

# PLANNING JUSTIFICATION **REPORT**

Proposed McCormick Pit  
Town of Caledon

Date:

**November 2017**

Prepared for:

**Blueland Farms Limited**

Prepared by:

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# 1.0 Introduction

Blueland Farms Limited ('Blueland Farms') is applying for approvals necessary to establish a below water sand and gravel pit on lands located at 17736 Heart Lake Road in the Town of Caledon (Part of Lot 12, Concession 2 EHS) known as the proposed McCormick Pit. The Blueland Farms property is located on the west side of Heart Lake Road, approximately 2.0 kilometers south of Charleston Sideroad, and approximately 1.5 kilometers southeast of Caledon Village.

The applications include amendments and a development permit under the Niagara Escarpment Plan, an Official Plan Amendment for the Town of Caledon and an *Aggregate Resources Act* licence from the Province of Ontario.

MHBC has been retained to complete a planning review of the applications and provide professional planning opinion as to consistency and conformity with the planning policies that apply to this proposal. MHBC is working in conjunction with Harrington McAvan as part of a multidisciplinary project team that has completed the necessary technical reports and impact assessments.

An *Aggregate Resources Act* (ARA) application was previously submitted, and circulated to the public and commenting agencies in early 2010. That application process was not completed within the required 2-year timeframe, and as a result the application file was closed by the Ministry of Natural Resources and Forestry (MNRF) in early 2012. Since then, Blueland Farms has re-initiated the ARA process with updated technical reports and supporting application materials.

The required Town of Caledon Official Plan Amendment was filed in 2013 and has been accepted as complete. Review and processing of the application had been on hold pending discussions between Blueland Farms and the operator of the adjacent licenced pit operations to determine whether a joint venture could be arranged that would allow the proposed McCormick Pit to be operated as an extension to the Caledon Sand and Gravel (CSG) operation (James Dick Construction). Agreements have now been reached that will allow the McCormick Pit to be extracted by James Dick Construction Limited (JDCL) with the material being processed as part of the CSG operation and shipped to market via the established CSG access directly onto Highway 10.

Meetings with review agencies have been held recently to re-commence work on the project, and the various technical reports have been updated taking into account current policy framework and site conditions.

## 2.0 Site setting and surrounding land uses

The subject site is located within a rural area of the Town of Caledon. The site is presently used as pasture, and features scattered deciduous vegetation and three agricultural fields along the northern portion of the property. The surrounding land uses are primarily aggregate, limited agriculture, rural residential and natural heritage features (see **Figure 1**).

The subject site is located between the Caledon meltwater channel to the north and the Paris Moraine to the south. Accordingly, the topography of the lands and surrounding area are flatter and rolling to the north with more hummocks and depressions to the south. The southward facing slope of the moraine is treated as the Niagara Escarpment in this area and the brow of the Escarpment is to the south in the vicinity of Escarpment Side Road.

Lands immediately west of the Blueland Farms property include the Caledon Sand and Gravel Pit (ARA License No. 6512 & 19073) operated by JDCL and nearing completion of extraction and rehabilitation. The Warnock Lake PSW is located immediately northwest of the subject site. Other Caledon Sand and Gravel pits are located west of the pit adjacent to the subject site, between Kennedy Road and Highway 10 (Hurontario Street). Pits operated by various parties are located west of JDCL's aggregate operations.

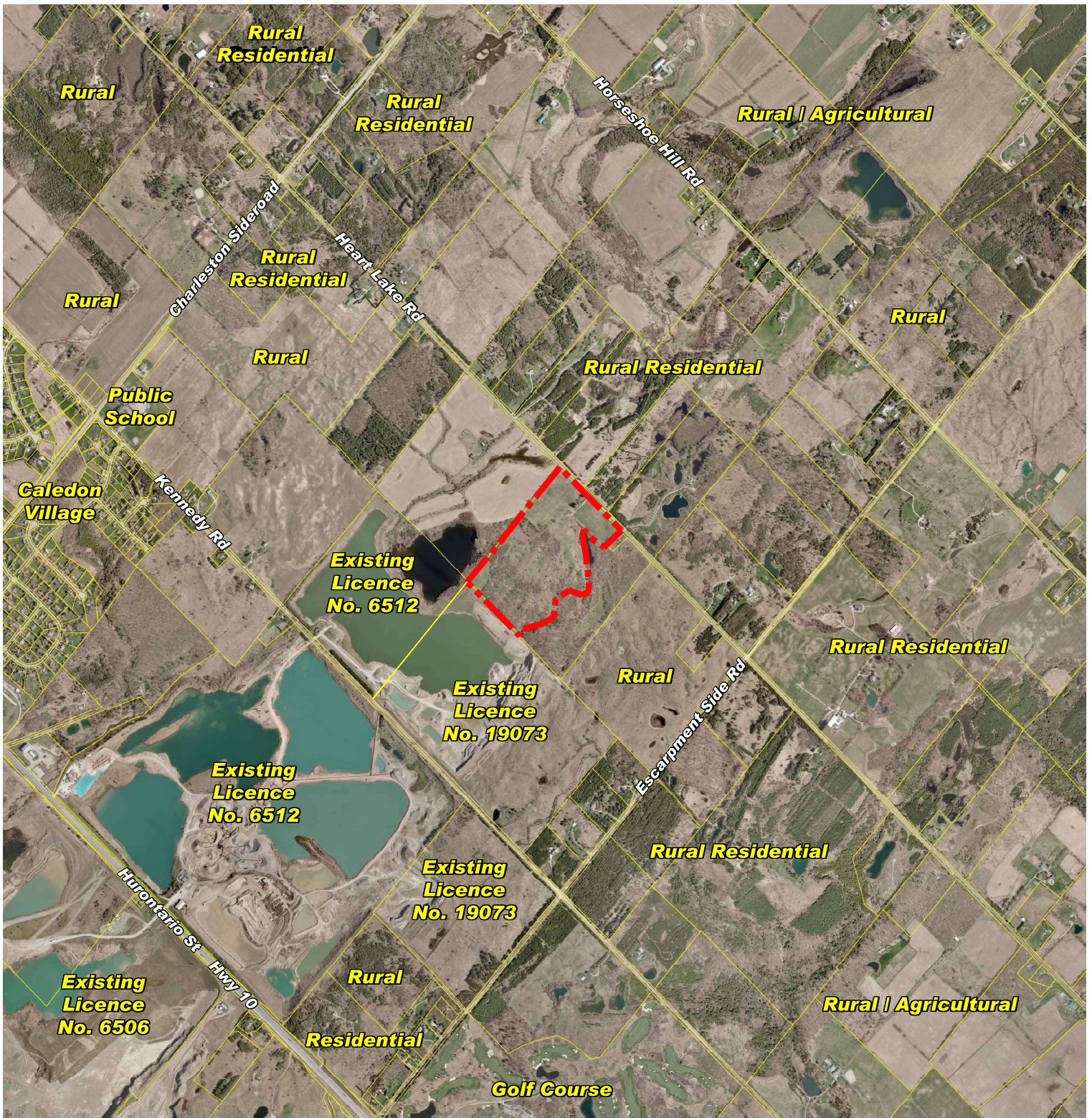
Lands north of the subject site include agricultural lands, a woodlot, and rural residential uses. The settlement boundary of Caledon Village is located approximately 1.5 kilometres to the northwest of the Blueland Farms property at Kennedy Road and the village centre is over 2.5 kilometres from the northwestern edge of the Blueland Farms property. Caledon Creek is located immediately north.

Rural residential uses along Heart Lake Road, agricultural uses and scattered woodland areas are located east of the subject site.

Lands immediately south of the subject site include a residence located at 17666 Heart Lake Road, adjacent to the southern boundary of the lands. This is the closest residence to the subject site. No extraction is proposed adjacent to this residence. Instead, the lands will be used as a buffer area and contain an acoustical berm.

Highway 10 (Hurontario Street) is approximately 3 kilometres west of the subject site. The agreement reached with JCDL allows for material from the McCormick Pit property to be processed in the Caledon Sand and Gravel Pit and shipped by Caledon Sand and Gravel from the signalized entrance directly onto Highway 10. Some primary crushing will occur on the McCormick Pit property where larger stones need to be reduced in sized before being placed on the conveyor for transport to the processing area on the adjacent aggregate operation.






Data Source: First Base Solutions Imagery Flown 2011

Figure 1

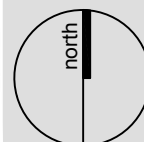
## SURROUNDING LAND USES

### LEGEND

 Subject Lands

DATE: August 1, 2017

SCALE 1 : 20,000



### McCormick Pit

Part of Lot 12, Concession 2 EHS  
Town of Caledon, Peel Region

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PLANNING  
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# 3.0

## Proposal summary

The proposed licensed area for the McCormick Pit is 25.97 hectares (64.17 acres), with approximately 20.75 hectares (51.27 acres) proposed for extraction. A portion of the on-site woodlands (9.0 hectares / 22.2 acres) will be removed to access significant aggregate resources. However, large portions (11.3 hectares / 27.8 acres) of woodland will be retained and protected through enhanced setbacks. Approximately 14.53 hectares (35.9 acres) of the Blueland Farms property are not proposed to be licensed and will remain in natural condition, consisting of scattered deciduous woodland and Provincially Significant Wetlands ('PSW'). Enhancements such as reforestation are proposed for these off-site areas.

The subject site contains approximately 8 million tonnes of Provincially-significant sand and gravel resources, with approximately 3.8 million tonnes located below the water table. The maximum annual tonnage limit is proposed to be 750,000 tonnes.

The only operational access to the proposed McCormick Pit will be through a haul road that extends to the adjacent Caledon Sand and Gravel Pit. A secondary service entrance will be established along Heart Lake Road, in the northern portion of the site.

Licensed lands not located within the proposed extraction area will be used for setbacks, retained vegetation including portions of the deciduous woodland and PSW, tree screens, landscaped visual and acoustic berms, and monitoring wells. There is also an archaeological site located adjacent to Heart Lake Road that will be avoided during extraction. The extraction setback is proposed to be 15 metres along the northern licensed boundary adjacent to the Warnock Lake PSW and agricultural lands. Along the southern licenced boundary, the proposed setback is 15 metres from the limits of the adjacent deciduous woodlands and two PSWs. The extraction setback will be 30 metres along the Heart Lake Road frontage, with increased setbacks are proposed for the existing residence (R5). A 0-metre setback is proposed for the western licensed boundary adjacent to the JDCL Caledon Sand and Gravel operation, as this operation will be linked to the adjacent pit.

Extraction will occur in up to five lifts through four phases as shown on the Operational Plan. Generally, the direction of excavation is from northwest to southeast. The phasing allows for a well-screened operation, specifically from residences and adjacent uses on Heart Lake Road.

The first stage of the pit development involves land preparation including clearing of vegetation and the stockpiling of topsoil/subsoil and overburden. Land preparation will occur prior to a specific phase of the operation meaning that the entire site will not be stripped and cleared all at once but rather



discrete areas in advance of extraction. Areas that have not been stripped or are not under extraction will remain undisturbed, including existing agricultural uses.

The initial stripping of soil and overburden materials will be available for use in site mitigation measures such as landscaped visual and acoustic berms. As the excavation becomes more fully developed, overburden materials obtained from clearing activities will be used directly in progressive rehabilitation or stockpiled, with vegetated cover, for later use in progressive rehabilitation.

Extraction will commence in the western portion of the subject site near JDCL's Caledon Sand and Gravel operations. A small processing and primary crushing area with scrap storage is proposed to be located in the northwestern portion of the property, with a conveyor leading to the main processing plant area located on the adjacent Caledon Sand and Gravel operation.

Extraction will occur below the water table. Resources will be extracted below the water table using front-end loaders (no dewatering is required for a below water pit) and by dragline or excavator for underwater extraction. The below water pit floor elevations on the subject site will be a maximum of 384.0 metres above sea level.

The proposed hours of operation for the extension are 7:00 am to 7:00 pm on weekdays and 7:00 am to 5:00 pm on Saturdays, with excavation and processing restricted to weekdays. Shipping may occur from the pit between 6:00 am and 7:00 pm on weekdays and 6:00 am to 3:00 pm on Saturdays. The pit will not operate on statutory holidays and Sundays.

Once extraction is complete, all equipment, scrap, haul roads and any buildings will be removed and final rehabilitation to a lake feature will occur for the entire site. The conveyor system will be dismantled and removed.

The proposed extension will be rehabilitated as a lake with a forested area on the southeastern shore of the feature. The lake will be approximately 11.3 hectares (27.8 ac), with shallow shoreline features to be created around the perimeter of the lake to enhance aquatic biodiversity. A total of 6.75 hectares (16.7 acres) of naturalized areas and meadows will be created along the shores of the lake. In addition, 2.8 hectares (6.9 acres) of marsh will be created and 3.75 hectares (9.27 acres) of reforestation will occur on the property. Progressive site rehabilitation will provide wildlife habitat on the site through the creation of forest, meadow and lake habitat.

After side slopes are created and required berms are removed from setbacks adjacent to Heart Lake Road, these areas will be immediately stabilized with a suitable groundcover and reforested with a mix of deciduous and coniferous plantings the following spring.

The ARA Site Plans (Rehabilitation Plan) include additional details regarding progressive and final rehabilitation. The rehabilitated landform will be compatible with the surrounding area.

### 3.1 Supporting material for submission

In addition to this Planning Justification Report, the following technical reports and information have been completed in support of the proposed McCormick Pit:

- Aggregate Resources Act Site Plans, prepared by Harrington McAvan, November 2017;
- Aggregate Resources Act Summary Statement, prepared by Harrington McAvan, November 2017;
- Natural Environment Technical Report, prepared by Savanta, August 2017;
- Hydrogeologic Assessment, prepared by Groundwater Science Corp, October 2017;
- Traffic Impact Study, prepared by The Municipal Infrastructure Group, October 2017;
- Air Quality Assessment, prepared by Arcadis, October 2017;
- Noise Impact Assessment, prepared by Aercooustics, October 2017;
- Visual Impact Assessment, prepared by Harrington McAvan, August 2017;
- Built Heritage and Cultural Heritage Assessment, prepared by Harrington McAvan, February 2013;
- Archaeological Assessment (Stage 1-3), prepared by Archaeologix (now Stantec), March 2004.

A summary of the key findings of the various technical reports can be found in the *Aggregate Resources Act* Proposal Summary, prepared by Harrington McAvan.

The submission represents a comprehensive application package that meets all applicable submission requirements for the *Planning Act*, *Niagara Escarpment Planning and Development Act* and *Aggregate Resources Act* applications.

## 4.0 Policy context

The following section provides an overview of the various applicable land use planning policies that are required to be taken into account when assessing the proposal for aggregate extraction on the Blueland Farms property. This report has been organized such that an overview of the various applicable policies is provided in this section, and resource-specific policy overviews and analyses have been included in separate sections. This allows the report to address overlapping policies and the various resources in a systematic manner.

## 4.1 Provincial Policy Statement

The 2014 Provincial Policy Statement (“PPS”) was issued by the Province of Ontario in accordance with Section 3 of the Planning Act and applies to all decisions in respect of the exercise of any planning authority that affects a planning matter made on or after April 30, 2014. All decisions must be “consistent with” the PPS.

The 2014 PPS provides policy direction on matters of provincial interest related to land use planning and development, and sets the policy foundation for regulating the development and use of land. The PPS provides for the appropriate development of land, while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas. The PPS is to be read in its entirety and the relevant policies are to be applied to each situation. The policies in the PPS are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld.

The PPS states that Provincial Plans are to be read in conjunction with the PPS and that they take precedence over the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

The Province’s natural heritage resources, water resources, agricultural resources, mineral resources, and cultural heritage and archaeological resources provide important environmental, economic and social benefits. The wise use and management of these resources over the long term is a key provincial interest.

There are a number of areas of policy interest contained within the PPS that must be taken into account when evaluating proposed aggregate extraction on the McCormick property. These include: availability of mineral aggregate resources from a close to market location; protection of significant natural heritage features and areas and ecological functions; the protection of groundwater and surface water resources; designing the operation to ensure no adverse impacts on adjacent sensitive land uses; and protecting cultural heritage resources.

The detailed evaluation of various resource interests contained later in this report demonstrates how each aspect of the application has taken into account applicable Provincial policy interests.

## 4.2 Niagara Escarpment Plan

The Niagara Escarpment Plan (‘NEP’) was originally approved by the Province of Ontario in 1985, and was revised through Plan Reviews completed in 1994, 2005 and 2017. The current NEP was released in May 2017 following the completion of a coordinated Provincial Plan review process, and came into effect on June 1<sup>st</sup>, 2017. Accordingly, this section addresses the applicable policies of the 2017 NEP.

The purpose of the NEP is to provide for the maintenance of the Niagara Escarpment and land in its vicinity substantially as a continuous natural environment, and to ensure only such development occurs as is compatible with that natural environment. The objectives of the NEP are as follows:

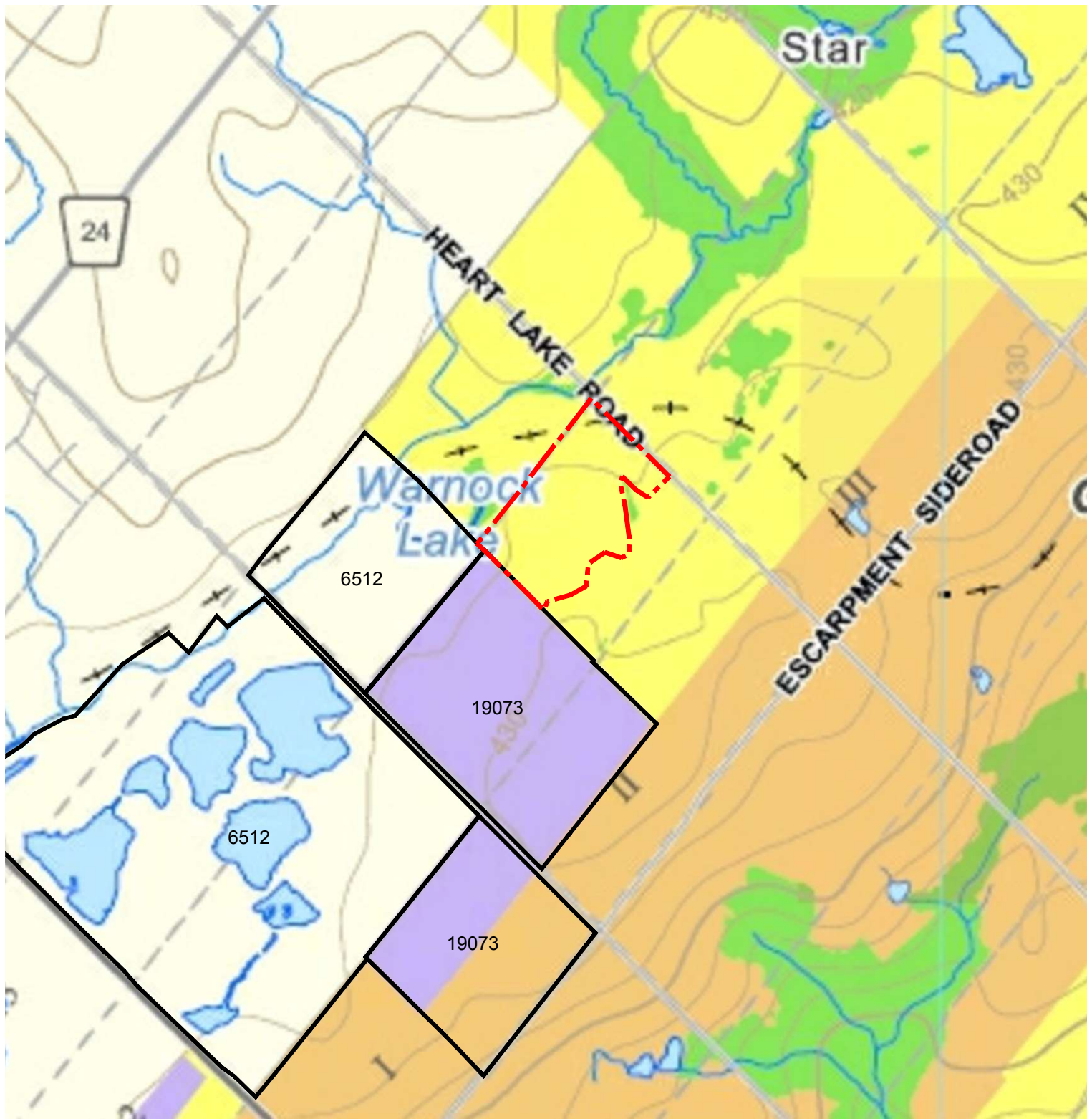
- To protect unique ecologic and historic areas;
- To maintain and enhance the quality and character of natural streams and water supplies;
- To provide adequate opportunities for outdoor recreation;
- To maintain and enhance the open landscape character of the Niagara Escarpment in so far as possible, by such means as compatible farming or forestry and by preserving the natural scenery;
- To ensure that all new development is compatible with the purpose of the Plan;
- To provide for adequate public access to the Niagara Escarpment; and
- To support municipalities within the Niagara Escarpment Plan Area in their exercise of the planning functions conferred upon them by the *Planning Act*.

The subject site is located within the Escarpment Rural Area of the NEP (see **Figure 2**). One of the objectives of the Escarpment Rural Area is to provide for the consideration of new Mineral Resource Extraction Areas through an amendment to the Niagara Escarpment Plan. New licenced pits and quarries producing more than 20,000 tonnes annually are a permitted use, subject to an amendment and meeting the applicable development criteria. The general amendment policies also contain provisions that are to be considered when evaluating amendment applications, including policies related to protection of the Escarpment environment, rehabilitation, water resources and agriculture.

Development within the NEP is regulated through a development permit system. The NEP contains development criteria that are applied to all development, and used in the consideration of development permit applications. The criteria address various planning considerations, such as natural heritage resources, mineral aggregate resources, scenic resources and cultural heritage resources. These criteria have also been considered in the preparation of this planning assessment.

### 4.3 Greenbelt Plan

The Greenbelt Plan was released by the Province of Ontario in February 2005, and was recently updated by the Province in spring 2017 following completion of a coordinated Provincial Plan review process. The revised Greenbelt Plan came into effect on July 1<sup>st</sup>, 2017. The aim of the Greenbelt Plan is to protect agricultural lands, environmental areas, rural communities, and natural resources across the Greater Toronto Area. It provides clarity and certainty about where future urban growth should occur, and what must be protected for current and future generations.



Data Source: Niagara Escarpment Plan (2017) Approved and Ordered June 1, 2017 O.C.#1026/2017

Figure 2

## NIAGARA ESCARPMENT PLAN Map 4

### McCormick Pit

Part of Lot 12, Concession 2 EHS  
Town of Caledon, Peel Region

#### LEGEND



Subject Lands



Escarpment Natural Area



Escarpment Protection Area



Escarpment Rural Area



Mineral Resource Extraction Area

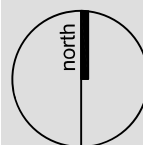


Licensed Boundary and Licence Number

19073

DATE: August 1, 2017

SCALE 1 : 20,000



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Section 1.1 notes that the Greenbelt Plan includes lands within, and builds upon, the ecological protections provided by the Niagara Escarpment Plan and the Oak Ridges Moraine Conservation Plan. The Greenbelt Plan also complements and supports other provincial-level initiatives such as the Parkway Belt West Plan and the Rouge North Management Plan.

Section 2 of the Greenbelt Plan addresses how the Plan relates to other Provincial Plans, including the Niagara Escarpment Plan. It is noted in Section 2.2 that the requirements of the Niagara Escarpment Plan continue to apply and the Greenbelt Plan Protected Countryside policies do not apply, with the exception of Section 3.3. Section 3.3 of the Greenbelt Plan relates to parkland, open space and trails.

## **4.4 Growth Plan for the Greater Golden Horseshoe**

The Growth Plan for the Greater Golden Horseshoe (GGH) came into effect on June 16, 2006 and implements a vision for building stronger, prosperous communities through properly-managed growth. It guides decisions on a wide range of issues to create a clearer environment for investment decisions to help secure the future prosperity of the GGH. The Growth Plan was updated with amendments in 2012 and 2013, and was most recently revised by the Province in spring 2017 following the completion of a coordinated Provincial Plan review process. The revised Growth Plan came into effect on July 1<sup>st</sup>, 2017.

Section 1.2.3 of the Growth Plan addresses the relationship of the document to other Provincial Plans that apply within the Greenbelt Area. The section notes that policies of the Growth Plan that address the same, similar, related, or overlapping matters as the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan, or the Niagara Escarpment Plan do not apply except where the policies provide otherwise. As the proposed McCormick Pit is located within the NEP area, the NEP remains the guiding document and the policies of the Growth Plan do not apply with respect to the consideration of aggregate extraction.

Section 4.1 of the Growth Plan notes that a balanced approach to the wise use and management of all resources, including natural heritage, agriculture, and mineral aggregates will be implemented. The Growth Plan directs municipalities to develop and implement policies in their official plans that conserve mineral aggregate resources. The Town of Caledon and Region of Peel have developed such policies.

A major component of the Growth Plan is to provide growth projections for all municipalities within the GGH. The GGH is comprised of the GTA (Region of Halton, Region of Peel, Region of York, Region of Durham, City of Toronto), City of Hamilton, Region of Niagara, Haldimand County, County of Brant, Region of Waterloo, Wellington County, Dufferin County, County of Simcoe, City of Kawartha Lakes, Peterborough County, and Northumberland County. The Region of Peel is expected to grow from a 2011 population of 1.32 million to a 2041 population of 1.97million people. Much of this population growth will occur in areas in the northern portion of the Region, including urban areas within the Town of Caledon.

Planning for the anticipated growth and addressing the infrastructure deficit identified in the Growth Plan will require availability of aggregate resources. The aggregate deposits located within the Town of Caledon, and in particular the high-quality deposits near Caledon Village, are well-positioned to supply much-needed aggregate resources to the growth areas in the Region of Peel.

## 4.5 Region of Peel Official Plan

The Region of Peel Official Plan was first adopted by Regional Council in April 1996, with a Decision on the final Official Plan issued by the Ministry of Municipal Affairs in October 1996. The Minister's decision was appealed by many parties including ratepayers, the Region of Peel, the Town of Caledon, the Niagara Escarpment Commission, and the Aggregate Producers Association of Ontario and several individual aggregate producers. An agreed set of policy revisions were approved by the OMB in February 1998. The Region of Peel Official Plan has been updated through amendments since 1998, and was brought into conformity with recent Provincial Plans and policies in 2013<sup>1</sup>.

The Region of Peel Official Plan intends to provide a long term policy framework for decision-making. It is an underlying premise of the Plan that Provincial Policy will be implemented jointly through both the Regional and area municipal Official Plans (Chapter 1 - 1.3.1).

The subject site is designated Rural System on the Regional Structure in the Region's Official Plan (see **Figure 3**). An amendment is not required to the Region's Official Plan to permit aggregate extraction on the subject site.

The subject site is also identified as the following within the Region's Official Plan:

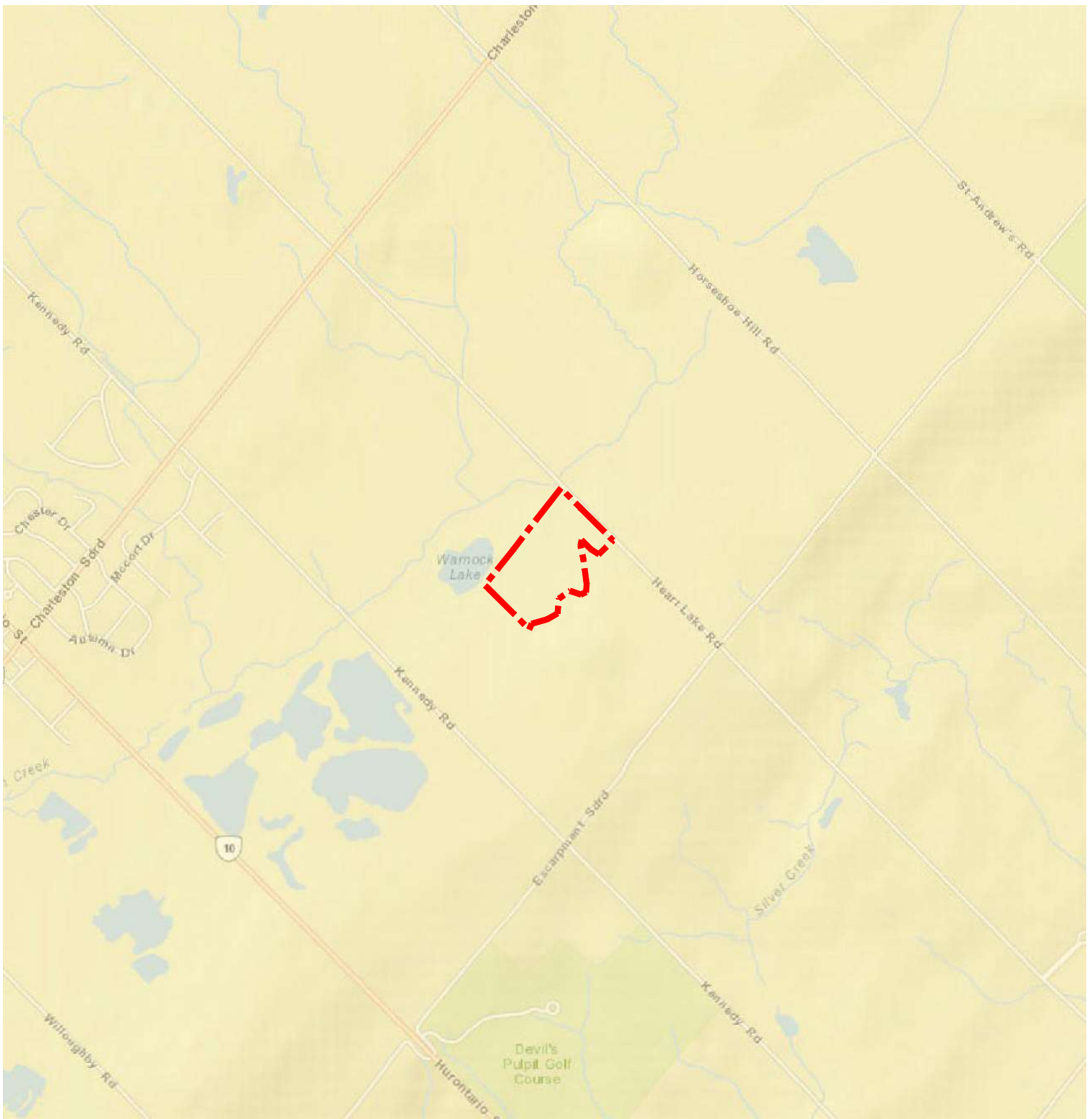
- Core Areas of the Greenlands System
- High Potential Mineral Aggregate Resource Area
- Outside of the Prime Agricultural Area

The policy sections most relevant to the consideration of aggregate applications are:

- Chapter 2, which addresses the natural environment and recognizes the benefits of a well-functioning natural environment, and strives to protect, maintain, and enhance the quality and integrity of the Region's ecosystems.
- Chapter 3, which deals with resources that are components of the natural environment that are actively utilized (agriculture, aggregates, water) as well as recreation and culture. It is recognized that there must be allowances for growth, with a balance between use and protection of resources and preservation of the natural and cultural environment.

