Conservation Plan Area that are affected by *mineral aggregate operations*.

## 20.9 Agricultural Lands [\[NOTE: moved from Policy 20.5.6\]](#)

20.9.1 Extraction of *mineral aggregate resources* is permitted as an interim use in *prime agricultural areas*, on *prime agricultural land*, provided impacts to the *prime agricultural areas* are addressed in accordance with Policy 4.3.5.2 of the 2024 Provincial Planning Statement or its successor and that the site will be *rehabilitated* back to an *agricultural condition*.

20.9.2 Complete *rehabilitation* to an *agricultural condition* is not required if:

- a) ~~The~~[the](#) depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible; ~~and,~~
- b) ~~Agricultural~~[agricultural](#) *rehabilitation* in remaining areas is maximized.

20.9.3 An *agricultural impact assessment*, based on provincial guidance, ~~shall~~[will](#) demonstrate that impacts on the *agricultural system* have been avoided, or where avoidance is not possible, minimized and mitigated.

## 20.10 Water Resources [\[NOTE: moved from Policy 20.5.7\]](#)

20.10.1 Any ~~proposal~~[application](#) for a new *mineral aggregate operation* ~~shall~~[will](#) identify all sources of water, their functions, and analyze and assess the impact of the ~~application~~[proposal](#) to satisfactorily demonstrate that the *quality and quantity* of each of those water resources ~~shall~~[will](#) be protected, improved or restored, with no *negative impacts*, ~~by providing the following information~~. [The application will demonstrate](#):

- a) ~~The~~[the](#) quantity and quality of mineral aggregate resource located below the water table ~~(, if applicable);~~
- b) ~~The~~[that the](#) removal of the mineral aggregate resource and the subsequent *rehabilitation* of the lands will satisfy the applicable performance measures in ~~Sections~~[Chapter](#) 15, [Source Water Protection](#), and [Section](#) 20.5.3 of this Plan;
- c) ~~Measures~~[that appropriate measures and/or restrictions](#) to protect water resources will be implemented in the design and operation of fuel storage and handling systems, machinery storage and servicing, and the use and storage of

potential contaminants on the site. ~~The storage of fuel, and other potential contaminants on site may be restricted if necessary to protect water resources.~~

- d) ~~An~~ an appropriate monitoring program will be implemented, ~~and that~~ the results of ~~this monitoring program~~ which will be provided to the Town.

20.10.2 For dewatering, it is encouraged that water remain on site within the licensed area. Removal of water from the site must prove a net ecological benefit with no quality impacts.

20.10.3 Mineral aggregate operations will have no negative impacts on private wells, which will be considered in a monitoring plan that provides targets and triggers where action is taken to eliminate negative impacts which may include all measures up to and including stopping active extraction.

20.10.4 Any water used on-site for operations mitigation and management, as well as stormwater collected on site, will be captured and treated to an appropriate standard prior to release back into the environment.

## **20.11 Monitoring and Adaptive Management [NOTE: moved from 20.5.8]**

20.11.1 The ~~Town shall take into account that the~~ monitoring program proposed for a new mineral aggregate operation ~~shall~~ will be acceptable to the Town, Region ~~of Peel, the~~, Ministry of Natural Resources, ~~the~~ Conservation ~~Authorities~~ Authority and ~~the~~ Niagara Escarpment Commission ~~(all, as applicable).~~

20.11.2 The Town ~~shall~~ will require monitoring results to be delivered to the Town, for the purpose of compiling a database in conformity with ~~Section~~ Policy ~~20.8.2~~ 21.3 of this Plan.

20.11.3 The use of an adaptive management plan may be considered as part of a comprehensive operational monitoring plan, where the potential impacts of operations have been identified with reasonable certainty, and meet appropriate standards in order to manage unexpected impacts. An *adaptive management plan* ~~shall~~ will contain targets and triggers where action is required to eliminate *adverse effects* which may include all measures up to and including stopping the active operation.