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<sup>1</sup> The final conformity amendments were adopted by Regional Council in 2010 and subsequently appealed. The final amendment developed through settlement discussions was finalized 2013.





Data Source: Region of Peel Official Plan Schedule D: Regional Structure - 2012

Figure 3

# **REGION OF PEEL OFFICIAL PLAN Schedule D: Regional Structure**

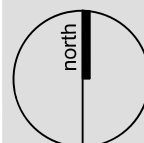
## **LEGEND**

 Subject Lands

 Rural System

**DATE:** August 1, 2017

**SCALE** 1 : 30,000



## **McCormick Pit**

Part of Lot 12, Concession 2 EHS  
Town of Caledon, Peel Region

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- Section 5.6, which contains policies related to the transportation system in Peel and identifies a major road network where truck traffic generating activities are directed to.

## 4.6 Town of Caledon Official Plan

The Town of Caledon Official Plan dates back to 1979 when the Plan was originally approved by the Ministry of Housing. The Official Plan has been updated throughout the decades since approval, with the adoption of various new policies addressing matters such as growth and settlement area policies (OPA 114), environmental policies (OPA 124), aggregate policies (OPA 161), cultural heritage policies (OPA 173), population and employment growth (OPA 203), and Provincial Plan and policy conformity (OPA 226).

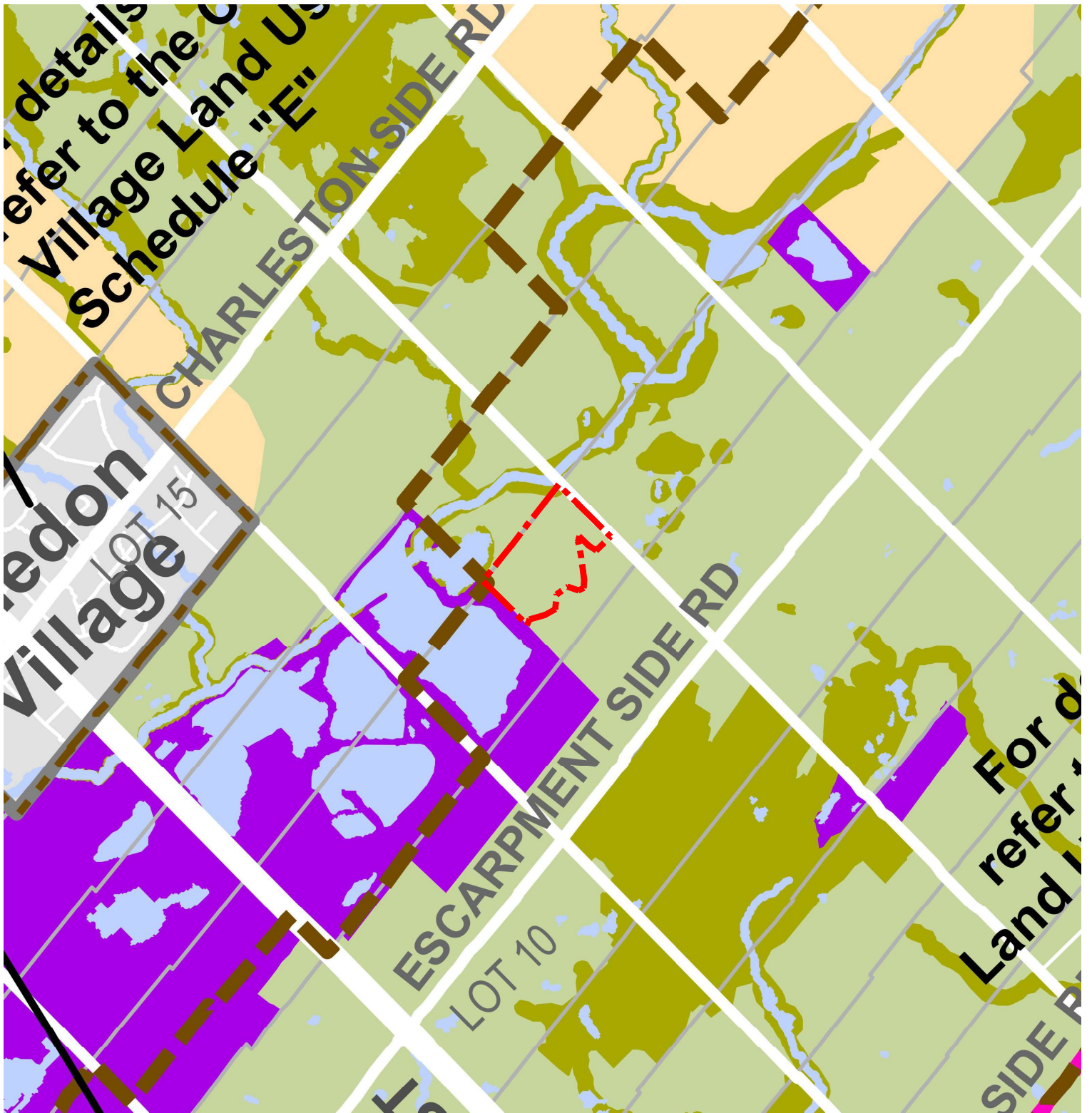
The subject site is designated Rural Lands in the Town of Caledon Official Plan (see **Figure 4**). An Official Plan Amendment is required for most new or expanded aggregate operations within the Town of Caledon, and different requirements are included in the policies depending on whether the property is identified as “Aggregate Resource Lands” or “Aggregate Reserve Lands.” The subject site is located within Caledon High Potential Mineral Resource Area #6a (Aggregate Resource Lands). New pits and quarries are encouraged to locate in Aggregate Resource Lands as they have been determined to be suitable for aggregate extraction subject to meeting the applicable policies of the OP.

The policy sections most relevant to the consideration of this proposal are those found in Section 5.11 of the Official Plan. Section 5.11 contains the aggregate resource policies added to the Town of Caledon Official Plan through OPA 161. Detailed application and evaluation requirements are contained within this section and relate to all aspects of new or expanded aggregate extraction operations.

## 4.7 Applications required

The following applications are required to permit the proposed McCormick Pit:

1. An amendment to the Niagara Escarpment Plan to re-designate the subject site from Escarpment Rural Area to Mineral Resources Extraction Area.
2. A Niagara Escarpment Commission Development Permit to allow for the operation of the proposed sand and gravel pit.
3. An amendment to the Town of Caledon Official Plan to re-designate the subject site from Rural Lands to Extractive Industrial.
4. Class ‘A’ License under the *Aggregate Resources Act* (Category 1 – Pit Below Water).



Data Source: Town of Caledon Official Plan Schedule A: Land Use Plan - Nov. 2016 Office Consolidation





Figure 4

# **TOWN OF CALEDON OFFICIAL PLAN Schedule A: Land Use Plan**

## **McCormick Pit**

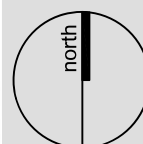
Part of Lot 12, Concession 2 EHS  
Town of Caledon, Peel Region

### **LEGEND**

-  Subject Lands
-  General Agricultural Area
-  Rural Area
-  Extractive Industrial Area
-  Environmental Policy Area
-  Niagara Escarpment Plan Area

DATE: August 1, 2017

SCALE 1 : 30,000



K:\13124 - BLUE LANDS CROSS SECTION\RP\TOWN OF CALEDON OP LAND USE PLAN.DWG



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As noted earlier in this report, the Town of Caledon Official Plan amendment was previously filed and is proceeding through the application process. *Aggregate Resources Act* applications were previously filed but are considered withdrawn since the reporting process was not completed within the required 2-year timeline.

All of the above applications are now being updated and submitted so that they can be processed concurrently.

There will also be incidental applications prepared and submitted in order to allow the proposed integration of the McCormick Pit with the adjacent Caledon Sand and Gravel pit. Aggregate Resources site plan amendments will be required in order to permit the removal of common boundary setbacks and the transport of material through the CSG operation. An NEC Development Permit application will also likely be required to permit these types of revisions to the CSG operation.

## 5.0 Policy review – Land use compatibility

The purpose of this section is to review applicable policies related to land use compatibility and assess how policies have been addressed through the development of this application.

### 5.1 Introduction

There are a number of measures by which land use compatibility can be determined and assessed, including locating land uses in compatible areas of the Province, as well as ensuring that nuisance-type effects (such as noise, dust, vibration and visual impact) are mitigated to acceptable levels based on Provincial standards and guidelines.

The PPS provides overall guidance related to land use compatibility on a Province-wide level, and directs that uses such as aggregate extraction be located within a rural area. In addition, the PPS directs that major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities (Policy 1.2.6.1).

The Region of Peel Official Plan notes the benefits of aggregate resources in terms of economic development and employment, and also notes that there is the potential for aggregate operations to impact on Peel's communities, natural environment, cultural heritage and other economic activities. It is further noted that proper siting, design, management, operation and rehabilitation are essential in

order to minimize impacts (Section 3.3). The Official Plan goes on to include policies regarding the consideration of new and expanded aggregate operations, including evaluation criteria to be followed. The Official Plan defers to the local municipalities in terms of detailed implementation.

The Town of Caledon Official Plan similarly recognizes the benefits of aggregate resources while also acknowledging the potential for impacts as a result of extraction operations. The Town of Caledon Official Plan contains comprehensive policies related to the evaluation of aggregate applications (5.11), and requires the following related to nuisance-type impacts:

- The applicant has demonstrated that noise and vibration impacts will be mitigated to acceptable levels.
- The applicant has demonstrated that impacts from dust and other air pollutants will be mitigated to acceptable levels.
- The applicant has completed a visual impact report and demonstrated that the proposal will not have any unacceptable impacts.

The Town of Caledon Official Plan also requires an assessment of social impacts in order to demonstrate that the proposal will not have any unacceptable impacts. The consideration of social impacts is tied to predictable and measurable impacts on surrounding land uses, which relates to matters such as noise, dust, and visual impacts. This section describes the outcome of these various studies that have been completed in order to evaluate the proposed McCormick Pit aggregate extraction operation.

## 5.2 **Assessment**

Blueland Farms has completed the required impact studies related to noise, dust and visual impacts. A vibration impact study was not completed because there is no blasting involved in the proposed gravel pit operation. The applicable recommendations from each of the studies have been incorporated into the design of the extraction operation, to ensure that the operation is well-designed and impacts are minimized.

A Noise Impact Study has been prepared by Aeroustics Engineering in order to assess the potential for noise impacts associated with the proposed application. The study recommended noise control measures including restrictions on the numbers and types of extraction equipment, noise emissions of equipment, areas of operation, and berms / local shielding. The study demonstrated that noise impacts will be mitigated to acceptable levels as outlined in Provincial noise guidelines.

An Air Quality Assessment has been prepared by Arcadis Canada in order to determine the maximum impact of the proposal related to particulate matter concentrations. The modeling conducted demonstrated that levels of total suspended particulate (TSP) and fine particulate matter will be below applicable standards for all of the nearby sensitive receptors. The study further concluded that good

dust management practices will ensure that any effects associated with onsite material handling and transportation is minimized.

A Visual Impact Report has been prepared with this application by Harrington McAvan in order to assess the potential visual impacts associated with the proposed McCormick Pit. The approach for the assessment was based on the requirements of the Town of Caledon Official Plan and the Niagara Escarpment Plan. An initial assessment was completed in 2013, with updates undertaken in 2017 to incorporate the most recent policy requirements. The Visual Impact Assessment examined the existing context and character of the subject site and surrounding areas in order to identify potential significant views and viewsheds. Harrington McAvan then identified the potential for negative impacts, and recommended mitigation measures to ensure that no unacceptable impacts result from the operation. The Report recommended the installation of temporary seeded berms at key locations around the perimeter of the site, with a recommendation that the berms be removed following the completion of operation to allow for views into the property.

The potential social impacts of the proposed pit extension have been assessed through this Planning Justification Report, the Noise Study, the Air Quality Assessment and the Visual Impact Report based on predictable, measurable, significant and objective effects on people. It has been demonstrated that the proposal will not have any unacceptable social impacts.

The proposed pit has been appropriately designed and buffered to mitigate adverse effects on sensitive land uses including off-site residences. Visual and acoustic berms to screen views of the site will be constructed along Heart Lake Road. Existing vegetation within the setbacks will be retained, where feasible. The berms have been designed to mitigate noise impacts to acceptable levels. The phasing of the pit will assist in screening and buffering the proposed operation from adjacent lands specifically the residence along Heart Lake Road. In addition, tree screens will be created through the operation and rehabilitation of the site in key locations to provide further mitigation.

The work completed demonstrates that the applicable policies of the Town of Caledon Official Plan have been addressed related to noise, dust and vibration impacts, which are key factors related to land use compatibility and social impact. The applicable recommendations from each discipline have been incorporated into the design of the site, and included as part of the ARA Site Plans in order to ensure that all applicable guidelines are complied with. In addition, the potential for impacts as a result of the proposed operation are minimized through the integration of this site operation with the adjacent Caledon Sand and Gravel Pit operated by JCDL.



# 6.0

## Policy review – Mineral aggregate resources

The purpose of this section is to review applicable policies related to mineral aggregate resources and assess how policies have been addressed through the development of this application.

### 6.1 Introduction

The PPS recognizes the importance of mineral aggregate resources and states that mineral aggregate resources shall be protected for long-term use. The PPS also states that as much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible.

Regarding rehabilitation, the PPS requires progressive and final rehabilitation in order to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.

The Niagara Escarpment Plan acknowledges that the Escarpment is the site of a large mineral aggregate extraction industry, and provides for the consideration of mineral aggregate operations within the Escarpment Rural Area through an amendment to the Plan. The Niagara Escarpment Plan contains policies related to the consideration of new applications, including criteria and considerations to be taken into account when evaluating an application. Demonstration of need or any type of supply / demand analysis is noted as not being required for proposed operations.

The Region of Peel Official Plan contains objectives to identify high potential mineral aggregate resource areas, protect them for possible use, and to establish policies that allow as much of the resource as is realistically possible to be made available for use to supply resource needs. It is also recognized that the aggregate industry is an important component of Peel's economic base.

The Town of Caledon Official Plan recognizes the importance of the aggregate resource industry to the Town's economic base as part of the strategic direction of the Plan. It is also recognized that high potential mineral aggregate resource areas will be identified and protected for possible use. Further, the strategic direction indicates that policies are to be established allowing as much of the resource as is realistically possible to be made available for use, to supply resource needs, in a manner consistent with the Official Plan and the Niagara Escarpment Plan where applicable.

The Region of Peel and Town of Caledon both identify high potential aggregate resources through mapping in their Official Plans. The Region of Peel Official Plan identifies all high potential (HPMARA) areas and does not differentiate between sand and gravel and bedrock. The Town of Caledon Official Plan has refined the high potential aggregate areas into CHPMARA, based on the Caledon Community

Resources Study (CCRS) that was completed on behalf of the Town. The Town mapping does distinguish between sand and gravel and bedrock resource areas.

The Region of Peel Official Plan permits the consideration of aggregate extraction both inside and outside the HPMARA only where extraction is permitted within an area municipal Official Plan and only in conformity with the Regional Official Plan, Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Provincial Policy Statement where applicable.

The Region of Peel and Town of Caledon Official Plans and Niagara Escarpment Plan all contain policies directing rehabilitation efforts for aggregate operations. The general policy direction echoes that of the PPS. The Town of Caledon Official Plan highlights the importance of maintaining and enhancing / restoring ecosystem integrity.

## 6.2 Description of resource

The subject site and surrounding lands are identified as a key sand and gravel resource area based on the Ontario Geological Survey Aggregate Resources Inventory Paper for the Region of Peel (ARIP 165, Selected Sand and Gravel Resource Area, Primary Significance, Area 3A) (see **Figure 5**). The subject site is located within the Caledon Outwash Plain in the central portion of the Town. Resources within this outwash plain are described as well stratified, medium- to coarse-textured gravel. The resources in this deposit are primarily used to produce a range of high grade materials that are suitable for use in a variety of building and construction settings. These materials include concrete sand, asphalt sand, Granular A & B, ¾" crushed stone, drainage stone, filter sand and pea gravel.

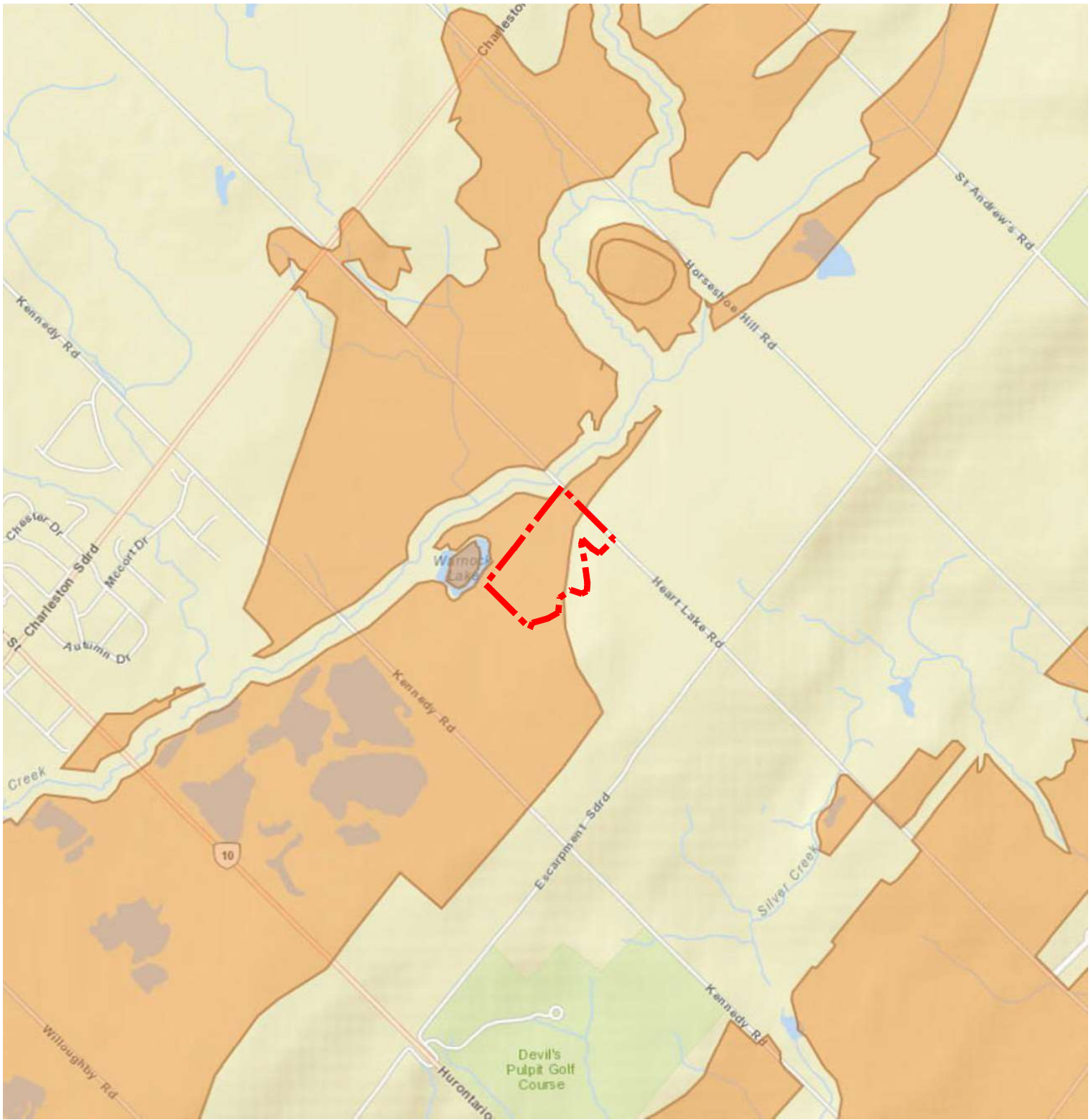
The lands are also located within the High Potential Mineral Aggregate Resource Area in the Region's Official Plan and the Caledon High Potential Mineral Aggregate Resource Area in the Town's Official Plan (see **Figures 6 & 7**, respectively). The geological investigations confirm the presence of meltwater sand and gravel throughout the site. The depth of the sand and gravel ranges from 9.8 m to 24.3 m. Based on this testing and proposed site plans, there are approximately 8 million tonnes of sand and gravel resources located on the subject site, of which approximately 3.8 million tonnes is below-water. Blueland Farms is applying for an annual maximum limit of 750,000 tonnes.

## 6.3 Proposed rehabilitation

The current use of the subject site is agriculture (mixed cropland and pastureland), as well as more natural areas containing mixed forest and wetland areas. The proposed rehabilitation of the site will include a lake with shallow shoreline areas and wooded areas adjacent to the northern, eastern and western boundaries of the licensed area. Old field meadows will be planted as well along the side slopes of the rehabilitated pit, and areas of wetland and reforestation will occur. Shoreline areas are proposed to be planted with woody plant species (including maple, spruce, pine, willow and dogwood species) in order to encourage growth of shrubs and trees, and native wetland plants are proposed to be utilized in order to colonize the areas closest to the water body. Meadow areas and berms will be







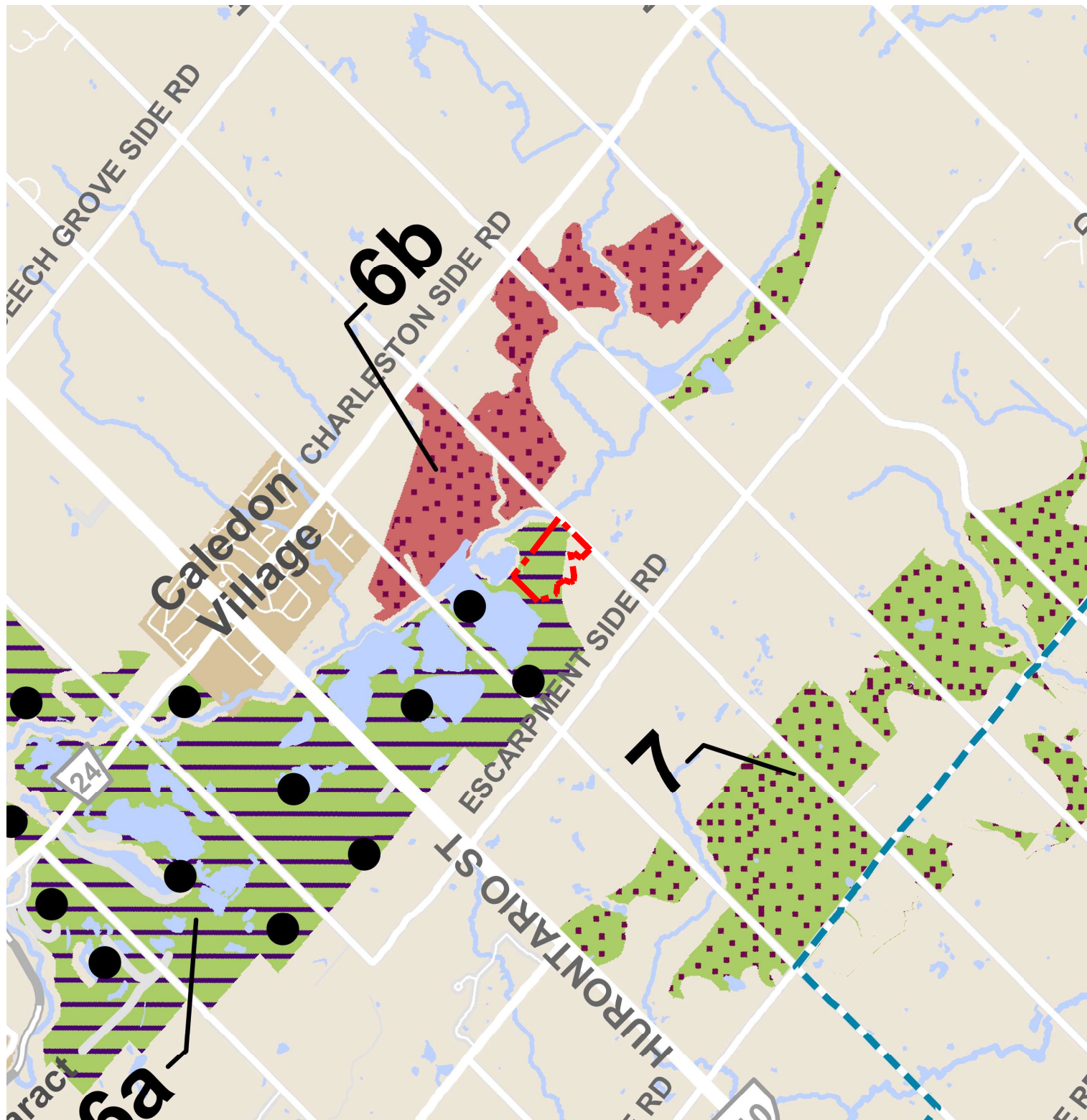
Data Source: Region of Peel Official Plan Schedule C: High Potential Mineral Aggregate Resource Areas- 2012

Figure 6

**REGION OF PEEL  
OFFICIAL PLAN  
Schedule C:  
High Potential Mineral  
Aggregate Resource  
Areas**

**McCormick Pit**  
Part of Lot 12, Concession 2 EHS  
Town of Caledon, Peel Region

<p><b>LEGEND</b></p> <p> Subject Lands</p> <p> Core Area of the Greenlands System</p>			 <p>PLANNING URBAN DESIGN &amp; LANDSCAPE ARCHITECTURE</p> <p>200-540 BINGEMANS CENTRE DR, KITCHENER, ON, N2B 3X9 P: 519.576.3650 F: 519.576.0121   WWW.MHBCPLAN.COM</p>
<p>DATE: August 1, 2017</p>	<p>SCALE 1 : 30,000</p>		
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Data Source: Town of Caledon Official Plan Schedule L: CHPMARA Prioritization Plan - Nov. 2016 Office Consolidation

Figure 7

# **TOWN OF CALEDON OFFICIAL PLAN Schedule L: CHPMARA Prioritization Plan**

## **McCormick Pit**

Part of Lot 12, Concession 2 EHS  
Town of Caledon, Peel Region

### **LEGEND**



Subject Lands



CHPMARA (Sand & Gravel)



CHPMARA (Bedrock Resource)



CHPMARA Aggregate Reserve Lands



CHPMARA Aggregate Reserve Lands



Oak Ridges Moraine Conservation Plan Area



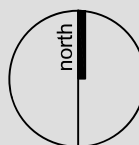
Licensed Pit/Quarry



Settlement Area

DATE: August 1, 2017

SCALE 1 : 30,000



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PRIORITIZATION PLAN.DWG



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planted with a range of open meadow and pollinator species, including native flowering species. Turtle habitat will be created in various areas of the site, and bat boxes are proposed to be installed prior to the start of extraction. A hydraulic barrier will also be created along the northern boundary of the site in order to protect the features of Warnock Lake during and after extraction operations. Within the areas of the site not proposed for aggregate extraction, habitat enhancement will occur.

The progressive rehabilitation of the proposed McCormick Pit will protect, maintain and enhance the ecosystem integrity. A net gain will be provided through the creation of approximately 6.75 hectares (16.7 acres) of old field meadow in addition to important aquatic habitat and forested areas.

Additional details regarding the rehabilitation of the subject site can be found on the Rehabilitation Plan and in the Natural Environment Technical Report.

## 6.4 **Assessment**

The proposed McCormick Pit contains significant aggregate resources within a close to market area. The subject site is located within an area which will receive substantial population and employment growth over the next 25 years (GTA West). Extracting aggregate resources close to where they are used reduces the amount of greenhouse gas emissions, transportation costs, and road network impacts from the trucks used to transport these resources. The proposed operation conforms to the direction contained within applicable planning policy documents.

The rehabilitation of the subject site will create a lake feature with varied shorelines and habitat, and will be integrated with the approved rehabilitation plan for the adjacent Caledon Sand and Gravel Pit. The rehabilitation plan has been designed to be in accordance with applicable policy direction.

# 7.0 **Policy review – Agricultural resources**

The purpose of this section is to review applicable policies related to agricultural resources and assess how policies have been addressed through the development of this application.

## 7.1 **Introduction**

Agricultural resources are an important consideration in land use planning. The PPS requires that *prime agricultural areas* shall be protected for long-term use for agriculture. Prime agricultural areas



are defined as areas where prime agricultural lands predominate, and prime agricultural lands are defined as Specialty Crop Lands and Class 1-3 agricultural lands.

Permitted uses within prime agricultural areas are agricultural uses, agriculture-related uses and on-farm diversified uses. The PPS provides for the consideration of aggregate extraction on Prime Agricultural Lands within a Prime Agricultural Area where there is a significant amount of aggregate resources located below the water table warranting extraction.

The Region of Peel and Town of Caledon Official Plans similarly protect agricultural lands. The Region of Peel identifies prime agricultural lands on Schedule B and the Town of Caledon identifies agricultural areas as part of the Land Use Plan (Schedule A). The policies of the Town of Caledon and Region of Peel Official Plans allow consideration of aggregate extraction on agricultural lands, and align with the 2014 PPS.

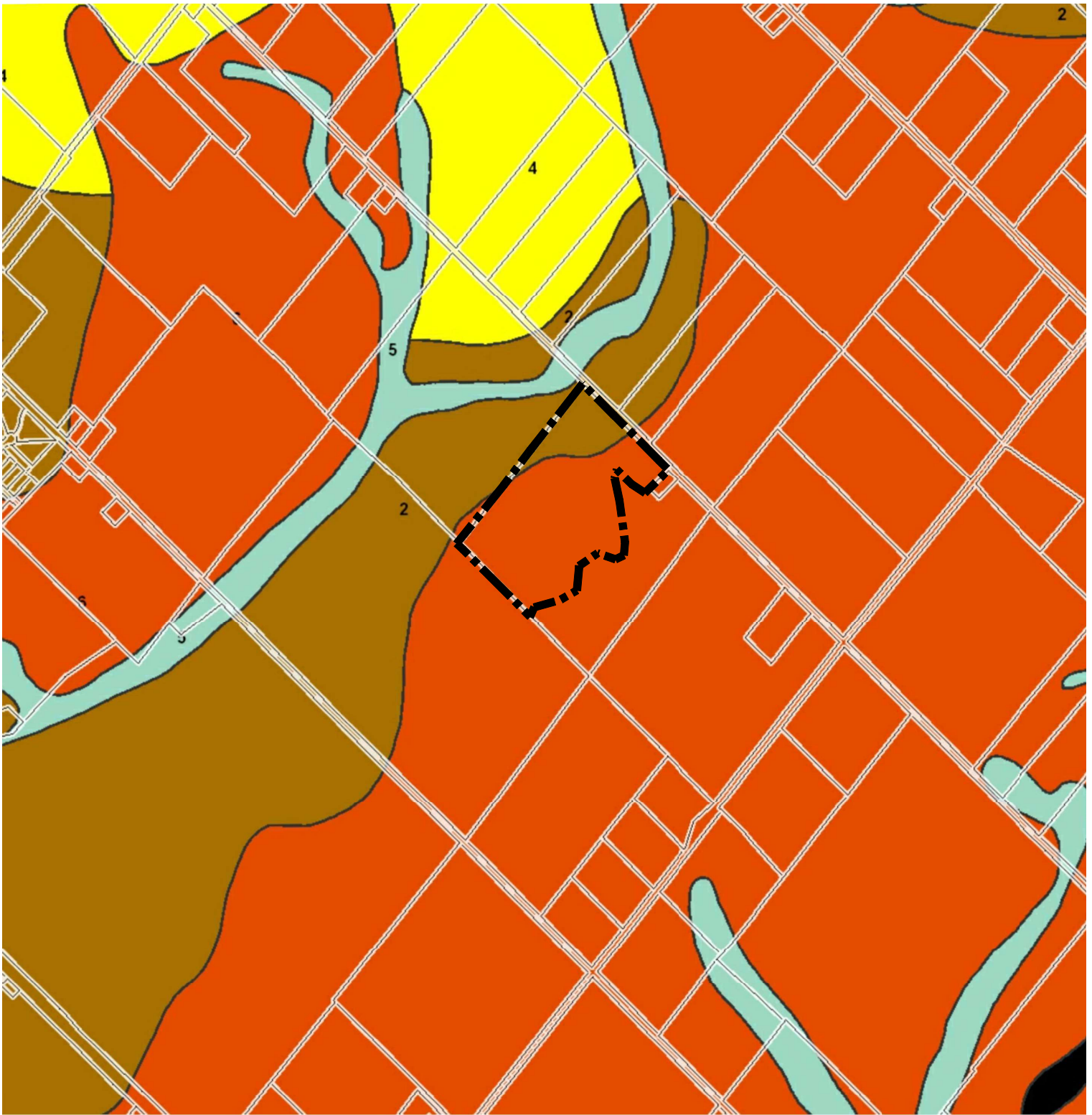
## 7.2 Description of resource

The cleared lands along Heart Lake Road have been utilized for cultivation, while the balance of the subject site has been used for pasturing cattle. The lands are not identified as a prime agricultural area based on the Region of Peel or Town of Caledon Official Plans. According to soils mapping from the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA), the subject site contains Class 6 soils (Pontypool Sandy Loam) within the majority of the subject site and Caledon Loam near the northern boundary (see **Figure 8**). The topographic class of the Pontypool Sandy Loam is “irregular steeply sloping” and the stoniness class is “few stones”. The topographic class of the Caledon Loam is “Smooth gently sloping to smooth moderately sloping” and the stoniness class is “Few stones”.

The Region of Peel and Town of Caledon have been undertaking a study (LEAR study) to review the extent of agricultural lands within the Town of Caledon and refine mapping. The study has involved mapping various agriculture-related criteria and undertaking an evaluation process based on a number of factors, in order to determine whether lands should be classified as prime agriculture or not. Based on the mapping produced to date, the Blueland Farms property continues to be classified as ‘Rural’ and is outside the areas to the identified as Prime Agricultural Area by the Region.

## 7.3 Assessment

In accordance with the policies of the PPS, Region of Peel Official Plan and Town of Caledon Official Plan, aggregate extraction below the water table can be considered on the subject site. The site is not within a prime agricultural area, and the majority of the property contains Class 6 soils. Therefore, rehabilitation to agricultural use is not required.



Data Source: Agricultural Information Atlas - Ontario Ministry of Agriculture, Food and Rural Affairs © Queen's Printer for Ontario 2015

Figure 8

# **CANADA LAND INVENTORY** **Soil Capability** **for Agriculture**

## **LEGEND**



Subject Lands

Class 2

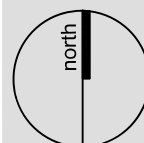
Class 4

Class 5

Class 6

DATE: August 1, 2017

NOT TO SCALE



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## **McCormick Pit**

Part of Lot 12, Concession 2 EHS  
Town of Caledon, Peel Region



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# 8.0

## Policy review – Cultural heritage and archaeology

The purpose of this section is to review applicable policies related to cultural heritage and archaeological resources, and assess how policies have been addressed through the development of this application.

### 8.1 Introduction

The PPS requires that significant built heritage resources and significant cultural heritage landscapes shall be conserved. In addition, Section 2.6.2 requires that development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. Finally, the PPS requires that development on adjacent lands to protected heritage property be evaluated and it demonstrated that the heritage attributes of the protected property will be conserved.

The Region of Peel Official Plan contains general policies regarding the conservation of cultural heritage resources, and directs area municipalities to prepare detailed policies related to cultural heritage resources.

The Town of Caledon Official Plan contains more specific policies which address archaeological resources, built heritage resources, and cultural heritage landscapes. The Official Plan requires that a Cultural Heritage Survey be completed when submitting an application for an Official Plan Amendment to permit a new aggregate extraction operation. The purpose of a Cultural Heritage Survey is to identify the level of significance of cultural heritage resources on or near the subject site, and provide recommendations for the conservation of the cultural heritage resources and whether a Cultural Heritage Impact Assessment is required. The Official Plan also requires the submission of an archaeological assessment which has demonstrated that there will not be any unacceptable impacts.

Regarding mitigation, the Official Plan notes that the Town of Caledon will promote and encourage rehabilitation of aggregate operations in a manner which has regard for cultural and heritage resources in or adjacent to the site, including the conservation of significant cultural or heritage features where practical (5.11.2.8.5).

### 8.2 Assessment

A Stage 1-3 Archaeological Assessment was prepared by Archaeologix Inc. regarding the subject site. The study fully investigated the site and concluded that further assessment was warranted (Stage 4)

given the rarity and high significance of a short-term, mid-19<sup>th</sup> century occupation that was discovered on the subject site. The area where the archaeological site is located has been excluded from the proposed extraction area.

A Built Heritage and Cultural Heritage Landscape Assessment has been prepared by Harrington McAvan regarding the proposed McCormick Pit. The study included a policy review, site visits and assessment of significance of the subject site. The report concluded that while the property is by definition a cultural heritage landscape, it does not qualify as a significant cultural heritage landscape per the Town of Caledon Official Plan.

The rehabilitation of the proposed extension has regard for heritage resources on the site by conserving site A1Gx-25, a rare mid-19<sup>th</sup> century Euro-Canadian archaeological site. The location of the archaeological site will remain undisturbed throughout the operational and rehabilitation phases.

## 9.0 Policy review – Natural heritage

The purpose of this section is to review applicable policies related to natural heritage resources and assess how policies have been addressed through the development of this application.

### 9.1 Introduction

There are a number of natural heritage features on and around the proposed aggregate extraction operation site. The applicable Provincial, Region and Town planning policies define these features and outline policies that provide various degrees of protection.

The PPS sets the policy foundation and is complemented by the NEP in this area. The municipal Official Plans are the key implementing vehicles that provide more specific designations and detailed policies. Together these planning policies provide an integrated framework that guides decisions related to resource development and protection of natural heritage systems.

The PPS addresses natural heritage resources in Section 2.1, and requires that natural features and areas shall be protected for the long term. The section goes on to note that the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems should be maintained, restored or where possible improved, recognizing linkages between and among features.



The Region of Peel Official Plan establishes a Greenland System for the Region consisting of Core Areas, Natural Areas and Corridors (NAC) and Potential Natural Areas and Corridors (PNAC). The Regional Official Plan implements the PPS through these areas and associated policy frameworks. The Core Areas are identified on Schedule A in the Regional Official Plan whereas the NACs and PNACs are generally addressed through the local Municipal Official Plan policies.

Development and site alteration are prohibited within the Core Areas of the Region of Peel Greenlands System. Development in NACs and PNACs are subject to more specific policies and requirements as outlined in the Municipal Official Plans.

The Town of Caledon Official Plan incorporates an ecosystem framework consisting of Natural Core Areas, Natural Corridors, Supportive Natural Systems and Natural Linkages. The Natural Core Areas and Natural Corridor Areas are designated Environmental Policy Area where new development is generally prohibited. Limited extractive industrial uses are permitted subject to the specific policies of the Plan.

While the PPS and municipal official plans include policies for specific natural heritage features the overarching framework addresses natural heritage as a system of linked features that support a variety of ecosystem processes and functions. The following sections start with a review of the PPS features and incorporate consideration of the municipal natural heritage systems that have been put in place to achieve consistency with the PPS. These sections should be reviewed in conjunction with the Savanta Natural Environment Technical Report and the Groundwater Science Hydrogeologic Assessment which provide more detailed information on the features, the impact assessments and the recommended mitigation.

Regarding natural heritage study requirements for aggregate extraction, the Town of Caledon Official Plan requires that an applicant has completed all environmental investigations and studies as required by this Plan and by all relevant approval agencies, and demonstrated that the proposal will not have any unacceptable impacts.

## 9.2 Description of resource and work completed

A Natural Environment Report/Environmental Impact Statement and Management Plan was prepared with this application, and has demonstrated that the proposal will not have any unacceptable impacts. Applicable mitigation and recommendations have been incorporated in the ARA Site Plans which will govern the site operations. The rehabilitation of the site will create a lake with shallow shoreline areas and wooded slopes, as well as old field meadows, marsh and reforestation areas.

The Natural Environment Report concluded that the subject lands contain significant natural features or key natural heritage features including the following:

- Significant Wildlife Habitat (species of conservation concern, bat maternity colonies)



- Habitat of Endangered and Threatened Species (roosting trees for eastern small-footed myotis bat)

Adjacent lands within 120 metres contain Provincially Significant Wetlands (two wetlands part of the Star PSW Complex), and Fish Habitat (Warnock Lake and Caledon Creek).

### ***Provincially Significant Wetlands (PSW)***

There are PSWs on the subject property, which are located outside the proposed extraction area. These perched kettle wetlands were evaluated and complexed as part of MNRF's McCormick Pit application review process in 2009.

The PPS notes that development and site alteration shall not be permitted in significant wetlands in Ecoregions 5E, 6E and 7E (note: the Town of Caledon is within Ecoregion 6E) or significant coastal wetlands. The significant wetlands on the Blueland Farms property are outside the proposed licence and extraction area and no development is proposed in the wetland areas.

Potential indirect effects on these wetlands have been evaluated through the Savanta Natural Environment Technical Report and Ground Water Science Corp Hydrogeological Assessment. The catchment areas for these wetlands are altered by extraction and the mitigation strategy includes grading of the rehabilitated landform to offset the loss in catchment area. The end result is no measurable negative impact to the features or their ecological functions.

Under the Niagara Escarpment Plan (2017) wetlands are a key natural heritage feature and development is not permitted. Furthermore, a proposal for development within 120 metres of a key natural heritage feature (which includes wetlands) requires evaluation to demonstrate that the key natural heritage feature or related functions are protected. A minimum vegetation protection zone is required. These Development Criteria have been satisfied through the protection of the off-site wetland areas on the property, management of the surface water catchment area and minimum 20 metre separation between the extraction area and the closest wetland area.

Under the Region of Peel Official Plan PSWs are identified as part of the Core Area of the Greenland System and the policies protecting these areas align with the PPS which have been satisfied as noted above.

Similarly, PSWs are part of the Caledon Official Plan Natural Core Areas which are to be designated Environmental Policy Area (EPA). New development within Wetland Core Areas is prohibited (Section 3.2.5.4.1) and, new development is prohibited within EPA. These areas are outside the proposed extraction area. Furthermore, development on adjacent lands is subject to appropriate environmental studies (Section 3.2.4.6). These study requirements (Section 5.7.3.7) have been satisfied for the McCormick Pit which demonstrates the proposed development can occur without measurable negative impacts.

### **Woodlands**

There are no significant woodlands located on the subject site or adjacent lands. This is based on the Region of Peel Official Plan policy which, for the purposes of defining Core Areas for mineral aggregate resource extraction, defines Core Woodlands as all woodlands that are a minimum of 30 hectares in size. Aggregate extraction is not permitted within Core Woodlands. The woodlands on and around the subject site do not meet the 30 hectare size threshold. As mapped by Savanta in the Natural Environment Technical Report, there are portions of an 18.7 hectare and a 5.6 hectare woodland patch on the subject site. A portion of the larger patch is located inside the proposed extraction area.

Under the PPS, no development is permitted in significant woodlands unless there is no negative impact. Consistency with the PPS is achieved through conformity with the Region Official Plan.

Under the Niagara Escarpment Plan (2017) significant woodlands are a key natural heritage feature. As noted, based on the Region of Peel Official Plan, the on-site woodlands are not considered to be significant, as they are below the significance size threshold for mineral aggregate resource extraction applications. A total of approximately 11 hectares of woodland on the property have been excluded from the subject site extraction area. The proposed Rehabilitation Plan includes enhancement areas which will replace portions of the 9 hectare woodland area proposed to be removed as part of the proposed development of an aggregate extraction operation.

Woodlands that do not meet the threshold size criteria to be identified as Core Area do qualify for inclusion in Natural Areas and Corridors or Potential Natural Areas and Corridors under the Regional Official Plan. The Region of Peel Official Plan policy for Natural Areas and Corridors is direction to area municipalities to include appropriate policies in their official plans.

Under the Town of Caledon Official Plan Ecosystem Framework, the prohibition of new or expanded mineral aggregate extraction in the woodland portions of the Regional Core Area and Caledon Environmental Policy Area (3.2.5.3.1, 5.7.3.1.2, 5.11.2.2.5) do not apply given the Regional Plan policy which excludes woodlands less than 30 ha in size as part of the Core Area of the Greenland System.

The woodlands on the site would be considered 'other woodlands' under the Town of Caledon Official Plan Ecosystem Framework and therefore, part of Supportive Natural Systems. While new development is not permitted in other woodlands (3.2.5.3.2), there is a specific notwithstanding clause for mineral aggregate operations and development in woodlands may be permitted provided specific policies have been addressed. As outlined in the Natural Environment Technical Report and in Appendix D, the woodland onsite has been assessed in accordance with required policies and the removal of a portion of the woodland has been found to be acceptable.

### **Significant Wildlife Habitat**

Significant Wildlife Habitat has been confirmed on the subject site consisting of bat maternity colonies and monarch butterfly habitat. On adjacent lands, there are amphibian breeding and snapping turtle

habitat associated with the wetland areas and eastern wood pewee in the woodlands south of the extraction areas.

Under the PPS development and site alteration shall not be permitted unless it has been demonstrated that there will be no negative impact on the natural features or their ecological functions.

The removal of 3.65 ha of woodland that hosts bat maternity colonies has been assessed in the Natural Environment Technical Report prepared by Savanta. Mitigation that includes replacement habitat (bat boxes), phased removal of the woodland, and reforestation that will create new habitat has been developed and incorporated in the ARA Site Plans in order to demonstrate that this habitat can be removed without causing a negative impact for this significant wildlife habitat.

For the Monarch species that have been observed on the site, the affected habitat is the milkweed that the butterfly larvae depend on for their development. The milkweed that occurs on the margins of the agricultural land can be included in the extraction area without negative impact to the monarch habitat because the functions will continue to be provided in other areas on and around the site and in the rehabilitated landscape through the creation of pollinator habitat.

The significant wildlife habitat that occurs on adjacent lands is protected through the exclusion of these areas from the extraction area and the incorporation of appropriate buffers around the retained wetland and woodland areas.

Significant wildlife habitat is a key natural heritage feature for the purposes of the Niagara Escarpment Plan (2017). Mineral aggregate operations may be permitted in key natural heritage features that are significant wildlife habitat. Mitigation has been developed in order to ensure no negative impact over the long term.

Under the Region of Peel Official Plan, significant wildlife habitat is defined as part of the Natural Areas and Corridors component of the Greenland System. The Peel Official Plan directs area municipalities to include objectives and policies in their official plans for Natural Area and Corridors.

Under the Town of Caledon Official Plan Ecosystems Framework, significant wildlife habitat is part of the Natural Core Area and intended to be designated Environmental Policy Area. While the Caledon policies prohibit development in significant wildlife habitat (Section 3.2.5.11.1) and, development is prohibited within Environmental Policy Areas (Section 5.7.3.1.1), there is a specific notwithstanding clause for mineral aggregate operations. Policy 5.11.2.2.6(g) allows new or expanded mineral resource extraction operations provide it can be demonstrated that specific policy criteria have been met. These areas are addressed in the Savanta Natural Environment Technical Report, and Appendix D. It is concluded that applicable criteria have been met and that extraction should be permitted.

### ***Fish Habitat***

There is no fish habitat present on the subject site. The adjacent Caledon Creek and Warnock Lake do provide warm water fish habitat. Under the PPS development and site alteration is not permitted in fish habitat except in accordance with Provincial and Federal requirements. There is no direct impact as the features with fish habitat are on adjacent lands.

Potential for indirect effects has been assessed through the Hydrogeological Assessment. With the recommended mitigation strategy in place, it is anticipated that there are no negative impacts on the adjacent fish habitat.

Fish habitat is also protected under the Niagara Escarpment Plan as a key natural heritage feature. The NEP policies are addressed through the protection of fish habitat and mitigation to ensure no negative impact.

Fish habitat qualifies for Region of Peel Official Plan Natural Areas and Corridors and the applicable policy is to direct local municipalities to provide objectives and policies in their Official Plans.

Fishery Resource Areas are protected in the Town of Caledon Official Plan Ecosystem Framework as Natural Corridors, Supportive Natural Systems or Natural Linkages. No development in a Core Fisheries Resource Area is proposed and the adjacent Fishery Resources Areas are not adversely affected by the proposed McCormick Pit.

### ***Habitat of Endangered and Threatened Species***

Habitat for threatened and endangered species does occur on the site in the form of roosting trees for eastern small footed myotis (bats which are endangered). This occurs in woodlands on the northwestern portion of the extraction footprint. These habitats are protected under the *Endangered Species Act* (ESA). Under the PPS, development and site alteration is not permitted in the habitat of endangered and threatened species except in accordance with Provincial and Federal requirements. The legislation permits the removal of habitat where that can be achieved subject to demonstrating overall benefit for the species. Blueland Farms will be working with MNRF in order to define applicable requirements with the intent of securing the necessary ESA approvals.

The policies and development criteria of the Niagara Escarpment Plan also protect habitat of endangered and threatened species consistent with the Provincial Policy Statement and the ESA.

Under the Region of Peel Official Plan, significant habitat of threatened and endangered species is defined as part of the Core Areas of the Greenland System and aggregate extraction is not permitted. The Official Plan does recognize exceptions to the prohibition of development in significant habitats of threatened and endangered species may only be considered in accordance with Provincial legislation such as the ESA (last paragraph of Section 2.3.2.6).

Similarly, while the Caledon Official Plan incorporates habitat of threatened and endangered species in the protected Natural Core Area / Environmental Policy Area, the policies provide an exception where development is permitted in accordance with Provincial legislation and policies such as the ESA (3.2.5.9.1).

***Significant Areas of Natural and Scientific Interest (ANSI)***

There are no Life Science or Earth Science ANSI on the site or on adjacent lands.

***Significant Valley Lands***

There are no significant valley lands on the site or adjacent lands. The off-site Caledon Creek watercourse is protected as outlined on the Hydrogeological Impact Assessment.

***Subwatershed considerations***

The subject site is located within the boundaries of Subwatershed 16 – Caledon Creek. The watershed borders Subwatershed 18 – Credit River Melville to Forks to the west and is truncated to the south by the highlands of the Paris Moraine. The Town of Caledon and Credit Valley Conservation jointly undertook the preparation of a subwatershed study for this area of the Town between 1998 and 2001. The subwatershed study findings and direction were considered in the preparation of the supporting technical studies, including the Natural Environment Technical Report (Section 7) and the Hydrogeological Assessment (Section 8.1.3 and Appendix G).

## 9.3 Conclusion regarding natural heritage resources

There are no significant coastal wetlands, significant woodlands, significant valleylands, significant areas of natural and scientific interest, coastal wetlands or fish habitat located on the subject site. Onsite features include significant wildlife habitat and habitat for endangered and threatened species. Adjacent lands include provincially significant wetlands, significant wildlife habitat and fish habitat. The environmental work undertaken on behalf of Blueland Farms concluded that there will be no negative or adverse impacts on adjacent natural heritage features.

Compensation is proposed for the significant wildlife habitat, and staging of extraction will ensure that disturbance occurs later in the proposed extraction operation. In accordance with the ESA, habitat compensation will be provided for endangered species habitat which will result in a net benefit. Increased habitat area following full rehabilitation will provide endangered species (bats, monarch) and conservation concern species with additional suitable habitat.

The Town of Caledon Official Plan permits consideration of extraction within Other Woodlands, which includes the woodland on the subject site. The temporary loss of a portion of the woodland will not diminish the significance of the residual woodland on the site or in the surrounding area. This is due to the scattered nature of the woodlands, as no contiguous sections are large enough to be considered significant. The diversity and connectivity of natural features in the area will be restored and enhanced through the creation of 6.75 hectares (16.7 acres) of naturalized meadows and 3.75 hectares (9.27



acres) of deciduous and coniferous woodlands. In addition, the created lake will provide important aquatic habitat and increase the biodiversity of the area.

# 10.0

## Policy review – Water resources

The purpose of this section is to review applicable policies related to water resources and assess how policies have been addressed through the development of this application.

### 10.1 Introduction

The PPS requires that planning authorities shall protect, improve or restore the quality and quantity of water in a number of ways. Related to the consideration of aggregate extraction, the PPS requires that water resource systems are identified, potential negative impacts be minimized, linkages and related functions between features are maintained, and implementing necessary restrictions to protect drinking water supplies and sensitive features. In addition, the PPS provides for the restriction of development and site alteration in or near sensitive surface water and groundwater features such that the features and functions are protected, improved or restored.

The Niagara Escarpment Plan similarly requires consideration for the protection of groundwater and surface water systems at the local and watershed level. Key hydrologic features are to be protected.

The Region of Peel Official Plan contains a suite of policies related to the protection of water resources that implements the PPS direction. The Region of Peel defers to the local municipalities in terms of detailed study requirements and policies related to the protection of water resources.

The Town of Caledon Official Plan provides specific direction related to study requirements in order to ensure an understanding of water resources. The aggregate policies require the submission of a Water Resources Study that demonstrates water resources will be protected, maintained and, where applicable, enhanced and that there will be no unacceptable impacts. The policies recommend monitoring and mitigation programs to ensure protection of water resources.

### 10.2 Description of resource

The majority of the Blueland Farms property is located within the Paris Moraine. The northern portion of the property is located within a broader glacial meltwater deposit that in width stretches from the

Guelph Drumlin field to the north and the Paris Moraine to the south. This is known as the Caledon Meltwater deposit.

The site is rolling to hilly (hummocky) with the ground surface sloping generally north towards Caledon Creek. The site consists of a series of small watersheds which drain into local kettle basins and depressions. A small isolated PSW is located in the eastern central portion of the site and is complexed with the Star Wetland PSW. The wetland is largely perched above the water table.

Warnock Lake is located northwest of the site and is a Class 1 PSW that is also part of the Star Wetland Complex. The lake is fed from surface water runoff from tributaries of Caledon Creek and snowmelt. During the summer, evaporation and recharge cause the lake to shrink into a shallow surface aquifer.

Caledon Creek is located 50 metres northwest of the northern boundary of the subject site and is intermittent in this area. The Creek flows westerly and partially to Warnock Lake.

A total of 26 well records were reviewed as part of the study. Of those, there are 15 private water wells located within approximately 500 m of the subject property (not including the onsite well). Three of the 15 wells are listed as domestic, one is abandoned and the status of the remainder is unknown. Of the 14 wells (excluding the abandoned well), four are completed into shale bedrock and the rest are completed within overburden in sandy or gravelly layers ranging in depth from 22 metres to 52 metres. The subject site is located outside of a Wellhead Protection Area, based on the CTC Source Protection Plan.

## 10.3 **Assessment**

A Hydrogeologic Assessment has been prepared by Groundwater Science Corp. / Andrew Pentney in order to assess the potential for unacceptable impacts on water resources. The study concluded that based on the results of the impact assessment, potential adverse effects to groundwater and surface water resources and their uses can be minimized through the use of mitigation strategies. The study also concluded that based on the proposed extraction plan, monitoring plan and successful implementation of the mitigation plan and rehabilitation plan, no significant impacts to local natural environment features or water wells is expected.

Private water well supplies are protected. Based on the relative location of the known wells and the limited drawdown that is associated with the below water table extraction, no significant change in water availability at private wells is expected.

The potential for impacts on surrounding water related natural features has been assessed. Many of the surrounding wetland areas are perched and will not be affected. The catchment areas for the onsite wetlands is affected however, changes to the water balance are being minimized by the creation of new catchment areas in the rehabilitated landform.

Potential effects to up gradient water levels that can result from the creation of a lake are being mitigated through the continuation of the CSG hydraulic barrier consistent with the approach that was taken for the existing below water extraction in the adjacent pit.

The recommended mitigation measures contained within the Hydrogeologic Assessment have been carried forward and integrated on the ARA Site Plans that will govern extraction and rehabilitation of the site. The recommendations include a detailed monitoring program with recommended trigger mechanisms and contingency plans.

In conclusion, the potential impacts of the operation relative to the quality and quantity of groundwater and surface water have been assessed and there will not be any unacceptable impacts as a result of the proposed below water table extraction.. The quality and quantity of groundwater and surface water will be maintained.

# 11.0

## Policy review – Transportation

The purpose of this section is to review applicable policies related to transportation and assess how policies have been addressed through the development of this application.

### 11.1 Introduction

Transportation impacts are an important consideration related to mineral aggregate resource operations. The PPS recognizes the importance of major roads as providing for the movement of goods, and the PPS notes that major goods movement corridors include haul routes. The subject site now has access to a major goods movement corridor (Hwy 10 / Hurontario Street) which shall be protected for the long term.

The Town of Caledon Official Plan contains detailed policies related to aggregate traffic, and notes that haul routes for new aggregate operations shall only be located on High Capacity Arterial roads (except as otherwise provided for). Highway 10 is a High Capacity Arterial Road. The Official Plan also notes that access to a new or expanded aggregate operation should be via an existing entrance onto a road identified in Section 5.11.2.5.1 either directly or through the use of an inter-pit road.

## 11.2 **Assessment**

Blueland Farms has reached an agreement with James Dick Construction Limited (JDCL), which will provide for the use of an inter-pit road from the subject site through the existing Caledon Sand and Gravel site. This will remove the previously-proposed main pit entrance / exit onto Heart Lake Road. The inter-pit road will utilize an existing signalized access directly onto Highway 10 / Hurontario Street.

A Traffic Impact Study has been prepared with this application by The Municipal Infrastructure Group. The Study assessed the truck generation associated with the proposed operation, both in terms of crossing Kennedy Road and also exiting from the existing Caledon Sand and Gravel Pit onto Highway 10. It is important to note that the material extracted from the McCormick Pit would not add to the overall volume extracted at the Caledon Sand and Gravel Pit, as it would simply replace existing volumes. Therefore, no net truck traffic would be created as a result of the McCormick Pit.

The Traffic Impact Study therefore assessed the continued operation of the crossing of the internal haul road at Kennedy Road, as well as the main Caledon Sand and Gravel entrance / exit onto Hurontario Street. The Study was based on the assumption that 75% of the traffic would continue to travel southbound, with the remaining 25% travelling northbound. A starting year of 2019 was selected as the baseline, as that is expected to be the commencement of operations at the McCormick Pit. Growth rates were then applied in order to arrive at predicted traffic levels for 2024 and 2029.

The Traffic Impact Study concluded that on pit start-up, the intersection of Highway 10 and the CSG access will operate with no critical movements, with no queuing predicted at any of the intersection approaches. No improvements were identified for the 2019 scenario. Under future conditions, the impact of added background traffic is apparent during the afternoon peak hour. Critical movements are identified as the northbound through movement, with the intersection approaching capacity. However, the low levels of delay do not suggest a need for improvements. The Study concluded that the peak summertime traffic movements associated with the pit can be accommodated by the use of the existing Highway 10 access. In addition, the Study found that existing haul routes are acceptable.

# 12.0

## Policy review – Specific NEP policies

The Niagara Escarpment Plan (NEP) contains both general policies related mineral aggregate resources, as well as detailed policies that require evaluation when considering applications for new or expanded aggregate extraction operations. The Plan states that in evaluating applications for amendment to the NEP to re-designate Escarpment Rural Area to Mineral Resource Extraction Area, specific matters must be considered.

Section 1.2.1 contains information that must be addressed for any amendment to the NEP, and Section 1.2.2 specifically addresses requirements related to amendments for Mineral Resource Extraction Areas. As outlined in Appendix B, the proposed McCormick Pit addresses the requirements of both these sections. Regarding Section 1.2.1, it is noted that land use designations may be changed as long as the purpose and objectives of the NEP and NEPDA are met. The purpose of the NEP speaks to the maintenance of the Escarpment and land in its vicinity substantially as a continuous natural environment and to ensure only compatible development occurs. Aggregate extraction is a compatible land use with the Escarpment environment, while the proposed application will ensure that a continuous natural environment is preserved during operation and enhancement is proposed through rehabilitation. The objectives of the NEP speak to matters such as protecting unique ecological and historic areas, maintaining and enhancing streams and water supplies, providing opportunities for recreation, maintaining and enhancing the open landscape character, and ensuring new development is compatible with the Escarpment. The proposed operation will protect significant ecological resources, streams and water supplies as demonstrated in the supporting technical reports. The proposed operation will be screened during extraction activities, and the open landscape character restored and enhanced through rehabilitation as demonstrated in the Visual Impact Report and on the *Aggregate Resources Act* Site Plans. Implementation of the various recommendations from the technical reports will also ensure that the proposed development is compatible with the Escarpment environment.

Regarding Section 1.2.2, it is noted that aggregate operations may be considered within Escarpment Rural areas subject to an amendment to the NEP. The amendment has been applied for by Blueland Farms Limited. Section 1.2.2.2 notes that any type of supply / demand or need analysis is not required, however the site has been investigated and found to have a substantial quantity of aggregate resources that warrant consideration of extraction. Section 1.2.2.3 speaks to evaluation considerations such as protection of the Escarpment environment, rehabilitation, protection of agricultural areas, and opportunities to include rehabilitated lands within the Parks and Open Space system. The proposed amendment will result in protection of the Escarpment environment as demonstrated in the technical reports, enhancement as detailed in the Rehabilitation Plan and Natural Environment Technical Report, and does not include prime agricultural lands.



Section 1.5 contains policies related to Escarpment Rural Area. As noted in Section 4.2 of this Report, the area of the Blueland Farms property proposed for aggregate extraction is designated as Escarpment Rural Area. The criteria for designation speak to minor Escarpment slopes and related landforms, lands in the vicinity of the Escarpment which are of ecological importance to the Escarpment or provide an open landscape character, and lands that have potential for enhanced ecological values through natural succession or proximity to other features. The subject site is appropriately designated Escarpment Rural Area. One of the objectives of the Escarpment Rural Area designation is to provide for the consideration of new aggregate operations, which can be accommodated by an amendment to the NEP.