## 20.12 Operational Design, Air Quality, and Land Use *Compatibility* [NOTE: moved from Policy 20.5.9]

20.12.1 The proposed operational plan ~~shall~~will be designed to avoid—or, where avoidance is not possible, minimize or mitigate—impacts on surrounding land uses and visual resources. This ~~shall~~will include, among other things and as appropriate to site and area context:

- a) ~~Strategic~~strategic phasing and direction of extraction-;
- b) ~~Limit~~limit the amount of disturbed area at any one time-;
- c) ~~Progressive~~progressive *rehabilitation*-;
- d) ~~Strategic~~strategic direction of extraction and placement of screens and *buffers*, including creating variable berms and mature vegetative screens to replicate the natural topography of the area-;
- e) ~~Utilization~~use of offset entrances to screen the internal pit areas-;
- f) ~~Internal~~internal haul routes, the elimination of reverse movement, and use of broadband back-up alarms-;
- g) ~~Sharings~~sharing or ~~co-ordination~~coordination of entrances when two operations are adjacent to each other-;
- h) ~~The~~the location of machinery, fuel storage, washing, and on-site water treatment-; and,
- i) ~~The~~the timing of, phasing and locating of permanent and temporary processing plants.

20.12.2 *Adverse effects* from noise, vibration, odour (where applicable), dust, and air pollutants ~~shall~~will be avoided, or, where avoidance is not possible, minimized and mitigated ~~in accordance with provincial guidelines,~~to objective standards that provide the greatest protection to human health and ~~procedures~~the natural environment.

20.12.3 Where *compatible rehabilitation* plans for adjacent licensed operations are approved, or where there is an opportunity to create harmonized operational standards across separate sites in a complex, the Town may support the reduction of or extraction of *mineral aggregate resources* within the setbacks from the shared licence boundary in order to achieve integrated *rehabilitation* and improved operation of the sites.

20.12.4 Stockpiles of mineral aggregates incidental to mineral aggregate extraction will be limited in size, temporary, and designed and managed to avoid dust and particle emissions.

20.12.5 Stockpiles of mineral aggregates, fuel storage and transfer, processing equipment, areas for storing or processing recycled mineral aggregates, and vehicle parking will be designed to require a barrier to ensure no leachate or spills can reach the water table.

**20.13 Blasting and Flyrock [NOTE: moved from Policy 20.5.10]**

20.13.1 The design of a *mineral aggregate operation* ~~shall~~will prioritize the avoidance or impacts from blasting, flyrock (which ~~shall~~will be contained within the licensed area in accordance with Provincial law) and vibration. Where avoidance of *adverse effects* is not possible, *adverse effects* ~~shall~~will be minimized and mitigated in accordance with Provincial standards.

20.13.2 A blast impact assessment ~~shall~~, including a blast design report, flyrock management plan and vibration management plan, will be required as part of applications for new or expanding quarries in accordance with the *Aggregate Resources Act*. The documents will be prepared by an experienced and qualified Blaster or Blasting Engineer.

20.13.3 There may be locations in the Town where blasting is inappropriate under any circumstance. The presence of sensitive uses will be considered in determining if blasting is the best measure for extracting mineral aggregate resources, or if reduced blast intensity is appropriate.

**20.14 Transportation [NOTE: moved from Policy 20.5.11]**

20.14.1 Existing haul routes for *mineral aggregate resources operations* are identified on Schedule C1, Town-wide Transportation Network, of this Plan. Hauling of mineral aggregate resources across long distances will occur using identified haul routes.

20.14.2 Notwithstanding the above, there are additional roads, such as Town-owned roads, that are existing haul routes for *mineral aggregate operations*. Nothing in this Plan is intended to limit continued hauling of *mineral aggregate resources* on existing haul routes so long as the operation remains ~~licensed~~licensed under the *Aggregate Resources Act*.

20.14.3 In accordance with Policies 20.5.11 b) 14.2 and c), 20.14.3, where a new *mineral aggregate operation* has been established, Schedule C1 ~~shall~~, Town-wide

Transportation Network, will be updated to include the associated haul routes, without the need for an amendment to this ~~plan~~Plan.

20.14.4 Where a new haul route is proposed to be established through a new *mineral aggregate operation* application, it ~~shall~~will have the least impact possible and ~~shall~~will consider the applicable ~~Transportation~~ policies of ~~Section~~Chapter 11, Transportation, of this Plan in providing the following information to demonstrate how economic, financial, social and physical impacts on the safe and efficient use of the road network have been avoided, minimized and/or mitigated:

- a) ~~An~~An evaluation of alternative haul routes and the identification of the haul route(s) with the least impact~~;~~;
- b) ~~Land~~land use, land use activities and the character of *adjacent lands* (including the *agricultural system* and any *significant* environmentally sensitive features) along the proposed haul route, including the identification of existing and permitted land uses that may be significantly affected by the proposed haul route~~;~~;
- c) ~~The~~the physical characteristics of the potential haul routes including road classification, load limits, surfacing and character (e.g., rural, scenic) and the identification of any physical constraints to heavy truck traffic, such as vertical or horizontal curves, sight lines or shoulders~~;~~;
- d) ~~Anticipated~~anticipated increase in traffic generated by the proposed extractive operation, and any increase in background traffic~~;~~;
- e) ~~Description~~description of the proposed operation, including the phasing where applicable, and resulting trip generation, distribution, and vehicle composition~~;~~;
- f) ~~The~~the horizon year that will be used in determining future impacts~~;~~;
- g) ~~Assumptions~~assumptions concerning passenger car equivalents~~;~~;
- h) ~~Traffic~~traffic impacts (both operational and physical) resulting from the truck traffic generated by the proposed operation, including impacts on road structure, traffic flow and safety, pedestrian and *active transportation* safety, the *agricultural system*, and the mitigation measures required to address these impacts~~;~~;
- i) ~~Whether~~whether improvement and redesignation in this Plan of the roads proposed to be used as a haul route(s) is necessary, the costs of such improvement, any anticipated impacts on *significant* environmental features

affected by such improvement, and whether an Environmental Assessment is required for this improvement-; and,

- j) ~~If~~ if an internal road between neighbouring operations can be used in place of a public road.

20.14.5 Where there is an existing haul route, the information required by ~~Section~~ Policy 20.5-11(~~14.2 b)(iii))~~ for the establishment of new *mineral aggregate operations* ~~shall~~ will only be required for those lands adjacent to the proposed pit or quarry.

20.14.6 Per ~~Section~~ Policy 20.5-11(~~b)(ix~~ 14.2 i) above, any required improvement ~~shall~~ will be a condition of planning application approval and recommended to the appropriate authority to be a condition on the issuance of any access permit. The ~~Applicant~~ applicant ~~shall~~ will prepare a Road Improvement Study for approval by the applicable road authority to indicate the measures proposed to minimize the impacts of any road improvement, including.

- a) ~~Existing~~ existing road right-of-way characteristics, particularly vertical alignments, should be maintained as closely as possible, subject to safety considerations with an understanding that many of these roads possess inherent traffic calming characteristics-;
- b) ~~Existing~~ existing trees and other vegetation within the road right-of-way ~~shall~~ will be retained wherever possible, including any scrub-like settings. Introduction of manicured boulevards as “landscaping elements” should be avoided-;
- c) ~~Wood~~ wood, wire, stump, and stone fence lines ~~shall~~ will be retained wherever possible as historical landscape remnants and incorporated as “new” design elements-;
- d) ~~Traditional~~ traditional open grassed ditches ~~shall~~ will be used at every reasonable opportunity-;
- e) ~~New~~ new lighting elements, such as poles or standards and luminaires ~~shall~~ will be as unobtrusive as possible within the road right-of-way and lighting should be directed downward and shielded-; and,
- f) ~~Generally,~~ any improvements required to a public road or construction of a new road due to a new or expanded *mineral aggregate operation* ~~shall~~ will not be at public expense.