Part 2 of the NEP outlines criteria that all development within the NEP must meet. Development criteria related to the proposed McCormick Pit have been reviewed in detail and included in Appendix B. A summary of the key findings related to each area of interest have been included below for information.

Section 2.5 of the NEP contains development criteria related to steep slopes. The subject site does not contain steep slopes or ravines, and there are no impacts on adjacent features.

Section 2.6 of the NEP contains development criteria related to water resources. The Blueland Farms property contains two small wetlands; however these are located outside the proposed extraction area for the McCormick Pit. An assessment has been completed to ensure that no impacts are predicted to these features. No other key hydrologic features are located on the subject site.

Section 2.7 of the NEP contains development criteria related to natural heritage features. As discussed earlier in this Report, the subject lands contain significant natural features or key natural heritage features including the following:

- Significant Wildlife Habitat (species of conservation concern, bat maternity colonies)
- Habitat of Endangered and Threatened Species (roosting trees for eastern small-footed myotis bat)

Adjacent lands within 120 metres contain Provincially Significant Wetlands (two wetlands part of the Star PSW Complex), and Fish Habitat (Warnock Lake and Caledon Creek).

The work completed in support of the proposed application ensures that significant natural heritage features are not negatively impacted through the implementation of appropriate site design and appropriate mitigation. In addition, enhancement opportunities have been incorporated in the site operation and rehabilitation.

Section 2.8 of the NEP addresses agricultural resources. The subject site does not represent an agricultural area, since the land is primarily identified as Class 6 agricultural lands and is not located within an agricultural area as defined in the Region of Peel or Town of Caledon Official Plans.

Section 2.9 of the NEP contains detailed criteria related to Mineral Resources. The objective of the Development Criteria in this section is to ensure that mineral aggregate operations and their accessory uses are compatible with the Escarpment environment, to support a variety of approaches to rehabilitation of the natural environment and provide for re-designation that is compatible with the Escarpment environment. A number of specific development criteria are included in this section relating to matters such as prohibited natural features, compliance with the *Endangered Species Act*, operational considerations, screening and rehabilitation. As discussed in Appendix B, the detailed criteria related to aggregate operations have been met.

Section 2.10 of the NEP addresses cultural heritage and archaeological resources, and requires that significant cultural heritage resources are conserved. Based on the work completed in support of this application, there are no built heritage resources or cultural heritage landscapes located onsite. Identified archaeological resources will be conserved through avoidance.

Section 2.13 of the NEP contains development criteria related to scenic resources and landform conservation. A Visual Impact Assessment has been completed in order to assess scenic resources and visual impacts as a result of the proposed operation. As outlined, it has been concluded that the proposed development is compatible with the Escarpment environment and will not result in any unacceptable visual impacts.

As outlined in this report and the detailed table included as Appendix B, the proposed McCormick Pit conforms to the policies of the Niagara Escarpment Plan.

# 13.0

## Town of Caledon Zoning By-law

The current Town of Caledon Zoning By-law was adopted by Town of Caledon Council in April 2006, and came into effect in October 2006. The Zoning By-law provides detailed regulations to govern aspects of land use planning across the Town and builds on the direction contained within the Official Plan.

Section 1.1 of Zoning By-law 2006-50 describes the lands that the by-law is applicable to, and notes that *“lands within the Niagara Escarpment Development Control Area, not including the minor urban centres of Terra Cotta, Cheltenham, Inglewood and Mono Mills”* are not governed by By-law 2006-50.

Given that the subject site is located entirely within the Niagara Escarpment Plan Development Control Area, the Town of Caledon zoning regulations do not apply. As such, no Zoning By-law Amendment is required to permit the proposed aggregate extraction operation.

# 14.0

## Summary land use planning opinion

The proposed McCormick Pit lands are located southeast of Caledon Village and are adjacent to the existing Caledon Sand and Gravel Pit (License #6512), which is located immediately east along Kennedy Road and extends to Highway 10. The subject site is presently used as pasture with some scattered deciduous vegetation and three agricultural fields along the northern portion of the property. The surrounding land uses are primarily aggregate, limited agriculture, rural residential and natural heritage features.

The subject site is recognized in Provincial, Regional and local planning documents for containing significant sand and gravel resources, and information contained in the applicable technical reports confirms the presence of approximately 8 million tonnes of aggregate resources. The subject site is in a location that is close to market and near major Regional and Town roads which provide access to these markets. The subject site is designated for rural uses, and both the Region of Peel and Town of Caledon Official Plans provide specific policy direction permitting the consideration of aggregate extraction on the subject site.

The operational design of the McCormick Pit incorporates the recommendations of the supporting technical reports prepared for the application, in order to ensure that the pit can operate within applicable guidelines and minimize social and environmental impacts. Rehabilitation of the proposed aggregate operation will result in the creation of a lake feature with shallow shoreline areas to be created around the perimeter to enhance aquatic biodiversity. Naturalized areas and meadows will be created along the shores of the lake, marsh will be created, and reforestation will occur on the property. Progressive site rehabilitation will provide wildlife habitat on the site through the creation of forest, meadow and lake habitat.

The proposed McCormick Pit is consistent with the policies contained within the PPS, which provides overall direction related to land use compatibility in the Province, and includes policies related to the

protection of natural heritage resources, water resources, cultural heritage resources, and aggregate resources. The technical reports prepared in support of the application have evaluated the applicable resources and land use considerations and concluded that the proposed operation will not cause negative impacts. The proposed McCormick Pit conforms to the policy direction related to aggregate resources and is consistent with the PPS.

The policies of the NEP have been considered by the project team during the various studies prepared in support of the proposal, including the overall direction of the Plan, development criteria related to various resources, and policy direction specific to aggregate resources. The subject site is designated Escarpment Rural Area, which has an objective to provide for the consideration of new Mineral Resource Extraction Areas which can be accommodated by amendment to the Plan. The applicable amendment requirements and development criteria have been satisfied. Accordingly, the proposal conforms to the NEP.

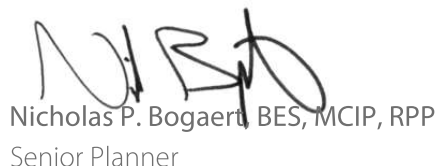
The Region of Peel and Town of Caledon Official Plan both identify the subject lands as being located with an area of high potential mineral aggregate resources (HPMARA and CHPMARA, respectively). The specific policy direction contained within the Official Plans has been considered in the development of the proposed aggregate operation. In the Town of Caledon Official Plan, the site is within an area where aggregate extraction is encouraged, subject to the policies of the Official Plan which have been satisfied. The proposal conforms to the Region of Peel Official Plan and the Town of Caledon Official Plan.

The proposed McCormick Pit represents the wise use and management of significant aggregate resources and is in the public interest. The Official Plan amendment, Niagara Escarpment Plan amendment, Niagara Escarpment Development Permit, and *Aggregate Resources Act* licence applications are appropriate for the development of the subject site. Accordingly, it is concluded that the proposal to permit an aggregate extraction operation on the subject site is appropriate and represents good planning.

Respectfully submitted,



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Partner



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# Appendix A

Provincial Policy Statement (PPS) – Detailed policy review





## 2014 Provincial Policy Statement – overview of applicable policies

November 2017 / MHBC File 13124'A'

Policy Excerpts	Comments
<p><b>1.2.6 Land Use Compatibility</b></p> <p>1.2.6.1 <i>Major facilities and sensitive land uses</i> should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate <i>adverse effects</i> from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of <i>major facilities</i>.</p>	<p>The proposed operation has been appropriately designed and buffered in order to prevent and mitigate adverse effects of the proposed operation.</p>
<p><b>2.0 Wise Use and Management of Resources</b></p> <p>Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.</p>	<p>As demonstrated in the natural heritage work completed in support of this application, natural features and areas will be protected for the long-term. In addition, diversity and connectivity of natural features, as well as the long-term ecological function will be maintained, restored and improved through the proposed application.</p>
<p><b>2.1 Natural Heritage</b></p> <p><b>2.1.1</b> Natural features and areas shall be protected for the long term.</p> <p><b>2.1.2</b> The diversity and connectivity of natural features in an area, and the long-term <i>ecological function</i> and biodiversity of <i>natural heritage systems</i>, should be maintained, restored or, where possible, improved, recognizing linkages between and among <i>natural heritage features and areas, surface water features and ground water features</i>.</p> <p><b>2.1.4</b> <i>Development and site alteration</i> shall not be permitted in:</p> <ol style="list-style-type: none"> <li><i>significant wetlands</i> in Ecoregions 5E, 6E and 7E<sup>1</sup>; and</li> <li><i>significant coastal wetlands</i>.</li> </ol> <p><b>2.1.5</b> <i>Development and site alteration</i> shall not be permitted in:</p> <ol style="list-style-type: none"> <li><i>significant wetlands</i> in the Canadian Shield north of Ecoregions 5E, 6E and 7E<sup>1</sup>;</li> <li><i>significant woodlands</i> in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)<sup>1</sup>;</li> <li><i>significant valleylands</i> in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)<sup>1</sup>;</li> <li><i>significant wildlife habitat</i>;</li> <li><i>significant areas of natural and scientific interest</i>; and</li> <li><i>coastal wetlands</i> in Ecoregions 5E, 6E and 7E<sup>1</sup> that are not subject to policy 2.1.4(b) unless it has been demonstrated that there will be no <i>negative impacts</i> on the natural features or their <i>ecological functions</i>.</li> </ol>	<p>Development is not proposed in significant wetlands or significant coastal wetlands.</p>
<p><b>2.1.5</b> <i>Development and site alteration</i> shall not be permitted in:</p> <ol style="list-style-type: none"> <li><i>significant wetlands</i> in the Canadian Shield north of Ecoregions 5E, 6E and 7E<sup>1</sup>;</li> <li><i>significant woodlands</i> in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)<sup>1</sup>;</li> <li><i>significant valleylands</i> in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)<sup>1</sup>;</li> <li><i>significant wildlife habitat</i>;</li> <li><i>significant areas of natural and scientific interest</i>; and</li> <li><i>coastal wetlands</i> in Ecoregions 5E, 6E and 7E<sup>1</sup> that are not subject to policy 2.1.4(b) unless it has been demonstrated that there will be no <i>negative impacts</i> on the natural features or their <i>ecological functions</i>.</li> </ol>	<p>The subject site is not located within the Canadian Shield. Significant woodlands are not located on the subject site.</p>
<p><b>2.1.5</b> <i>Development and site alteration</i> shall not be permitted in:</p> <ol style="list-style-type: none"> <li><i>significant wetlands</i> in the Canadian Shield north of Ecoregions 5E, 6E and 7E<sup>1</sup>;</li> <li><i>significant woodlands</i> in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)<sup>1</sup>;</li> <li><i>significant valleylands</i> in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)<sup>1</sup>;</li> <li><i>significant wildlife habitat</i>;</li> <li><i>significant areas of natural and scientific interest</i>; and</li> <li><i>coastal wetlands</i> in Ecoregions 5E, 6E and 7E<sup>1</sup> that are not subject to policy 2.1.4(b) unless it has been demonstrated that there will be no <i>negative impacts</i> on the natural features or their <i>ecological functions</i>.</li> </ol>	<p>Significant valleylands are not located on the subject site.</p>
<p><b>2.1.5</b> <i>Development and site alteration</i> shall not be permitted in:</p> <ol style="list-style-type: none"> <li><i>significant wetlands</i> in the Canadian Shield north of Ecoregions 5E, 6E and 7E<sup>1</sup>;</li> <li><i>significant woodlands</i> in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)<sup>1</sup>;</li> <li><i>significant valleylands</i> in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)<sup>1</sup>;</li> <li><i>significant wildlife habitat</i>;</li> <li><i>significant areas of natural and scientific interest</i>; and</li> <li><i>coastal wetlands</i> in Ecoregions 5E, 6E and 7E<sup>1</sup> that are not subject to policy 2.1.4(b) unless it has been demonstrated that there will be no <i>negative impacts</i> on the natural features or their <i>ecological functions</i>.</li> </ol>	<p>Significant wildlife habitat is located onsite, and has been evaluated as described in the natural heritage report. The report has concluded that there are no negative impacts.</p>
<p><b>2.1.5</b> <i>Development and site alteration</i> shall not be permitted in:</p> <ol style="list-style-type: none"> <li><i>significant wetlands</i> in the Canadian Shield north of Ecoregions 5E, 6E and 7E<sup>1</sup>;</li> <li><i>significant woodlands</i> in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)<sup>1</sup>;</li> <li><i>significant valleylands</i> in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)<sup>1</sup>;</li> <li><i>significant wildlife habitat</i>;</li> <li><i>significant areas of natural and scientific interest</i>; and</li> <li><i>coastal wetlands</i> in Ecoregions 5E, 6E and 7E<sup>1</sup> that are not subject to policy 2.1.4(b) unless it has been demonstrated that there will be no <i>negative impacts</i> on the natural features or their <i>ecological functions</i>.</li> </ol>	<p>Significant ANSIs are not located on the subject site.</p>
<p><sup>1</sup>Ecoregions 5E, 6E and 7E are shown on Figure 1.</p>	<p>There are no coastal wetlands located on the subject site.</p>

## 2014 Provincial Policy Statement – overview of applicable policies

November 2017 / MHBC File 13124'A'

### Policy Excerpts

### Comments

**2.1.6** Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

**2.1.7** Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

**2.1.8** Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

**2.1.9** Nothing in policy 2.1 is intended to limit the ability of agricultural uses to continue.

### 2.2 Water

**2.2.1** Planning authorities shall protect, improve or restore the quality and quantity of water by:

- using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;
- minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;
- identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed;
- maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas;
- implementing necessary restrictions on development and site alteration to:
  - protect all municipal drinking water supplies and designated vulnerable areas; and
  - protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions;
- planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;
- ensuring consideration of environmental lake capacity, where applicable; and
- ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.

**2.2.2** Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.

Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.

There is no fish habitat located onsite.

As outlined, there is habitat of endangered and threatened species located onsite, and development will be in accordance with provincial and federal requirements.

The development will ensure that features located on adjacent lands are protected and that no negative impacts occur.

The subject site is located within Subwatershed 16, which has a subwatershed study completed by the conservation authority. In addition, applicable policies have been incorporated into the local and Regional Official Plans related to water resources. Water resources will be protected through the development of the subject site for aggregate extraction, as outlined in the hydrogeological report completed for this application.

Linkages and related functions will be maintained through this application.

The proposed development has been designed to ensure that drinking water supplies are protected.

The subject application will conserve water quality and quantity.

The applicable ground water features and functions will be protected.

Applicable mitigation has been incorporated into the design of the proposed operation.

## 2014 Provincial Policy Statement – overview of applicable policies

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Policy Excerpts	Comments
<p><b>2.5 Mineral Aggregate Resources</b></p>	<p>The Region of Peel and Town of Caledon protect mineral aggregate resources.</p>
<p><b>2.5.1</b> <i>Mineral aggregate resources</i> shall be protected for long-term use and, where provincial information is available, <i>deposits of mineral aggregate resources</i> shall be identified.</p>	<p>This proposal makes mineral aggregate resources available from a close to market location.</p>
<p><b>2.5.2 Protection of Long-Term Resource Supply</b></p>	<p>The operation has been designed to minimize social, economic and environmental impacts by ensuring that the necessary background / technical work has been completed and any required mitigation is incorporated into the proposed operation.</p>
<p><b>2.5.2.1</b> As much of the <i>mineral aggregate resources</i> as is realistically possible shall be made available as close to markets as possible.</p>	<p>Progressive and final rehabilitation has been incorporated into the design of the subject application.</p>
<p>Demonstration of need for <i>mineral aggregate resources</i>, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of <i>mineral aggregate resources</i> locally or elsewhere.</p>	<p>Comprehensive rehabilitation is possible in this area of Caledon, given the number of nearby aggregate operations. Rehabilitation of this site will be coordinated with the adjacent site.</p>
<p><b>2.5.2.2</b> Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.</p>	<p>The subject site is not located within a prime agricultural area.</p>
<p><b>2.5.2.3</b> <i>Mineral aggregate resource conservation</i> shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.</p>	
<p><b>2.5.3 Rehabilitation</b></p>	
<p><b>2.5.3.1</b> Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.</p>	
<p><b>2.5.3.2</b> <i>Comprehensive rehabilitation</i> planning is encouraged where there is a concentration of mineral aggregate operations.</p>	
<p><b>2.5.3.3</b> In parts of the Province not designated under the <i>Aggregate Resources Act</i>, rehabilitation standards that are compatible with those under the Act should be adopted for extraction operations on private lands.</p>	
<p><b>2.5.4 Extraction in Prime Agricultural Areas</b></p>	
<p><b>2.5.4.1</b> In <i>prime agricultural areas</i>, on <i>prime agricultural land</i>, extraction of <i>mineral aggregate resources</i> is permitted as an interim use provided that the site will be rehabilitated back to an <i>agricultural condition</i>. Complete rehabilitation to an <i>agricultural condition</i> is not required if:</p>	
<p>a) outside of a <i>specialty crop area</i>, there is a substantial quantity of <i>mineral aggregate resources</i> below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;</p>	
<p>b) in a <i>specialty crop area</i>, there is a substantial quantity of <i>high quality mineral aggregate resources</i> below the water table warranting extraction, and the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible;</p>	

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<p>c) other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 through 7 lands, resources on lands identified as <i>designated growth areas</i>, and resources on <i>prime agricultural lands</i> where rehabilitation is feasible. Where no other alternatives are found, <i>prime agricultural lands</i> shall be protected in this order of priority: <i>specialty crop areas</i>, Canada Land Inventory Class 1, 2 and 3 lands; and</p> <p>d) agricultural rehabilitation in remaining areas is maximized.</p> <p><b>2.6 Cultural Heritage and Archaeology</b></p> <p><b>2.6.1</b> Significant built heritage resources and significant cultural heritage landscapes shall be conserved.</p> <p><b>2.6.2</b> Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. ...</p> <p><b>2.6.5</b> Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.</p>	<p>As demonstrated in the supporting information, the site does not contain significant cultural heritage resources or cultural heritage landscapes.</p> <p>Archaeological resources located on the Blueland property are being avoided through extraction.</p> <p>Applicable aboriginal communities will be consulted through the application process by the Province.</p>



# Appendix B

Niagara Escarpment Plan (NEP) – Detailed policy review



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Policy Excerpts		Comments
<b>PART 1 Land Use Policies</b>  <b>1.1 Interpretation of Boundaries</b>  The outer boundary of the area covered by the Niagara Escarpment Plan is fixed and inflexible, and can be changed only by a Plan amendment. It is formed by a combination of such features as roads, railways, electrical transmission lines, municipal and property boundaries, lot lines, rivers and topographic features.  The internal boundaries between designations within this Plan, however, are less definite except where they are formed by such facilities as roads, railways, and electrical transmission lines. These internal boundaries, shown at a scale of 1:50,000, are not intended to be site-specific and should not be used for accurate measurement. The exact delineation of designation boundaries on specific sites will be done by the implementing authority through the application of the designation criteria (see Part 1) utilizing the most detailed or up-to-date information available and site inspections. Such designation boundary interpretations will not require amendments to the Niagara Escarpment Plan.		
<b>1.2.1 Plan Amendments</b>  Changes in policy or land use designation require an amendment to the text and/or Appendices and Maps of this Plan. The process is outlined in sections 6.1, 7, 8 and 10 of the <i>Niagara Escarpment Planning and Development Act</i> .  The following provisions apply to applications to amend the Niagara Escarpment Plan: <ul style="list-style-type: none"> <li>Planning policies and land use designations may be changed as long as the Purpose and Objectives of the <i>Niagara Escarpment Planning and Development Act</i> and the Niagara Escarpment Plan are met. The Purpose, Statement and Objectives in the Introduction of the Plan shall not be changed outside of the context of a full review of this Plan.</li> <li>Sections 6.1(2.1) and 10(6) of the <i>Niagara Escarpment Planning and Development Act</i> require that amendments to the Niagara Escarpment Plan be justified. The justification for a proposed amendment to the Niagara Escarpment Plan means the rationale for the amendment, as well as reasons, arguments or evidence in support of the change to this Plan proposed through the amendment.</li> <li>It must be demonstrated that the proposed amendment and the expected impacts resulting from the proposed amendment do not adversely affect the purpose and objectives of the <i>Niagara Escarpment Planning and Development Act</i>. The proposed amendment must be consistent with the purpose and objectives of the <i>Niagara Escarpment Planning and Development Act</i> and the Niagara Escarpment Plan and shall be consistent with other relevant Provincial policies.</li> <li>Development Criteria set out in Part 2 of the Niagara Escarpment Plan will be considered in the assessment of any amendment to the Niagara Escarpment Plan.</li> </ul> <b>1.2.2 Amendments for Mineral Resource Extraction Areas</b> In addition to Part 1.2.1 above, the following provisions apply to all amendments for new Mineral Resource Extraction Areas within the Niagara Escarpment Plan Area: <ol style="list-style-type: none"> <li>Mineral aggregate operations within a new Mineral Extraction Area producing more than 20,000 tonnes annually may be considered on lands within the Escarpment Rural Area land use designation through an</li> </ol>		
The 2017 NEP Review included an update to mapping. The PSW outside the proposed extraction area has been designated Escarpment Natural Area. The remainder of the site is well set back from the Escarpment slope and properly designated as Escarpment Rural Area.		The policies permit consideration of mineral aggregate operations in the Escarpment Rural Area, which conforms with the purpose and objectives of the Act and Plan.  The Planning Justification Report and supporting materials represent justification for the proposed development.  Mineral aggregate operations are intended to be permitted in the Escarpment Rural Area, subject to the policies of the NEP. The technical reports prepared in support of this application demonstrate that the proposal is acceptable and conforms to applicable policies.  The Development Criteria are addressed later in this table.  The proposed development is appropriately located within the Escarpment Rural Area.

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<p>amendment to the Niagara Escarpment Plan. Such an amendment will be to effect the change from Escarpment Rural Area to Mineral Resource Extraction Area.</p> <p>2. In considering applications for amendments to the Niagara Escarpment Plan to re-designate Escarpment Rural Area to Mineral Resource Extraction Area designation, the demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.</p> <p>3. In evaluating applications for amendments to the Niagara Escarpment Plan to re-designate Escarpment Rural Area to Mineral Resource Extraction Area, the following matters, in addition to all other relevant policies of this Plan, will be considered:</p> <ul style="list-style-type: none"><li>a) protection of the Escarpment environment;</li><li>b) opportunities for achieving the objectives of the <i>Niagara Escarpment Planning and Development Act</i> through the final rehabilitation of the site;</li><li>c) the protection of prime agricultural areas, the capability of the land for agricultural uses, and its potential for rehabilitation for agricultural uses; and</li><li>d) opportunities to include rehabilitated lands in the Niagara Escarpment Parks and Open Space System.</li></ul> <p>4. Amendment applications must be accompanied by:</p> <ul style="list-style-type: none"><li>a) information on the location of the site in relation to the Escarpment and to the Escarpment Rural, Protection and Natural Area designations;</li><li>b) information to support the requirements of this Plan, along with information submitted to meet the requirements of the <i>Aggregate Resources Act</i>, including site plans and reports submitted under that Act; and</li><li>c) information on the ultimate use of the site in conformity with the applicable land use designations.</li></ul>		<p>Noted. The NEC Processing Guide reference to justification / need was removed from the NEP. This is the same treatment as the PPS with respect to the matter.</p> <p>Consideration has been given for protection of the Escarpment environment through the site location, proposed extraction area and the mitigation that has been developed. The site is not within a prime agricultural area, therefore the rehabilitation would focus on NEPDA objectives relating to maintenance of water supplies and the open landscape character, including the system of man-made and natural rural features.</p> <p>Information regarding nearby designations is included in the Planning Justification Report.</p> <p>Required technical reports and site plans have been prepared as required.</p> <p>Information on the ultimate use of the site has been provided in this Report and ARA Site Plans.</p>
<p><b>1.5 Escarpment Rural Area</b></p> <p>Escarpment Rural Areas are an essential component of the Escarpment corridor, including portions of the Escarpment and lands in its vicinity. They provide a buffer to the more ecologically sensitive areas of the Escarpment.</p> <p><b>1.5.1 Objectives</b></p> <ul style="list-style-type: none"><li>1. To maintain the scenic resources of lands in the vicinity of the Escarpment and the open landscape character of the Escarpment.</li><li>2. To conserve cultural heritage resources, including features of interest to First Nation and Métis communities.</li><li>3. To encourage forest management and recreation.</li><li>4. To provide for compatible rural land uses.</li><li>5. To encourage agriculture, and protect agricultural lands and prime agricultural areas.</li><li>6. To provide a buffer for ecologically sensitive areas of the Escarpment.</li><li>7. To provide for the consideration of new Mineral Resource Extraction Areas which can be accommodated by an amendment to this Plan.</li></ul>		<p>This amendment application meets objective #7.</p>

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<p><b>1.5.2 Criteria for Designation</b></p> <ol style="list-style-type: none"> <li>1. Minor Escarpment slopes and Escarpment Related Landforms.</li> <li>2. Lands in the vicinity of the Escarpment necessary to provide an open landscape character.</li> <li>3. Lands in the vicinity of the Escarpment which are of ecological importance to the Escarpment environment.</li> <li>4. Lands that have potential for enhanced ecological values through natural succession processes or due to their proximity to other ecologically sensitive lands, areas or features.</li> </ol> <p><b>1.5.3 Permitted Uses</b></p> <p>Subject to Part 2, Development Criteria, the following uses may be permitted:</p> <ol style="list-style-type: none"> <li>1. Agricultural uses.</li> <li>2. Agriculture-related uses and on-farm diversified uses.</li> <li>3. Existing uses.</li> <li>4. Single dwellings.</li> <li>5. Secondary dwelling units.</li> <li>6. Mobile or portable dwelling unit(s) accessory to agriculture.</li> <li>7. Recreational uses, outside of prime agricultural areas.</li> <li>8. Forest, wildlife and fisheries management.</li> <li>9. Licensed archaeological fieldwork.</li> <li>10. Infrastructure.</li> <li>11. Accessory uses (e.g., a garage, swimming pools, tennis courts, ponds, or signs).</li> <li>12. Institutional uses, outside of prime agricultural areas.</li> <li>13. Uses permitted in the Parks and Open Space System Master/Management Plans that are not in conflict with the Niagara Escarpment Plan.</li> <li>14. Home occupations and home industries.</li> <li>15. Watershed management and flood and erosion control projects carried out or supervised by a public body.</li> <li>16. The Bruce Trail corridor, including the pedestrian footpath and, where necessary, trail-related constructions (e.g., bridges, boardwalks),overnight rest areas and Bruce Trail access points.</li> <li>17. New licensed mineral aggregate operations producing up to20,000 tonnes annually.</li> <li>18. Wayside pits and quarries.</li> <li>19. Recycling depots for paper, glass and cans etc., serving the local community.</li> <li>20. Bed and breakfast.</li> <li>21. Nature preserves owned and managed by an approved conservation organization.</li> <li>22. Agricultural Purposes Only lot (APO lot).</li> </ol>		<p>The subject site is appropriately designated Escarpment Rural Area.</p>



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<p><b>1.9 Mineral Resource Extraction Area</b></p> <p>The Mineral Resource Extraction Area designation includes mineral aggregate operations licensed pursuant to the <i>Aggregate Resources Act</i> and areas where mineral aggregate resource extraction may be permitted, subject to the policies of this Plan.</p> <p><b>1.9.1 Objectives</b></p> <ol style="list-style-type: none"> <li>1. To designate Mineral Resource Extraction Areas where licensed mineral aggregate operations are permitted.</li> <li>2. To minimize the impact of mineral aggregate operations on the Escarpment environment.</li> <li>3. To encourage progressive rehabilitation of mineral aggregate operations.</li> <li>4. To encourage rehabilitated mineral aggregate operations to be restored to a state that is of equal or greater ecological or agricultural value than the original characteristics of the site.</li> <li>5. To ensure that, after a licence is surrendered, the land is re-designated to a land use designation that is compatible with the rehabilitation of the site, the designation criteria of adjacent lands, the surrounding Escarpment environment and existing land uses in the area.</li> <li>6. To encourage, where possible, the integration of rehabilitated lands into the Niagara Escarpment Parks and Open Space System.</li> </ol> <p><b>1.9.2 Criterion for Designation</b></p> <p>Licensed pits and quarries producing more than 20,000 tonnes annually.</p> <p><b>1.9.3 Permitted Uses</b></p> <p>Subject to conformity with Part 2, Development Criteria, official plans and where applicable, zoning by-laws that are not in conflict with the Niagara Escarpment Plan, the following uses may be permitted:</p> <ol style="list-style-type: none"> <li>1. Agricultural uses.</li> <li>2. Agriculture-related uses and on-farm diversified uses.</li> <li>3. Existing uses.</li> <li>4. Mineral aggregate operations licensed pursuant to the <i>Aggregate Resources Act</i> but not including associated facilities unless they are permitted as an accessory use.</li> <li>5. Forest, wildlife and fisheries management.</li> <li>6. Licensed archaeological fieldwork.</li> <li>7. Recreational uses.</li> <li>8. Infrastructure.</li> <li>9. Watershed management, and flood and erosion control projects carried out or supervised by a public body.</li> <li>10. Accessory uses normally associated with the mineral aggregate operation, such as temporary offices serving the subject site, signage, crushing and washing facilities, or facilities for recycling and re-processing of mineral aggregate resources. Asphalt plants, concrete plants, brick manufacturing plants and other similar manufacturing uses shall not be permitted.</li> </ol>	<p>The proposed operation has been designed to meet these objectives through the site design, study of potential impacts, and development of a rehabilitation plan that will enhance ecological values and integrate with the surrounding environment and land uses.</p> <p>The proposed operation will be licenced under the <i>Aggregate Resources Act</i>.</p> <p>Accessory uses will conform to this list. Many of the accessory uses will not be located on this site, but rather the adjacent Caledon Sand and Gravel operation.</p>	

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11. Uses permitted in the Parks and Open Space Master/Management Plans that are not in conflict with the Niagara Escarpment Plan. 12. The Bruce Trail corridor, including the pedestrian footpath and, where necessary, trail-related constructions (e.g., bridges and boardwalks), overnight rest areas and Bruce Trail access points. 13. Nature preserves owned and managed by an approved conservation organization.		
<b>1.9.5 After Uses</b> Following the surrender of the licence issued pursuant to the <i>Aggregate Resources Act</i> , an amendment to the Niagara Escarpment Plan is required. The amendment will change the land use designation of the lot from Mineral Resource Extraction Area to a land use designation that has designation criteria consistent with the rehabilitation completed on the property, and will be processed in accordance with Part 1.2.1.		An amendment will be pursued as required following the completion of extraction operations onsite and surrender of the ARA Licence.
<b>PART 2 Development Criteria</b> <b>2.2 General Development Criteria</b> The objective is to permit reasonable enjoyment by the owners of all lots that can sustain development. <ol style="list-style-type: none"> <li>1. The Escarpment environment shall be protected, restored and where possible enhanced for the long term having regard to single, multiple or successive development that have occurred or are likely to occur.</li> <li>2. The site shall not be prone to natural hazards, and the development will not impact the control of these natural hazards including flooding hazards, erosion hazards, or other water-related hazards and hazard events associated with unstable soil or unstable bedrock.</li> <li>3. Development is permitted only on an existing lot of record.</li> <li>...</li> <li>6. Any development permitted should be designed and located in such a manner as to promote design and orientation that: <ol style="list-style-type: none"> <li>c) reduces greenhouse gas emissions so that the development is contributing to the goal of low-carbon communities and net-zero communities in Minor Urban Centres, Urban Areas, and Escarpment Recreation Areas.</li> </ol> </li> <li>...</li> <li>8. Development permitted should be designed and located in such a manner as to provide for or protect access to the Niagara Escarpment, including the Bruce Trail corridor.</li> </ol>		Significant features will be protected, and enhancement will occur through site operations and rehabilitation activities. The site will not include natural hazards.  The site is an existing lot of record.  Making aggregate resources available from a close to market location will reduce greenhouse gas emissions as compared further from market locations.  The development will not interfere with the Bruce Trail corridor, which is located ±850 m to the south.
<b>2.5 Development Affecting Steep Slopes and Ravines</b> The objective is to ensure that development affecting steep slopes (e.g., Escarpment slopes, rock faces, talus slopes) and ravines is compatible with the Escarpment environment and does not result in unsafe conditions		The proposed development does not include or affect steep slopes or ravines,

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<h3>2.6 Development Affecting Water Resources</h3> <p>The objective is to ensure that hydrologic features and functions including the quality, quantity and character of groundwater and surface water, at the local and watershed level, are protected and where possible enhanced.</p> <ol style="list-style-type: none"> <li>1. The following are key hydrologic features within the meaning of this Plan: <ul style="list-style-type: none"> <li>o permanent and intermittent streams;</li> <li>o lakes (and their littoral zones);</li> <li>o seepage areas and springs; and</li> <li>o wetlands.</li> </ul> </li> <li>2. Development is not permitted in key hydrologic features with the exception of the following, which may be permitted subject to compliance with all other relevant policies of this Plan: <ol style="list-style-type: none"> <li>a) accessory facilities to a single dwelling outside of a wetland on an existing lot of record, provided that the disturbance is minimal and where possible temporary;</li> <li>b) forest, fisheries and wildlife management to maintain or enhance the feature;</li> <li>c) conservation and flood or erosion control projects, after all alternatives have been considered;</li> <li>d) the Bruce Trail, and other trails, boardwalks and docks on parks and open space lands that are part of the Niagara Escarpment Parks and Open Space System; or</li> <li>e) infrastructure, where the project has been deemed necessary to the public interest after all other alternatives have been considered.</li> </ol> </li> <li>3. If, in the opinion of the implementing authority, a proposal for development within 120 metres of a key hydrologic feature has the potential to result in a negative impact on the feature and/or its functions, a hydrologic evaluation will be required that: <ol style="list-style-type: none"> <li>a) demonstrates that the development, including any alteration of the natural grade or drainage, will protect: <ol style="list-style-type: none"> <li>i. the key hydrologic feature or the hydrologic functions of that feature,</li> <li>ii. the quality and quantity of groundwater and surface water</li> <li>iii. natural streams or drainage patterns; and</li> <li>iv. the overall water budget for the watershed, including existing and planned municipal drinking water systems.</li> </ol> </li> <li>b) identifies planning, design and construction practices that will minimize erosion, sedimentation and the introduction of nutrients or pollutants and protect, and where possible, enhance or restore the health, diversity and size of the key hydrologic feature, including: <ol style="list-style-type: none"> <li>i. natural features should be preserved;</li> <li>ii. temporary vegetation and/or mulching should be used to protect critical areas exposed during development;</li> <li>iii. topsoil should not be removed from the site, but rather, should be stored and redistributed as a</li> </ol> </li> </ol> </li> </ol>		
<p>These features do not occur on the subject site. Wetlands are found on the property, outside the proposed extraction area.</p> <p>Development is not proposed within key hydrologic features.</p> <p>Development is proposed within 120 metres of key hydrologic features. Accordingly, an assessment of natural heritage features and potential impacts has been completed in order to address these policies (see Section 8.1.4 of the Hydrogeological Assessment, and Section 5 of the Natural Environment Technical Report [NETRI]).</p> <p>Mitigation measures have been incorporated as required into the site design, in order to minimize these effects. The extraction limits have been established to preserve the highest quality natural features. Sediment and erosion control measures are</p>		

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<p>suitable base for seeding and planting;</p> <p>iv. sediment control devices should be installed to remove sediment from run-off due to changed soil surface conditions during and after construction; and</p> <p>v. construction in or across a watercourse or wetland should be appropriately timed to minimize impacts on fish and wildlife habitat.</p> <p>c) determines the minimum vegetation protection zone required to protect and where possible enhance the key hydrologic feature and its functions.</p> <p>...</p> <p><u>Water Quality and Quantity</u></p> <p>9. Development shall protect the quality and quantity of groundwater and surface water.</p> <p>10. Changes to the natural drainage should be avoided.</p> <p>11. Water taking must be accessory to the principal use except in the case of municipal water supply facilities. Increasing the capacity of existing water taking as a principal use shall not be permitted except for municipal water supply facilities.</p> <p>12. The implementing authority shall consider source protection plans developed under the <i>Clean Water Act</i>.</p>	<p>required under the <i>Aggregate Resources Act</i>, and topsoil will be retained onsite.</p> <p>Setbacks from the protected woodland and wetland areas are recommended in the NETR</p> <p>Through the work completed, it has been determined that the quality and quantity of groundwater and surface water will be protected. Water taking is not required.</p>	
<p><b>2.7 Development Affecting Natural Heritage</b></p> <p>The objective is to protect and where possible enhance natural heritage features and functions, in order to maintain the diversity and connectivity of the continuous natural environment.</p> <p>1. The following are key natural heritage features within the meaning of this Plan:</p> <ul style="list-style-type: none"> <li>o Wetlands</li> <li>o Habitat of endangered species and threatened species</li> <li>o Fish habitat</li> <li>o Life Science Areas of Natural and Scientific Interest</li> <li>o Earth Science Areas of Natural and Scientific Interest</li> <li>o Significant valleylands</li> <li>o Significant woodlands</li> <li>o Significant wildlife habitat</li> <li>o Habitat of special concern species in Escarpment Natural and Escarpment Protection areas</li> </ul> <p>2. Development is not permitted in key natural heritage features with the exception of the following, which may be permitted subject to compliance with all other relevant policies of this Plan:</p> <p>a) development of a single dwelling and accessory facilities outside a wetland on an existing lot of record, provided that the disturbance is minimal and where possible temporary;</p> <p>b) forest, fisheries and wildlife management to maintain or enhance the feature;</p> <p>c) conservation and flood or erosion control projects, after all alternatives have been considered;</p> <p>d) the Bruce Trail, and other trails, boardwalks and docks on parks and open space lands that are part of</p>	<p>Development is proposed in portions of the habitat of endangered and threatened species, as well as significant wildlife habitat. Consideration is permitted in accordance with the Section 2.9 notwithstanding clause for mineral aggregate operations.</p>	

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<p>the Parks and Open Space System; and</p> <ul style="list-style-type: none"> <li>e) infrastructure, where the project has been deemed necessary to the public interest and there is no other alternative.</li> </ul> <p>3. The diversity and connectivity between key natural heritage features and key hydrologic features shall be maintained, and where possible, enhanced for the movement of native plants and animals across the landscape.</p> <p>4. Development in other natural features not identified as key natural heritage features or key hydrologic features should be avoided. Such features should be incorporated into the planning and design of the proposed use wherever possible, and the impact of the development on the natural feature and its functions shall be minimized.</p> <p>5. Where policies or standards of other public bodies or levels of government exceed the policies related to key natural heritage features or key hydrologic features in this Plan, such as may occur with habitat of endangered species and threatened species under the <i>Endangered Species Act, 2007</i>; with natural hazards where section 28 regulations of the <i>Conservation Authorities Act</i> apply; or with fisheries under the <i>Federal Fisheries Act</i>, the most restrictive provision or standard applies.</p> <p>6. If in the opinion of the implementing authority, a proposal for development within 120 metres of a key natural heritage feature has the potential to result in a negative impact on the feature and/or its functions, or on the connectivity between key natural heritage features and key hydrologic features, a natural heritage evaluation will be required that:</p> <ul style="list-style-type: none"> <li>a) demonstrates that the development, including any alteration of the natural grade or drainage, will protect the key natural heritage feature or the related functions of that feature;</li> <li>b) identifies planning, design and construction practices that will minimize erosion, sedimentation and the introduction of nutrients or pollutants and protect and, where possible, enhance or restore the health, diversity and size of the key natural heritage feature;</li> <li>c) determines the minimum vegetation protection zone required to protect and where possible enhance the key natural heritage feature and its functions; and</li> <li>d) demonstrates that the connectivity between key natural heritage features and key hydrologic features located within 240 metres of each other will be maintained and where possible enhanced for the movement of native plants and animals across the landscape.</li> </ul> <p>except with respect to a key natural heritage feature that is solely the habitat of endangered species or threatened species, which is subject to Part 2.7.8 below.</p> <p>7. For the purposes of 2.7.6, a vegetation protection zone shall:</p> <ul style="list-style-type: none"> <li>a) be of sufficient width to protect and where possible enhance the key natural heritage feature and its functions from the impacts of the proposed change and associated activities that may occur before, during, and after, construction;</li> <li>b) be established to achieve, and be maintained as, natural self-sustaining vegetation; and</li> <li>c) in the case of Areas of Natural and Scientific Interest (Earth Science and Life Science), include without limitation an analysis of land use, soil type and slope class.</li> </ul>	<p>Diversity and connectivity will be maintained and restored through the life of the proposed aggregate operation.</p> <p>Development is proposed within 120 metres of key natural heritage features. Accordingly, an assessment of natural heritage features and potential impacts has been completed in order to address these requirements for protection of the feature, minimizing impacts, establishing setbacks, and maintaining and enhancing connectivity.</p> <p>Appropriate setbacks to nearby significant features have been incorporated into the site design.</p>



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<p>8. Development within the habitat of endangered species and threatened species:</p> <ul style="list-style-type: none"> <li>a) located within Escarpment Natural Areas and Escarpment Protection Areas, is not permitted, except for development referred to in Parts 2.7.2 a) b) c) d) or e) which may be permitted provided it is in compliance with the <i>Endangered Species Act, 2007</i>; and</li> <li>b) located within Escarpment Rural Areas, Mineral Resource Extraction Areas, Urban Areas, Minor Urban Centres and Escarpment Recreation Areas, is not permitted unless it is in compliance with the <i>Endangered Species Act, 2007</i>.</li> </ul> <p>...</p> <p>12. Development where permitted in woodlands should protect and where possible enhance the woodland and associated wildlife habitat. All development involving the cutting of trees requires approval from the implementing authority, subject to the following criteria:</p> <ul style="list-style-type: none"> <li>a) cutting of trees and removal of vegetation shall be limited to the minimum necessary to accommodate the permitted use;</li> <li>b) using tree-cutting methods designed to minimize negative impacts on the natural environment, including surface drainage and ground water;</li> <li>c) minimizing disruption to wildlife habitat in the area;</li> <li>d) retaining the diversity of native species;</li> <li>e) aiming over the long term to protect and where possible enhance the quality and biodiversity of the woodland;</li> <li>f) protecting trees and vegetation to be retained by acceptable means during construction; and</li> <li>g) maintaining existing tree cover or other stabilizing vegetation, on steep slopes in excess of 25 per cent (1:4 slope).</li> </ul>		<p>The proposed development will be in compliance with the ESA, and applicable permits will be obtained from MNRF.</p> <p>Consideration of the proposed development is permitted in woodlands, as outlined in Municipal Official Plan policies which conform to the NEP. The mitigation includes enhancements in retained wooded areas and reforestation during rehabilitation, in accordance with the municipal requirements.</p>
<p><b>2.8 Agriculture</b></p> <p>The objective is to encourage agricultural uses in agricultural areas, especially in prime agricultural areas, to permit uses that are compatible with farming and to encourage accessory uses that directly support continued agricultural uses.</p>		<p>The majority of the subject site does not include prime agricultural land (mostly Class 6 soils), and the subject site does not represent an agricultural area.</p>
<p><b>2.9 Mineral Aggregate Resources</b></p> <p>The objective is to ensure that mineral aggregate operations and their accessory uses are compatible with the Escarpment environment and to support a variety of approaches to rehabilitation of the natural environment and provide for re-designation to land use designations compatible with the adjacent land uses.</p> <ul style="list-style-type: none"> <li>1. Notwithstanding Part 2.7.2 and subject to compliance with all other relevant policies of this Plan, mineral aggregate operations, wayside pits and quarries, and any accessory use and accessory facility thereto, may be permitted in key natural heritage features and any vegetation protection zone associated therewith, except for: <ul style="list-style-type: none"> <li>a) wetlands;</li> <li>b) significant woodlands, that are not young plantation or early successional habitat (as defined by</li> </ul> </li> </ul>		<p>The proposed use has been designed to be compatible with the Escarpment environment.</p> <p>Development is not proposed within wetlands or significant woodlands.</p>

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the Ministry of Natural Resources and Forestry).	
<p>2. Mineral aggregate operations and wayside pits and quarries, and accessory uses may be permitted in a key natural heritage feature or the vegetation protection zone associated therewith, which is solely the habitat of endangered species and threatened species and not any other key natural heritage feature, provided it is in compliance with the <i>Endangered Species Act</i>, 2007.</p> <p>3. In addition to all other relevant policies of this Plan, proposals for mineral aggregate operations including wayside pits and quarries, accessory uses, accessory facilities and haul routes shall:</p> <ol style="list-style-type: none"> <li>demonstrate how key natural heritage features and functions will be protected and where possible enhanced during and after extraction;</li> <li>demonstrate how cultural heritage resources will be conserved;</li> <li>demonstrate how the Escarpment's scenic resources and open landscape character will be maintained and where possible enhanced during and after the extraction;</li> <li>demonstrate how key hydrologic features will be protected and where possible enhanced during and after extraction, including the maintenance of the groundwater and surface water quantity and quality;</li> <li>demonstrate how natural heritage features will be avoided and the connectivity between key natural heritage features and key hydrologic features will be maintained and where possible enhanced during and after the extraction of mineral aggregates;</li> <li>in prime agricultural areas, undertake an Agricultural Impact Assessment to determine how to avoid, minimize and mitigate impacts on agricultural lands and operations;</li> <li>minimize negative impacts of mineral aggregate operations and their accessory uses on surrounding land uses;</li> <li>complete progressive and final rehabilitation of the licensed site to provide equal or greater ecological values, including utilizing native species, in order to accommodate subsequent land use designations compatible with the surrounding land uses;</li> <li>within the licensed area but outside of the area of extraction, protect the Escarpment environment during periods of extraction and rehabilitation; and</li> <li>minimize negative impacts of mineral aggregate operations and their accessory uses on parks, open space and the existing and optimum routes of the Bruce Trail.</li> </ol> <p>4. For quarries licensed prior to June 12, 1985, no extraction shall take place at any point nearer to the brow of the Escarpment than 90 metres measured horizontally. For new quarry operations approved after the date of approval of the revised Plan, no extraction shall take place at any point nearer to the brow of the Escarpment than 200 metres, measured horizontally, or any greater setback required by the implementing authority.</p> <p>5. The mineral aggregate operation shall be screened while it is in progress and, where possible, prior to extraction in a manner compatible with the surrounding visual environment.</p> <p>6. Screening shall incorporate the following:</p> <ol style="list-style-type: none"> <li>overburden material in the form of a berm with varied heights and widths, supplemented with native</li> </ol>	<p>Proposed development will be in compliance with the <i>Endangered Species Act</i>.</p> <p>Key natural heritage features and functions will be protected and enhanced through a combination of retention, mitigation, enhancement and reforestation (see NETR).</p> <p>Cultural heritage resources will be conserved.</p> <p>Scenic resources will not be impacted, and the open landscape character will be restored.</p> <p>Key hydrologic features will be protected and enhanced through the proposed operation and rehabilitation.</p> <p>Significant natural heritage features have been avoided as part of the proposed operation, and connectivity will be maintained / enhanced.</p> <p>The site does not include prime agricultural lands or a prime agricultural area.</p> <p>The supporting technical reports demonstrate that negative impacts will be minimized.</p> <p>The site will be rehabilitated to a lake feature, marsh, woodlands and meadow area. This will provide greater ecological value than present.</p> <p>Areas outside of the extraction area will be protected and enhanced during operations.</p> <p>No negative impacts are anticipated on the Bruce Trail system, which is located <math>\pm 850</math> m to the south.</p> <p>A quarry operation is not proposed.</p> <p>The proposed operation will be screened in a compatible manner (see Visual Impact Assessment).</p> <p>Screening will include berms with varied heights and</p>

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<p>tree, shrub and vegetative plantings;</p> <p>b) vegetative screen plantings are to be of compatible species and sizes to permit only very limited visual contact from the surrounding landscape;</p> <p>c) all plantings should be properly maintained to ensure continued survival and good growth rates; and</p> <p>d) where the existing forest is adequate to be considered as an effective screen along the perimeter of the site, no additional artificial berming or stockpiling of overburden materials will be permitted within the forested area being used as a natural screen.</p> <p>7. Progressive rehabilitation may include the use of off-site material, where on-site material is not available. Off-site material shall only be used where required to stabilize and revegetate disturbed areas. The use of off-site material shall be minimal and shall not be used for any major regrading toward a planned after-use with the deposition of off-site material.</p> <p>8. The use of off-site material for progressive rehabilitation shall meet the applicable provisions of Part 2.13 (Scenic Resources and Landform Conservation) of this Plan and such material shall also meet the relevant standards of the Ministry of the Environment and Climate Change, the Ministry of Natural Resources and Forestry and the municipality where it has approved such standards.</p> <p>9. The use of off-site material shall not be permitted unless it is determined through appropriate environmental, technical and planning studies that doing so will achieve greater long-term ecological and land use compatibility (e.g., the importation of topsoil to improve site capability for agriculture, forestry or habitat diversity) and the implementing authority is satisfied that the use of off-site material does not constitute a commercial fill or landfill operation.</p> <p>10. All accessory uses to the Mineral Resource Extraction Area operation shall be discontinued and be required to vacate the property as soon as extraction ceases, including any on-site processed aggregate material.</p> <p>11. Rehabilitation shall incorporate the following:</p> <p>a) natural heritage and hydrologic features and functions shall be restored or enhanced;</p> <p>b) aquatic areas remaining after extraction shall be rehabilitated as representative of the natural ecosystem in that particular setting or eco district, and the combined terrestrial and aquatic rehabilitation shall protect and where possible enhance the ecological value of the site;</p> <p>c) excess topsoil and overburden are to be retained and stabilized for future rehabilitation;</p> <p>d) all excavated pit and quarry walls are to be sloped and rehabilitated in accordance with best practices. On sites where a higher standard of rehabilitation is justified (e.g., to improve land use compatibility) or on sites where topsoil and/or land fill material is scarce, alternative approaches to slope standards may be applied. Sections of pit or quarry faces may be left exposed for aesthetic or educational purposes or to create habitat diversity in an approved rehabilitation plan;</p> <p>e) vegetation, including seeding, crops, trees and shrubs, shall be planted as soon as possible as part of progressive rehabilitation of the pit or quarry;</p> <p>f) rehabilitation of the site shall contribute to the open landscape character and be compatible with the surrounding scenic resources;</p> <p>g) in prime agricultural areas, other than specialty crop areas, Mineral Resource Extraction Areas shall be</p>	<p>widths, which will be supplemented with vegetation. The screening has been designed to effectively screen views while also minimizing visual impacts during operations. When the extraction operation is complete, the berms will be removed in order to open up views to the subject site (see Visual Impact Assessment).</p> <p>Some soils from the adjacent site may be used for rehabilitation and mitigation on this site.</p> <p>The use of off-site material is not proposed.</p> <p>As above, the use of off-site material is not proposed for this operation. All material used for rehabilitation will be sourced from the subject lands.</p> <p>The rehabilitation is consistent with this requirement.</p> <p>a) The rehabilitation and enhancement of the site will include the restoration of wooded areas onsite, and the creation of new natural heritage features, including hydrologic features. Progressive rehabilitation will be incorporated into the operation in order to ensure that the site disruption is minimized and rehabilitation occurs as soon as possible during the site operation.</p> <p>b) The remaining aquatic areas are being rehabilitation to enhance ecological values and include representative features such as shallow marsh, turtle nesting, native wetland plants and amphibian habitat.</p> <p>c) Soils are being retained.</p> <p>d) Sloping of the pit faces will be achieved using</p>

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<p>rehabilitated to a condition in which substantially the same areas and same average soil capability for agriculture are restored;</p> <p>h) in specialty crop areas, Mineral Resource Extraction Areas shall be returned or rehabilitated to a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production are maintained or restored;</p> <p>i) in prime agricultural areas, where rehabilitation to the conditions set out in (g) and (h) above is not possible or feasible due to the depth of planned extraction or due to the presence of a substantial deposit of high quality mineral aggregate resources below the water table warranting extraction, agricultural rehabilitation in the remaining areas will be maximized as a first priority;</p> <p>j) in areas with below-water table extraction, mineral aggregate operations requiring perpetual water management after rehabilitation is complete should be avoided but may be considered where it can be demonstrated that such actions would support other public water management needs; and</p> <p>k) comprehensive rehabilitation shall be considered and encouraged where feasible.</p> <p>12. New development adjacent to extractive operations should only be permitted where the new development incorporates suitable methods to minimize land use conflicts (e.g., site design, berming).</p>	<p>standard best practice.</p> <p>e) Vegetation will be planted as soon as possible during progressive rehabilitation.</p> <p>f) The rehabilitated landscape will be compatible with other views of the surrounding area and contribute to the open landscape character.</p> <p>g) – i) The site does not contain prime agricultural or speciality crop areas.</p> <p>j) Perpetual water management is not required or proposed for this operation.</p> <p>k) The proposed rehabilitation is compatible with the adjacent pit future landform.</p> <p>n/a</p>

### 2.10 Cultural Heritage

<p>The objective is to conserve the Escarpment's cultural heritage resources, including significant built heritage resources, cultural heritage landscapes, and archaeological resources.</p> <ol style="list-style-type: none"> <li>1. Development shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources are conserved.</li> <li>2. Where proposed development is likely to impact cultural heritage resources or areas of archaeological potential, the proponent shall undertake a heritage impact assessment and/or archaeological assessment. The proponent must demonstrate that heritage attributes will be conserved through implementation of proposed mitigative measures and/or alternative development approaches.</li> <li>3. Reconstruction, alterations and consideration of a second dwelling under Part 2.2.7 should be compatible with the area's community character.</li> <li>4. Where the implementing authority has approved the construction of a second single dwelling on an existing lot where the existing dwelling has heritage attributes and is subject to a heritage conservation easement agreement, the property and details regarding its size and location shall be recorded and listed in Appendix 3.</li> <li>5. Removal of the property from the list on Appendix 3 shall require an amendment to the Niagara Escarpment Plan.</li> </ol>	<p>Cultural heritage resources will be conserved as part of the proposed operation.</p> <p>The potential for archaeological resources has been studied and significant areas avoided.</p> <p>Given the potential for impacts to cultural heritage and archaeological resources, applicable studies have been completed as required (see Built and Cultural Heritage Landscape Assessment, and Archaeological Assessment)</p>
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<p><b>2.13 Scenic Resources and Landform Conservation</b></p> <p>The objective is to ensure that development preserves the natural scenery, and maintains Escarpment Related Landforms and the open landscape character of the Escarpment.</p> <p>Scenic Resources</p> <ol style="list-style-type: none"> <li>Development shall ensure the protection of the scenic resources of the Escarpment.</li> <li>Where a visual impact on the scenic resources is identified as a concern by the implementing authority, a visual impact assessment shall be required.</li> <li>A visual impact assessment shall: <ol style="list-style-type: none"> <li>establish a baseline for the existing conditions;</li> <li>identify the proposed physical changes; and</li> <li>assess the impact of the proposed change on the scenic resources of the Escarpment; and</li> <li>propose measures to minimize any visual impacts.</li> </ol> </li> <li>Appropriate siting and design measures shall be used to minimize the impact of development on the scenic resources of the Escarpment, including <ol style="list-style-type: none"> <li>establishing appropriate setbacks and maximum building heights;</li> <li>changing the orientation and height of built form to reduce visibility and skylining;</li> <li>clustering buildings where appropriate;</li> <li>minimizing the development footprint and changes to the existing topography and vegetation;</li> <li>using natural topography and vegetation as screening for visual mitigation;</li> <li>where there is minimal existing screening or vegetation that cannot be retained, providing new planting of native species to screen development;</li> <li>using non-reflective materials on roofs and walls along with measures to reduce reflectivity associated with windows; and</li> <li>minimizing the effect from exterior lighting (e.g., lighting directed downward).</li> </ol> </li> </ol> <p>Landform Conservation</p> <ol style="list-style-type: none"> <li>Planning, design and construction practices shall ensure that Escarpment Related Landforms are maintained and enhanced, and that development is visually compatible with the natural scenery and open landscape character of the Niagara Escarpment</li> <li>Use of impervious surfacing should be minimized and limited to areas of the site where it is necessary to the Permitted Use (e.g., driveways, walkways, patios, parking, recreational surfaces).</li> <li>Except as provided for in Part 2.9 (Mineral Aggregate Resources), the construction of berms will only be permitted in cases where natural vegetation is insufficient to mitigate visually incompatible land uses, or where noise attenuation is required</li> </ol>	<p>Scenic resources will be protected through the careful design and operation of the proposed operation. A VIA has been prepared as requested.</p> <p>The preparation of the VIA was guided by the policies and guidelines of the NEP. As such, the VIA includes the requested information found herein.</p> <p>While the proposed development does contain proposed permanent buildings or structures, appropriate setbacks have been incorporated into the design of the extraction operation. Interim plantings have been recommended to screen views of the site during operations, and the analysis contained within the VIA shows that the combination of plantings and berms will effectively screen the subject site.</p> <p>The VIA has concluded that the proposed development is compatible with the Escarpment, and will enhance the scenic quality of the area through rehabilitation efforts.</p>



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8.	Excess excavated materials related to new development should be retained on site and integrated into the site plan so as to maintain natural drainage, protect existing vegetation, and minimize contour changes.	
9.	Any proposed cutting and land filling must be clearly shown on a proper grading and drainage plan. If imported fill is needed, a fill management plan, prepared and overseen by a professional geoscientist or professional engineer, may be required at the discretion of the implementing authority.	
10.	Any fill imported onto a site must meet or exceed existing on-site soil quality conditions. The objective is that imported fill shall meet Table 1 of the Soil and Groundwater and Sediment Standards for Use under Part XV.1 of the <i>Environmental Protection Act</i> , R.S.O 1990,c.E.19, unless, at the discretion of the implementing authority, a different Table Standard is deemed safe and appropriate. This assessment will be based on site conditions, the quantity of fill proposed and a consideration of possible impacts on human health and the environment.	

# Appendix C

Region of Peel Official Plan – Detailed policy review



<div> <div>Region of Peel Official Plan</div> <div>November 2017 / MHBC File "13124 A"</div> </div>	
Policy Excerpts	Comments
<p><b>CHAPTER 2: THE NATURAL ENVIRONMENT</b></p> <p>...</p> <p><b>2.3 GREENLAND SYSTEM IN PEEL</b></p> <p><b>2.3.1 Objective</b></p> <p>To identify, protect and support the restoration and rehabilitation of the Greenlands System in Peel.</p> <p><b>2.3.2 Policies</b></p> <p>It is the policy of Regional Council to:</p> <p><b>2.3.2.1</b> Define the Greenlands System in Peel as being made up of:</p> <ul style="list-style-type: none"> <li>a) Core Areas, which are shown generally on Schedule A, and which are <i>protected</i> in this Plan and in the <i>area municipal official plans</i>.</li> <li>b) Natural Areas and Corridors, which will be interpreted, <i>protected</i> and shown, <i>as appropriate</i>, in the <i>area municipal official plans</i>; and</li> <li>c) Potential Natural Areas and Corridors, which will be interpreted, <i>protected</i> and shown, <i>as appropriate</i>, in the <i>area municipal official plans</i>. Potential Natural Areas and Corridors will be analyzed to determine their functional role in supporting and enhancing the <i>integrity</i> of the Greenlands System in Peel.</li> </ul> <p>Reference should be made to the <i>area municipal official plans</i> and related documents for a detailed interpretation of the location and extent of the Core Areas, Natural Areas and Corridors and Potential Natural Areas and Corridors.</p> <p><b>2.3.2.2 Core Areas</b></p> <p>Define the Core Areas of the Greenlands System in Peel as:</p> <ul style="list-style-type: none"> <li>a) <i>significant wetlands</i>;</li> <li>b) <i>significant coastal wetlands</i>;</li> <li>c) <i>Core woodlands</i> meeting one or more of the criteria in Table 1;</li> <li>d) <i>Environmentally Sensitive or Significant Areas</i>;</li> <li>e) <i>Provincial Life Science Areas of Natural and Scientific Interest</i>;</li> <li>f) <i>significant</i> habitats of <i>threatened and endangered species</i>;</li> <li>g) Escarpment Natural Areas of the Niagara Escarpment Plan; and</li> <li>h) <i>Core valley and stream corridors</i> meeting one or more of the criteria in Table 2. The limit of <i>Core valley and stream corridors</i> shall be determined <i>jointly</i> with the area municipalities in consultation with relevant agencies and in accordance with the definition in the Glossary of this Plan and the criteria in Table 2 to recognize the unique urban and rural character of the <i>region</i>. Core valley and stream corridors include the main branches, major tributaries and</li> </ul>	<p>The Region has identified a Greenlands System in the Official Plan.</p> <p>The Town of Caledon ecosystem framework has also been referenced in the work completed for this proposal.</p> <p>The subject site contains habitat of endangered and threatened species. Significant wetlands are also located onsite outside the proposed extraction area.</p>

<p>other <i>tributaries</i> associated with the Credit River, the Etobicoke Creek, the Mimico Creek, the West Humber River and the Humber River and with the other identified watercourses draining directly to Lake Ontario, except for those portions in the Rural Service Centres and the rural settlements in the Rural System as designated in an <i>area municipal official plan</i>. These <i>valley and stream corridors</i> are continuous linkages connecting to other elements of the Greenlands System Core Areas.</p> <p><b>2.3.2.3</b> For the purposes of defining the Core Areas of the Greenlands System for mineral aggregate resource extraction uses within the Rural System, define <i>Core woodlands</i> as all <i>woodlands</i> that are a minimum of 30 hectares in size and exclude as <i>Core valley and stream corridors</i> all <i>valley and stream corridors</i> that have a drainage area of less than 125 hectares.</p> <p><b>2.3.2.4</b> Direct the area municipalities, in consultation with the conservation authorities, the Province and the Niagara Escarpment Commission, to include objectives and policies in their official plans for the interpretation, protection, <i>enhancement</i>, proper management and <i>stewardship</i> of the Core Areas of the Greenlands System in <i>Peel</i> which conform to the intent of this Plan, consistent with provincial policy, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan, where applicable.</p> <p><b>2.3.2.5</b> The area municipalities may define local core areas and policies in their Official Plans which will, at a minimum, incorporate the Core Areas of the Greenlands System in <i>Peel</i>.</p> <p><b>2.3.2.6</b> Prohibit <i>development and site alteration</i> within the Core Areas of the Greenlands System in <i>Peel</i>, except for:</p> <ul style="list-style-type: none"> <li>a) forest, fish and wildlife management;</li> <li>b) conservation and <i>flood</i> or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all reasonable alternatives have been considered;</li> <li>c) <i>essential infrastructure</i> exempted, pre-approved or authorized under an environmental assessment process;</li> <li>d) <i>passive recreation</i>;</li> <li>e) <i>minor development and minor site alteration</i>;</li> <li>f) <i>existing uses, buildings or structures</i>;</li> <li>g) <i>expansions to existing buildings or structures</i>;</li> <li>h) accessory uses, buildings or structures;</li> <li>i) a new single residential dwelling on an <i>existing lot of record</i>, provided that the dwelling would have been permitted by the applicable planning legislation or zoning by-law on the date the Regional Official Plan Amendment 21B came into effect. A new dwelling built after the Regional Official Plan Amendment 21B came into effect in accordance with this policy shall be deemed to be an <i>existing building or structure</i> for the purposes of the exceptions permitted in clauses g) and h) above.</li> </ul> <p>In addition to the above policies, permitted exceptions within significant wetlands, significant coastal wetlands and significant habitat of threatened and endangered species within the Core Areas of the Greenlands System, may only be considered in accordance with provincial and federal legislation and policies (e.g. <i>Endangered Species Act</i>).</p>	<p>The subject site does not contain woodlands that meet this size threshold.</p> <p>The Town of Caledon has included detailed policies within their Official Plan related to environmental features, including Core Areas of the Greenlands System.</p> <p>Permitted uses within the Core Areas of the Greenlands System are limited. Specific policies related to aggregate resources are addressed below.</p> <p>The applicant will obtain applicable approval related to extraction within the endangered species habitat onsite, and will provide agreed-upon mitigation measures.</p>
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### 2.3.2.9 Natural Areas and Corridors

Define the Natural Areas and Corridors of the Greenlands System in Peel as:

- a) evaluated non-provincially significant wetlands;
- b) NAC woodlands meeting one or more of the criteria in Table 1;
- c) significant wildlife habitat meeting one or more of the criteria in Figure 5;
- d) fish habitat;
- e) regionally significant life science Areas of Natural and Scientific Interest;
- f) provincially significant earth science Areas of Natural and Scientific Interest.
- g) Escarpment Protection Areas of the Niagara Escarpment Plan;
- h) the Lake Ontario shoreline and littoral zone and other natural lakes and their shorelines;
- i) any other valley and stream corridors that have not been defined as part of the Core Areas;
- j) headwater source and discharge areas; and
- k) any other natural features and functional areas interpreted as part of the Greenlands System Natural Areas and Corridors by the individual area municipalities, in consultation with the conservation authorities and the Ministry of Natural Resources, including, as appropriate, elements of the Potential Natural Areas and Corridors.

### 2.3.2.10 Potential Natural Areas and Corridors

Define Potential Natural Areas and Corridors of the Greenlands System in Peel, subject to the provisions of policy, 2.3.2.9 (k) as:

- a) unevaluated wetlands;
- b) cultural woodlands and cultural savannahs within the Urban System and Rural Service Centres meeting one or more of the criteria in Table 1. The evaluation of cultural woodlands and cultural savannahs is also subject to policy 2.3.2.19;
- c) any other woodlands greater than 0.5 hectares (1.24 acres);
- d) regionally significant earth science Areas of Natural and Scientific Interest;
- e) sensitive groundwater recharge areas;
- f) portions of Historic shorelines;
- g) open space portions of the Parkway Belt West Plan Area;
- h) potential ESA's identified as such by the conservation authorities; and
- i) any other natural features and functional areas interpreted as part of the Greenlands System Potential Natural Areas and Corridors, by the individual area municipalities in consultation with the conservation authorities.

**2.3.2.11** Direct the area municipalities, in consultation with the conservation authorities and the Niagara Escarpment Commission, to include objectives and policies in their official plans for the interpretation, protection, restoration, enhancement, proper management and stewardship of the Natural Areas and Corridors and Potential Natural Areas and Corridors which conform to the intent of this Plan, consistent with provincial policy, the Niagara Escarpment Plan, the Greenbelt Plan, and local considerations, where applicable.

The subject site contains NAC woodlands and significant wildlife habitat.

The subject site contains patches of other woodland.

The Town of Caledon has included detailed policies within their Official Plan related to environmental features. These policies have been assessed in the context of the Blueland Farms proposal (see **Appendix D** and the Natural Environment Technical Report [NETRI]).

	<p><b>2.3.2.12</b> Support the area municipalities in consultation with the conservation authorities, the Niagara Escarpment Commission, where applicable, and the Ministry of Natural Resources to define the boundaries of the Greenlands System in <i>Peel</i> in terms of functions, landforms, attributes, linkages, critical elements, and <i>rehabilitation</i> and natural habitat <i>restoration</i> opportunities, including the preparation of technical documents.</p>
	<p><b>CHAPTER 3: RESOURCES</b></p> <p><b>3.1 INTRODUCTION</b></p> <p><b>3.1.1 Purpose</b></p> <p>This chapter addresses those components of the natural environment which are actively utilized in <i>Peel</i>, such as agricultural lands, mineral aggregate resources and water resources. Also addressed are <i>recreation</i> and <i>cultural heritage resources</i> used and enjoyed by <i>Peel</i> residents and visitors.</p> <p>There must be a balance between the use and protection of resources, and the preservation of <i>Peel</i>'s natural and cultural environment, while allowing for growth. Natural features and human communities coincide with valuable resources and require protection from incompatible uses to maintain their <i>integrity</i>. Non-renewable resources will continue to be consumed for urban and economic growth purposes, and require sound management to allow for their use and protect their availability. Renewable resources must be utilized in a <i>sustainable</i> manner to ensure their viability for future generations.</p> <p>Energy efficiency and improved air quality through land use and development patterns and efficient transportation, are important for the health of <i>Peel</i>'s communities, the long term economic prosperity of the Region and protection of the environment. When implemented, the energy policies in this chapter will enable <i>Peel</i> Region, its residents, businesses and transportation systems to reduce their current dependence on fossil-based energy sources by changing to <i>alternative or renewable energy systems</i>.</p> <p>The Plan provides opportunities for energy generation facilities to accommodate current and projected needs where feasible, and recognizes the interdependencies that exist in the built and natural environments. These opportunities must be considered in the context of sustainable development of energy resources now and in the future.</p> <p><b>3.1.2 Goal</b></p> <p>To protect, manage and utilize the renewable and non-renewable resources of <i>Peel</i> in an efficient manner that conserves and protects environmental features and functions, and the character of rural <i>Peel</i> including its agricultural, social, cultural heritage, <i>community</i> and economic aspects.</p>
<p>The proposed application makes additional non-renewable resources (aggregates) available from the subject site, while also protecting other resource interests.</p>	<p><b>3.3 MINERAL AGGREGATE RESOURCES</b></p> <p><i>Peel</i>'s mineral aggregate resource base consists of unconsolidated sands and gravels as well as accessible sequences of shale, sandstone and dolostone. Most of <i>Peel Region</i>'s mineral aggregate production is in the high quality sands and gravels of the Caledon and Credit Valley outwash deposits located in the Town of Caledon. Aggregate extraction and processing in <i>Peel</i> is currently concentrated in the vicinity of Caledon Village.</p> <p>Mineral aggregate resources have economic benefits for <i>Peel</i> such as reducing the transportation costs of supplying materials for urban <i>development</i> in the <i>region</i>, and attracting value-adding processing facilities</p>

<p>The proposed development has been sited and designed so that it minimizes potential impacts on nearby land uses and resources. The site will be operated by an established company with experience in operating, managing and rehabilitation aggregate extraction sites.</p> <p>The Region has identified mineral aggregate resources within the Official Plan, and the site is located within an area of High Potential Mineral Aggregate Resources.</p> <p>The Town of Caledon has established comprehensive mineral aggregate resource policies within their Official Plan, and the proposed operation has been evaluated against the requirements of the Official Plan.</p>	<p>that use aggregates and shale as raw materials. Mineral aggregate resources are an important component of the economic development and employment opportunities in the <i>Region</i> and therefore appropriate resource areas should be protected for possible use. Mineral aggregate operations have the potential to significantly and cumulatively impact on <i>Peel's</i> communities, natural environment, cultural heritage and other economic activities. Proper siting, design, management, operation and <i>rehabilitation</i> of mineral aggregate operations are essential to minimize these impacts. Consequently, a balance needs to be achieved among all of these considerations in this Plan and in the <i>area municipal official plans</i>.</p> <p>The planning responsibility for mineral aggregate resources is shared among the Province, the <i>Region</i> and the area municipalities. The provincial interest includes protecting the resource for long term use and ensuring as much of the resource as is realistically possible will be made available to supply resource needs, as close to markets as possible.</p> <p>The <i>Region's</i> responsibilities are to identify appropriate mineral aggregate resource areas for protection, consistent with other objectives and policies in the Regional Plan; to establish policies, at the Regional level, to protect these resource areas for possible use; to direct the area municipalities to develop comprehensive mineral aggregate policies in their official plans, including policies to allow the resource to be made available for use; and to ensure that Regional interests are incorporated in area municipal planning decisions.</p> <p>The role of the area municipalities is to establish comprehensive mineral aggregate resource policies in their official plans, having regard to provincial policies and local considerations, in conformity with this Plan and the Niagara Escarpment Plan, where applicable, to: refine the identification of resource areas for protection at the local level; establish policies that allow mineral aggregate resources to be made available for use, <i>as appropriate</i>; and guide the designation, use and <i>rehabilitation</i> of specific lands, either inside or outside of the areas identified for protection.</p> <p>The High Potential Mineral Aggregate Resource Areas (HPMARA) are generally identified on Schedule C. The HPMARA shown on Schedule C is not a land use designation. The HPMARA includes the primary and secondary sand and gravel resource areas and bedrock resources located in the <i>region</i> that are not constrained by: the Core Areas of the Greenlands System in <i>Peel</i> as identified in Section 2.3 and on Schedule A; the Escarpment Protection Areas as designated in the Niagara Escarpment Plan; registered plans of subdivision; and the approved settlement areas as designated in <i>area municipal official plans</i>. The HPMARA shall be reflected in <i>area municipal official plans</i>, subject to local refinements.</p> <p>Where lands have been licensed for mineral aggregate extraction, the resource has been depleted to the extent that there is no resource left on the property that can be feasibly recovered, the license has been either surrendered or cancelled and <i>rehabilitation</i> of the lands to another land use has been approved through an approved <i>area municipal official plan</i> amendment, the lands shall no longer be considered part of the HPMARA.</p> <p>It is recognized that there are lands within the HPMARA, as shown on Schedule C, which may not be appropriate for protection or extraction because of local environmental, cultural, social and other planning considerations. It is also recognized that there are lands outside the HPMARA that may be appropriate for protection or extraction, having regard for these same local considerations. In neither circumstance, will an amendment to this Plan be required to refine the areas to be protected or to permit</p>
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<p>extraction. In both cases, the <i>area municipal official plan</i> will be required to identify the local refinements to the areas to be protected. In both cases, a permissive designation and/or policy in the <i>area municipal official plan</i> will be necessary before extraction will be permitted. In all cases, local refinements to the areas to be protected shall respect the intent of this Plan.</p> <p><b>3.3.1 Objectives</b></p> <p><b>3.3.1.1</b> To identify high potential mineral aggregate resource areas, to protect them for possible use and to establish policies that allow as much of the resource as is realistically possible to be made available for use to supply resource needs, in a manner consistent with this Plan, the Niagara Escarpment Plan, where applicable, and the <i>area municipal official plans</i>.</p> <p><b>3.3.1.2</b> To recognize the <i>Region's</i> mineral aggregate resource industry as an important component of the <i>Region's</i> economic base.</p> <p><b>3.3.1.3</b> To achieve a balance between the demand for, and economic benefits of resource extraction activity and the protection of <i>Peel's</i> communities, natural environment, cultural heritage and other resources.</p> <p><b>3.3.1.4</b> To support initiatives for the <i>rehabilitation</i> of abandoned pits and quarries and to require the progressive <i>rehabilitation</i> of operating pits and quarries.</p> <p><b>3.3.2 Policies</b></p> <p>It is the policy of <i>Regional Council</i> to:</p> <p><b>3.3.2.1</b> Protect the High Potential Mineral Aggregate Resource Areas (HPMARA), as generally identified on Schedule C for possible use. These areas shall be reflected in <i>area municipal official plans</i>, and may be refined in those plans, having regard for local environmental, cultural, social and other planning considerations. An amendment to Schedule C to reflect local refinements shall not be required, as long as the local refinements respect the intent of this Plan.</p> <p><b>3.3.2.2</b> Permit mineral aggregate extraction sites, inside or outside of the area identified High Potential Mineral Aggregate Resource Areas (HPMARA), only where extraction is permitted in an <i>area municipal official plan</i> and only in conformity with this Plan, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Provincial Policy Statement where applicable. An amendment to Schedule C will not be required for the establishment or expansion of a mineral aggregate extraction site.</p> <p><b>3.3.2.3</b> Prohibit new or expanded mineral aggregate extraction sites and <i>wayside pits and quarries</i> or any ancillary or accessory uses thereto, in the following areas:</p> <ul style="list-style-type: none"> <li>a) the Core Areas of the Greenlands System;</li> <li>b) the Escarpment Protection Area of the Niagara Escarpment Plan;</li> <li>c) the Natural Core Areas as designated within the Oak Ridges Moraine Conservation Plan Area;</li> <li>d) Key natural heritage features and hydrologically sensitive features and the associated minimum vegetation protection zone, as defined by the Oak Ridges Moraine Conservation Plan, within the Oak Ridges Moraine Conservation Plan Area, except as permitted by the Oak Ridges Moraine Conservation Plan; and</li> </ul>	<p>Aggregate resources have been identified (including within the subject site) and are protected for potential use.</p> <p>The subject site is located within an identified HPMARA.</p> <p>The proposed extraction area is not located within any of the identified areas, except for endangered species habitat (part of Core Areas of the Greenlands System). As noted, applicable permission will be sought in accordance with the <i>Endangered Species Act</i> prior to the commencement of aggregate extraction.</p>
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<p>e) <i>Significant woodlands</i> within the Greenbelt Natural Heritage System unless the woodland is occupied by <i>early successional habitat</i> or <i>young plantation</i>. The prohibition within <i>significant woodlands</i> within the Greenbelt Natural Heritage System applies only to new mineral aggregate extraction sites and <i>wayside pits</i> and <i>quarries</i> and their ancillary or accessory uses.</p> <p>f) Approved settlement areas as designated in <i>area municipal official plans</i> in the Rural System, and registered plans of subdivision, unless permitted by the area municipality pursuant to Policy 3.3.2.2.</p> <p><b>3.3.2.4</b> Permit <i>development</i>, and direct the area municipalities to permit <i>development</i>, within their respective administrative and geographic jurisdictions, in or adjacent to the HPMARA as refined pursuant to Policy 3.3.2.1, that would preclude or hinder the potential establishment of new or expanded mineral aggregate extraction sites or access to the resource only if:</p> <ul style="list-style-type: none"> <li>a) resource use would not be feasible; or</li> <li>b) the proposed land uses or <i>development</i> serves a greater long term public interest; and</li> <li>c) issues of public health, public safety and environmental impact are addressed.</li> </ul> <p><b>3.3.2.5</b> Exempt from Policies 2.3.2.6, 2.3.2.7 and 3.3.2.3 any areas designated for mineral aggregate extraction in an <i>area municipal official plan</i> at the time of the approval of this Plan.</p> <p><b>3.3.2.6</b> Require that all extraction and processing and ancillary or accessory use thereto, be located, designed and operated so as to minimize environmental, <i>community</i> and social impacts.</p> <p><b>3.3.2.7</b> Conduct such studies and address, as it considers appropriate, <i>jointly</i> with the area municipalities, the cumulative effects of the establishment and expansion of mineral aggregate extraction sites on <i>Peel's</i> communities, natural environment and cultural features.</p> <p><b>3.3.2.8</b> Promote progressive <i>rehabilitation</i> of licensed mineral aggregate extraction sites in a manner that conforms with the applicable policies in this Plan, the <i>area municipal official plans</i>, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, Greenbelt Plan, Provincial Policy Statement, and the Aggregate Resources Act.</p> <p><b>3.3.2.9</b> Investigate and promote, <i>jointly</i> with the area municipalities, conservation authorities, Ministry of Natural Resources, Ministry of the Environment, the Niagara Escarpment Commission, the aggregate industry and others, opportunities for <i>rehabilitation</i> of abandoned extraction areas.</p> <p><b>3.3.2.10</b> Direct the area municipalities to include in their official plans comprehensive mineral aggregate resource policies, including:</p> <ul style="list-style-type: none"> <li>a) policies regarding the refinement of the areas identified for protection in this Plan and policies for the protection of the refined areas for possible use;</li> <li>b) policies regarding the establishment, prohibition, location, operation, expansion and <i>rehabilitation</i> of pits and quarries and associated activities;</li> <li>c) policies with criteria to establish a clear and reasonable mechanism to permit official plan amendments to designate new or expanded mineral resource extraction sites to make the resource available for use;</li> <li>d) policies requiring applicants for designations for the establishment or expansion of aggregate extraction sites to undertake appropriate studies, including where applicable, the studies</li> </ul>	<p>The proposed extraction operation has been located and designed to minimize impacts. All processing will occur within the adjacent established aggregate operation.</p> <p>The site will be progressively rehabilitated to include a lake feature, marsh areas, meadows and reforestation.</p> <p>The Town of Caledon has included detailed and comprehensive policies in their Official Plan to guide the management and extraction of mineral aggregate resources. These policies were reviewed in detail as part of this application (see <b>Appendix D</b>).</p>
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	<p>necessary to address the requirements contained in this Plan having regard to provincial standards and guidelines;</p> <ul style="list-style-type: none"> <li>e) policies for the purpose of applying Policy 3.3.2. 4 at the local level, in accordance with the policies of this Plan and</li> <li>f) the Niagara Escarpment Plan, the Greenbelt Plan and the Provincial Policy Statement, where applicable;</li> <li>g) policies to recognize existing licensed mineral aggregate extraction sites and existing extractive designations and protect them from new <i>development</i> that would require approval under the Planning Act, if that <i>development</i> would preclude or hinder their expansion or continued use or would be incompatible for reasons of public health, public safety or environmental impact;</li> <li>h) policies to address aggregate uses in the <i>Prime Agricultural Area</i> in accordance with provincial policy;</li> <li>i) policies to permit <i>wayside pits and quarries</i> portable asphalt plants and portable concrete plants used on public authority contracts, without the need for an official plan amendment, rezoning, or development permit under the Planning Act in all areas, except those areas identified in Policy 3.3.2.3; those areas of existing development or particular environmental sensitivity which have been determined in the <i>area municipal official plan</i> to be incompatible with extraction and associated activities or those areas within the Niagara Escarpment Plan the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Provincial Policy Statement unless permitted by these Plans;</li> <li>j) policies to prohibit the establishment or expansion of commercial peat or organic soil extraction operations.</li> </ul> <p><b>3.3.2.11</b> Encourage the area municipalities to develop by-laws under the Municipal Act to regulate the operation of existing peat extraction pits to ensure the adverse impacts on the natural environment are kept to a minimum.</p> <p><b>3.4 WATER RESOURCES</b></p> <p>Water resources in <i>Peel</i> are comprised of complex interrelated systems such as aquifers, <i>groundwater recharge and discharge areas</i>, rivers, streams, ponds, <i>wetlands</i> and lakes. These systems interact through the hydrological cycle which is a combination of precipitation, runoff, percolation, evaporation and discharge. Groundwater and surface water are important regional resources. Not only do these resources supply drinking water, they also play a vital role in maintaining <i>ecosystem integrity</i>.</p> <p>The sustained social, economic and environmental well-being of <i>the region</i> is dependent on the proper protection, management and conservation of <i>Peel's</i> water resources and related natural systems. Water resources are also important for <i>recreation</i>, agriculture and industrial purposes.</p> <p>In the Town of Caledon, groundwater aquifers are important as the primary source of private and municipal water supplies. The water supply requirements of the Cities of Brampton and Mississauga are almost entirely met by the South Peel Servicing Scheme with water from Lake Ontario.</p> <p>Due to the complex nature of water resources, several sections of the Plan address them, namely Chapters 2, 3 and 7. These chapters collectively achieve <i>the Region's</i> goals and objectives for water resources.</p>
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<p><b>3.4.1 Objectives</b></p> <p><b>3.4.1.1</b> To protect, maintain and enhance the quantity and quality of water resources for the supply of potable water and maintenance of <i>ecosystem integrity</i> in Peel.</p> <p><b>3.4.1.2</b> To eliminate or minimize negative potential land use impacts on <i>headwater</i> recharge and discharge areas, groundwater aquifers, producing wells, stream base flow, surface water, downstream aquatic systems and related natural systems.</p> <p><b>3.4.1.3</b> To increase the collective knowledge of water resources in and adjacent to Peel through the study, analysis and monitoring of these resources.</p> <p><b>3.4.1.4</b> To promote public awareness and education initiatives with respect to the protection and conservation of water resources.</p> <p><b>3.4.2 Policies</b></p> <p>It is the policy of <i>Regional Council</i> to:</p> <p><b>3.4.2.1</b> Protect, maintain and enhance the quality and quantity of water resources, including surface and groundwater systems, hydrologic functions, and related natural systems, features and areas, including their linkages and related functions, <i>jointly</i> with the area municipalities, conservation authorities and other related agencies.</p> <p><b>3.4.2.2</b> Initiate, promote and support efforts to further identify, study, analyze and monitor water resources, <i>jointly</i> with the area municipalities, conservation authorities and other related agencies to ensure water quantity and quality meet provincial and regional standards.</p> <p><b>3.4.2.3</b> Initiate, promote and support, <i>as appropriate</i>, coordinated inter-municipal and inter-agency water resources management efforts, particularly with respect to cross boundary resource issues.</p> <p><b>3.4.2.4</b> Direct the area municipalities to establish policies and programs to <i>protect</i>, maintain and enhance water resources.</p> <p><b>3.4.2.5</b> Direct the area municipalities in their official plans to identify and regulate land uses, <i>development</i> and <i>site alterations</i> within and near <i>sensitive groundwater recharge and discharge areas</i>, sensitive surface water features, <i>significant meltwater channels</i>, groundwater dependent areas and the Regional <i>Municipal Wellhead Protection Areas</i>, to <i>protect</i>, maintain and enhance water resources and their hydrologic functions. Wellhead protection areas in the Region of Peel are identified on Figure 13.</p> <p><b>3.4.2.6</b> Direct the area municipalities to require appropriate hydrological and hydrogeological studies be undertaken, to the satisfaction of <i>the Region</i>, the area municipalities and the conservation authorities, for all planning initiatives that may have an immediate or cumulative impact on water resources and related natural systems. When possible these studies should be integrated with <i>subwatershed plans</i>.</p> <p><b>3.4.2.7</b> Ensure appropriate separation distances from contaminating sources when siting Regional Municipal Wells.</p> <p><b>3.4.2.8</b> Support initiatives of the Ministry of Agriculture, Food and Rural Affairs, other Provincial ministries, farming organizations, area municipalities, conservation authorities and other agencies, which encourage sound agricultural land management and soil conservation practices, and other measures that minimize</p>	<p>Water resources have been studied as part of this proposal and will be protected during the following aggregate extraction (see hydrogeological assessment).</p> <p>The Town of Caledon has also established policies to protect water resources, as well as study requirements related to proposed aggregate operations. In addition, the Province has established study requirements to be adhered to. The proposed operation has been comprehensively studied and applicable mitigation measures incorporated in order to ensure that water resources are protected.</p>
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<p>or eliminate the amount of pesticides, nutrients, silt and other contaminants which have the potential to enter ground and surface water systems of <i>the region</i>.</p> <p><b>3.4.2.9</b> Work jointly with the Ministry of the Environment, area municipalities, conservation authorities and other relevant agencies to establish coordinated procedures with respect to water taking permits to ensure that water resources in <i>Peel</i> are <i>protected</i>, maintained and where possible enhanced, and that the concerns of <i>the Region</i> and area municipalities are addressed.</p>	<p><b>3.6 CULTURAL HERITAGE</b></p> <p>The <i>Region of Peel</i> owns and operates the Peel Heritage Complex, comprised of the Region of Peel Archives, Museum and Art Gallery. The purpose of the Heritage Complex is to collect, preserve, house, catalogue, research, display, interpret and promote objects of archaeological significance, cultural and artistic heritage, and encourage arts education.</p> <p>The <i>Region of Peel</i> encourages and <i>supports</i> heritage preservation, and recognizes the <i>significant</i> role of heritage in developing the overall quality of life for residents and visitors to <i>Peel</i>. <i>The Region supports</i> identification, preservation and interpretation of the cultural heritage features, structures, <i>archaeological resources</i>, and <i>cultural heritage landscapes</i> in <i>Peel</i> (including properties owned by <i>the Region</i>), according to the criteria and guidelines established by the Province. One of the main purposes of this section of the Plan is to implement provincial policies related to cultural heritage. <i>The Region</i> will encourage the development and operation of heritage facilities under area municipal jurisdiction and <i>support</i> cooperative programming, when appropriate.</p> <p>The natural heritage of <i>Peel</i> is maintained through the establishment, protection and <i>enhancement</i> of the Greenlands System in <i>Peel</i> where natural forms, functions and features predominate (Section 2.3, Chapter 2: The Natural Environment).</p> <p><b>3.6.1 Objectives</b></p> <p><b>3.6.1.1</b> To identify, preserve and promote <i>cultural heritage resources</i>, including the material, cultural, archaeological and <i>built heritage of the region</i>, for present and future generations.</p> <p><b>3.6.1.2</b> To promote awareness and appreciation, and encourage public and private stewardship of <i>Peel's</i> heritage.</p> <p><b>3.6.1.3</b> To encourage cooperation among the area municipalities, when a matter having inter-municipal cultural heritage significance is involved.</p> <p><b>3.6.1.4</b> To <i>support</i> the heritage policies and programs of the area municipalities.</p> <p>Implementation policies related to cultural heritage are contained in Section 7.6 of this Plan.</p> <p><b>3.6.2 Policies</b></p> <p>It is the policy of <i>Regional Council</i> to:</p> <p><b>3.6.2.1</b> Direct the area municipalities to include in their official plans policies for the definition, identification, conservation and protection of <i>cultural heritage resources</i> in <i>Peel</i>, in cooperation with <i>the Region</i>, the conservation authorities, other agencies and aboriginal groups, and to provide direction for</p> <p>The Town of Caledon has included policies in their Official Plan related to cultural heritage resources, including detailed study requirements for land use planning applications.</p>
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<p>their conservation and preservation, as required.</p> <p><b>3.6.2.2</b> Support the designation of Heritage Conservation Districts in <i>area municipal official plans</i>.</p> <p><b>3.6.2.3</b> Ensure that there is adequate assessment, preservation, interpretation and/or rescue excavation of <i>cultural heritage resources</i> in <i>Peel</i>, as prescribed by the Ministry of Citizenship, Culture and Recreation's archaeological assessment and mitigation guidelines, in cooperation with the area municipalities.</p> <p><b>3.6.2.4</b> Require and support cultural heritage resource impact assessments, where appropriate, for <i>infrastructure</i> projects, including <i>Region of Peel</i> projects.</p> <p><b>3.6.2.5</b> Direct the area municipalities to require, in their official plans, that the proponents of <i>development</i> proposals affecting heritage resources provide for sufficient documentation to meet Provincial requirements and address the <i>Region's</i> objectives with respect to <i>cultural heritage resources</i>.</p> <p><b>3.6.2.6</b> Encourage and support the area municipalities in preparing, as part of any <i>area municipal official plan</i>, an inventory of <i>cultural heritage resources</i> and provision of guidelines for identification, evaluation and impact mitigation activities.</p> <p><b>3.6.2.7</b> Direct the area municipalities to only permit <i>development</i> and <i>site alteration</i> on lands containing <i>archaeological resources</i> or areas of archaeological potential if the <i>significant archaeological resources</i> have been conserved by removal and documentation, or by preservation on site. Where <i>significant archaeological resources</i> must be preserved on site, only <i>development</i> and <i>site alteration</i> which maintain the heritage integrity of the site may be permitted.</p> <p><b>3.6.2.8</b> Direct the area municipalities to only permit <i>development</i> and <i>site alteration</i> on <i>adjacent lands</i> to protected heritage property where the proposed property has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.</p>	<p>The potential for the presence of cultural heritage resources onsite has been assessed in accordance with applicable policies and guidelines. Archaeological resources will be conserved through the incorporation of mitigation measures (i.e. avoidance) through the site design. There were no built heritage resources or cultural heritage landscapes identified. (see also Built and Cultural Heritage Landscape Assessment, and Archaeological Assessment).</p> <p>The archaeological resources onsite will be preserved in-situ through avoidance.</p> <p>There are no abutting protected heritage properties; therefore there is no potential for impacts.</p>
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# Appendix D

Town of Caledon Official Plan – Detailed policy review



<p><b>Town of Caledon</b> November 2017 / MHBC File 13124'A'</p>	
Policy Excerpts	Comments
<p><b><u>MINERAL RESOURCES</u></b></p> <p><b>5.11</b> The role of the Town of Caledon in the hierarchy of Provincial, Regional, and local aggregate resource planning, is to establish comprehensive mineral aggregate resource policies in its Official Plan. These policies must have regard to provincial policies and take into account local considerations. They must be in conformity with the Regional Official Plan and the Niagara Escarpment Plan where applicable. The Town of Caledon's aggregate resource policies refine the identified Regional HPMARA for protection at the local level and allow mineral aggregate resources to be made available for use, where this use can be balanced and integrated with the ecosystem, social and economic goals of the Town of Caledon.</p> <p>To the extent that any policies within Section 5.11 may conflict with the Niagara Escarpment Plan, the Niagara Escarpment Plan, where applicable, shall prevail.</p> <p>Within the ORMCPA, mineral aggregate operations are required to conform to the ORMCP. Therefore, within the ORMCPA, the provisions of Section 5.11 are to be read and interpreted in conjunction with the provisions of Section 7.10. In accordance with Section 33 of the ORMCP, this Plan and the Town's implementing Zoning By-law shall not contain OPA 186 provisions that are more restrictive than the provisions of the ORMCP with respect to mineral aggregate operations and wayside pits. Notwithstanding any other provision of this Plan, it is determined that the provisions of this Plan are more restrictive than the ORMCP with respect to mineral aggregate operations and wayside pits, the provisions of the ORMCP shall prevail to the extent that they are less restrictive.</p> <p>The High Potential Mineral Aggregate Resource Areas (HPMARA) are identified on Schedule C in the Regional Official Plan. The HPMARA is not a land use designation; it is a mechanism for identifying and protecting significant areas of mineral aggregate resources. The HPMARA includes those portions of the primary and secondary sand and gravel and bedrock resource areas located in the Region of Peel that are not constrained by: the Core Areas of the Greenlands System in Peel as identified in Section 2.3 and on Schedule A in the Regional Official Plan; the Escarpment Protection Areas as designated in the Niagara Escarpment Plan; registered plans of subdivision; and the approved settlement areas as designated in area municipal official plans.</p> <p>The Regional HPMARA has been further refined at the local level to reflect the Town of Caledon's local environmental, cultural, social, and other planning considerations to create the Caledon HPMARA (CHPMARA), as identified on Schedule L of this Plan. A policy framework has been established to deal with applications for extraction within the CHPMARA. Within the ORMCPA, CHPMARA was further refined by removing ORMCP Natural Core Areas.</p> <p>The process of refining HPMARA and creating CHPMARA included the elimination of portions of resource areas in order to be consistent with Caledon's environmental policies. Certain Environmental Policy Areas were excluded from HPMARA for this reason. In addition fragments of HPMARA which, because of their size, shape or other factors, were not considered to be feasible for extraction were similarly removed. Furthermore, residential clusters were identified and excluded from the HPMARA so as to produce</p>	<p>The subject site is not located within the ORMCP.</p> <p>The subject site is located within HPMARA, and accordingly are identified and protected for their primary sand and gravel deposits.</p> <p>The subject site is located within CHPMARA.</p>

<p><b>Town of Caledon</b> November 2017 / MHBC File 13124'A'</p>	
Policy Excerpts	Comments
<p>CHPMARA.</p> <p>The Town is characterized by its rolling hills and valleys, rivers and streams, natural landscapes, agricultural lands, rural residential areas, historic hamlets/villages, parks and conservation areas, hiking trails, the Niagara Escarpment, and the Bruce Trail. The Town's Mineral Aggregate policies are based on the need to balance the protection, use and enjoyment of these human and environmental features with the sometimes competing priorities for the protection of the mineral aggregate resources for future extraction. The wise management of the Town's aggregate resources is critical to preserving Caledon's unique identity and character.</p> <p><b>5.11.1 Town-Wide Aggregate Management Objectives</b></p> <p>The comprehensive analysis of aggregate resources in the Town of Caledon has resulted in the formulation of Town-wide objectives which will provide the framework for policies to guide the management and use of aggregate resources. The Town-wide objectives are as follows:</p> <p><b>5.11.1.1</b> To ensure that the extraction of aggregate resources is undertaken in a balanced manner which adheres to the Ecosystem Planning and Management Objectives contained in Section 3.2 of the Plan and which will recognize Caledon's community character and social values over the short and long-term.</p> <p><b>5.11.1.2</b> To provide a framework for orderly extraction of aggregate resources that provides for a greater degree of certainty to both the aggregate industry and the community, ensures the efficient use of infrastructure, minimizes impacts, and encourages timely rehabilitation.</p> <p><b>5.11.1.3</b> To provide a framework to allow as much of the aggregate resource as is realistically possible to be made available for use.</p> <p><b>5.11.1.4</b> To protect aggregate resources identified as Caledon High Potential Mineral Aggregate Resource Areas (CHPMARA) as identified on Schedule L for possible future extraction. Development within or adjacent to the protected areas that would preclude or hinder extraction or access to the aggregate resources will be restricted.</p> <p><b>5.11.1.5</b> To minimize the impact of aggregate related traffic on the community.</p> <p><b>5.11.1.6</b> To establish a set of clear, balanced, and standard criteria for evaluating applications for new or expanded aggregate operations that will contribute to achieving the goals and objectives of this Plan.</p> <p><b>5.11.1.7</b> To minimize the disturbed area and achieve beneficial end uses by encouraging and promoting the speedy, progressive and final rehabilitation of both new and older aggregate operations and the preparation of a Rehabilitation Master Plan for each of the ten aggregate resource areas.</p> <p><b>5.11.1.8</b> To improve aggregate resource management in the Town through cooperation with the aggregate industry and other stakeholders in joint sponsorship or ventures.</p>	<p>These objectives are satisfied by meeting the specific applicable policies.</p> <p>The proposed operation is designed to ensure that aggregate extraction is undertaken in a balanced manner, in conformity with applicable policies.</p> <p>The aggregate resources of the site are protected CHPMARA.</p> <p>The proposed operation will share a haul route with the abutting Caledon Sand and Gravel operation.</p> <p>The operation has been designed to ensure progressive and final rehabilitation occur in a timely manner.</p>

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<p><b>5.11.2 General Policies</b></p> <p><b>5.11.2.1 CHPMARA Mapping/Criteria</b></p> <p><b>5.11.2.1.1</b> The CHPMARA are shown on Schedule L for the purpose of identifying high potential mineral aggregate resource deposits for protection for possible future extraction. CHPMARA consist of areas of earth materials including sand, gravel, shale, dolostone, and sandstone as identified generally and categorized in the Aggregate Resources Inventory of the Region of Peel (1996), including:</p> <ul style="list-style-type: none"> <li>a) Selected sand and gravel resource areas of primary significance generally composed of more than 35% gravel;</li> <li>b) Selected sand and gravel resource areas of secondary significance generally composed of 35% or less gravel and generally sandy; and,</li> <li>c) Selected bedrock resources consisting of high quality deposits of shale, dolostone and sandstone which generally are overlain by less than 8 metres of unconsolidated materials.</li> </ul> <p>These areas were refined at the Regional level as shown in the Regional Official Plan Schedule C to produce HPMARA and were subsequently refined at the Town of Caledon level to produce CHPMARA. Refinements to produce CHPMARA reflect constraints to extraction such as environmental designations, settlement designations, existing development and fragmented areas.</p> <p><b>5.11.2.1.2</b> Those areas identified as CHPMARA have been prioritized as Aggregate Resource Lands and Aggregate Reserve Lands as shown on Schedule L. New pits and quarries are encouraged to locate in Aggregate Resource Lands as those lands have been determined to be suitable for aggregate extraction subject to Sections 5.11.2.4.1, 5.11.2.4.2 and 5.11.2.4.3 and shall be designated to Extractive Industrial A Area or Extractive Industrial B Area subject also to Sections 5.11.2.4.1, 5.11.2.4.2 and 5.11.2.4.3. New pits and quarries will be considered in Aggregate Reserve Lands. It is the intent of this Plan that Aggregate Reserve Lands will be considered for Extractive Industrial A Area or Extractive Industrial B Area subject to the Applicant providing a planning justification having regard to the potential impacts that affect the broader community, that the location is suitable for aggregate extraction and subject to meeting the requirements of Section 5.11.2.4.4.</p> <p><b>5.11.2.1.3</b> Both Aggregate Resource Lands and Aggregate Reserve Lands as shown on Schedule L may be designated to permit extraction during the life of this Plan subject to the goals, objectives and policies of this Plan. An Applicant shall not be required to prove need (including any type of supply/demand analysis) for the mineral aggregate resource.</p> <p><b>5.11.2.1.4</b> Minor adjustments to CHPMARA may be permitted without an amendment to this Plan. Major adjustments to CHPMARA will require a site-specific amendment to Schedule L or could be requested through the Five (5) Year Plan Review, subject to the justification requirements of 5.11.2.1.5. As more detailed information on the aggregate resources becomes available through approved studies or site investigations, amendments to the limits of the CHPMARA may be permitted in accordance with this Section. Where amendments to the EPA designation in accordance with Sections 5.7.3.1.4 and 5.7.3.1.5</p>	<p>The subject site is located within a CHPMARA.</p> <p>The subject site is located within Aggregate Resource Lands, where new pits are encouraged to locate. These lands have been determined to be suitable for aggregate extraction (subject to noted policies).</p> <p>The subject application does not require any adjustments to the CHPMARA.</p>



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<p>would alter the area where extraction is prohibited by Section 5.11.2.2.6, or where the expansion of a designated settlement is permitted under Section 5.11.2.6.8, corresponding refinements or amendments, as applicable, will be made to Schedule L.</p> <p><b>5.11.2.1.5</b> The studies or site investigations referred to in Section 5.11.2.1.4 must be prepared by a qualified professional(s) and may be scoped, based on site-specific conditions and shall include an evaluation of the quantity and quality of the resource on the subject lands, and a consideration of other relevant factors such as configuration of the resource, depth of overburden, land fragmentation, potential conflicting land uses, presence of EPA identified under 5.11.2.1.4 and commercial potential of the resource. Lot size shall generally not be sufficient rationale for deletion of lands from Schedule L.</p> <p><b>5.11.2.1.6</b> Residential clusters are excluded from the CHPMARA area. For the purpose of this Section, a residential cluster is defined as a grouping of five or more non-farm related lots existing as of May 1, 1998, and located along existing local or regional roadways on the same or both sides of the roadways.</p> <p><b>5.11.2.1.7</b> The CHPMARA identification does not restrict: existing uses; the expansion of existing uses; the expansion of existing buildings or structures; the construction of buildings or structures on existing lots; or the establishment of new uses; so long as the proposed buildings, structures and uses are in conformity with this Plan and Zoning By-law and so long as they do not constitute "development" as defined in section 5.11.2.6.5.</p> <p><b>5.11.2.1.8</b> Lands which have been previously licenced, which have been substantially mined out, which have been rehabilitated, and for which the license has been surrendered shall be excluded from the CHPMARA through an Amendment to Schedule L.</p> <p><b>5.11.2.2 Extractive Industrial Designations</b></p> <p><b>5.11.2.2.1</b> Existing extractive operations are designated Extractive Industrial Area on Schedule A to this Plan. The Extractive Industrial Area designation does not distinguish between above and below water table extraction. New operations or expansions to existing operations will be designated either Extractive Industrial A Area for above water table extraction or Extractive Industrial B Area for above and below water table extraction. An amendment to this Plan will be required to change an extractive operation from Extractive Industrial A Area to Extractive Industrial B Area with the exception of the proposed expansion of the licence on the lands located on the South 1/2, Lot 12, Concession 1 WHS and on the Northwest 1/4 of Lot 12, Concession II WHS (Caledon). An amendment to the Niagara Escarpment Plan is required for any future extraction below the water table for these lands. The Town will consider the appropriateness of any proposed extraction below the water table through the Niagara Escarpment Plan Amendment and Development Permit process and in accordance with the applicable provisions of this Plan. Should an amendment to the Niagara Escarpment Plan to permit extraction below the water table be approved on these lands designated Extractive Industrial A, this Plan would be deemed to permit below water table extraction without an amendment to this Plan.</p>	<p>The new operation would be designated as Extractive Industrial B, which permits both above- and below-water table extraction.</p>

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<p>Notwithstanding the above Section, any property designated Extractive Industrial Area at the time of the adoption of these policies will retain that designation despite there not being an existing extractive operation on those properties. The Extractive Industrial Area designation does not distinguish between above and below water table extraction. In addition, notwithstanding Section 5.11.2.2.5, these properties may be developed for aggregate extraction purposes in accordance with Section 5.7.3.6 and Section 5.11.2.4.7 of this Plan.</p> <p><b>5.11.2.2.2</b> The establishment of new licenced extractive industrial operations or extensions to existing licenced areas will require an amendment to this Plan and an amendment to the Zoning By-law (outside of the Niagara Escarpment Development Control Area) unless the property is designated for extractive purposes in which case only an amendment to the Zoning By-law will be required.</p> <p><b>5.11.2.2.3</b> The Town of Caledon will not support any application for a new licence until an Official Plan Amendment designating the land Extractive Industrial A Area or B Area on Schedule A has been adopted and a rezoning permitting extractive industrial uses (or a resolution supporting the Niagara Escarpment Commission Development Permit) has been passed by Council.</p> <p><b>5.11.2.2.4</b> The permitted uses for lands designated Extractive Industrial Area, Extractive Industrial A Area or Extractive Industrial B Area on Schedule A are:</p> <p>a) The extraction of mineral aggregate resources from licenced sand and gravel pits and quarries and the rehabilitation of extracted areas. The extraction must be above water table only for Extractive Industrial A Area, and may be for either above water table and/or below water table extraction for Extractive Industrial B Area. Subject to any applicable requirements of the <i>Niagara Escarpment Planning and Development Act</i> and Niagara Escarpment Plan, for lands designated Extractive Industrial Area, either above or above/below water table extraction is permitted in accordance with the <i>Aggregates Resources Act</i> site plan, as may be approved or amended, that applies to these lands;</p> <p>b) Accessory uses essential to the extractive operation, such as crushing, screening, washing, stockpiling, blending with recycled asphalt or concrete materials, storage, weigh scales, maintenance, repair and fuel storage for vehicles related to the extraction operation, parking and office facilities, and clay products manufacturing, subject to licencing;</p> <p>c) Asphalt plants, ready-mix concrete plants, aggregate transfer stations and similar uses may also be permitted subject to a site-specific Zoning By-law;</p> <p>d) The following uses:</p> <ul style="list-style-type: none"> <li>i. agriculture;</li> <li>ii. forestry;</li> <li>iii. non-intensive recreational uses; and</li> <li>iv. non-residential uses accessory to d)i) – d)iii); and</li> </ul>		<p>The proposal is accompanied with a request for an amendment to the Official Plan. A Zoning By-law amendment is not required because the site is located within the NEP area.</p> <p>The proposal would conform to the permitted uses within the Extractive Industrial designation.</p> <p>Accessory uses are limited, as most processing will occur on the adjacent pit licence.</p> <p>These uses are not proposed.</p>

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e) Notwithstanding the above provisions, within the area of the Niagara Escarpment Plan the following uses are not permitted within the Extractive Industrial designation:

- i. clay products manufacturing;
- ii. asphalt plants;
- iii. ready mix concrete plants;
- iv. recycling uses; and
- v. major regrading toward a planned after use with the deposition of off-site material. However, progressive rehabilitation may include the use of minimal amounts of off-site materials required to stabilize and revegetate disturbed areas.

**5.11.2.2.5** New or expanded mineral aggregate extraction is prohibited in the following areas:

- a) Designated Settlement Areas;
- b) Registered and Draft Approved Plans of Subdivision, located outside designated Settlement Areas;
- c) The Escarpment Natural and Protection Area designations in the Niagara Escarpment Plan;
- d) The Core Areas of the Greenland System in Peel designations in the Region of Peel Official Plan;
- e) The Environmental Policy Area designations in the Town of Caledon Official Plan except for those Environmental Policy Areas set out in OPA 226 Sections 3.2.5.9.1, 5.11.2.2.6 and as may be considered in accordance with section 5.11.2.2.8;
- f) For quarries, within 200 metres measured horizontally from the brow of the Niagara Escarpment or any greater setback required by the Niagara Escarpment Commission in accordance with the Niagara Escarpment Plan;
- g) Cemeteries and other human burial sites;
- h) 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;
- i) Natural lakes and their shorelines; and,
- j) Within the ORMCPA, areas designated Natural Core Area and areas that meet the criteria for Oak Ridges Moraine Key Natural Heritage Features and Hydrologically Sensitive Features, and their associated Minimum Vegetation Protection Zones, except as may be considered in accordance with section 7.10.6.2.4.
- k) Within the Natural Heritage System of the Greenbelt Plan, new mineral aggregate operations and new wayside pits and quarries, or any ancillary or accessory use thereto, area not permitted within significant woodlands unless the woodland is occupied by young plantation or early successional habitat, as defined by the Ministry of Natural Resources and Forestry in accordance with the Greenbelt Plan.

The subject site is not affected by these prohibitions. The proposed operation is located within threatened and endangered species habitat (part of Core Areas of the Greenlands System), but extraction is permitted where applicable permits have been obtained from the Province. Authorization under the *Endangered Species Act* will be sought.

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<p><b>5.11.2.2.6</b> Mineral aggregate operations may be permitted within and adjacent to:</p> <p>a) Notwithstanding Sections 3.2.4, 3.2.5.12.1, 3.2.5.12.3, 5.7.3.1.1, 5.7.3.1.2 and 5.7.3.1.6, Environmental Policy Areas that are solely Valley and Stream Corridors draining less than 125 hectares, providing it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>i. the Valley and Stream Corridor has been assessed and does not satisfy any of the criteria for designation as Core Area of the Greenlands System in Peel;</li> <li>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 part of the feature and/or replacement through progressive rehabilitation in a manner that minimizes any interruptions to the significant attributes, functions or linkages;</li> <li>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 Core Areas of the Greenlands System in Peel, or Environmental Policy Areas;</li> <li>iv. the quality, quantity and location of the aggregate resource warrant alteration or elimination of the Valley and Stream Corridor; and,</li> <li>v. subsection i) does not apply to lands that were designated Extractive Industrial in this Plan on or before October 31, 1994.</li> </ul> <p>b) Notwithstanding Sections 3.2.4, 3.2.5.4.1, 5.7.3.1.1, 5.7.3.1.2 and 5.7.3.1.6, Environmental Policy Areas that are solely locally significant wetlands, subject to 5.11.2.2.6 d).</p> <p>c) Notwithstanding Sections 3.2.5.3.1 and 3.2.5.3.2, Woodland Core Areas and Other Woodlands, providing it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>i. The Woodland has been assessed and does not satisfy the applicable criteria for designation as Core Area of the Greenland System in Peel, as it relates to mineral aggregate resources, in accordance with the Region of Peel Official Plan;</li> <li>ii. the ecological attributes, functions and linkages of the Woodland 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;</li> <li>iii. progressive rehabilitation of the site will result in the establishment of an equal amount or a 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 shall 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;</li> <li>iv. alteration or elimination of the Woodland will not result in any immediate or longer term negative impacts or cumulative negative impacts on adjacent Core Areas of the Greenlands System in Peel, or Environmental Policy Areas except as otherwise permitted</li> </ul>	<p>There are no valley and stream corridors.</p> <p>There are no locally significant wetlands.</p> <p>The onsite woodlands have been assessed, and do not meet the criteria to be considered to be Core, as the size is less than 30 ha. The subject site does include 'other woodlands'.</p> <p>Significant functions and linkages will be retained and enhanced through rehabilitation of the site.</p> <p>Extraction below water limits the woodland reforestation areas. Compensation alternatives includes rehabilitation focused on a range of habitat types that enhance ecological values including increased bat maternity habitat, contributions to diversity, connectivity and local linkages and habitats for species of special concern.</p> <p>As demonstrated in the Savanta report, removal of the onsite woodland will not result in impacts to the adjacent significant</p>

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<p>by this plan;</p> <ul style="list-style-type: none"> <li>v. the quality, quantity and location of the aggregate resource warrant alteration or elimination of the Woodland; and</li> <li>vi. subsection i) does not apply to lands that were designated Extractive Industrial in this Plan on or before October 31, 1994.</li> </ul> <p>d) Notwithstanding Sections 3.2.4, 3.2.5.4.2 and 3.2.5.4.4, Other Wetlands, providing it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>i. the Other Wetland has been assessed and does not satisfy any of the criteria for designation as Core Area of the Greenlands System in Peel;</li> <li>ii. the ecological attributes, functions and linkages of the Other 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;</li> <li>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 shall 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;</li> <li>iv. alteration or elimination of the Other Wetland will not result in any immediate or longer term negative impacts or cumulative negative impacts on adjacent Core Areas of the Greenlands System in Peel, or Environmental Policy Areas except as otherwise permitted by this Plan;</li> <li>v. the quality, quantity and location of the aggregate resource warrant alteration or elimination of the Other Wetland; and,</li> <li>vi. subsection i) does not apply to lands that were designated Extractive Industrial in this Plan on or before October 31, 1994.</li> </ul> <p>e) Notwithstanding Sections 3.2.5.10.1, 3.2.5.10.2, 3.2.5.10.3, 5.7.3.1.1, 5.7.3.1.2 and 5.7.3.1.6 Core Fishery Resource Areas and Other Fishery Resource Areas within Valley and Stream Corridors draining less than 125 hectares, subject to Section 5.11.2.2.6 a) and provided 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.</p> <p>f) Notwithstanding Section 3.2.5.13.2 groundwater recharge and discharge areas, provided those areas identified through studies as being functionally connected to Core Areas of the Greenlands System in Peel or Environmental Policy Area are protected and/or managed to ensure no negative</p>		<p>environmental features.</p> <p>As noted, the site contains a significant quantity of aggregate resources warranting extraction.</p> <p>There are no 'other wetlands' to be considered.</p> <p>No extraction is proposed within Fishery Resource Areas.</p> <p>The completed hydrogeological study did not identify any critical areas on the subject site that should be excluded from development.</p>



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<p>impacts on the functionally-related feature(s).</p> <p>g) Notwithstanding Sections 3.2.4 and 3.2.5.11.1, Environmental Policy Areas that are solely Significant Wildlife Habitat, providing it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>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;</li> <li>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 shall 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;</li> <li>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 Core Areas of the Greenlands System in Peel, or Environmental Policy Areas except as otherwise permitted by this Plan; and,</li> <li>iv. the quality, quantity and location of the aggregate resource warrant alteration or elimination of the Significant Wildlife Habitat.</li> </ul> <p>h) Notwithstanding Section 3.2.5.6.2, Potential ESAs subject to subsections 5.11.2.2.6 a) to g).</p> <p>Sections 5.11.2.2.6 a) to h) are performance measures within the meaning of Sections 3.2 and 5.7 and are to be interpreted and applied accordingly. By satisfying the performance measures set out in Sections 5.11.2.2.6 a) to h), the Ecosystem Objectives of Section 3.2.2 and the policy relating to additional lands as set out in Section 5.7.3.7.3 are likewise satisfied insofar as they relate to those specific features.</p> <p>Mineral aggregate operations within the Niagara Escarpment Plan Area shall also conform to the policies and development criteria contained in the Niagara Escarpment Plan. In the case of conflict between Section 5.11.2.2.6 and the Niagara Escarpment Plan, the more restrictive policies shall apply.</p> <p>Notwithstanding the provisions of Sections 5.11.2.2.6, mineral aggregate operations shall not be permitted in any of the features addressed in subsections 5.11.2.2.6 a) to 5.11.2.2.6 h) where such features meet the criteria for Oak Ridges Moraine Key Natural Heritage Features and Hydrologically Sensitive Features, and their associated Minimum Vegetation Protection Zones, except as may be considered in accordance with Section 7.10.6.2.4.</p> <p>Notwithstanding Section 5.11.2.2.5, new or expanding mineral aggregate operations may be permitted within Greenbelt Key Natural Heritage Features and Key Hydrologic Features, and their associated</p>	<p>Significant Wildlife Habitat has been identified on the subject site in the form of bat maternity colonies and monarch butterfly observations. Extraction may be considered because it has been demonstrated that:</p> <ul style="list-style-type: none"> <li>i) The woodlot removal will be phased, proceeded by enhancements in the retained woodlots, and followed by reforestation in order to minimize interruptions to bat habitat. Monarch habitat will be addressed through restoration seed mixes, and no negative impact is expected.</li> <li>ii) The onsite habitat for bats occurs within the wooded areas, and monarch habitat is found at the edges of agricultural land. Replacement habitat will be created through mitigation in the form of bat boxes, and suitable monarch habitat through the restoration of meadow areas. Phased removal of features will provided maximum length of habitat retention.</li> <li>iii) Adjacent Core Areas of the Greenlands System and Environmental Policy Area values are protected from long-term or negative impacts given the mitigation and restoration that is proposed.</li> <li>iv) The quantity and quality of aggregate resources is significant and warrants alteration of significant wildlife habitat.</li> </ul> <p>Accordingly, the performance measures have been satisfied.</p> <p>The proposal conforms to the development criteria within the Niagara Escarpment Plan, as outlined in <b>Appendix B</b>.</p> <p>The subject site is not located within the Oak Ridges Moraine.</p> <p>The Niagara Escarpment is part of the Greenbelt and the policies of the Niagara Escarpment Plan prevail.</p>



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<p>Vegetation Protection Zones, subject to the following:</p> <ul style="list-style-type: none"> <li>a) the Greenbelt KNHF or KHF does not satisfy the criteria for any other area or feature listed in Section 5.11.2.2.5 a) to d), f) to i) and k); and</li> <li>b) the mineral aggregate operation meets all of the applicable provisions contained in Section 5.11.2.2.6.</li> </ul> <p>Mineral aggregate extraction may be permitted as an interim use in prime agricultural areas on prime agricultural land as defined in the Region of Peel Official Plan and/or the Town of Caledon Official 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:</p> <ul style="list-style-type: none"> <li>a) There is a substantial quantity of mineral aggregates below the water table warranting extraction; or</li> <li>b) The depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;</li> <li>c) Other alternatives have been considered by the Applicant and found unsuitable; and,</li> <li>d) Agricultural rehabilitation in remaining areas will be maximized</li> </ul> <p>...</p> <p><b>5.11.2.4 Applications for <i>Planning Act</i> Approvals to Permit New or Expanded Aggregate Operations</b></p> <p><b>5.11.2.4.1</b> The Town of Caledon will process an application for an Official Plan Amendment to designate lands identified as CHPMARA Aggregate Resource Lands on Schedule L for a new extraction operation or an expansion to an existing extraction operation and will require:</p> <ul style="list-style-type: none"> <li>a) A completed application for an Official Plan Amendment and all the necessary supporting documents and reports;</li> <li>b) An application for an amendment to the Town of Caledon's Zoning By-law and all the necessary supporting documentation and reports, or if the subject property is within the Niagara Escarpment Development Control Area and therefore does not require a rezoning, after the Applicant has submitted all required applications to the Niagara Escarpment Commission under the <i>Niagara Escarpment Planning and Development Act</i> together with all the necessary supporting documentation and reports;</li> <li>c) The Applicant has delivered to the Clerk of the Town of Caledon, in order that they be made available to the public, the detailed site plans required for submission to the Ministry of Natural Resources under the <i>Aggregate Resources Act</i>;</li> <li>d) The Applicant has delivered to the Clerk of the Town of Caledon, in order that they may be made public, any related reports prepared by the Applicant;</li> </ul>	<p>The proposed operation is not located within a prime agricultural area.</p> <p>The OPA application has been provided and deemed complete.</p> <p>Not applicable to the proposal since the site is located within the NEP.</p> <p>Detailed ARA Site Plans are being submitted to the Town.</p> <p>Supporting reports have been submitted.</p>

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<p>e) The Applicant has delivered to the Clerk of the Town of Caledon, in order that it may be made public, any other reasonable information as determined by the pre-consultation process described by Section 5.11.2.4.8;</p> <p>f) Confirmation that the Applicant is prepared to enter into agreements with the appropriate public bodies providing that any off-site works, other than road improvements, identified as necessary for the acceptable operation of the pit or quarry by a report prepared pursuant to Section 5.11.2.4.2, will be completed in a timely fashion and that the appropriate share of the cost of such works is to be paid by the Applicant; and,</p> <p>g) Confirmation that the Applicant is prepared to enter into agreements with the appropriate public bodies to ensure the timely completion of any necessary road improvements in accordance with Section 5.11.2.5.</p> <p><b>5.11.2.4.2</b> The Town of Caledon will approve an application for an Official Plan Amendment to designate lands identified as Aggregate Resource Lands on Schedule L for a new extraction operation or expansion to an existing extraction operation when the following criteria have been met:</p> <p>a) The Applicant has submitted reports by qualified professionals detailing the manner in which:</p> <ol style="list-style-type: none"> <li>i) the application conforms to the intent of the Town-wide aggregate management objectives found within this Plan (Section 5.11.1) ;</li> <li>ii) the application conforms to the applicable land use and resource management policies for the specific resource area within which the lands that are the subject of the application are located (Section 5.11.2.10);</li> <li>iii) the application meets the intent of the Rehabilitation Master Plan, where one has been prepared for the resource area within which the lands that are the subject matter of the application are located unless, in the circumstances, it is demonstrated to be inappropriate;</li> <li>iv) the application implements the applicable recommendations of a Sub-watershed Study(ies) where these recommendations have been incorporated into this Official Plan;</li> <li>v) the application conforms to the Ecosystem Planning and Management Policies (Section 3.2), and the Environmental Policy Area Policies (Section 5.7), and Section 5.11.2.2.6 of this Plan;</li> <li>vi) access to the site will conform to Section 5.11.2.5.2;</li> <li>vii) the application conforms to Section 6.2.3.3;</li> <li>viii) the application conforms to the Niagara Escarpment Plan where applicable; and,</li> <li>ix) the application conforms to the Oak Ridges Moraine Conservation Plan where applicable.</li> </ol> <p>b) The Applicant has completed a Traffic Impact Study as described by Section 5.11.2.4.14 which satisfactorily demonstrates that any additional traffic and road improvements will not have unacceptable impacts on the safe and efficient use of the road network and that impacts on adjacent land uses, on those landscape elements referred to in Section 5.11.2.5.2 (b) – (e) or on any environmentally sensitive features identified by the Traffic Impact Study will be satisfactorily</p>	<p>Applicable information has been included.</p> <p>There are no offsite works anticipated. Should agreements be required, these can be discussed with Town staff and review agencies as applicable.</p> <p>No road improvements are anticipated. Should agreements be required, these can be discussed with Town staff and review agencies as applicable.</p> <p>As demonstrated, the application conforms with the applicable objectives (see above).</p> <p>The application conforms to the resource area-specific policies (see below).</p> <p>A Rehabilitation Master Plan has not been prepared for this area of the Town of Caledon.</p> <p>The Subwatershed Study has been considered by the team (to the extent that recommendations are included in the OP). As demonstrated through the application materials, the application conforms to the applicable policies.</p> <p>Access conforms with the applicable policy.</p> <p>The application conforms to the applicable section.</p> <p>The application conforms to the NEP.</p> <p>The ORMCP is not applicable to the Blueland Farms property.</p> <p>A Traffic Impact Study has been completed as described, and demonstrates that there will be no unacceptable impacts on the road system as a result of this application. No new entrances are required and truck traffic is not increasing.</p>

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<p>mitigated;</p> <p>c) The Applicant has assessed the social impacts as described in Section 5.11.2.4.13 and demonstrated that the proposal will not have any unacceptable impacts;</p> <p>d) The Applicant has completed all environmental investigations and studies as required by this Plan and by all relevant approval agencies and demonstrated that the proposal will not have any unacceptable impacts;</p> <p>e) The Applicant has completed a Visual Impact Report as described by Section 5.11.2.4.11 and demonstrated that the proposal will not have any unacceptable impacts;</p> <p>f) The applicant has completed a Cultural Heritage Survey as described by Section 5.11.2.4.12 and, where required, additional cultural heritage studies, such as a Cultural Heritage Impact Statement, or an archaeological assessment and has demonstrated that there will not be any unacceptable impacts;</p> <p>g) The Applicant, for operations which propose below water table extraction, has completed a Water Resources Study as described in Section 5.11.2.4.15 and has demonstrated water resources will be protected, maintained and, where applicable, enhanced and that there will be no unacceptable impacts;</p> <p>h) The Applicant, for operations which propose above water table extraction, has completed a Water Resources Study as described in Section 5.11.2.4.16 and has demonstrated water resources will be protected, maintained and, where applicable, enhanced and that there will be no unacceptable impacts;</p> <p>i) The Applicant has demonstrated that noise and vibration impacts will be mitigated to acceptable levels;</p> <p>j) The Applicant has demonstrated that the impacts from dust and other air pollutants will be mitigated to acceptable levels; and,</p> <p>k) The Applicant has prepared a land use planning analysis and has demonstrated that the proposal will not result in any unacceptable land use conflicts.</p> <p><b>5.11.2.4.3</b> In considering whether to approve an application for an Official Plan Amendment to designate land in Aggregate Resource Lands for a new extraction operation or an expansion to existing extraction operation, the Town of Caledon will take into account whether the Applicant has demonstrated that:</p> <p>a) The monitoring program proposed by the Applicant will be adequate. In considering this issue, the Town of Caledon will take into account whether the proposed program is acceptable to the Region of Peel, the Ministry of Natural Resources and Forestry, the Conservation Authorities and the Niagara Escarpment Commission. The Town of Caledon expects that the proposed monitoring program will include the requirement that the results of such a program will be delivered to the Town of Caledon, the Region of Peel, the Ministry of Natural Resources and Forestry, the Conservation Authorities and the Niagara Escarpment Commission where applicable, for the purpose of compiling a database in conformity with Section 5.11.2.9.2;</p>		<p>Social impacts have been assessed through the reports prepared in support of this application, and no unacceptable impacts are anticipated.</p> <p>The required environmental work has been completed.</p> <p>A Visual Impact Report has been completed as required.</p> <p>Cultural heritage and archaeological investigations have been completed as required.</p> <p>Water resource investigations have been completed as required.</p> <p>Not applicable.</p> <p>The noise report demonstrates that impacts will be mitigated to acceptable levels.</p> <p>The air quality assessment demonstrates that impacts from dust will be mitigated to acceptable levels.</p> <p>A land use planning analysis has been completed (i.e. this report) and found that no unacceptable land use conflicts will be created.</p> <p>Monitoring at the subject site will include water quality and quantity monitoring, as well as environmental monitoring in order to understand the potential for impacts to onsite and adjacent features. Acceptability of the proposed monitoring to review agencies is to be determined.</p>

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<p>b) The proposed operational plan minimizes impacts on surrounding land uses and visual resources through, among other things, strategic phasing, direction of extraction, timing of phasing and location of permanent and temporary processing plants; and,</p> <p>c) The rehabilitation proposed will be progressive and timely, will minimize the extent of the disturbed area and will conform to Section 5.11.2.8 of this Official Plan.</p> <p><b>5.11.2.4.4</b> The Town of Caledon will consider an amendment to this Plan to redesignate lands for a new extraction operation or an expansion to an existing operation as extractive industrial purposes on lands identified as CHPMARA Aggregate Reserve Lands on Schedule L subject to Section 5.11.2.1.2 and subject to the following additional requirements:</p> <p>a) The Applicant provide a statement describing its public consultation process used to introduce the proposal to the immediately surrounding community and to describe to the community the nature of impacts to be expected and the means proposed to mitigate those impacts to acceptable limits;</p> <p>b) A Sub-watershed Study has been completed and appropriate policies are incorporated into this Plan and the application conforms thereto. Alternatively, the Applicant may undertake a comprehensive broader scale environmental study as described in Section 5.11.2.4.17 which is to be considered in conjunction with the EIS required in support of the pit or quarry;</p> <p>c) That a traffic and haul route evaluation has been completed that identifies and assesses the economic, social and physical impacts associated with future aggregate traffic to or from aggregate operations within the resource area, identifies the proposed haul route of least impact and assesses the acceptability of the impacts along the proposed haul route.</p> <p>Provided the impacts are acceptable and taking into account the significance of the aggregate resource, the Town acknowledges that, in principle, there should be a haul route to each resource area.</p> <p>In determining the acceptability of impact pursuant to this subsection, the Town will take into account the category of the road as identified on Schedule J and associated transportation policies; and,</p> <p>d) That the application satisfies all other requirements of Sections 5.11.2.4.1, 5.11.2.4.2 and 5.11.2.4.3.</p> <p><b>5.11.2.4.5</b> The Town of Caledon will discourage extractive industrial designations outside the CHPMARA. An application for an extractive industrial designation outside of CHPMARA will be considered subject to the foregoing and the requirements of Section 5.11.2.4.4, in light of the goals and objectives of this Plan.</p> <p><b>5.11.2.4.6</b> The Town may, in the appropriate circumstances, and to the extent appropriate, require an Applicant for a re-designation to permit a new or expanded aggregate extraction operation, to pay reasonable costs of external peer review which shall not include original data collection or original research of any studies required by this Plan. In such case, the Town shall enter into an agreement with the</p>		<p>Phasing of extraction from west to east provides the opportunity to make adjustments based on operating experience before worst case impacts on residences to the east may be realized.</p> <p>Rehabilitation will be progressive and timely as proposed on the ARA Site Plans.</p> <p>Not applicable to the proposed application.</p> <p>Not applicable, since the proposed operation is located within CHPMARA.</p> <p>A peer review agreement will be developed with Town staff.</p>



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<p>Applicant to administer and scope the peer review and to set reasonable controls on peer review costs.</p> <p><b>5.11.2.4.7</b> When approvals are being considered for new or expanded mineral aggregate operations, the following information shall be made available to the public at the Municipal Office:</p> <ul style="list-style-type: none"> <li>a) Detailed site plans as required for submission under the Aggregate Resources Act;</li> <li>b) Any related reports prepared by the Applicants; and,</li> <li>c) Any other reasonable information as determined through the pre- consultation process described by Section 5.11.2.4.8.</li> </ul> <p><b>5.11.2.4.8</b> Prior to the submission of an application for a new aggregate extraction operation or expansion to an existing operation, the Town of Caledon will require a pre-submission consultation meeting with the Region of Peel, Ministry of Natural Resources and Forestry, Conservation Authorities, other relevant agencies and the Applicant to identify the detailed information to be provided in the reports required to support the application, to scope study requirements where appropriate, and to outline the process of evaluation and peer review.</p> <p><b>5.11.2.4.9</b> The Town of Caledon will co-ordinate with the Ministry of Natural Resources and Forestry, the Region of Peel, the Niagara Escarpment Commission and the Conservation Authorities to ensure that all appropriate conditions resulting from the review of the studies required in accordance with Sections 5.11.2.4.1, 5.11.2.4.2 and 5.11.2.4.3 are imposed and enforced as:</p> <ul style="list-style-type: none"> <li>a) Conditions of the licence or notes on the site plans required under the <i>Aggregate Resources Act</i>; and/or,</li> <li>b) Conditions of development approval under the <i>Niagara Escarpment Planning and Development Act</i> and/or any other applicable legislation.</li> </ul> <p><b>5.11.2.4.10</b> 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 <i>Aggregate Resources Act</i>:</p> <ul style="list-style-type: none"> <li>a) The Applicant is encouraged to provide to the Town of Caledon a copy of all of the documentation provided to the Minister in support of the application in order to assist the Town of Caledon in preparing any comments it may wish to make to the Minister with respect to the application;</li> <li>b) In preparing its comments, the Town of Caledon may request the Minister to require the Applicant to provide additional information with respect to the application; and</li> <li>c) The Town of Caledon may hold a community meeting before providing comments to the Ministry of Natural Resources and Forestry.</li> </ul> <p><b>5.11.2.4.11</b> The Visual Impact Report required by Section 5.11.2.4.2(e) shall address the following:</p> <ul style="list-style-type: none"> <li>a) Assess the significant views and how they might be affected by the proposed extractive operation;</li> </ul>	<p>Applicable information will be made available to the public at the Town of Caledon offices and online.</p> <p>Pre-submission consultation has occurred with Town and applicable agency staff.</p> <p>The recommendations from the Technical Reports have been incorporated on the ARA Site Plans.</p> <p>The Town has been provided with all of the documentation that was provided to the Ministry of Natural Resources and Forestry.</p> <p>A Visual Impact Report has been prepared by Harrington McAvan to address the requirements of the Official Plan and</p>	

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<p>b) Assess the changes to the natural landscape and the cultural landscape that would result from the operation; and</p> <p>c) Identification of any required mitigation measures, and the visual character of such measures. This may include berms, entrance designs, vegetation, landscaping, and operational matters such as small phases, screening of equipment, direction of extraction which would seek to minimize visual impacts.</p>		<p>Niagara Escarpment Plan. The Report concludes that visual impacts are appropriately addressed through the site design and incorporation of mitigation measures.</p>
<p><b>5.11.2.4.12</b></p> <p>a) The Cultural Heritage Survey as described by Section 5.11.2.4.2 (f) will be carried out in accordance with Section 3.3.3.1.4 of this Plan and, in the case of the traffic studies required by Sections 5.11.2.4.2 (b) and/or 5.11.2.4.4(c), shall include an evaluation of cultural heritage resources in so far as they relate to roads not identified pursuant to section 5.11.2.5.1. The level of cultural heritage resource investigation associated with these traffic studies will be survey level appropriate to the nature of the cultural heritage resources encountered and the nature of the anticipated impacts on these resources associated with the proposed haul route.</p> <p>b) Cultural heritage resource conservation measures may include, as appropriate, retention and use or adaptive re-use of heritage buildings and structures, incorporation of cultural heritage elements such as fence lines and tree lines where possible, and carrying out appropriate salvage and recording of cultural heritage resources that may be removed as a result of aggregate extraction operations.</p>		<p>Cultural heritage investigations have been completed for the subject site in order to determine the presence of significant built heritage resources and cultural heritage landscapes. No significant resources were identified.</p> <p>There are no proposed road upgrades required, so potential resources along roads were not investigated.</p>
<p><b>5.11.2.4.13</b> Any impact studies required by this Plan, 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. Such studies will be based on Provincial standards, regulations and guidelines and will consider and identify methods of addressing the anticipated impacts in the area affected by the extractive operation.</p>		<p>The various studies prepared for this application have assessed social impacts based on applicable standards, regulations and guidelines, and required mitigation measures have been incorporated into the design of the subject site.</p>
<p><b>5.11.2.4.14</b> The Traffic Impact Study required by Section 5.11.2.4.2(b) shall provide the following information:</p> <p>a) The proposed haul route(s) which may be necessary to service potential markets;</p> <p>b) Land use, land use activities and the character of adjacent lands (including 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. With respect to those roads identified in Section 5.11.2.5.1, this information will only be required for those lands in the immediate vicinity of the proposed pit or quarry;</p> <p>c) An evaluation of alternative haul routes and the identification of the haul route(s) with the least impact;</p> <p>d) 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</p>		<p>The Traffic Impact Study has been completed to address the applicable policies and found that no unacceptable impacts will occur as a result of the proposed operation. Many of these provisions will not be applicable, given the proposed internal haul road through the Caledon Sand and Gravel Pit and the use of an established entry / exit directly to Highway 10.</p>



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<p>heavy truck traffic, such as vertical or horizontal curves, sight lines or shoulders;</p> <ul style="list-style-type: none"> <li>e) Anticipated increase in traffic generated by the proposed extractive operation, and any increase in background traffic;</li> <li>f) Description of the proposed operation including the phasing where applicable, and resulting trip generation, distribution and vehicle composition;</li> <li>g) The horizon year that will be used in determining future impacts;</li> <li>h) Assumptions concerning passenger car equivalents;</li> <li>i) 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 and the mitigation measures required to address these impacts;</li> <li>j) Whether improvement 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;</li> <li>k) The status of the road in the Region of Peel and Town of Caledon Official Plans and whether the proposed use of the road as a haul route conforms to these planning documents; and,</li> <li>l) Distance from the entrance of the proposed operation to the nearest haul route as defined in Section 5.11.2.5.1.</li> </ul> <p><b>5.11.2.4.15</b> The Water Resources Study required by Section 5.11.2.4.2(g) shall identify all sources of water and their functions and analyze and assess the impact of the application on each of those water resources and shall satisfactorily demonstrate that there will not be unacceptable impacts and shall address the following:</p> <ul style="list-style-type: none"> <li>a) The quantity and quality of mineral aggregate resource located below the water table;</li> <li>b) That the removal of the mineral aggregate resource and the subsequent rehabilitation of the lands will satisfy the applicable performance measures of Section 3.2.5.13 and 5.11.2.2.6 of this Plan.</li> <li>c) That measures 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; and,</li> <li>d) That an appropriate monitoring program will be implemented and that the results of this monitoring program will be provided to the Town of Caledon, the Region of Peel, the Niagara Escarpment Commission where applicable and the applicable Conservation Authorities.</li> </ul>	<p>A water resources study has been prepared in order to address the requirements of the Town of Caledon and the Province, in order to understand the water resources onsite and in the surrounding area, and evaluate the potential for impacts. It was determined that the subject site can operate without any unacceptable impacts.</p> <p>The temporary storage of fuel for the crushing plant and generator is proposed to take place in approved fuel tanks.</p> <p>Monitoring will include a private water well survey, water levels at onsite monitors, and surface water gauges.</p>

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<p><b>5.11.2.4.16</b> The Water Resources Study required by Section 5.11.2.4.2(h) shall identify all sources of water and their functions and analyze and assess the impact of the application on each of those water resources and shall satisfactorily demonstrate that there will be no unacceptable impacts and shall address the following:</p> <ul style="list-style-type: none"> <li>a) That the removal of the mineral aggregate resource and the subsequent rehabilitation of the lands will satisfy the applicable groundwater performance measures in Sections 3.2.5.13 and 5.11.2.2.6 of this Plan;</li> <li>b) That measures 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; and,</li> <li>c) That an appropriate monitoring program will be implemented and that the results of this monitoring program will be provided to the Town of Caledon, the Region of Peel, the Niagara Escarpment Commission where applicable and the applicable Conservation Authorities.</li> </ul> <p><b>5.11.2.4.17</b> Where the comprehensive, broader scale environmental study is required by Section 5.11, it shall be completed on a resource area basis and include any areas functionally connected with the resource area and shall comply with the requirements of Sections 5.7.3.7.2 and 5.7.3.7.6.</p> <p><b>5.11.2.5</b> Aggregate Traffic</p> <p><b>5.11.2.5.1</b> Haul routes for new aggregate operations shall only be located, except as provided for in Section 5.11.2.5.2, on the High Capacity Arterials as are identified on Schedule J to this Plan and on Charleston Sideroad, Old Church Road between Regional Road 7 and Regional Road 50 and King Street between Highway 10 and Regional Road 50. Use of other roads for haul routes by existing aggregate operations can continue.</p> <p><b>5.11.2.5.2</b> Access to a new or expanded aggregate operation should be via an existing entrance onto a road identified in Section 5.11.2.5.1 either directly or through the use of an inter-pit road. Where this is not possible, access via a new entrance onto a road identified in Section 5.11.2.5.1 may be considered. Access onto a road that is not a road identified in Section 5.11.2.5.1 will only be considered where there is no practical alternative and subject to satisfying the requirements of Sections 5.11.2.4.2(b) and 5.11.2.4.4(c). Such access may only be considered subject to the road being improved to a standard considered appropriate by the road authority.</p> <p>Any required improvement shall 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 shall 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. This Road Improvement Study shall include the following:</p>	<p>This study is not required.</p> <p>Material from the proposed operation will be processed at the adjacent Caledon Sand and Gravel operation, and will be transported through inter-pit haul roads or conveyors. The existing haul route to Highway 10 will be utilized.</p> <p>As noted, an inter-pit haul road will be used in accordance with this policy.</p> <p>No required road improvements have been identified.</p>

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<p>a) 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;</p> <p>b) Existing trees and other vegetation within the road right-of-way shall be retained wherever possible, including any scrub-like settings. Introduction of manicured boulevards as “landscaping elements” should be avoided;</p> <p>c) Wood, wire, stump, and stone fence lines shall be retained wherever possible as historical landscape remnants and incorporated as “new” design elements;</p> <p>d) Traditional open grassed ditches shall be used at every reasonable opportunity; and,</p> <p>e) New lighting elements, such as poles or standards and luminaires shall be as unobtrusive as possible within the road right-of-way and lighting should be directed downward and shielded.</p> <p><b>5.11.2.5.3</b> The identification of roads upon which haul routes shall be located in Section 5.11.2.5.1 shall be reviewed and updated as necessary by the Town of Caledon. As part of this review, the Town of Caledon will work with adjacent municipalities and the Region of Peel to minimize impacts from traffic from outside of the Town of Caledon.</p> <p><b>5.11.2.5.4</b> Generally, any improvements required to a public road due to a new or expanded pit or quarry shall not be at public expense.</p> <p>...</p> <p><b>5.11.2.7 Aggregate Operations/Design Policies</b></p> <p><b>5.11.2.7.1</b> The Town of Caledon will encourage, where appropriate, the establishment of feeder and load and haul operations in conjunction with nearby pits operated by the same company. Such operations will more fully utilize existing processing operations without the necessity and impact of adding new facilities in a second location.</p> <p><b>5.11.2.7.2</b> The Town of Caledon will encourage and co-operate with the owners of existing licenced extractive operations to implement the following measures and will request the Ministry of Natural Resources and Forestry to include the following provisions in new or amended licences:</p> <ul style="list-style-type: none"> <li>a) Small phases to limit the amount of disturbed area at any one time and encourage early rehabilitation;</li> <li>b) Strategic direction of extraction and placement of screens and buffers where operational areas may be visible to the public from adjacent roadways or from more distant view points;</li> <li>c) Creation of variable berms and mature vegetative screens to replicate the natural topography of the area;</li> <li>d) Utilization of offset entrances to screen the internal pit areas; and,</li> <li>e) Sharing and/or co-ordination of entrances when two operations are adjacent to each other.</li> </ul>	<p>The proposed operation has been designed as a feeder pit for the adjacent aggregate operation, in accordance with this policy.</p> <p>The proposed operation has been designed with small phases and progressive rehabilitation.</p> <p>Screens and buffers have been integrated with the site.</p> <p>Berms will be designed with varied heights and widths, and supplemented with vegetation to screen views.</p> <p>The main entrance will be at the rear of the property, adjacent to the abutting operation. A small service entrance is proposed at Heart Lake Road.</p>

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<p><b>5.11.2.7.3</b> Where compatible rehabilitation plans for adjacent licenced operations are approved, the Town of Caledon, where appropriate, may support the extraction of the setbacks from the shared licence boundary in order to achieve integrated rehabilitation of the sites, where consistent with the Rehabilitation Master Plan for the resource area.</p> <p><b>5.11.2.7.4</b> The Town of Caledon will encourage the construction of inter-pit road systems between extractive operations to lessen the impact of aggregate traffic on the road system, local residents and sensitive land uses. Where new licences or expansions to existing licences are being sought, the use of shared or common entrances will be required where appropriate and possible.</p> <p><b>5.11.2.7.5</b> The Town of Caledon will encourage the co-operative 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. The plan shall examine and make recommendations on the following:</p> <ul style="list-style-type: none"> <li>a) The alignment of the entrances of extractive operations and other entry points;</li> <li>b) The use of appropriate lighting and signal devices (e.g., flashing caution lights, etc.); and,</li> <li>c) The use of acceleration lanes, deceleration lanes, and the construction of turning lanes.</li> </ul> <p><b>5.11.2.7.6</b> The Town of Caledon will request the Ministry of Natural Resources and Forestry to require that all extraction and processing and associated activities be located, designed and operated so as to minimize environmental and social impacts and ensure no negative impacts on the Regional Greenlands system, the Environmental Protection Area designations and ground and surface water quantity and quality.</p> <p><b>5.11.2.8 Rehabilitation Policies</b></p> <p><b>5.11.2.8.1</b> The Town of Caledon will assess existing operations to determine the extent to which rehabilitation is taking place and will work with the aggregate producers and the Ministry of Natural Resources and Forestry to increase the extent of lands that are rehabilitated.</p> <p><b>5.11.2.8.2</b> The Town of Caledon will work jointly and co-operatively with the aggregate industry, the Ministry of Natural Resources and Forestry, the Region of Peel, the Niagara Escarpment Commission where applicable, the Conservation Authorities, and the community to prepare Rehabilitation Master Plans for the ten aggregate resources areas. The Town of Caledon will request the Ministry to include the provisions of the Rehabilitation Master Plan in the conditions of licence and the notes on the site plan. Rehabilitation Master Plans are intended to identify the nature of the landscape (topography, ecological restoration/connections, hydrological regime and potential land uses) on a resource area basis in a post-extraction scenario. Such plans shall consider sensitive views, cultural heritage landscapes and surrounding land uses, generally focus on restoration and enhancement of the agricultural, rural and ecological resources characterizing a particular resource area and reflect the Specific Aggregate Resource Area Policies identified in Section 5.11.2.10.</p>	<p>The west setback is proposed to be removed, and the rehabilitation plans have been designed to be compatible. The proposal is to join the lakes created by below-water table extraction activities.</p> <p>An inter-pit road system is proposed for the subject site, in accordance with this policy.</p> <p>This site will exit out to the Caledon Sand and Gravel entrance / exit on Highway 10. The entrance is shared with the operation on the west side of Highway 10 and is signalized.</p> <p>The proposed operation has been designed to minimize environmental and social impacts.</p> <p>The Town has initiated this work.</p>



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<b>5.11.2.8.3</b> Where Rehabilitation Master Plans have been endorsed by Council, all subsequent applications for new or expanded extractive operations shall be required to prepare detailed site rehabilitation plans that meet the intent of the Rehabilitation Master Plan for the area unless, in the circumstances, it is demonstrated to be inappropriate, and the requirements of the <i>Aggregate Resources Act</i> . Where no Rehabilitation Master Plan has been endorsed by Council, in addition to the detailed rehabilitation plans required under the <i>Aggregate Resources Act</i> , the Applicant shall illustrate how the rehabilitation of the subject property will be co-ordinated with the surrounding land uses.		There is no Rehabilitation Master Plan endorsed by Council for this area. The rehabilitation plan for the subject site is compatible with the adjacent Caledon Sand and Gravel Pit, as the lakes and shorelines will be joined.
<b>5.11.2.8.4</b> The proposed rehabilitation scheme for a new or expanded aggregate operation shall conform to the policies of this Plan, including the protection and maintenance and, where appropriate, the enhancement and restoration of ecosystem integrity, in accordance with the Ecosystem Objectives contained in Section 3.2.2 and the Performance Measures contained in Sections 3.2.5 and 5.11.2.2.6.		
<b>5.11.2.8.5</b> The Town of Caledon will promote and encourage rehabilitation of aggregate operations in a manner which has regard for cultural and heritage resources in or adjacent to the site, including the conservation of significant cultural or heritage features where practical.		
<b>5.11.2.8.6</b> The Town of Caledon will seek participation in the funding of the Rehabilitation Master Plans from the Region of Peel, the Aggregate Producers' Association of Ontario, and the aggregate producers operating within the Resource Area. It is the intention of the Town of Caledon that these arrangements be formalized by way of Memorandum of Understanding to be developed.		
<b>5.11.2.8.7</b> The Town of Caledon will co-operate with landowners, the Region of Peel, the Ministry of Natural Resources and Forestry, the Aggregate Producers' Association of Ontario, 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.		
<b>5.11.2.9 <u>Special Policies</u></b>		
<b>5.11.2.9.1</b> The Town of Caledon shall form an Aggregate Advisory Committee to provide input on matters pertaining to aggregate resources.		The proposed rehabilitation plan offers ecosystem enhancement and restoration components, in accordance with this policy.
<b>5.11.2.9.2</b> The Town of Caledon, with the assistance of the Aggregate Advisory Committee, will co-operate with the Region of Peel, the aggregate industry, Ministry of Natural Resources and Forestry, adjacent municipalities and the Conservation Authorities in the development and maintenance of a database of all existing and abandoned aggregate operations. This database will be updated annually to monitor aggregate operations in and adjacent to Caledon on an individual and cumulative basis. Items to be monitored include the progress of extraction, compliance with the conditions of the licence, the extent of disturbed area, the extent of rehabilitation, truck traffic, noise, dust and other social and economic impacts and the effects on water resources and ecosystem integrity, including ecological form, functions and linkages.		

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<p><b>5.11.2.9.3</b> The Town of Caledon, with the assistance of the Aggregate Advisory Committee, and in conjunction with the Region of Peel 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 of Caledon's communities, natural environment and cultural features.</p> <p><b>5.11.2.9.4</b> 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:</p> <ul style="list-style-type: none"> <li>a) Through the removal of the material prior to any urban development taking place, through a licenced operation if appropriate, or if a licenced operation is not feasible, then through use of the resource on-site in the construction of the development;</li> <li>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; and,</li> <li>c) The lands must be rehabilitated in a short time frame.</li> </ul> <p><b>5.11.2.9.5</b> 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.</p> <p><b>5.11.2.9.6</b> Resource use on-site may be considered prior to the development of areas of resource that were identified in the Caledon Community Resources Study, but are not included in the CHPMARA on Schedule L due to their size, shape and other factors. These fragments are identified on Appendix II to this Plan. 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.</p> <p><b>5.11.2.9.7</b> The Town of Caledon 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.</p> <p><b>5.11.2.9.8</b> The Town of Caledon will investigate the provision of tax incentives to aggregate producers who undertake progressive rehabilitation and restoration of landforms to encourage aggregate producers to reduce the large areas of disturbed land in existing licences.</p> <p><b>5.11.2.9.9</b> Where a public road is located between two extractive areas or adjacent to an extractive operation, the Town of Caledon may consider allowing the temporary closing or re-routing of the road allowance to permit extraction of the resource within the road allowance provided the owner of the adjacent operation (and the operator, if the operator is not the owner) enter into a satisfactory agreement with the Town of Caledon. Where a Sub-watershed Study, or comprehensive broader scale environmental study, or site-specific study demonstrates that the removal of the road allowance will have a negative</p>	



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<p>impact on the environment or groundwater regime, the road allowance shall not be removed unless the impacts can be satisfactorily mitigated.</p> <p><b>5.11.2.9.10</b> For the purpose of interpreting Sections 3.2 and 5.7, in the context of mineral aggregate operations, the terms "protect" and "maintain" shall be interpreted to allow a consideration of change to ecological functions and attributes, subject to a demonstration of no negative impacts, as defined in Section 5.11.2.9.11.</p> <p>Mineral aggregate operations within the Niagara Escarpment Plan Area shall also conform to the policies and development criteria contained in the Niagara Escarpment Plan. In the case of conflict between Section 5.11.2.9.10 and the Niagara Escarpment Plan, the more restrictive policies shall apply.</p> <p><b>5.11.2.9.11</b> For the purpose of interpreting Sections 3.2, 5.7 and 5.11.2.2.6, in the context of considering applications for new or expanded mineral aggregate operations, "negative impacts" shall mean:</p> <ul style="list-style-type: none"> <li>a) Any loss of area of Core Area of the Greenlands System in Peel. Any loss of area of Environmental Policy Area, except as otherwise permitted by this Plan;</li> <li>b) Any loss of significant ecological functions or attributes within a Core Area of the Greenlands System in Peel or Environmental Policy Area; and,</li> <li>c) Allows a consideration of change to ecological functions and attributes within a Core Area of the Greenlands System in Peel or Environmental Policy Area, subject to subsections a) to b).</li> </ul> <p>Mineral aggregate operations within the Niagara Escarpment Plan Area shall also conform to the policies and development criteria contained in the Niagara Escarpment Plan. In the case of conflict between Section 5.11.2.9.11 and the Niagara Escarpment Plan, the more restrictive policies shall apply.</p> <p><b>5.11.2.9.12</b> Notwithstanding Section 3.2.5.1, mineral aggregate operations are not required to comply with Sections 3.2.5.14.2, 3.2.5.14.3 and 3.2.5.15.4.</p> <p><b>5.11.2.9.13</b> Where a sub-watershed study or comprehensive, broader scale environmental study has been completed and appropriate recommendations have been incorporated into this Plan, mineral extraction operations being considered under Sections 5.11.2.2.6 a) to h) shall also implement the recommendations of these studies.</p> <p><b>5.11.2.10 Specific Aggregate Resource Area Policies</b></p> <p><b>5.11.2.10.1</b> It is recognized that certain of the resource areas require special policies because of their particular challenges and opportunities. In addition to the general policies in the Official Plan, the following policies shall apply to the specific aggregate resource areas identified on Schedule L.</p> <p>...</p>	<p>The proposed operation conforms to the policies and development criteria of the Niagara Escarpment Plan.</p> <p>There is no loss of Core Areas of the Greenlands System or Environmental Policy Area as a result of this proposal. The Core Area functions and attributes are protected, taking into account mitigation and rehabilitation (see NETR).</p> <p>The Caledon Official Plan policies have been developed in consideration of completed subwatershed studies.</p>	

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<p><b>5.11.2.10.4</b> In Resource Area 6, Caledon Village, the Town of Caledon will cooperate with aggregate producers to achieve a mutual agreement on alternative traffic measures to relieve existing traffic problems within the Village of Caledon. Such measures may include the creation of alternative routes for aggregate related traffic from aggregate operations within the resource area in accordance with Section 5.9.5.1 of this Plan. Lack of such an agreement will not by itself constitute a reason to deny an application for aggregate extraction.</p> <p><b>5.11.2.10.5</b> In Resource Area 6(a), the Town of Caledon will co-operate with aggregate producers to achieve a mutual agreement on dust mitigation. Lack of such an agreement will not by itself constitute a reason to deny an application for aggregate extraction.</p> <p><b>5.11.2.10.6</b> The Town of Caledon will, in particular, encourage progressive rehabilitation in Resource Areas Resource Areas 5 and 6.</p> <p><b>5.11.2.10.7</b> Resource Areas 5 and 6 will be given first priority for the preparation of Rehabilitation Master Plans.</p> <p>...</p>	<p>The proposed McCormick Pit will haul material through the adjacent Caledon Sand and Gravel operation directly to Highway 10.</p> <p>Blueand Farms will cooperate with Caledon Sand and Gravel with respect to dust management.</p> <p>The subject site has been designed to incorporate progressive rehabilitation.</p>	
<p><b>6.0 IMPLEMENTATION AND ADMINISTRATION</b></p> <p><b>6.2 PLANNING AND DEVELOPMENT REVIEW PROCESS</b></p> <p>...</p> <p><b>6.2.3.3</b> When considering an application to amend the Official Plan, the Town shall consider the following matters:</p> <ul style="list-style-type: none"> <li>a) The policy statements and regulations of the Government of Ontario;</li> <li>b) The need to conform to Provincial Plans;</li> <li>c) The conformity of the proposal to the principles, goals, objectives, and policies of the Regional Official Plan;</li> <li>d) The conformity of the proposal to the principles, strategic direction, goals, objectives, and appropriate policies of the Town of Caledon Official Plan; and,</li> <li>e) Other matters as deemed appropriate.</li> </ul>	<p>The proposed operation has been designed to be in conformity with applicable policy statements, regulations, Provincial Plans, and Official Plans. A comprehensive evaluation of the application has occurred through the Planning Justification Report and the supporting materials and reports prepared by the project team.</p>	