- 20.14.7 The Town will encourage the ~~co-operative~~ cooperative efforts of aggregate producers to arrive at a mutually satisfactory traffic movement plan with respect to aggregate trucks entering onto or exiting from haul routes. Such a plan shall will examine and make recommendations on the following:
- a) ~~The~~the alignment of the entrances of extractive operations and other entry points;
  - b) ~~The~~the use of appropriate lighting and signal devices; and,
  - c) ~~The~~the use of acceleration lanes, deceleration lanes, and the construction of turning lanes.
- 20.14.8 Impacts on adjacent land uses, on those landscape elements referred to in ~~subsection (c) above~~Policy 20.14.3, or on any environmentally sensitive features identified by the Traffic Impact Study will be satisfactorily mitigated.
- 20.14.9 The Town ~~of Caledon~~ will cooperate with aggregate producers and other truck users to achieve a mutual agreement on alternative traffic measures to relieve existing traffic problems within Caledon Village. Such measures may include the creation of alternative routes for aggregate related traffic from aggregate operation in consideration of ~~Section~~Policy 11.2.18 of this Plan. Lack of such an agreement will not by itself constitute a reason to deny an application for aggregate extraction.
- 20.15 Rehabilitation and After Uses [NOTE: moved from Policy 20.5.12]**
- 20.15.1 Once a Town-wide *Rehabilitation* Master Plan has been endorsed by Council, all subsequent applications for new or expanded extractive operations shall will consider how they would meet the intent of the *Rehabilitation* Master Plan unless it is demonstrated to be inappropriate, under the requirements of the *Aggregate Resources Act*. ~~In circumstances where there may be a conflict between the Rehabilitation Master Plan and matters addressed under the Aggregate Resources Act, or a provincial plan, the Aggregate Resource Act and/or provincial plan shall prevail.~~
- 20.15.2 The proposed *rehabilitation* plan for a new or expanded aggregate operation shall will conform to the policies of this Plan and shall will be required to mitigate *negative impacts* to the extent possible. Final *rehabilitation* shall will take surrounding land use and approved land use designations into consideration.
- 20.15.3 The Town will promote progressive *rehabilitation* as the preferred option for all sites, in a manner which has regard for the *agricultural system* and natural environmental context of *adjacent lands* as supported by technical studies and investigation, cultural

and heritage resources in or adjacent to the site (including the *conservation of significant* cultural or heritage features where practical), and the proximity of the site to *settlement areas* or other *sensitive land uses*.

- 20.15.4 The Town ~~of Caledon~~ will co-operate with landowners, the Region, the Ministry of Natural Resources, the Ontario Aggregate Resources Corporation and aggregate operators in efforts to *rehabilitate* abandoned pits and quarries and return the site to a suitable land use in conformity with the policies of this Plan.
- 20.15.5 The Town will investigate the acquisition of lands used for *mineral aggregate operations* and will support the acquisition of such lands by any public authority, including the provision of adequate financial support to permit *rehabilitation*. It is the intention of the Town ~~of Caledon~~ that these arrangements be formalized by way of a Memorandum of Understanding to be developed.
- 20.15.6 Alternatively, the Town ~~shall~~ will seek to be a party to *rehabilitation* plan agreements, including prior to the transfer of any lands to public ownership (if applicable).
- 20.15.7 Proposals for new non-agricultural uses on *rehabilitated mineral aggregate operation* sites abutting designated *Prime Agricultural Areas* ~~shall~~ will demonstrate that any impacts from the proposed *development* on the *agricultural system* have been avoided, or where avoidance is not possible, minimized and mitigated as determined through an *agricultural impact assessment* or equivalent analysis, based on provincial guidance.
- 20.15.8 Soil ~~rehydration~~ dehydration services ~~shall~~ will not be permitted as a means to achieve *rehabilitation*.
- 20.15.9 The policies ~~in~~ of Section 20.5-12 ~~16~~ will be read in conjunction with applicable *rehabilitation* policies for provincial plan areas that are further established in Sections 20.5-37, 20.5-48 and 20.5-5 ~~where~~ 9. Where there is a conflict, the policies of the relevant provincial plan ~~shall~~ will prevail.
- 20.16 Social Impact Assessment** [NOTE: moved from Policy 20.5.13]
- 20.16.1 New mineral aggregate ~~shall~~ will not have any unacceptable social impacts caused by factors such as noise, dust, traffic levels and vibration that exceeds Provincial, Federal and Town standards, regulations and guidelines.
- 20.16.2 Any impact studies required by this Plan, ~~will~~ will include, where appropriate, an assessment of social impacts based on predictable, measurable, *significant*, objective effects on people caused by factors such as noise, dust, traffic levels, and vibration.

20.16.3 ~~Such~~Any impact studies required by this Plan will be based on Provincial standards, regulations and guidelines where they exist, ~~and~~will duly consider Town policies, standards and criteria, and will consider and identify methods of addressing the anticipated impacts in the area affected by the extractive operation.

## 20.17 Visual Impact Assessment [NOTE: moved from Policy 20.5.14]

20.17.1 ~~New~~A visual impact assessment, prepared as part of an application for *mineral aggregate operations* ~~shall minimize~~operation, will demonstrate how visual impacts will be avoided, minimized or mitigated by:

- a) ~~Assessing~~assessing significant views and how they might be affected by the proposed *mineral aggregate operation*; ~~;~~
- b) ~~Assess~~assessing the changes to the natural landscape and the cultural landscape that would result from the operation; ~~;~~
- c) ~~Identification of any~~identifying required mitigation measures, and the visual character of such measures. ~~This, which~~ may include berms, entrance designs, vegetation, landscaping, screening of equipment, and operational matters such as phasing, ~~screening of equipment, and~~ direction of extraction ~~which would seek to minimize visual impacts.~~

## 20.18 Cultural Heritage and Archaeology [NOTE: moved from Policy 20.5.15]

20.18.1 The policies of ~~Section~~Chapter 6, Cultural Heritage, of this Plan ~~shall~~will apply for *built heritage resources, cultural heritage resources, and archaeological resources*.

20.18.2 The Town will require the *conservation of cultural heritage resources* that have the potential to be impacted by mineral aggregate extraction activities, consistent with the policies of Chapter 6, Cultural Heritage, of this ~~Official~~ Plan, and the regulations of the *Aggregate Resources Act*. This may include the completion of a cultural heritage evaluation report, heritage impact assessment, *conservation* plan, and/or archaeological assessment prepared by a qualified professional.

## 20.19 New Sensitive Lands Uses and *Mineral Aggregate Operation* Operations [NOTE: moved from Policy 20.6]

20.19.1 Where a new sensitive land use is proposed within the area of influence of an existing licensed *mineral aggregate operation*, the proponent of the sensitive land use will bear the primary responsibility for the mitigation of potential land use conflicts between the proposed use and the *mineral aggregate operation*.

20.19.2 The following policies ~~shall~~will apply to new *sensitive land uses*:

- a) Where there is potential for noise, vibration, dust, or visual impact, the Town ~~shall~~will require the applicant to undertake appropriate studies.
- b) Sensitive uses will only be permitted where conditions of approval and other mechanisms are established, which will ensure that identified noise attenuation or other measures will be put into place at the developer's expense.
- c) Sensitive uses will not generally be permitted within the setbacks identified by the various studies as being required for avoidance (or, where avoidance is not possible, minimization and mitigation). Nevertheless, as portions of the extraction operation are *rehabilitated*, the separation distance may be adjusted to reflect changes to the location of active and approved extraction areas. Such adjustments will only be permitted where the study required in subsection ~~(i)a)~~(i)a) above has been updated to reflect the new conditions and demonstrates that acceptable attenuation can be achieved consistent with Provincial guidelines and guidelines for studies established by the Town ~~of Caledon~~ and the Region ~~of Peel~~ (as applicable), and where conditions of *development* approval are imposed which ensure that identified noise attenuation measures are put in place at the developer's expense.

20.19.3 In the case of designated *settlement areas*, where feasible, the overall community *development* pattern should be phased such that initial phases of *development* are situated furthest away from extraction areas so that progressive *rehabilitation* of the pit either precedes the *development* or occurs simultaneously with it. Where this is not feasible, measures will be incorporated into the *development* design to maximize land use *compatibility* between the pit operation and the proposed *development* as follows:

- ~~a) — Buffering~~buffering through distance separation;
- ~~b)a) berming and noise barriers or walls;~~
- ~~c)b)~~b) grading to minimize potential noise impact;
- ~~d)c)~~c) the introduction of intervening uses which are not noise sensitive;
- ~~e)d)~~d) the retention of natural features between the *development* and future extraction areas;
- ~~f)e)~~e) the use of height limitations or other measures-;

~~g)f) The~~ the imposition of conditions requiring building design and construction measures to provide visual screening and noise *buffering* including requirements for building orientation, construction measures for noise attenuation including window placement or other measures.;

~~h)g) The~~ the imposition of conditions, where feasible, which would ensure that prospective purchasers are made aware of nearby aggregate operations and associated noise and truck traffic through the use of warning clauses in agreements of purchase and sale, notices registered on title, and on clearly visible signs posted at sales offices and at strategic locations within the *development*.;

~~i)h) Subdivision~~ subdivision design which takes into consideration potential truck traffic in order to avoid, where feasible, potential conflicts between truck and residential traffic. and,

~~j)i) With~~ with the agreement of the pit/quarry owner, the provision of extra berms, noise walls or barriers, landscaping and other measures on the pit/quarry property at the developer's expense.

## 20.20 Improved Environmental Protection on Existing Sites [NOTE: Former Policy 20.7.4 which was deleted by the Province in its entirety]

20.20.1 There are limited opportunities for existing *Aggregate Resources Act* licenses to be reviewed and updated. The Town will seek to update existing licences to conform to the policies of this Plan wherever possible.

20.20.2 The Town will not support the amendment of existing *Aggregate Resources Act* licences unless conformity with the policies of this Plan is demonstrated.

20.20.3 Applications for new mineral aggregate operations adjacent to existing sites will require updating existing licenses to incorporate any recommendations or requirements for the new mineral aggregate operation onto existing sites to reflect the integrated operation.

## ~~20.20~~ 20.21 Community and Indigenous Engagement, Data Sharing and Transparency

~~a) It is the intent of the Town to improve community and Indigenous engagement and data sharing between mineral aggregate operations, the broader public, and Indigenous communities.~~

~~20.20.2 The Town will engage with the public in accordance with the public notification and engagement procedures prescribed by the *Planning Act* and its regulations and in accordance with Chapter 28 of this Plan.~~

~~20.20.3 The Town will engage with indigenous communities where planning matters may affect their rights and interests, in accordance with section 28.3 of this Plan.~~

### ~~20.21 Structured Committees~~

20.21.1 ~~The Town shall prepare and maintain~~The Town will establish an Aggregate Resources Advisory Committee to provide input on matters pertaining to aggregate resources, including industry trends.

20.21.2 The Town ~~shall~~will encourage proponents to establish community liaison committees for individual operations.

### ~~20.22 Data Sharing, Transparency and Report Production~~

~~20.22.1~~20.21.3 An Aggregate Monitoring Report ~~shall~~will be provided to Council on mineral aggregate matters in Caledon, at least once every two years, reporting on:

- a) ~~The~~the number and status of licences, including any changes in status~~;~~
- b) ~~An~~An overview of active extractive operations in Caledon, including the total area under extraction, the amount of aggregate produced, and (if known) the primary destinations of these products~~;~~
- c) ~~Records~~records of any complaints on *mineral aggregate operations* and the transportation of aggregate products during the reporting period~~;~~
- d) ~~Records~~records of any violations of site plan or conditions of licence under the *Aggregate Resources Act* and their status during the reporting period~~;~~
- e) ~~Status~~status of the implementation of approved *rehabilitation plans*~~;~~
- f) ~~Status~~status of the operation and implementation of approved *adaptive management plans*~~;~~
- g) ~~An~~An assessment of the *cumulative impact* of extractive operations on the Town's Natural Features and Areas~~;~~
- h) ~~Any~~any updates or data on monitoring work (such as air quality and ground water monitoring)~~); and,~~

- i) ~~Updates~~updates on any active and potential applications for new *mineral aggregate operation* or amendments to licences.

~~20.22.2~~20.21.4 The Town will conduct such studies and address as it considers appropriate the cumulative effects of the establishment and expansion of aggregate extraction operations on the Town's communities, natural environment, and cultural features.

~~20.22.3~~20.21.5 Any conditions related to monitoring ~~shall~~will ensure frequent, open access to the Town, or, if not practical, at regularly scheduled intervals.

~~20.22.4~~20.21.6 The Town ~~shall~~will request copies of *Aggregate Resources Act* compliance reports as part of applications for new *mineral aggregate operation*. The Town ~~shall~~will also request the same for existing *mineral aggregate operations* when necessary.

~~20.22.5~~20.21.7 The Town ~~shall~~will maintain a review protocol that helps the public and applicants understand how reviews of applications ~~shall~~will be undertaken, to provide greater clarity and transparency on how the process is undertaken, and to demonstrate how progress on reviews is ~~make~~made.

### ~~20.23~~20.22 Resource Rescue and Recycling [NOTE: moved from Policy 20.7.3]

~~20.23.1~~20.22.1 The Town ~~of Caledon~~ will consider the concept of resource rescue within existing and proposed urban areas in order to avoid the sterilization of potential resources due to urban *development* and expansion where the resource can be extracted in conformity with the policies of this Plan in the following manner:

- a) Through the removal of the material prior to any urban *development* taking place, through a licensed operation if appropriate, or if a licensed operation is not feasible, then through use of the resource on-site in the construction of the *development*.
- b) Where the resource is to be used on-site for construction of the *development*, processing of the aggregate would be permitted on the site.
- c) The Applicant for *development* must identify the quantity and quality of the resource, demonstrate how the material will be used on-site, the timing of *rehabilitation* of the site, and evaluate the suitability of sites for resource use on-site in conformity with the environmental and groundwater protection policies of this Plan.

~~20.23.2~~20.22.2 In resource areas where there may be future urban *development* associated with an urban settlement in an adjoining municipality, the Town ~~of Caledon~~ will consult with the adjoining municipality in applying the urban aggregate resource rescue principle.

~~20.23.3~~20.22.3 The Town ~~shall~~will incorporate recycled mineral aggregates in capital works projects where possible and appropriate in accordance with an approved Recycled Aggregate Strategy.

~~20.23.4~~20.22.4 The Town will support initiatives by the aggregate industry and the Province to conserve aggregate resources, through such measures as recycling, and matching aggregate quality requirements to specific job specifications.

**Attachment 2 to OPA ## to the Future Caledon Official Plan  
Modifications to the Schedules**



DRAFT



TOWN OF CALEDON  
FUTURE CALEDON  
OFFICIAL PLAN

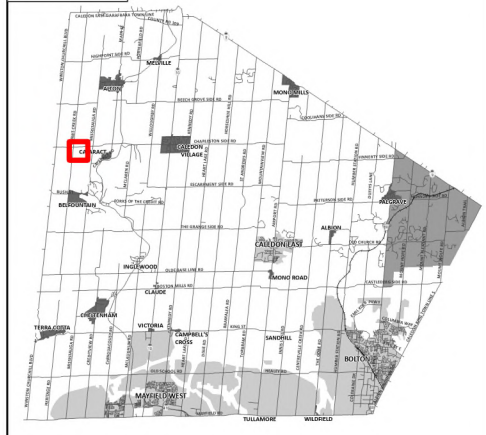
FIGURE 1

OPA - \_\_

-  Subject Lands
-  Lands to be redesignated Prime Agricultural Area

Town of Caledon  
Regional Municipality of Peel

KEY MAP



Date: 3/23/2026  
File No:

