

**CBM Caledon Pit / Quarry – Response to Outstanding Comments**

May 30, 2025

<b>Outstanding Comment</b>	<b>Previous Attempt(s) to Address Comment(s)</b>	<b>Final Recommendation(s) to Address Comment(s)</b>
<b>Planning / Land Use</b>		
The quarry should not be permitted in the Greenbelt.	See the Planning Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	The Greenbelt area is governed by the Greenbelt Plan. The Greenbelt Plan permits rural resource uses including mineral aggregate operations. The application has been designed to meet the requirements of the Greenbelt Plan. See the Planning report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
The proposed Caledon Pit / Quarry is located within the Oak Ridges Moraine Conservation Plan Area and Niagara Escarpment Plan Area and therefore shouldn't be permitted.	See the Planning Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	The proposed Caledon Pit / Quarry is not located within the Oak Ridges Moraine Conservation Area or the Niagara Escarpment Plan Area. See the Planning report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>  Part of CBM's landholdings is located within the Niagara Escarpment Plan Area. These lands are not part of the Aggregate Resources Act or Planning Act applications. CBM has committed to create a woodland and grassland on these lands and these activities can occur without any required approvals.
Extraction below the water table should not be permitted.	See the Planning Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	Provincial, Regional and Local planning policies do not prohibit aggregate extraction below the water table.  As part of the application process a Water Report Level 1-2, Water Resources Addendum, Water Mitigation Design Report and updated Aggregate Resources Act Site Plans have been prepared which provide additional information related to the monitoring and protection of water resources. These documents are available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>

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<p>This site is inappropriate to consider for a potential pit or quarry and relies upon old policies and mapping.</p>	<p>Refer to the Planning Report and October 25, 2023, and March 20, 2025, Aggregate Resources Act presentation available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>The site has been mapped and protected for its aggregate potential following an extensive process completed by the Town of Caledon and is appropriate to consider for a mineral aggregate operation. When the application was submitted, it was designed to address all Provincial, Regional and Town policies that were in place at the time of the application.</p> <p>Since the application was submitted the province released a new Provincial Planning Statement (2024) that applies to the application. A Planning Addendum was prepared to address the policies of the new Provincial Planning Statement (2024). This report is available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>The policies of the Town of Caledon Aggregate Reserve Lands should apply to this application.</p>	<p>See the Planning Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>The Town of Caledon Official Plan divides the protected aggregate resources area in the Town into Aggregate Resource Lands and Aggregate Reserve Lands. The subject site is located within the Aggregate Resource Lands and therefore is subject to the policies applicable to Aggregate Resource Lands.</p> <p>The applicable policies are addressed in the planning report that is available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>The current Town of Caledon Zoning By-law does not permit the quarry and should not be permitted to be changed.</p>	<p>See the Planning Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>All new mineral aggregate operations require a Zoning By-law amendment to permit the use. This is a standard requirement of the Town of Caledon Official Plan.</p>
<p>Allowing areas set aside for environmental protection should not be allowed to be extracted.</p>	<p>Refer to the Planning Report and March 20, 2025, Aggregate Resources Act presentation. These documents are available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>Mineral aggregate operations are prohibited in some environmental features and permitted in other environmental features subject to certain conditions. Where any environmental feature proposed to be removed as part of the application the removal is permitted to occur in accordance with Provincial, Regional and Town policies. Please refer to the Planning Report, Planning Addendum and Natural Environment</p>

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		<p>Report regarding the environmental features proposed for removal and the policies that need to be addressed.</p> <p>The revised Aggregate Resources Act Site Plans include detailed technical recommendations related to the removal of on-site environmental features to prevent negative impacts to these features. These reports and the Site Plans are available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>The need for more stringent policies to evaluate the CBM Pit / Quarry application based on the outcome of the interim control by-law.</p>	<p>This was discussed at the March 20, 2025, Aggregate Resources Act public information session.</p>	<p>The proposed application is subject to the Town of Caledon Official Plan policies that were place at the time the application was submitted.</p>
<p>If the application is approved, it will set a bad precedent and permit approval of other quarries.</p>	<p>The application is assessed based on applicable policies governing the site. See the Planning Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>The proposed Pit / Quarry is reviewed relative to the specific Provincial, Regional and Town policies that apply to the application. If approved, it would be based on its technical merit and the policy conformity of the application.</p>
<p>The need for the proposed Caledon Pit / Quarry based on existing licensed supply of aggregates and CBM / St. Mary has not disclosed their existing licensed reserves demonstrating the need for this operation.</p>	<p>Provincial Policy is very clear that CBM is not required to demonstrate the need for the aggregate resource and CBM's existing licensed reserves are confidential and not required to be disclosed to justify an application. See the Planning Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>Although Provincial Policy does not require need to be established, various provincial studies have been completed which have consistently concluded that: licensed aggregate reserves in the Greater Toronto Area (GTA) are dwindling; the GTA continues to rely predominately on aggregate sites licensed prior to 1972; aggregate supply in the GTA has outpaced replacement of new aggregate reserves by a 3:1 ratio; and the GTA is now relying on more aggregate being shipped in further from market.</p>

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Planners representing the applicant ignore the danger of flyrock.	Regulation 244/97 under the Aggregate Resources Act requires that: “The Licensee shall take all reasonable measures to prevent flyrock from leaving the site during blasting if a sensitive receptor is located within 500 metres of the boundary of the site”.	<p>The potential danger of flyrock is not ignored by Planners involved in the application. The Planners are aware that the law prohibits the discharge of flyrock outside of the Aggregate Resources Act licence area and CBM has to take all steps possible to reduce the potential of flyrock.</p> <p>In accordance with Regulation 244/97 this condition applies to the site and is not required to be included on the Aggregate Resources Act Site Plans. To provide greater clarity this condition has been added to the Aggregate Resources Act Site Plans that are available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
Ontario should use more recycled aggregates instead of relying upon new pits and quarries.	Provincial studies have confirmed that aggregate recycling can assist in meeting demand for aggregate, however due to the quantity and quality of aggregate needed in Ontario the vast majority of aggregates will still need to be supplied from aggregate that is extracted at sites.	CBM already recycles aggregate products at some of its other operations and the proposed Pit / Quarry includes the permission to recycle aggregates. See the Aggregate Resources Act Site Plans available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
Concern regarding the future possibility of an asphalt and concrete plant to be operated on-site.	The Aggregate Resources Act Site Plans do not permit an asphalt or concrete plant. See the Aggregate Resources Act Site Plans available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	CBM does not have any plans to operate a concrete or asphalt plant on-site. If in the future an asphalt or concrete plant were to be proposed, it would require future approvals and public consultation.
There is a lot of opposition to this project and therefore the application should not be approved.	It is not uncommon for there to be significant public opposition for proposed quarries located in the Greater Toronto Area. Members of the public have the opportunity to participate in the application process and their concerns are considered by the approval authorities and if required the Ontario Land Tribunal.	<p>If approved the application includes a proposed Community Liaison Committee that shall include 5 members of the community that live within 500 m, with representatives from MNR, Town, Region and Conservation Authority to be invited.</p> <p>The Committee is intended to provide a forum for dialogue and exchange of information between the surrounding community and CBM relative to on-going operations, rehabilitation, monitoring, reporting and any complaints received, and actions taken. See the Aggregate Resources Act Site Plans available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>

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<p>CBM's property located south of Charleston Sideroad is one lot and CBM has inappropriately only included part of the lot within the Aggregate Resources Act and Planning Act applications to reduce the Niagara Escarpment Commission involvement in the application to a commenting agency instead of an approval agency.</p>	<p>Based on the policies of the Greenbelt Plan certain areas within a property boundary are not permitted to be located within the licence area (e.g. significant woodlands within the Greenbelt Natural Heritage System). See the Planning Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>Based on CBM's experience MNR now encourages the licence boundary to be limited to only those areas required for the operation and the licence does not include all of the property.</p>
<p>The proposed application did not consider all of the permitted land uses in the Zoning By-law for surrounding properties and the application could sterilize the ability for these properties to be developed for their highest and best use in accordance with the Zoning By-law.</p>	<p>Surrounding properties that currently permit or have an existing sensitive land use are required to be assessed as part of the application.</p> <p>See the Air Quality, Noise and Blasting Reports available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>The proposed Pit / Quarry will not restrict any landowner from developing their property in accordance with the permitted provisions of the Town of Caledon Zoning By-law.</p> <p>See additional responses in this letter regarding the consideration of sensitive land uses.</p>

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The proposed application will prevent landowners' legal right to sever their properties.	Landowners do not have an automatic legal right to sever their property.	<p>In this area severances are restricted since the area is identified as both an agricultural area and protected aggregate resource area.</p> <p>Landowners are encouraged to review the severance policies in the Town of Caledon Official Plan as they pertain to their property.</p>
The application will sterilize the development potential of CBM's lands located within the Minor Urban Centre of Cataract for residential.	These lands are owned by CBM, and the lands were not purchased to be developed for residential. The lands are proposed for ecological restorations.	<p>CBM's lands located within the Minor Urban Centre of Cataract are designated Escarpment Protection Area and do not have the potential for a future residential subdivision based on the policies of the Niagara Escarpment Plan.</p> <p>CBM's proposal to enhance these lands for ecological purposes is in conformity with the policies of the Niagara Escarpment Plan since the lands are designated Escarpment Protection Area.</p>
The application is contrary to the Federal Sustainable Goals and the concept of Sustainable Cities.	See the Planning Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	The application is required to address the Provincial Planning Statement, Greenbelt Plan, Region of Peel Official Plan and Town of Caledon Official Plan. These planning document incorporate sustainability polices and these policies are the applicable policies to evaluate the application.
<b>Natural Environment</b>		
Impacts on the natural environment including wildlife and woodlands.	See the Natural Environment Report and the summary of changes to the application since additional natural heritage work was completed. These documents are available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	<p>The application results in the removal of 22.2 ha of key natural heritage features that may be removed in accordance with applicable planning policies.</p> <p>Taking into account the proposed rehabilitation plan and the off-site ecological enhancement plan, the application results in the creation of 91.2 ha of new natural heritage features and 157.9 ha of new key hydrologic features.</p> <p>These rehabilitation initiatives not only replicate the form and function of removed habitat through a progressive rehabilitation strategy, but they also offer the transfer and maintenance of natural heritage functions in the created features, contiguous with and complementary</p>

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		<p>to core natural heritage systems and linkages found in the local and regional landscape. In addition, the rehabilitation plan offers enhancement to the ecosystem floristic and wildlife attributes that supports a greater local biodiversity.</p> <p>Please refer to the Aggregate Resources Act Site Plans for the technical recommendations related to the natural environment and the proposed rehabilitation plan:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>How will it be guaranteed that the proposed ecological habitat will be created during the operation and through rehabilitation. How long will it take before removed habitat is replaced through ecological restoration or rehabilitation.</p>	<p>See the Natural Environment Report, Visual Impact Assessment and Aggregate Resources Act Site Plans available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>The application includes the development of not only a final rehabilitation plan, but also progressive rehabilitation. Tree planting will be started immediately upon licensing, as described in the Natural Environment Report and the Visual Impact Assessment, both for the creation of habitats and to visually screen the subject site. Habitat is created immediately upon completing any planting and seeding and will change and develop as the vegetation communities mature. Habitats are provided for different wildlife species and/or life stages as ecological succession occurs. For example, early successional habitats including pioneer species such as any plantings, and grasses, herbs and shrubs leads to a well-developed ground cover that provides shelter and food for a number of wildlife species. Mid-successional habitats are created as the habitat matures and the trees and shrubs start to grow and the natural seed bank increases, creating a more complex structure. Increased biodiversity during this stage attracts a larger number of wildlife species. The late successional habitats are created as the community becomes more mature and the established plant and wildlife communities interact in more complex ways.</p>
<p>Concern regarding the loss of bat habitat due to the loss of on-site woodlands.</p>	<p>Since the submission of the application CBM has been working with the Ministry of Environment, Conservation and Parks regarding the loss of bat habitat.</p>	<p>Consultation with the Ministry of Environment, Conservation and Parks concerning bat habitat is on-going. Potential loss of bat habitat is addressed through the implementation of the proposed rehabilitation site plan. The habitat creation provided in the rehabilitation plan is consistent with the Ministry of Environment, Conservation and Parks</p>

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		<p>guidance for bat habitat compensation and benefit and includes the construction of bat maternity roost boxes and the planting of 46.2 ha of woodland areas within the licence area of which 5 ha will be planted early within the first year of the licence being issued. Outside of the licence area, 15.5 ha woodland will be created within five years of the licence being issued. Taking into consideration the proposed off-Site ecological enhancement plan and the rehabilitation plan, woodland areas on-Site will be increased by a 3.5 to 1 ratio. These initiatives will create both immediate and long-term bat habitat harmonized with the <i>Recovery Strategy</i> for various bat species.</p>
<p>Impacts to endangered and threatened species habitat.</p>	<p>Since the submission of the application CBM has been working with the Ministry of Environment, Conservation and Parks regarding endangered and threatened species habitat.</p>	<p>Consultation with the Ministry of Environment, Conservation and Parks concerning endangered and threatened species is on-going. The rehabilitation plan is design to replace and enhance wildlife biodiversity including species at risk.</p>
<p>Noise and blasting will disrupt wildlife in the area.</p>	<p>Addressed to some extent in the Agricultural Impact Assessment Report (livestock), the Natural Environment Report, Noise Report and Blasting Impact Assessment Report. These reports are available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>The blasting and noise emissions from typical operations of the application are designed to be in compliance with the applicable limits and guidelines established by the Ministry of Environment, Conservation and Parks.</p> <p>In completing the assessment, a baseline noise program was undertaken at various locations in the vicinity of the application and the projected noise levels are expected to be comparable to the ambient conditions.</p> <p>There is little research into the effects of noise, blast and vibrations on wildlife. Certain animals may become startled by loud sound or strong vibrations. However, it is common for animals to become habituated to the short period of vibrations and sound associated with blasts. There is no evidence that exposure to brief blast vibration events causes harm to domestic or native animals.</p>

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		<p>The Blasting Impact Assessment completed for the application indicates that the proposed blasting operations are not anticipated to have an adverse effect on the local fish habitat.</p> <p>Mitigation measures such as ecological setbacks from adjacent key natural features and the implementation of standard best management practices to control noise and dust will be implemented to protect wildlife from potential impacts associated with noise and blasting operations.</p>
<p>Impact dewatering of the quarry will have wetlands and watercourses.</p>	<p>See Water Resources Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>Technical studies have been undertaken to evaluate the potential impacts of proposed Pit / Quarry dewatering on wetlands and watercourses, and in most areas, the potential for impacts was determined to be low. Hydrogeologic studies did however indicate there was a potential for reductions in groundwater levels to the southwest of the proposed Pit / Quarry area during later phases of the operation. To address this possibility, a groundwater mitigation system will be implemented prior to the start of Phase 3 as a means to ensure that groundwater levels can be maintained within their typical seasonal range in this area.</p> <p>See the Water Resources Addendum and Water Mitigation Design report. These reports are available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>Impact the quarry will have on the Alton Grange environmentally significant property and its ability to provide greenspace for the community.</p>	<p>See Natural Environment Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>The Alton Grange environmentally significant property is located northwest of the Osprey Valley Golf Course, approximately 2 km from the Site and outside of the Study Area. There will be no direct impacts on the Alton Grange property. The Alton Grange property is outside of the groundwater drawdown zone of influence and no adverse impacts within the property limits are expected.</p>

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<p>Impact the application will have on the Eastern Green Drake mayfly living in the Credit River downstream of Cataract.</p>	<p>See Natural Environment Report and Water Resources available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>The Eastern Green Drake (<i>Ephemera guttulata</i>) like other Ephemeroptera (mayflies) is an important food source in trout streams. Mayflies are sensitive to pollutants (water quality and water temperature), as well as changes in habitat composition. Literature discusses the decline of the Eastern Green Drake within the Credit River watershed (and mayflies within south-central Ontario), proposing that organic pollution and extended warm periods (over a decade) have been the main drivers for these declines.</p> <p>The proposed aggregate extraction on the site is not anticipated to result in any impacts to water quality or flow that would impact the downstream occurring Eastern Green Drake or any locally resident Ephemeroptera populations.</p> <p>See the Water Resources Addendum, Water Mitigation Design and Natural Environment reports. These reports are available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>Impact the application will have on wildlife corridors.</p>	<p>See the Natural Environment Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>There are no animal movement corridors on the site that meet the criteria for significant wildlife habitat.</p> <p>Having said that, at a local scale, the large offsite habitats within or just outside the study area such as the Credit River corridor to the east and south, are likely to function as more substantial movement corridors for wildlife than the proposed Pit / Quarry on-site features. At a landscape scale, the Credit River corridor and associated wetlands and habitats is part of a larger natural heritage system that extends north and south of the study area. This natural heritage system is likely to function as a regional movement corridor for wildlife. Overall, animal movement corridors around the site, in the study area, associated with all of these features/habitats will be maintained during operations. Progressive rehabilitation will be ongoing and following final rehabilitation, the site</p>

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		will enhance and offer additional connections with the off-site habitats/corridors.
Impact to the cold-water benthic populations in the Credit River.	See Natural Environment Report and Water Resources available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	<p>Benthic invertebrates with a preference for cold water thermal regimes are typically associated with headwater reaches where groundwater upwelling is present. These invertebrate communities, typically comprising Ephemeroptera (mayfly), Plecoptera (stonefly) and Trichoptera (caddisfly) (EPT). The EPT taxa are commonly associated with undisturbed habitat and have a preference for flowing well oxygenated waters. Further to this, habitat availability and substrate are key component driving benthic communities. The proposed aggregate extraction on the site is not anticipated to result in any impacts to instream habitat, water quality or flow that would impact benthic macroinvertebrate communities.</p> <p>The maximum annual volume of water collected during operation of the proposed Pit / Quarry that will be discharged to the golf course for irrigation represents a very small fraction of the average flows in this reach of the Credit River (about 0.8%) and only a fraction portion of this water would not be required for irrigation and would eventually report to the Credit River through existing natural channels on the golf course. All water leaving the proposed Pit / Quarry site will be required to meet stringent water quality requirements in accordance with the Ministry of Environment, Conservation and Parks regulations and will not have an impact on receptors. Once the proposed Pit / Quarry dewatering begins, the water transferred to the golf course will allow the golf course to reduce and eventually eliminate its need to draw water from the Credit River for irrigation, as it currently does under its Permit to Take Water (typically about 230 million litres / year), while the quarry is dewatering.</p>

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		<p>Once the proposed Pit / Quarry operations have been completed and the site is rehabilitated to a natural state, the two water bodies that will form in the North and Main areas are predicted to have a slight surplus of water, and this excess water will continue to flow to the golf course.</p> <p>Water that flows to the golf course would then thermally be acclimated into the local water system at the golf course and any excess water that may eventually enter the Credit River from the golf course will not have water quality or thermal impacts on receptors in the river. This is less than 0.2% of the average flow in the Credit River at this location and the additional flow is not expected to impact the river in any way.</p> <p>See the Water Resources Addendum and Water Mitigation Design report. These reports are available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>Impact to the Brook Trout spawning areas and groundwater upwelling areas that are present in the Credit Reiver to the east of the North Quarry.</p>	<p>See Natural Environment Report and Water Resources available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>The river-aquifer interaction between the Credit River and the groundwater system takes place primarily via the Whirlpool / Manitoulin Formation aquifers, as the overburden and Gasport Formation aquifers are at an elevation significantly above the riverbed.</p> <p>As per the Water Mitigation Design Report, a slight drawdown is predicted in the Whirlpool / Manitoulin Formations during operational phases, but the drawdown does not extend to the Credit River and therefore no changes to baseflow from the Whirlpool / Manitoulin Formations are predicted to occur.</p> <p>Based on the hydrogeologic studies conducted to assess potential impacts, it was determined that groundwater upwelling through the Whirlpool / Manitoulin Formation aquifers, and consequently the Brook Trout spawning habitat, would not be affected within the Credit River.</p>

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Impact to fish habitat.	See the Natural Environment report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	The Department of Fisheries of Oceans has reviewed the application and agree that with the implementation of the mitigation measures the application will not negatively impact fish habitat.
<b>Water Resources</b>		
Impacts to the quality and quantity of the Credit River.	See the Water Resources report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	<p>The proposed Pit / Quarry was revised to remove the direct discharge of water to the Credit River and utilizes an existing discharge location at the Osprey Valley Golf Course where excess water that is not used by the golf course will discharge. This will also have the added benefit of reducing water taking by the golf course while this is occurring.</p> <p>The proposed Pit / Quarry is not anticipated to have any impacts to the quality and quantity of water in the Credit River. The proposed Pit / Quarry includes monitoring within areas of the Credit River during operations and an annual report will be submitted to the Ministry of Natural Resources, Ministry of the Environment, Conservation and Parks, Town of Caledon and the Credit Valley Conservation Authority to ensure the Credit River is protected throughout the operation.</p> <p>Please refer to the Water Resources Addendum, Water Mitigation Design Report and Aggregate Resources Act Site Plans for the technical recommendations related to water resources: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
The golf course doesn't irrigate for several months of the year. During this time what will happen to the water that is being	See the Fluvial Geomorphic Assessment available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	<p>CBM has the capacity to store a considerable amount of water on site without the immediate need to discharge water to the golf course, which will help optimize water discharges on a seasonal basis.</p> <p>If not immediately needed for irrigation, discharged water from the proposed Pit / Quarry will be stored in the golf course's irrigation pond system for later use. Any surplus water not stored would flow into an</p>

Outstanding Comment	Previous Attempt(s) to Address Comment(s)	Final Recommendation(s) to Address Comment(s)
discharged from the quarry.		<p>existing stream channel on the golf course referred to as “Tributary 4”, which eventually flows into the Credit River. As recommended by the CVC, a geomorphologic study was undertaken which determined that the stream channel and the Credit River both had the capacity to receive water not needed for irrigation that may be discharged from the golf course to the stream and Credit River with no adverse impacts.</p> <p>See the Fluvial Geomorphic Assessment available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
Instead of discharging to the Credit River via the golf course is it possible to infiltrate all of the water directly back to the groundwater.	See the Water Mitigation Design Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	It is not possible to infiltrate all of the water that will be collected in the proposed Pit / Quarry during operations back into the groundwater system.
Impact to the water temperature of the Credit River.	See the Water Resources Report and Fluvial Geomorphic Assessment available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	<p>While some of the water discharged from the proposed Pit / Quarry to the golf course that is not needed for irrigation will eventually be received by the Credit River via a stream channel referred to as “Tributary 4”, the volume of water entering the stream channel on the golf course represents a very small percentage of flow in the Credit River (&lt;1%), and will not have a thermal impact on the river.</p> <p>See the Water Resources Report and Fluvial Geomorphic Assessment available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
Impact of sedimentation / turbidity that will be deposited in surrounding watercourses as a result of the proposed	See the Water Resources Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	The water collected during the proposed Pit / Quarry operations will first pass through a settling pond prior to any discharge off site to the golf course’s irrigation system, and will meet the Ministry of Environment, Conservation and Parks discharge criteria for all parameters, including turbidity. No receiving waters on the golf course will be impacted by sedimentation / turbidity.

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discharge of water from the site.		See the Water Resources Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
Impact to increase water temperature and decreased levels of dissolved oxygen in surrounding watercourses.	See the Water Resources Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	While some of the water discharged from the proposed Pit / Quarry to the golf course that is not needed for irrigation will eventually be received by the Credit River via a stream channel referred to as “Tributary 4”, the volume of water entering the stream channel on the golf course represents a very small percentage of flow in the Credit River (<1%), and will not have a thermal impact on water in the river nor will it affect dissolved oxygen levels in the water.  See the Water Resources Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
Impact of increased E-Coli that will result in watercourses or the aquifer as a result of the proposed Caledon Pit / Quarry.	See the Water Resources Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	The water collected during the proposed Pit / Quarry operations will first pass through a settling pond, and if needed receive treatment, prior to the infiltration of water into the aquifer via the groundwater mitigation system and prior to discharge off site to the golf course’s irrigation system. All infiltration water or off-site discharges of water to the golf course will meet the Ministry of Environment, Conservation and Parks discharge criteria for all parameters, including E-Coli.  See the Water Resources Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
The proposal to dewater below the water table for 100 plus years is an unacceptable impact.	See the Water Resources Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	The proposed Pit / Quarry operation is expected to have an operational lifespan of approximately 40 years. Technical studies presented in the Water Report have shown that with the proposed monitoring program, the proposed groundwater mitigation system, and a robust well response plan in place, there will be no significant impacts to water users or the natural environment.  See the Water Resources Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>

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<p>Concern regarding the lack of assessment of climate change including drought and increased storm events.</p>	<p>See the Water Resources Report and Water Resources Addendum Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>The potential impacts of climate change are discussed in the Water Report and further discussed in the Water Report Addendum. The water management plan for the proposed Pit / Quarry is robust and can accommodate climate change events such as extended drought and / or increased storms. There is sufficient water storage and discharge capacity to accommodate excess water during operations, and post-rehabilitation, the lakes created by the project will help to stabilize groundwater levels during extreme climate events.</p> <p>See the Water Resources Report and Water Resources Addendum Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>Homes in Cataract are already subject to flooded basement in the spring and the proposed water mitigation system could make things worse.</p>	<p>See the Water Resources Report and Water Mitigation Design Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>The proposed groundwater mitigation system will be operated to maintain groundwater levels to the southwest of the South Area of the proposed Pit / Quarry within their typical seasonal range. Its operation will not raise water levels in the village of Cataract above their typical range during the spring high water level period. It should be noted that most of the village of Cataract is located east of the groundwater mitigation system and is largely outside of its zone of influence.</p> <p>See the Water Resources Report and Water Mitigation Design Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>The impact of dewatering the aquifer and the use of untested mitigation measures to protect water resources.</p>	<p>See the Water Resources Report and Water Mitigation Design Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>Technical studies have shown that the effects of the proposed Pit / Quarry dewatering of the aquifer can be mitigated and will not have an adverse impact on water users or the natural environment.</p> <p>In response to questions regarding the effectiveness of the proposed infiltration trench system presented in the Water Report, additional technical studies were undertaken to advance the design, demonstrate proof of concept, and provide assurance that the proposed infiltration trench system would perform as predicted.</p>

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		See the Water Resources Report and Water Mitigation Design Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
Dewatering in areas of karst could result in significant impacts and is not in keeping with the precautionary principle.	See the Water Resources Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	<p>A karst assessment of the area was completed by a recognized Karst Expert, who conducted his own independent studies and was given access to all available hydrogeologic data for the site. The findings are presented in Appendix K of the Water Report and concluded that the hydrogeology of the dolostone bedrock aquifer was well understood, and the permeability of the rock was within typical ranges.</p> <p>See the Water Resources Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
Based on WSP report the rehabilitation of the quarry will result in less surplus water than existing conditions and this will impact water resources.	See the Water Resources Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	<p>Creation of lakes following below water table aggregate extraction does result in a reduction in “water surplus” due to increased evaporation, but the magnitude of the reduction is typically small relative to the overall quantity of water in the hydrologic system. As discussed in the Water Report, the predicted reduction in surplus post-rehabilitation is small and will not adversely impact water users or ecological features in the area.</p> <p>See the Water Resources Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
Dust mitigation allows for chemicals sprays and the impact of the chemicals seeping into the groundwater water have not been considered in the water resources report.	Dust suppression chemicals were not addressed in the Water Resources Report since they are not a concern.	Only the Ministry of Environment, Conservation and Parks approved dust mitigation methods will be used at the site. Dust mitigation methods commonly use salt, typically calcium chloride, as an additive to the water to improve dust suppression and reduce water consumption. Calcium chloride is a common food additive that is used in food processing, as a flavour additive and for food preservation. It is not considered to be harmful to the environment in the quantities that will be used for dust suppression and was therefore not considered a potential contaminant in the Water Report.

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<p>There is a need for a subwatershed study to be completed for this area to properly understand potential impacts to the watershed.</p>	<p>See the Water Resources Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>The Water Report study that was prepared is in fact a subwatershed hydrogeologic study. The Water Report incorporated available data for the Credit River watershed, such as the watershed-scale conceptual hydrogeologic model and numerical groundwater flow model and associated hydrogeologic data from the Tier 3 Source Water Protection studies.</p> <p>See the Water Resources Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>Impact the application will have on the highly vulnerable aquifer.</p>	<p>See the Water Resources Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>The potential impact of the proposed Pit / Quarry operation on aquifer vulnerability has been assessed in the Water Report. Mineral aggregate resource areas are typically also mapped as vulnerable areas because the materials are inherently permeable.</p> <p>Based on the design of the proposed Pit / Quarry operation, and the implementation of the recommendations contained in the Water Report, the proposed Pit / Quarry does not result in additional risk to the aquifer and the groundwater recharge function of the area will be maintained.</p> <p>See the Water Resources Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>Impact the application will have on the significant groundwater recharge area.</p>	<p>See the Water Resources Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>The potential impact of the proposed Pit / Quarry operation on aquifer recharge has been assessed in the Water Report. Mineral aggregate resource areas are typically also mapped as aquifer recharge areas because the materials are inherently permeable.</p> <p>Based on the design of the proposed Pit / Quarry operation, and the implementation of the recommendations contained in the Water Resources Report, the proposed Pit / Quarry does not result in additional risk to the aquifer and the groundwater recharge function of the area will be maintained.</p>

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		See the Water Resources Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
Impact to the surface water flow of intermittent streams surrounding the site.	See the Water Resources Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	Technical studies have been undertaken to evaluate the potential impacts of the proposed Pit / Quarry dewatering on watercourses, including intermittent streams, and the potential for impacts to streams was determined to be low.  See the Water Resources Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
The extent of potential groundwater and surface water changes as a result of the application.	See the Water Resources Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	Technical studies have been undertaken to evaluate the potential impacts of the proposed Pit / Quarry dewatering on all surface water and groundwater resources in the area and the results are presented in the Water Resources Report. Based on the design of the proposed Pit / Quarry operation, and the implementation of the recommendations contained in the Water Report, the changes to the surface water and groundwater systems will be minimal and will not adversely impact water users or the natural environment.  See the Water Resources Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
Potential contamination of the aquifer due to the chemical used in the extraction and processing of aggregate.	See the Water Resources Addendum Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	Aggregate extraction and processing are primarily mechanical processes and do not use chemicals, recognizing that minor amounts of some chemicals are stored and used on site to support operations.  CBM has a comprehensive Spill Prevention and Response Plan for all of its operations, a copy of which is provided in the Water Report Addendum. Also provided is a copy of the Spill Response posting that is displayed at all of its operating aggregate and ready-mix operations. As such, the potential for contamination of the aquifer as a result of on-site chemical usage is considered to be very low.

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		<p>See the Water Resources Addendum Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>Impact the application will have on the north shore of Lake Ontario since the water from the site drains to Lake Ontario.</p>	<p>See the Water Resources Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>It is highly improbable that the project could have an impact of any kind to the north shore of Lake Ontario, due to the off-site discharge of excess water to the Osprey Valley Golf Course.</p> <p>The maximum annual volume of water collected during operation of the proposed Pit / Quarry that will be discharged off site for golf course irrigation represents a very small fraction of the average flows in this reach of the Credit River (&lt;1%) and only a portion of the discharged water that is not required for irrigation and cannot be stored on site would eventually report to the Credit River through the existing natural channel on the golf course. Furthermore, all water leaving the proposed Pit / Quarry site will be required to meet stringent water quality requirements in accordance with the Ministry of Environment, Conservation and Parks regulations and will not have an impact on receptors.</p> <p>See the Water Resources Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>Application should include on-going real time water quality monitoring for discharged water, and this should be publicly accessible on a website in real time.</p>	<p>See the Water Resources Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>All water leaving the proposed Pit / Quarry site will be closely monitored and will be required to meet stringent water quality requirements in accordance with the Ministry of Environment, Conservation and Parks regulations. The water quality data will be provided to the Ministry of Environment, Conservation and Parks and other regulatory bodies on a very regular basis (typically monthly) and will be publicly available.</p> <p>See the Water Resources Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>

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Baseline and on-going water quality needs to occur upstream and downstream of the proposed Caledon Pit / Quarry.	See the Water Resources Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	<p>Baseline water quality was initially assessed in 2020 and 2021, and the results are presented in the Water Report. An additional baseline water quality monitoring event took place in 2024 and is presented in the Water Report Addendum. The proposed long-term monitoring program has been recently updated by CBM to include additional water quality monitoring.</p> <p>See the Water Resources Report, Water Resources Addendum Report and Aggregate Resources Act Site Plans available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<b>Private Wells</b>		
Impacts to private wells on which local residents rely on for their drinking water.	See the Water Resources Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	<p>The proposed Pit / Quarry has been designed to ensure the protection of groundwater resources and private residential/agricultural wells.</p> <p>As part of the proposed Pit / Quarry, CBM will be required to: a) complete an additional door to door survey of private wells within 1 km of the licence area to confirm neighbouring water users and confirm baseline conditions prior to below water extraction commencing; and b) implement a well complaint procedure that will ensure the quality and quantity of water within private wells is protected. During the application process the well complaint procedure and well monitoring program was updated.</p> <p>See the Water Resources Addendum Report and Aggregate Resources Act Site Plans available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
The application predicts that some wells will likely go dry and it has not been demonstrated that these wells can be	See the Water Resources Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	Of the 100 private wells and property locations evaluated in the Water Report, 4 wells were identified as having a likely (significant) potential to be impacted, and 2 wells were identified to have a possible (moderate) potential to be impacted. All of these wells are relatively shallow and could be deepened, if needed, to restore water supply. There is a large number of private wells in the area that draw water

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<p>deepened to maintain the same water quantity and quality.</p>		<p>from depths greater than the shallow wells that were identified in the Water Report, and as such it is highly probable that shallow wells could be deepened successfully, if needed.</p> <p>See Water Resources Report and the Water Resources Report Addendum available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>The updated water resources report states that fewer wells are likely to be impacted compared to the original water resources report without any explanation.</p>	<p>The Water Resources Report included an updated mitigation approach to lessen impacts to groundwater resources.</p> <p>See the Water Resources Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>The Water Resources Report includes additional hydrogeologic data for the area to the southwest of the proposed Pit / Quarry which was not available at the time the initial Water Report was prepared. However, the main difference between the two reports (e.g. report filed prior to the start of the Aggregate Resources Act consultation period and the report filed for the Aggregate Resources Act consultation period) is that the updated Water Report includes a proposed groundwater mitigation system, which when implemented will help maintain groundwater levels to the southwest of the proposed Pit / Quarry within their current seasonal range.</p> <p>Implementing this recommended groundwater mitigation system will reduce the number of private wells that may experience water level drawdown during operations.</p> <p>See the Water Resources Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>Private wells in Cataract have low yields, are shallow and previous subdivision in Cataract was not approved in part due to an inability to add 40</p>	<p>See the Water Resources Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>The water wells records reviewed in the Water Report indicate that private wells in Cataract vary in depth. The majority of wells are relatively deep and draw water from both the shallow water table aquifer and a lower bedrock aquifer. A few wells are shallow and are limited to drawing water from the water table aquifer, noting that the water table naturally declines towards the escarpment edge southeast of Cataract.</p>

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<p>new wells. Therefore, the Caledon Pit / Quarry poses too much risk that existing wells will go dry.</p>		<p>It is possible that these shallow wells could be affected by drawdown during later stages of the proposed Pit / Quarry operation. A comprehensive monitoring program and well response plan will be put in place, and if water levels in private wells are affected by the proposed Pit / Quarry operations, they can be deepened and draw water from the lower bedrock aquifer, as appears to be the case for the majority of private wells in Cataract.</p> <p>See the Water Resources Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>Deeping a well in the area will result in water quality that is much poorer compared to existing water quality.</p>	<p>See the Water Resources Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>In the Water Resources Report, WSP noticed a lot of wells are screened across the Cabot Head formation which is a very shaly rock and has poor water quality. The deeper Whirlpool / Manitoulin aquifer can supply good quality water. If hardness is an issue, treatment can be added if a well needs to be deepened.</p>
<p>Impacts if a potable water supply for a well can't be restored. Replacing a groundwater well with a cistern is not an acceptable solution.</p>	<p>See the Water Resources Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>Based on the technical studies presented in the Water Report, which includes a detailed review of 100 private water well records, CBM is confident that private wells can be deepened to draw water from the lower bedrock aquifer, should Pit / Quarry dewatering result in a shallow private water well being impacted due to a decline in the water table. CBM would only supply a cistern as an alternate water supply if specifically requested by the landowner.</p> <p>See the Water Resources Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>Concern that the groundwater water model does not account for extended droughts and the</p>	<p>See the Water Resources Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>While an extended drought scenario is not simulated by groundwater modelling, the potential effects of climate change are discussed in the Water Report. CBM is committed to implementing a groundwater mitigation system to ensure that groundwater levels are maintained within typical seasonal levels in sensitive areas that may experience</p>

Outstanding Comment	Previous Attempt(s) to Address Comment(s)	Final Recommendation(s) to Address Comment(s)
<p>impact this could have on private water wells.</p>		<p>drawdown, to ensure that the project does not have an impact on groundwater resources. While CBM cannot be responsible for changes in groundwater levels in the future due to extended drought or climate change, CBM will be responsible for the proposed Pit / Quarry operation to not have a compounding effect.</p> <p>See the Water Resources Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>Impact the application would have on municipal wells.</p>	<p>See the Water Resources Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>There are no municipal wells close enough to the site to be affected by the proposed Pit / Quarry operation. As noted in the Water Report, the closest municipal drinking water systems are the Alton Well Supply to the north and the Caledon Village-Alton Well Supply to the north and east-northeast.</p> <p>The Alton municipal wells are located approximately 3.4 km north northwest of the site, and the Caledon Village-Alton wells are located approximately 2.3 km north of the site and 3.8 km east-northeast of the site.</p> <p>See the Water Resources Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p><b>Agricultural</b></p>		
<p>Loss of prime agricultural lands.</p>	<p>See the Agricultural Impact Assessment and Planning Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>In general, mineral aggregate resources are located underneath either key natural heritage features or prime agricultural land. Planning policy permits the removal of prime agricultural land subject to meeting certain requirements.</p> <p>Due to the depth of planned extraction, restoring this site to its pre-extraction agricultural capability is not feasible and this is consistent with the Provincial Planning Statement (2024).</p>

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		<p>The Ministry of Agriculture, Food and Agribusiness has no outstanding concerns with the application including the loss of prime agricultural land.</p> <p>See the Agricultural Impact Assessment, Planning Report and Planning Addendum Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>Impact that blasting, noise, and air quality will on surrounding livestock and horses.</p>	<p>See the Agricultural Impact Assessment, Blasting Impact Assessment, Noise Impact Assessment and Air Quality Study available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>No equestrian operations were identified within the study area, and a limited number of livestock operations were identified through the land use survey. Research shows that while livestock may exhibit brief startle responses to sudden noise events such as blasting, these reactions are generally short-lived and do not result in long-term behavioural or health impacts. Livestock also tend to acclimate over time to intermittent disturbances.</p> <p>Given the separation distances between the proposed Pit / Quarry operations and nearby livestock operations, along with the mitigation measures that will be implemented, no adverse effects on livestock are anticipated from changes in air quality, noise or blasting.</p> <p>The Ministry of Agriculture, Food and Agribusiness has no outstanding concerns with the application including impacts on surrounding agricultural operations.</p> <p>See the Agricultural Impact Assessment, Blasting Impact Assessment, Noise Impact Assessment and Air Quality Study available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>How is it concluded that the truck traffic associated with the proposed CBM pit / quarry will not impact</p>	<p>See the Traffic Impact Assessment available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>The proposed Pit /Quarry operation will use existing haul routes used by other aggregate operations in the area. These haul routes are expected to observe increased truck traffic based on the location of Caledon’s protected aggregate resource areas. Agricultural operations in the area have likely already modified their farming practices to</p>

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the movement of agricultural vehicles / equipment on rural roads.		<p>accommodate for overall traffic along these roads, including existing truck traffic. During the application process an updated Traffic Impact Assessment was completed.</p> <p>See the updated Traffic Impact Assessment available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<b>Health Impacts / Study Area/ Sensitive Land Uses</b>		
Need to study the actual human impact and mental health factors that the proposed Caledon Pit / Quarry will have people.	See the Blasting Impact Assessment, Noise Impact Assessment and Air Quality Study available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	<p>Provincial standards for air quality, noise and blasting take into account factors related to human health. Through these quantitative studies it is possible to understand potential effects and apply appropriate mitigation measures to minimise these impacts. The use of predictable, objective and quantitative standards is required to assess and minimize impacts to surrounding sensitive receptors.</p> <p>See the Blasting Impact Assessment, Noise Impact Assessment and Air Quality Study available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
The studies do not include a meaningful review of the surrounding properties including how many people live there, any health issue of residents, what job they have and just simply label the property as a sensitive receptor.	See the Socio-Economic Report, Planning Report, Blasting Impact Assessment, Noise Impact Assessment and Air Quality Study available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	<p>Detailed information on the residents of properties is not publicly available, nor is it appropriate to publish this kind of information in a public document due to issues of confidentiality. All residences are identified as sensitive receptors in an equal fashion, and it is not appropriate to apply a level of sensitivity on an individual basis in order to maintain a fair and equitable assessment. Planning policy requires the use of provincial standards to assess compatibility with surrounding sensitive receptors.</p> <p>See the Socio-Economic Report, Planning Report, Blasting Impact Assessment, Noise Impact Assessment and Air Quality Study available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>

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<p>Studies fail to demonstrate that “adverse effects” to the environment including human and non-human inhabitants will not occur.</p>	<p>See the Socio-Economic Report, Planning Report, Blasting Impact Assessment, Noise Impact Assessment, Air Quality Study and Natural Environment Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>Effects to the human environment have been studied by independent professionals who assessed effects to air quality, noise/dust and effects from blasting. These studies showed that with appropriate mitigation measures, effects from site activities would be within Provincial standards for human receptors.</p> <p>The implementation of the recommendations proposed in the natural environment report, and the technical reports for air quality, noise, and vibration, are expected to protect non-human receptors from potential adverse effects.</p> <p>See the Socio-Economic Report, Planning Report, Blasting Impact Assessment, Noise Impact Assessment, Air Quality Study and Natural Environment Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>Caledon is ranked as the happiest city in Canada and the proposed Caledon Pit / Quarry will impact this.</p>	<p>See the Socio-Economic Report, Planning Report, Blasting Impact Assessment, Noise Impact Assessment, Air Quality Study and Natural Environment Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>The Town of Caledon already includes extensive mineral aggregate operations, which are legitimate rural uses. The Town of Caledon Official Plan protects this site for a potential future mineral aggregate operation and through appropriate mitigation measures and best practices on site, it has been concluded that the site will not cause any adverse effects to the local community.</p> <p>See the Socio-Economic Report, Planning Report, Blasting Impact Assessment, Noise Impact Assessment, Air Quality Study and Natural Environment Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>An inadequate study area has been studied for the proposed Caledon Pit / Quarry.</p>	<p>Each of the studies completed for the proposed Pit / Quarry included a study area based on the professional expertise, regulatory guidelines and requirements, and relevant policy documents, and are considered adequate for the technical studies completed for the proposed Pit / Quarry.</p>	<p>Based on the technical reports completed and the regulatory guidelines, CBM believe the appropriate study areas have been considered for the application.</p> <p>See the technical reports available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>

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<p>Sensitive land uses have not adequately been identified including: the Gas Station property which includes a residential apartment on-site; the 83.77 acre property adjacent the Gas Station since trees are harvested on the property; E/S Cataract Road (Pt of Lot 14, Conc 3) 10.95 acre vacant lot since it permits a residence; 1105 Cataract Road (Aquaterra water bottling site); and 1137, 1177, 1189, 1195 and 1086 Cataract Road since they have a residence.</p>	<p>Additional investigation has been completed regarding the location of sensitive receptors surrounding the proposed Pit / Quarry.</p>	<p>The gas station at the intersection of Charleston Side Road and Main Street has been included as a sensitive receptor for air quality. The remaining receptors identified along Cataract Road have also been identified as sensitive receptors for air quality with the exception of 1105, 1177 and 1189 Cataract Road. While not explicitly modelled as sensitive receptors, these locations are expected to be represented by the receptors located at 1086, 1195 and 1137 Cataract Road as they are located at a similar distance from the Site and in the same wind direction. Predicted locations of dust at these locations would therefore be expected to be less than the maximum concentration presented in Section 7 of the Air Quality Study and below the relevant air quality criteria.</p> <p>In the noise study, forty-seven (47) receptors were identified to be representative of all receptors in the area. The noise assessment considered sensitive land use at the gas station (i.e., POR023) and RPOR005 was used to represent the noise levels predicted at POR023. The predicted noise levels were in compliance with the applicable noise limits for the entire life of the proposed Pit / Quarry.</p> <p>WSP identified and assessed numerous vacant lots along Cataract Rd which included lots identified in the request. Based on available information in the request, RPOR007 and RPOR008 are the representative receptors that present the results for the vacant lots being referred to.</p> <p>For the other addresses identified; 1105, 1137, 1177, 1189, 1195 and 1086 Cataract Road, predicted noise levels were presented for RPOR009 and RPOR010, the predicted noise levels at the above addresses are expected to be at or lower than those presented for RPOR009 and RPOR010. Please note it is understood that 1189 is in fact 1191.</p>

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		<p>The proposed Pit / Quarry will be operated in accordance with current quarry blasting guidelines published by MECP (NPC-119) at all surrounding sensitive land uses. Quarry blasts will be monitored at the closest residences in front and behind the blast for ground and vibration effects to ensure compliance with current MECP guideline limits. Monitoring will be carried out by an independent third-party engineering firm with expertise in blasting and monitoring.</p> <p>See the Blasting Impact Assessment, Noise Impact Assessment, Air and Quality Study available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>The application did not adequately assess impacts to the Liberty Inn Nordic Spa in Cataract.</p>	<p>See the Blasting Impact Assessment, Noise Impact Assessment, Air and Quality Study available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>This location was included as a sensitive receptor for air quality in the Air Quality Study. Predicted concentrations at this location are below the relevant air quality criteria, which are protective of human health. This location was also included as a sensitive receptor for blast vibrations and air overpressure in the Blast Impact Assessment. Predicted levels at this location are below the limits required by the MECP's NPC119, which mitigate damage to nearby structures.</p> <p>Forty-seven (47) receptors were identified to be representative of all receptors in the area. The noise assessment considered sensitive land use within Cataract. RPOR008 and RPOR009 were used to summarize predicted noise levels from the project in the Cataract area. For the Liberty Inn Nordic Spa, the predicted noise levels are expected to be at or lower than those presented for RPOR008 and RPOR009.</p> <p>See the Blasting Impact Assessment, Noise Impact Assessment, Air and Quality Study available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>The Region of Peel snow storage facility should be considered</p>	<p>The noise, air and blasting impact assessments completed for the proposed Pit / Quarry did not consider the snow storage facility.</p>	<p>The snow storage facility is a rural industrial use and is not considered a sensitive land use.</p>

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a sensitive land use and sensitive receptor.		
Setbacks for the application adjacent to residential uses is not adequate to protect people, particularly considering the potential for flyrock the setback should be 1,000 m.	See the Blasting Impact Assessment and the Aggregate Resources Act Site Plans available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	<p>In general, requiring a 1,000 m extraction setback between quarries and a residential use would preclude the ability to have quarries located in Greater Golden Horseshoe based on the number of residents that live in the rural area within protected aggregate resources areas. Other quarries within the Greater Golden Horseshoe currently operate with residential uses located within 1,000 m.</p> <p>The Aggregate Resources Act requires a minimum 30 m extraction setback between rural residential uses and quarries. This application includes a minimum 150 m extraction setback to rural residences. Flyrock is not permitted to leave the licensed site and CBM is required to take all necessary precautions to control flyrock within the licensed boundary.</p> <p>Regulation 244/97 under the Aggregate Resources Act requires that: “The Licensee shall take all reasonable measures to prevent flyrock from leaving the site during blasting if a sensitive receptor is located within 500 metres of the boundary of the site”.</p> <p>In accordance with Regulation 244/97 this condition applies to the site and is not required to be included on the Aggregate Resources Act Site Plans. To provide greater clarity this condition has been added to the Aggregate Resources Act Site Plans that are available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
Impact the application will have on schools in the area.	There are no schools within the study area for air quality, noise and blasting.	It is understood that there are no schools within a 1 km radius of the site boundary and air quality, noise and blasting limits will be met for sensitive receptors that are located must closer to the site than the nearest schools.

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		See the Blasting Impact Assessment, Noise Impact Assessment, Air and Quality Study available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
<b>Blasting</b>		
The frequency and duration of blasting at the site.	See the Aggregate Resources Act Site Plans available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	As outlined on the Aggregate Resources Act Site Plans blasting will typically be two times a week. The duration of each blast would generally be less than about one to two seconds.  See the Aggregate Resources Act Site Plans available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
Impact on the flight corridor to and from the Brampton Flying Club due to blasting at the site since flights are not permitted to be over 3000 ft above ground due to Pearson International and planes typically fly approximately 1200 ft above the ground.	CBM has a blasting notification program and has offered to meet with the Brampton Flying Club.	As outlined on the Aggregate Resources Act Site Plans blasting will typically only be two times a week. The duration of each blast would generally be less than about one to two seconds. CBM has added a note to the Aggregate Resources Act Site Plan for the proposed Pit / Quarry that requires that the Brampton Flying Club be notified of any upcoming blasts.  See the Aggregate Resources Act Site Plans available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
Flyrock is a common occurrence of quarry operations, and you can never eliminate the risk thereby	See the Blasting Impact Assessment available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	Flyrock is not a common occurrence of a quarry operation, and steps can be taken to minimize the risk. Through proper blast design and diligence in inspecting the geology before every blast, flyrock can be maintained within the proposed quarry site limits. It may be necessary to reduce the blasthole diameter and increase the stemming lengths when blasting along the perimeter. The operational plan for the quarry

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posting a health and safety risk.		<p>has been designed to retreat towards the closest receptors thereby projecting flyrock away from the closest receptors.</p> <p>Regulation 244/97 under the Aggregate Resources Act requires that: “The Licensee shall take all reasonable measures to prevent flyrock from leaving the site during blasting if a sensitive receptor is located within 500 metres of the boundary of the site”.</p> <p>In accordance with Regulation 244/97 this condition applies to the site and is not required to be included on the Aggregate Resources Act Site Plans. To provide greater clarity this condition has been added to the Aggregate Resources Act Site Plans that are available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
Flyrock calculations are unscientific and unreliable.	See the Blasting Impact Assessment available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	<p>Numerous researchers have studied the mechanisms by which flyrock occurs, developed models to estimate the maximum range for a given site and blast design and provided suitable safety factors. Published empirical models have been employed to estimate the maximum flyrock for the proposed quarry.</p> <p>Through proper blast design and diligence in inspecting the geology before every blast, flyrock can be maintained within the proposed quarry site limits.</p>
There are several examples of flyrock worldwide causing death or injury including damage to property highlighting health and safety concerns with blasting.	See the Blasting Impact Assessment available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	Blasting worldwide is not reflective of tightly regulated Ontario quarry blasting. Government regulations strictly prohibit the ejection of flyrock off of a quarry property. The regulations regarding flyrock are enforced by the Ministries of Natural Resources, Environment and Labour. In the event of an incident where flyrock does leave a site, the punitive measures include suspension / revocation of licences and fines to both the blaster and quarry owner / operator.

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		As noted above, through proper blast design and diligence in inspecting the geology before every blast, flyrock can be maintained within the proposed quarry boundary limits
Impact that repeated blasting could have on surrounding structures throughout the life of the proposed quarry, including historic structures that have rubblestone foundations that date to the last 1800s.	See the Blasting Impact Assessment available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	<p>Blast vibrations characteristically produce temporary transient strains within the various materials that makeup a residential structure. These strains would typically have durations of no more than one or two seconds for each blast as the vibration pass the structure. While the blasting may introduce these temporary strains a few times each week for one or two seconds, the strain levels produced in a household by changes in temperature and humidity (environmental changes), as well as those produced by regular household activities, which take place on a recurring and significantly more frequent basis.</p> <p>Studies have concluded that repeated blasting over several decades, producing peak vibration levels well in excess of the provincial guideline limit (NPC-119), were required to cause cosmetic threshold cracking to occur. By ensuring that blasting continues to remain within the provincial guideline limits, there would not be any noticeable cumulative effect associated with the blasting operations from the proposed quarry.</p> <p>In an effort to address residents concern CBM has added the following requirement to the Aggregate Resources Act Site Plans: “Prior to the commencement of blasting within 500 metres of a structure and subject to landowner authorization, the licensee shall conduct a pre-blast inspection, periodic inspections while extraction is within 500 metres and post-blast inspection when extraction is no longer within 500 metres of the structure. The result of the inspection shall be provided to the landowner and form the basis for assessing any potential impact to the structure from blasting operations within 500 metres.”</p>

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		See the Aggregate Resources Act Site Plans available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
Impact that blasting will have on the historic farmhouse at 1420 Charleston Sideroad that is owned by CBM.	See the Aggregate Resources Act Site Plans and Heritage Impact Assessment available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	Blasting at the site would be carried out such that ground vibration effects on the heritage attributes would comply with vibration limits necessary to prevent damage to this structure.  The Aggregate Resources Act Plans includes specific conditions to ensure the protection of the historic farmhouse due to its proximity to extraction area.  See the Aggregate Resources Act Site Plans available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
Impact that blasting could have on the gas station (pumps and storage tanks) located at the intersection of Charleston Sideroad Road and Main Street.	See the Blasting Impact Assessment available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	The gas station was included as a sensitive receptor for blast vibrations and air overpressure in the Blast Impact Assessment (BIA). Predicted levels at this location are below the limits required by the MECP's NPC119, which mitigate damage to nearby structures.  See the Blasting Impact Assessment available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
Impact to wells and septic systems as a result of blasting.	See the Blasting Impact Assessment available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	Research consistently indicates that blast vibrations below 25 mm/s should have no adverse effects on nearby wells. As the maximum provincial guideline vibration limitation at the nearest residence is half of this value, at 12.5 mm/s, the ground vibrations produced from the quarry's blasting operations would have no effect on the neighbouring water wells.  A blast monitoring program would be put in place during extraction of the entire quarry. The blasting impact assessment indicates that the blasting operations within the site would have no impact on the integrity of adjacent water wells and septic systems.

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		See the Blasting Impact Assessment available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
Blasting in areas of karst could result in significant impacts and is not in keeping with the precautionary principle.	See the Water Resources Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	A karst assessment of the area was completed by a recognized karst expert, who conducted his own independent studies and was given access to all available hydrogeologic data for the site. His findings are presented in Appendix K of the Water Resources Report and concluded that the hydrogeology of the dolostone bedrock aquifer was well understood, and the permeability of the rock was within typical ranges.  For further information, please refer to the Water Resources Report: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
Blasters are not required to be licensed in Ontario.	Blasters are not required to be licensed in Ontario.	Although blasters are not required to be licensed in Ontario, quarry blasting in Ontario is carried out safely by experienced and qualified blasters.  The Aggregate Resources Act Site Plans include specific requirements that all blasters must follow to ensure compliance with provincial guidelines and all blasts must be monitored. During the process CBM has added additional on-site control requirements for blasting.  See the Aggregate Resources Act Site Plans available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
The impact blasting will have on the structural integrity of the bridges on Charleston Sideroad.	See the Blasting Impact Assessment available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	The blasting operations at the quarry would monitor the blast vibrations at the nearest receptor to prevent damage to those structures. Bridges on Charleston Sideroad are located further away than the closest receptors and bridges are designed to withstand vibration levels far higher than that of a sensitive receptor assessed in the Blast Impact Assessment.  See the Blasting Impact Assessment available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>

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<p>Impact blasting could have on the natural gas pipeline.</p>	<p>See the Blasting Impact Assessment available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>Enbridge has established guidelines to protect the integrity of its pipeline facilities by third parties operating within or adjacent to its right-of-way. In accordance with the Aggregate Resources Act Site Plans blasting operations would be carried out to abide by those guidelines to prevent damage to the natural gas pipelines. This includes but not limited to a) notifying Enbridge when blasting approaches within 300 m of the pipeline and b) monitoring the vibrations of all quarry blasts within 300 m of the nearest pipeline on the ground above that pipeline to ensure compliance with Enbridge's ground vibrations limits.</p> <p>See the Aggregate Resources Act Site Plans available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<b>Noise</b>		
<p>Concern regarding noise impacts from the Caledon Pit/ Quarry, including the ability to operate the site 24 hours a day, 6 days a week. Hours of operation should be limited to the weekday and no operations beyond 9 am to 5 pm.</p>	<p>See the Noise Impact Assessment available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>Other mineral aggregate operations in Caledon are permitted to operate from 6:00 am to 7:00 pm consistent with the hours proposed by CBM. These hours are necessary to support local construction projects that require mineral aggregate resources.</p> <p>As indicated in the Noise Impact Assessment, the site shall operate (extraction, processing and drilling) from 7:00 am to 7:00 pm Monday to Saturday and only shipping is permitted to occur from 6:00 am to 7:00 am Monday to Saturday.</p> <p>Since certain government projects require aggregate to be delivered in the evening and only in support of these public authority contracts, shipping shall be permitted from 7:00 pm to 6:00 am. During this time no extraction, processing and drilling shall be permitted. The shipping will be completed from the processing area in the Main Area of the proposed operation which maximizes separation distance to surrounding residents.</p>

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		See the Aggregate Resources Act Site Plans available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
Concern with the noise from back up-beepers.	See the Noise Impact Assessment available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	The onsite equipment will be equipped with broadband backup alarms to reduce the potential noise impact from reversing alarms.  See the Aggregate Resources Act Site Plans available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
Noise report should include proposed noise levels for shipping activities at night.	See the Noise Impact Assessment available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	Noise levels from the potential nighttime shipping activities are presented in Table 5 of the Noise Impact Assessment.  See the Noise Impact Assessment available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
The operation should include the requirement for noise monitoring to confirm the predictions from the noise report.	See the Aggregate Resources Act Site Plans available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	The Aggregate Resources Act Site Plans include the following requirements:  “Prior to operations commencing, sound measurements of the equipment used on the Site shall be undertaken by a qualified professional to confirm maximum emission levels are not exceeded”; and  “To confirm that sound levels from the Site operations are in compliance with MECP noise guideline limits, an acoustical audit shall be completed by a qualified professional once extraction and processing activities commence in the Main Area.”  See the Aggregate Resources Act Site Plans available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
Requirement to operate in accordance with Municipal Noise By-laws.	The application did not address the Town of Caledon Noise By-law since it is not applicable.	The application does not address the Town of Caledon of Municipal Noise By-law since the Aggregate Resources Act and Municipal Act confirm that local by-laws do not apply to sites governed by the Aggregate Resources Act. The site has been designed to meet the

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		<p>Provincial noise limits and the hours of operation for the site are included on the Aggregate Resources Act Site Plans.</p> <p>See the Noise Impact Assessment and the Aggregate Resources Act Site Plans available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<b>Air Quality</b>		
<p>Public health concern due to airborne dust (PM 2.5, PM 10, silica) from the operation and truck emissions.</p>	<p>See the Air Quality Assessment available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>The air quality assessment considered the emissions of PM<sub>2.5</sub> and PM<sub>10</sub> from all on-site equipment, including trucks. This is documented in Section 5 of the report.</p> <p>See the Air Quality Assessment available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>Concern that brush removal is permitted to be burned on-site which will harm air quality.</p>	<p>See the Aggregate Resources Act Site Plans available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>The timber resources cleared on-site shall be salvaged for use as saw logs, fence posts and fuel wood were appropriate. Cleared stumps and brush may be used for aquatic habitat enhancement or mulched for use in progressive rehabilitation. The Aggregate Resources Act Site Plans also permit the burning of brush subject to a permit from the Town of Caledon.</p> <p>These controlled burns would be infrequent and CBM will be completing continuous air quality monitoring at the site in accordance with the updated Best Management Practices Plan.</p> <p>See the Aggregate Resources Act Site Plans and Best Management Practices Plan available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>Air quality reports states 95% dust control and dust</p>	<p>See the Air Quality Impact Assessment and Best Management Practices Plan available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>Dust mitigation measures are provided in the updated Best Management Plan. These measures will act to significantly reduce the potential for dust generation from activities such as movement of equipment on unpaved areas of the proposed Pit / Quarry.</p>

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control should be 100%.		<p>For the purpose of estimating emissions from the site, it has been assumed that these actions result in a 95% control efficiency based on literary references. This allows for a conservative assessment of the dust from the site without underestimating the potential for dust generation.</p> <p>See the Air Quality Impact Assessment and Best Management Practices Plan available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
The World Health Organization values for air quality should be used instead of provincial standards.	The World Health Organization values for air quality are not the applicable air quality limits in Ontario.	<p>The Aggregate Resources Act and Provincial Planning Statement require that mineral aggregate operations be designed to meet provincial air quality limits.</p> <p>See the Air Quality Impact Assessment and Best Management Practices Plan available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
This application will negatively impact Caledon's Climate Change Plan.	The application is not required to address Caledon's Climate Change Plan.	The application is required to address the policies contained in the Town of Caledon Official Plan. From a general perspective, transportation sources are a major contributor to greenhouse gases and the proximity of this site to the Greater Toronto Area reduces the distance the aggregate has to travel to the consumer. As a result, this site reduces greenhouse gases compared to shipping aggregate to the Greater Toronto Area from more distant locations.
Does the Best Management Practices Plan include measures to cease processing, drilling and blasting if wind speeds exceed 30 km and how will this be	See the Best Management Practices Plan available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	<p>The updated BMPP provides measures to cease some activities when winds exceed 40 km/hr. This will be implemented using wind alert data from Environment and Climate Change Canada, supplemented with data from the on-site meteorological station.</p> <p>See the Air Quality Impact Assessment and Best Management Practices Plan available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>

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implemented and enforced.		
Monitoring of air quality should occur 24 hours / 7 days a week.	See the Best Management Practices Plan available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	There is an existing continuous dust monitor at the site and a second monitor will be installed prior to operations commencing in accordance with the updated Best Management Practices Plan.  See the Best Management Practices Plan available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
Impact of dust during blasting.	See the Air Quality Impact Assessment available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	Emissions of dust from blasting activities are included in the air quality impact assessment. This is documented in Section 5.2 of the Air Quality Impact Assessment. Maximum predicted concentrations of all assessed contaminants are below the relevant air quality criteria.  See Air Quality Impact Assessment available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
Studies are needed to confirm the amount of carbon that the woodlands proposed for removal sequester compared to the amount the new trees will sequester.	This is not a regulatory requirement of the application.	The applicable policies governing the application permit the removal of the on-site woodlands and mitigation is proposed that will result in a long-term increase in overall forested areas.
<b>Visual</b>		
Impact from lights from the operation at night.	A light assessment was not required to be submitted with the application.	It is a CBM practice to limit on-site lighting and operations generally will not be permitted during the evening hours. When shipping does occur at night to fulfill a public road authority contract, the activities will occur in the processing area in the Main Area. This area will be below grade and was designed to maximize separation distance to surrounding sensitive land uses.

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		See the Aggregate Resources Act Site Plans available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
The application has not provided detailed drawings showing what it will look like during various phases of the operation.	Providing details drawings showing what the proposed CBM Quarry / Pit will look like during various phases of the operation is not a requirement.	As part of the application a Visual Impact Assessment was required that examined surrounding views into the proposed Pit / Quarry operation. This study included mitigation measures (berms and tree screens) to minimize visual impact of the operation. Overall views into the operations will be limited and the majority of the site will be operated below grade.  See the Aggregate Resources Act Site Plans and Visual Impact Assessment available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
Impact of changing the current view of agriculture / woodlands to a berm during operations.	See the Visual Impact Assessment available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	The purpose of the berm is two-fold, to mitigate the effects of noise and to obstruct views into the proposed Pit / Quarry. The change of current views from agriculture / woodlands is contemplated in accordance with applicable policies that protect this site for its aggregate potential.  See the Noise Impact Assessment, Visual Impact Assessment Report and Aggregate Resources Act Site Plans available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
Impact of changing the current view of agriculture / woodlands to 3 large lakes following rehabilitation.	See the Visual Impact Assessment Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	The impact of changing the current view of agriculture / woodlands to 3 lakes following rehabilitation is presented in the results, recommendations and conclusion sections in the visual impact assessment report. The change of current views from agriculture / woodlands to a rehabilitated landform is contemplated in accordance with applicable policies that protect this site for its aggregate potential.  See the Visual Impact Assessment Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>

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<b>Transportation</b>		
<p>Safety concerns due to an increase in heavy truck traffic in an area with busy transportation routes.</p>	<p>See the Traffic Impact Assessment Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>The proposed haul route is an identified and existing truck route in the Town of Caledon and there are no alternative routes identified in the Official Plan to transport this material to market. Additional truck traffic is anticipated on this route in Caledon’s Official Plan based on the location of Caledon’s protected aggregate resource areas.</p> <p>To ensure the safe entrance and exit of trucks to and from the site, the location of the entrance/exit has been revised and will be controlled by a new traffic light and include the installation of auxiliary turn lanes and taper lanes.</p> <p>Based on a detailed review of the available and recent collision history for the study intersections along the haul route, it was concluded that the proposed Pit / Quarry development and haul route will not create any additional safety concerns to the surrounding road network.</p> <p>See the updated Traffic Impact Assessment Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>The disruption to traffic during the construction of the underpass below the roads to connect the quarry areas.</p>	<p>During any construction on Main Street or Charleston Sideroad the road authority will require a construction / traffic management plan.</p>	<p>Should construction of the underpass below the roads to connect the proposed Pit / Quarry areas proceed, a construction/traffic management plan will be prepared to comply with local regulations and standards to ensure the safety of workers, visitors, pedestrians, and motorists by identifying and mitigating potential hazards. The management plan will coordinate the movement of construction vehicles and equipment to minimize disruptions and prevent accidents and help in planning and managing traffic flow to avoid congestion and delays.</p>
<p>The road condition of Charleston Sideroad</p>	<p>See the Traffic Impact Assessment Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>An additional site visit was conducted on October 29, 2024, and December 10, 2024, to assess road conditions along the haul route and they were observed to be in good condition.</p>

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and its suitability to add additional trucks.		See the updated Traffic Impact Assessment Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
The adequacy of the bridges on Charleston Sideroad to accommodate additional truck traffic.	The bridges on Charleston Sideroad have been built and designed to accommodate large volumes of traffic, including truck traffic.	Charleston Sideroad is an existing arterial road that currently accommodates large volumes of traffic, including truck traffic. The on-going adequacy / condition of the bridges on Charleston Sideroad is the responsibility of the applicable road authority. If approved CBM will be paying taxes and a levy for every tonne of aggregate that is shipped to the road authority to assist in the on-going upkeep of the haul route.
The capacity of the intersection of Hwy 10 and Charleston Sideroad, including the left turn lane from Hwy 10 to Charleston Sideroad to accommodate additional trucks.	See the updated Traffic Impact Assessment Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	<p>The Region has noted that there are concerns with congestion at this intersection and limited opportunity for mitigation and has further noted that this is an MTO intersection. Truck traffic must continue to use the designated haul routes while other vehicles may reroute as needed.</p> <p>With the addition of site traffic, there is an increase in delay for the northbound left movement of Hwy 10 and Charleston Sideroad across all peak hours, however, as these movements have not yet met critical capacity, the movement is still considered to operate acceptably.</p> <p>See the updated Traffic Impact Assessment Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
Need for a solution to divert truck traffic around Caledon Village.	Charleston Sideroad is an identified aggregate haul route, and aggregate trucks are directed to use this road.	The solution to divert truck traffic around Caledon Village requires the applicable government agencies to expropriate land to complete the by-pass. The lands needed for a by-pass are not owned by CBM and therefore CBM cannot lead the initiative to create a by-pass. CBM has committed to the Region and Town that if a by-pass is pursued CBM would be prepared to work with the government to assist in the implementation of the by-pass.

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<p>The traffic report has not accounted for additional traffic west of the site including new developments in Erin, Osprey Mills Estate, CVC's proposal to bring excess fill to the former Pinchin / Flaherty pits, the TPC complex, tourist traffic, industrial traffic between Caledon and Guelph and the growth project in Caledon to 2051.</p>	<p>See the updated Traffic Impact Assessment Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>In the Terms of Reference dated January 15, 2021, the Region agreed to a 10 year post full build-out for the analysis.</p> <p>During pre-consultation, Town staff confirmed there are no significant background developments within the vicinity of the site that are anticipated to impact the traffic analysis during the planning horizon period. However, background corridor growth rates, compounded annually, were applied to future traffic projections to account for population and employment forecasts. A portion of these growth rates includes background development outside of the Town's jurisdiction to account for future traffic travelling through the study area.</p> <p>See the updated Traffic Impact Assessment Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>Impact additional truck traffic will have on school bus routes.</p>	<p>The haul route for the proposed Pit / Quarry utilizes Charleston Sideroad and Highway 10.</p>	<p>The proposed haul route includes arterial roads that have been designed to accommodate high volumes of traffic, including truck traffic. It is common that major arterial roads in the rural area that accommodate large volumes of traffic, including truck traffic will also accommodate school bus routes.</p>
<p>Adding another light on Charleston Sideroad will further delay traffic on Charleston Sideroad and the light should prioritize movement</p>	<p>See the updated Traffic Impact Assessment Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>Although a signal warrant is not explicitly required at the site access, it is recommended that the site access is signalized in order to improve operations and allow for ease of traffic onto Charleston Sideroad. The traffic operation analysis determined that there are no capacity concerns once the intersection is signalized. The updated Traffic Impact Study includes a comparison of traffic operations at the site access along Charleston Sideroad for both signalized and unsignalized operations.</p>

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of traffic along Charleston Sideroad.		See the updated Traffic Impact Assessment Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
Site plan note that requires an agreement with the Region of Peel for the entrance / exit and the road improvements is inappropriate based on the status of the Region and will the relevant agency consider entering into such an agreement.	The proposed entrance / exit is located on Charleston Sideroad and this road is currently under the jurisdiction of the Region of Peel. The Region of Peel is still reviewing the application. Any land use that requires a new entrance / exit onto a regional road requires an entrance permit and agreement with the road authority. The requirement for this agreement is not unique to this application.	In recognition that the jurisdiction for Charleston Sideroad and Main Street may change, the Aggregate Resources Act Site Plans have been updated to require the agreement with the “applicable road authority” instead of specifying the Region of Peel.  See the Aggregate Resources Act Site Plans available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
Using only one day of traffic counts on Thursday June 22, 2023, prior to summer vacation traffic is inappropriate to make conclusions related to traffic. The traffic study should use July traffic levels to evaluate traffic impacts due to increase summer /	See the updated Traffic Impact Assessment Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	Turning movement count data were collected for Thursday June 22, 2023, and Friday June 23, 2023. A comparison of total intersection volumes showed that Thursday June 22, 2023, had a greater volume of vehicles in both the AM and PM peak hours when compared to Friday June 23, 2023. Therefore, Thursday June 22 data was selected for the AM and PM peak hour traffic analysis in order to achieve a more conservative analysis.  In addition, TYLin obtained historical monthly shipping data from existing quarry operations in southern Ontario for 2019 and 2020. This historical shipping data was then utilized to determine when peak shipping typically occurs for the construction season. Based on the data received, it was determined that June and July had the highest percentage of total haulage activity and therefore will generate the

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tourist traffic and it is also high construction season.		<p>largest volumes of new truck trips. Therefore, the data collected in late June accurately reflects the peak shipping activity.</p> <p>See the updated Traffic Impact Assessment Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
What is meant by peak hour in the context of traffic.	<p>See the updated Traffic Impact Assessment Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>A traffic peak hour refers to the time period during the day when traffic congestion is at its highest. This usually happens during the morning and evening rush hours when people are commuting to and from work or school. During these times, roads and public transportation systems experience the most demand, leading to slower travel speeds and longer commute times.</p>
Impact of additional truck traffic through the Village of Alton.	<p>See the updated Traffic Impact Assessment Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>Main Street is not identified as a haul route. It is expected that 95% of the truck traffic will head east on Charleston Sideroad towards Hurontario Street. Of this, 90% will travel south and 5% will travel north on Hurontario Street. The remaining 5% of the truck traffic is proposed to head west on Charleston Sideroad. A nominal amount of truck traffic will travel north via Main Street to Alton Village to service local deliveries.</p> <p>See the updated Traffic Impact Assessment Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
The increase in truck traffic results in other drivers making illegal and dangerous passing of trucks making the roadway unsafe.	<p>See the updated Traffic Impact Assessment Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>While all road users are expected to adhere to the Ontario Highway Traffic Act, it is important to note that individual driver behaviour is beyond the control of CBM. The design and operation of the site access has been reviewed to ensure compliance with applicable safety standards and regulations.</p> <p>Based on a detailed review of the available and recent collision history for the study intersections along the haul route, it was concluded that the proposed Pit / Quarry development and haul route will not create any additional safety concerns to the surrounding road network.</p>

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		See the updated Traffic Impact Assessment Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
The entrance / exit for the operation is not safe based on site sight lines.	See the updated Traffic Impact Assessment Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	<p>The proposed access location satisfies Transportation Association of Canada minimum intersection spacing and will ensure that storage and taper lengths of the proposed auxiliary turn lanes do not impact the existing accesses, including the Charleston Sideroad Peel Region snow storage access.</p> <p>Intersection spacing, sightlines, and the design of the proposed entrance have also been reevaluated and updated accordingly to support the access location. For a more conservative sightline analysis, a 100 km/h design speed was selected.</p> <p>See the updated Traffic Impact Assessment Report (Appendix D) available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
Additional truck traffic on Charleston Sideroad will impact the ability for emergency vehicles to have timely response to emergencies.	The Ontario Highway Traffic Act was reviewed.	All traffic, including truck traffic, is required to operate in compliance with the Ontario Highway Traffic Act. As part of the Highway Traffic Act, all drivers are obligated to follow the Move Over Law, which mandates drivers to slow down and move over when emergency vehicles are present.
Is it feasible to use electric trucks or rail to transport aggregate to market during the lifespan of the proposed CBM Caledon Pit / Quarry.	The traffic impact assessment did not evaluate alternate modes of transportation since none are available at this site.	There are no active rail lines or rail distribution yards in close proximity to the site that would make rail feasible. Furthermore, the rail line would not take the material to a job site so trucking would still be required. Technology for electric trucks is advancing but not yet available for shipping aggregate products at this scale. Once it is available having the source of aggregate close to the consumer will be important due to the battery life of the vehicles and the distance the trucks are able to travel.

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When there are traffic closures on Charleston Sideroad due to an accident where will the trucks from the operation be rerouted.	Traffic impact assessments are not required to assess alternative routes during a road closure due to an accident.	In the event of a temporary road closure on Charleston Sideroad, traffic will be rerouted along alternative roads. Trucks will remain required to only use roads that permit truck traffic and during these times there will likely be a disruption to local roads.
Impacts to cyclist and pedestrians as a result of the additional truck traffic.	The proposed haul route uses Charleston Sideroad and Hwy 10. These roads already carry a high volume of traffic including truck traffic and pedestrian, and cyclist volumes are generally low.	The proposed haul route is an identified and existing truck route in the Town of Caledon and there are no alternative routes identified in the Official Plan to transport this material to market. Additional truck traffic is anticipated on this route in Caledon's Official Plan based on the location of Caledon's protected aggregate resource areas.
Impact of additional truck traffic on Highway 10 and the safety / speed of trucks on the hill south of Caledon Village.	Highway 10 is a provincial highway and has been designed to accommodate high volumes of traffic including truck traffic.	The proposed haul route is an identified and existing truck route in the Town of Caledon and there are no alternative routes identified in the Official Plan to transport this material to market. Additional truck traffic is anticipated on this route in Caledon's Official Plan based on the location of Caledon's protected aggregate resource areas.
Trucks from the proposed operation will use McLaren Road as a short cut due to congestion on Charleston Sideroad even though trucks are prohibited to use this road.	McLaren Road is not an identified haul route.	The proposed haul route is an identified and existing truck route in the Town of Caledon and there are no alternative routes identified in the Official Plan to transport this material to market.  Except for local deliveries, trucks will be directed to utilize the prescribed haul route only. Failure to comply will result in disciplinary action and suspension from the site in accordance with the CBM Truck Haulage Program.

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		<p>See CBM's trucker safety policy available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>The traffic report does not deal with other types of traffic from the operation such as fuel trucks and delivery of equipment and therefore does not provide a full assessment of potential impacts to the transportation network.</p>	<p>See the updated Traffic Impact Assessment Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>As part of the traffic analysis, TYLin confirmed with CBM the number of contractors estimated to be on site for non-haulage operations during the AM and PM. Therefore, 20 contractors (15 in the AM and 5 in the PM) have been included in the update traffic analysis.</p> <p>See the updated Traffic Impact Assessment Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>How will the site be designed to prevent trucks from illegally parking on Charleston Sideroad or other surrounding roads to access the site.</p>	<p>See the Aggregate Resources Act Site Plans available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>The Aggregate Resources Act Site Plans have been updated to include a 170 m internal access road prior to the scale house, designed to handle the projected 95th-percentile queue of trucks during peak morning hours. This will provide sufficient room for trucks to queue on-site to avoid illegally parking on Charleston Sideroad or other nearby roads while accessing the site.</p> <p>See the Aggregate Resources Act Site Plans available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>The breakdown of the type of trucks that will frequent the site should be provided.</p>	<p>See the updated Traffic Impact Assessment Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>Anticipated types of trucks include triaxle dump, triaxle dump with pony pup and articulated dump trucks (design vehicle).</p> <p>See the updated Traffic Impact Assessment Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>

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<b>Economic</b>		
Property values for neighboring properties.	Impacts on property values are not required to be assessed in accordance with provincial, regional and town planning policies for any development applications, including mineral aggregate operation applications.	<p>Mineral aggregate operations, by necessity, have to locate in the rural area. This particular area in Caledon includes existing mineral operations and is protected to provide for new mineral aggregate operations.</p> <p>The requirement for an aggregate site is to design the operation to minimize impacts on adjacent land uses in accordance with provincial guidelines and standards. The Aggregate Resources Act Site Plans includes all of the technical recommendations that ensure the site has been designed to minimize impacts on surrounding properties.</p> <p>See the Aggregate Resources Act Site Plans available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
Will the proposed Caledon Pit / Quarry provide any benefit to the Town of Caledon or surrounding community.	See the Socio-Economic Report and Planning Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	<p>The economic impact assessment including in the Socio-Economic report outlines the financial benefit to both the municipality and the province. In addition, as part of the application CBM has committed to convey 36 hectares of land adjacent to Cataract to provide additional public open space for the surrounding community.</p> <p>See the Socio-Economic Report and Planning Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
What benefit does sourcing close to market aggregate have for the Town of Caledon and surrounding area.	See the Socio-Economic Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	<p>Approximately 60 % of the cost of aggregate is related to transportation costs. Sourcing aggregate close to the consumer will reduce the cost of infrastructure projects within the Region of Peel and Town of Caledon. Furthermore, private landowners commonly require mineral aggregate resources for the construction of buildings, driveways, pools, sport courts, interlock paving, etc. Sourcing this aggregate close to the consumer will reduce the cost associated with a construction / infrastructure project.</p>

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		See the Socio-Economic Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
MPAC needs to make the necessary adjustment to tax rates for surrounding properties if the CBM Caledon Pit / Quarry is approved.	This is a matter to be determined by MPAC.	It is recommended that landowners reach out to MPAC directly to discuss. CBM does note that a 2013 study by MPAC on the effect of quarries on residential property values did not find them to lower home re-sale price growth (“Re-sales Analysis – Lansink and MPAC”, 2013).
Caledon will receive less property tax revenue for the subject site and for surrounding properties as a result of the proposed Caledon Pit / Quarry.	See the Socio-Economic Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	The Socio-Economic Impact Report details how the proposed Pit / Quarry would provide more revenue for Caledon as development would increase the property tax rate for the site, as well as providing significant revenue through aggregate licence fees. The values shown in this section of the Socio-Economic Report have been superseded by the establishment of the aggregate extraction property class in September 2024, but as this class still falls in an industrial tax category it still will impose higher taxes than the site would if left undeveloped. The report also shows how the development of the proposed Pit / Quarry is also expected to increase tax revenue of properties in the region through the support of jobs and economic activity in the area.  See the Socio-Economic Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
The rehabilitated lakes will not provide long term tax revenue to the Town or economic benefits.	The economic benefits of the rehabilitated lakes are not considered in the Socio-Economic impact analysis.	The applicable planning policies require that the proposed Pit / Quarry minimize economic impacts. The Socio-Economic Report was prepared to demonstrate that during the operation economic impacts would be minimized and in fact the operation would provide a positive impact to the economy.  See the Socio-Economic Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>

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<p>The application will create a net loss of revenue for the Town of Caledon.</p>	<p>See the Socio-Economic Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>As indicated in the previous responses, there are multiple mechanisms through which revenue will be increased by the proposed Pit / Quarry for the Town of Caledon (site property taxes, Aggregate Licence Fees, and higher regional property values arising from the jobs and income supported by quarry production).</p> <p>See the Socio-Economic Report available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<b>Tourism</b>		
<p>Impacts to Forks of the Credit Provincial Park less than 1 km away from the proposed quarry.</p>	<p>Refer to the March 20, 2025, presentation regarding “Updates to the Aggregate Resources Act Application (March 2025).”</p> <p>This document is available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>Forks of the Credit Provincial Park is located 360 m from the South Area licence boundary at its closest point. The Park is a day use park. Activities within the Park are limited to passive recreation including activities such as fishing, hiking, horseback riding, cross country skiing, snowshoeing and picnic areas.</p> <p>Between the proposed Pit / Quarry and the Forks of the Credit Provincial Park there are existing sensitive receptors. Blasting, noise and air quality limits need to be met for these sensitive receptors and therefore the level limits will be lower at the park as a result. The proposed Pit / Quarry will not negatively impact the Park or its users.</p> <p>As part of the application, CBM remains committed to conveying 36 hectares of land located to the south of the proposed Aggregate Resources Act licence boundary to further expand public lands in this area.</p> <p>See the Blasting Impact Assessment, Noise Impact Assessment and Blasting Impact Assessment available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>Caledon is an area where people have chosen for recreation</p>	<p>It is recognized that the Town of Caledon is a community that offers recreational and tourism opportunity.</p>	<p>It is recognized that people have chosen to reside in Caledon for recreational activities and Caledon has a strong tourism industry. Caledon is a rural community that already includes existing mineral</p>

Outstanding Comment	Previous Attempt(s) to Address Comment(s)	Final Recommendation(s) to Address Comment(s)
and tourism, and this will be impacted by the proposed application.		aggregate operations, and additional areas are protected for future aggregate extraction. Rural communities include a range of rural uses and the presence of recreational, and tourism uses does not preclude the consideration for new mineral aggregate operations within Caledon.
Impact to the Bruce Trail and Cataract Trail.	The proposed Pit / Quarry will not impact the Bruce Trail or Cataract Trail. In fact, there are several sections of the Bruce Trail that are adjacent to existing quarry operations and the lands has been made available to the Bruce Trail by the owners of the aggregate operations.	CBM has proposed to convey 36 ha to the south of the proposed Pit / Quarry that could provide an opportunity for future recreational trails in the area.  See the Planning Report available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
<b>CBM / St. Marys / Enforcement</b>		
CBM to maintain a Community Liaison Committee to ensure on-going dialogue with the community during the operation of the CBM Caledon Pit / Quarry.	See the Socio-Economic Report and Aggregate Resources Act Site Plans available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	The application includes a Community Liaison Committee that shall meet annually and consist of up to 5 members of the public who live within 500 m of the licence area. The Community Liaison Committee is intended to provide a forum for dialogue and exchange of information between the surrounding community and CBM regarding on-going operations, rehabilitation, monitoring, reporting and any complaints received, and actions taken by CBM. The Ministry of Natural Resources, the Town of Caledon, the Region of Peel and the Credit Valley Conservation Authority will be invited to attend these meetings.  See the Socio-Economic Report and Aggregate Resources Act Site Plans available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
The CLC needs to meet more than once of year and should be an open meeting for all residents in the area to attend.	See the Socio-Economic Report and Aggregate Resources Act Site Plans available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	The Community Liaison Committee is intended to be a smaller group, and the 5 members of the public are intended to represent the overall interest of the local community.  See the Socio-Economic Report and Aggregate Resources Act Site Plans available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>

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		If a specific resident in the community has a concern, they are encouraged to file a complaint immediately with CBM so the issue can be addressed immediately and not wait for the annual Community Liaison Committee meeting. At any point during the operation CBM is willing to meet with a neighbour to discuss any concerns. CBM keeps records of any complaint received and the action taken.
CBM/ St. Marys compliance with the Aggregate Resources Act in Ontario for the other sites they operate.	CBM sites are audited by an independent consultant annually and the audits are not completed by CBM employees.	CBM takes compliance with the Aggregate Resources Act very seriously. Each year every licence operated by CBM is audited by an independent consultant to ensure CBM is following the site plan requirements. Any issues that are raised during that audit are addressed in a timely fashion in order to ensure compliance.
The community doesn't have confidence in MNR's ability to properly regulate the proposed Caledon Pit / Quarry.	The Aggregate Resources Act provides MNR the authority to suspend or revoke the Aggregate Resources Act licence for non-compliance.	MNR has recently hired more enforcement officers. CBM's experience is if a member of the public files a complaint with MNR regarding a mineral aggregate operation, MNR investigates the complaint and requires information from the licensee in response to the complaint.
Votorantim Cementos which is the parent company of CBM / St. Marys history related to human rights, health and safety and environmental compliance in Ontario and elsewhere in the world.	Votorantim Cementos operates numerous sites in the world and takes compliance seriously. It is recognized that incidents do occur. If an incident were to occur, the company takes those incidents very seriously and implements immediate actions in order to help ensure no recurrence happens.	CBM takes compliance with the Aggregate Resources Act very seriously. Each year every licence operated by CBM is audited by an independent consultant to ensure CBM is following the site plan requirements. Any issues that are raised during that audit are addressed in a timely fashion in order to ensure compliance.

<b>Outstanding Comment</b>	<b>Previous Attempt(s) to Address Comment(s)</b>	<b>Final Recommendation(s) to Address Comment(s)</b>
<p>CBM / St Marys has been secretly purchasing / assembling properties for the Caledon Pit / Quarry since 2003 without giving proper notice to the community about their future intentions.</p>	<p>CBM did commence purchasing properties based on the information in the Town of Caledon Official Plan that this site is a protected aggregate area and was identified as an Aggregate Resource Area vs an Aggregate Reserve Area.</p>	<p>It is not unusual for a company to assemble lands under a numbered company and notice to the community typically doesn't occur during land assembly. For this application, CBM started to communicate with the public in 2019 at the commencement of studies being initiated. CBM provided updates to the public on at least 8 occasions prior to the licence application being submitted so that public input and concerns could be incorporated into the design of the application.</p>
<p>What is the process that CBM / St Marys will follow if it receives a complaint related to the Caledon Pit / Quarry.</p>	<p>CBM's practice is to immediately respond to any complaint received from a surrounding neighbour.</p>	<p>Whenever a complaint is received by CBM an immediate investigation occurs, the issue is addressed and the process by which it was addressed is then communicated back to the complainant. These complaints are typically reviewed as part of the Community Liaison Committee meeting to allow for the broader community to know what concerns there have been from surrounding residents and what has been done to respond to those concerns.</p>
<p>CBM / St. Marys has no interest in making changes to the application to mitigate community concerns.</p>	<p>Prior to the submission and throughout the application process CBM has been making changes in an effort to mitigate community concerns.</p>	<p>The Aggregate Resources Act Site Plans identify all of the changes that have been made to the operation since the commencement of the Aggregate Resources Act process. These changes are extensive and include measures to mitigate community concerns.</p> <p>See the Aggregate Resources Act Site Plans available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>CBM / St. Mary should be required to post a financial bond to guarantee the protection of</p>	<p>The Aggregate Resources Act does not require a financial bond to be posted to ensure compliance with the Aggregate Resources Act Site Plans.</p>	<p>In the event the site is revoked for non-compliance with the Aggregate Resources Act there is a Trust held by the province that is funded by the aggregate industry to address the rehabilitation of the site. Furthermore, CBM has never defaulted of any financial responsibility to operate its sites in compliance with the Aggregate Resources Act, including its rehabilitation requirements.</p>

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surrounding land uses, well restoration, road upgrades and rehabilitation.		Furthermore, it is expected that the applicable road authority will require a financial bond to guarantee the work for the required road upgrades.
Concerns residents have had with blasting at the St. Marys Bowmanville Quarry.	CBM is aware of concerns raised by residents in the past at the Bowmanville Quarry. Bowmanville staff are responsive to these complaints and immediately have the blasting consultant review data that is collected in order to report back to the complainant.	It should also be noted that the Bowmanville Quarry has a Community Liaison Committee that meets and discusses any blast complaints received between meetings. Bowmanville also engages with its consultants to provide mitigation options to deal with perceived impacts from blasting, even though the Quarry is monitored to be under regulated limits.
Foreign companies should not be permitted to extract Ontario's resources and sell them globally.	Foreign companies are permitted to apply for Aggregate Resources Act applications in Ontario.	Many of the mineral aggregate operations in Ontario are owned by foreign companies. In addition, almost all of the aggregate that is produced in Ontario is used in Ontario. The only exception is a few sites that have shipping facilities. These sites ship some aggregate to the United States however this is a very minor amount of the total aggregate produced in Ontario.
The discharge of water will be required in perpetuity and what is the contingency plan if the golf course no longer allows discharge to their property.	The proposal to discharge water to the golf course was a revision made to the application since the public and the Credit Valley Conservation Authority requested that water from the application not be discharged directly to the Credit River.	CBM is confident that the golf course will be a willing recipient of the water. The receiving water from the proposed Pit / Quarry limits the amount of water that is needing to be pumped directly from the Credit River, this is seen as a very beneficial arrangement for Osprey Valley and will also be beneficial to the surrounding environment as a result.
The proposed transfer of land located to the south of the South Quarry should include	CBM has indicated their willingness to donate this land to an interested public authority since 2022.	To date, neither the Town nor CVC have expressed interest in receiving the land. CBM remains committed to this land transfer upon approval of the application. Should a licence be granted, CBM is hopeful that discussions would accelerate and a clear timeline of transfer to the public authority could be worked out in a timely manner.

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a clear timeline of when this land will be transferred to a public authority.		
CBM / St. Marys should provide a copy of their truckers' safety policy.	CBM has previously discussed its trucker's safety policy with the community.	A copy of the CBM's truckers' safety policy is available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
How does CBM/St Marys ensure truckers comply with traffic rules, truck safety and compliance with loading of trucks.	<p>CBM has experience implementing its trucker's safety policy at its existing operating sites.</p> <p>A copy of the CBM's truckers' safety policy is available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>CBM's trucker safety policy is provided to the trucking companies/drivers who enter the site. The truckers are also required to complete on-site health and safety training. CBM has a one strike policy that ranges from a warning and retraining, suspension from the site for a determined amount of time to, or for extreme offenses, permanent suspension from our sites. Once a truck leaves a site if an offence is brought to CBM's attention that has occurred, CBM will make the company/driver aware of the complaint. It will count as a strike against the driver if it is proven that it was them (i.e., a licence plate is provided along with date and time). If they are a repeat offender, then they will be suspended from the site.</p> <p>A copy of the CBM's truckers' safety policy is available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
How does CBM / St. Marys deal with trucks that do not obey traffic rules off-site (e.g. speeding, using roads not	<p>CBM has experience implementing its trucker's safety policy at its existing operating sites.</p> <p>A copy of the CBM's truckers' safety policy is available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>Once a truck leaves our sites if an offence is brought to CBM's attention that has occurred, CBM will make the company/driver aware of the complaint and it will count as a strike against them if it is proven that it was them (i.e., a licence plate is provided along with date and time). If they are a repeat offender, then they will be suspended from the site.</p> <p>A copy of the CBM's truckers' safety policy is available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>

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permitted for truck traffic).		
How does CBM / St. Marys deal with trucks that are not road worthy and are all trucks inspected when they arrive on-site.	<p>CBM has experience implementing its trucker's safety policy at its existing operating sites.</p> <p>A copy of the CBM's truckers' safety policy is available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>CBM requires all trucking companies to have their trucks in proper working order. If there is an obvious concern related to safety of a vehicle when they are on site CBM will refuse to load the truck until such time as the issue is rectified.</p> <p>A copy of the CBM's truckers' safety policy is available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
How will CBM / St. Marys ensure that truck drivers are fully licensed and insured.	<p>CBM has experience implementing its trucker's safety policy at its existing operating sites.</p> <p>A copy of the CBM's truckers' safety policy is available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>CBM has a Trucker Safety Policy that all drivers and companies picking up product from CBM sites have to adhere to. If they have an issue with their licence or insurance and this is made known to CBM then they will be refused access to CBM sites until such time as they show these issues have been rectified.</p> <p>A copy of the CBM's truckers' safety policy is available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
Will CBM / St. Marys monitor private wells during operations if access is provided.	<p>CBM has offered to monitor private wells within 1km of site should you request to be added to the monitoring program.</p> <p>See the Water Resources Report and Aggregate Resources Act Site Plans available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>Yes, if you are located within 1 km of the proposed site and are willing to provide access to monitor your well, please let CBM know.</p>
The blasting notification for surrounding neighbours should allow for notification by text messages.	<p>See the Blasting Impact Assessment and Aggregate Resources Act Site Plans available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>CBM would examine the feasibility of doing a group text notification to those who would like to participate in this manner. There are issues with privacy that would have to be overcome with a consent. If you are located within 500 m of the proposed site and would like notification by text messages, please let CBM know.</p>

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		<p>Otherwise, an email notification has worked well at other sites where blasting occurs as individuals can be blind copied (bcc'd) without privacy being compromised. Most people are able to get their emails on their phones and, as such, it would act in the same manner as a text in that regard.</p>
<p>CBM should be responsible to replace / repair any structures, pools or stone walls if they are impacted by blasting operations.</p>	<p>See the Blasting Impact Assessment and Aggregate Resources Act Site Plans available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>Blast vibrations characteristically produce temporary transient strains within the various materials that makeup a residential structure. These strains would typically have durations of no more than one or two seconds for each blast as the vibration pass the structure. While the blasting may introduce these temporary strains a few times each week for one or two seconds, the strain levels produced in a household by changes in temperature and humidity (environmental changes), as well as those produced by regular household activities, which take place on a recurring and significantly more frequent basis.</p> <p>Studies have concluded that repeated blasting over several decades, producing peak vibration levels well in excess of the provincial guideline limit (NPC-119), were required to cause cosmetic threshold cracking to occur. By ensuring that blasting continues to remain within the provincial guideline limits, there would not be any noticeable cumulative effect associated with the blasting operations from the proposed Pit /Quarry.</p> <p>In an effort to address residents concern CBM has added the following requirement to the Aggregate Resources Act Site Plans: “Prior to the commencement of blasting within 500 metres of a structure and subject to landowner authorization, the licensee shall conduct a pre-blast inspection, periodic inspections while extraction is within 500 metres and post-blast inspection when extraction is no longer within 500 metres of the structure. The result of the inspection shall be provided to the landowner and form the basis for assessing any</p>

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		<p>potential impact to the structure from blasting operations within 500 metres.”</p> <p>See the Aggregate Resources Act Site Plans available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<b>Adequacy of Technical Reports and Ability to Monitor Off-Site</b>		
<p>Experts retained by CBM are not independent or impartial. The studies completed are not credible or adequate and the application should include a comprehensive Third-Party peer review.</p>	<p>CBM retained independent experts that have provided CBM recommendations to design, mitigate and monitor the proposed Pit / Quarry in accordance with required Provincial, Regional and Local policies.</p>	<p>The technical studies completed are subject to a comprehensive third-party agency review and peer review from experts retained by the Town of Caledon. This process is ongoing and CBM has made changes to the Aggregate Resources Act Site Plans in an effort to address the agency and peer review of the application.</p> <p>See the Aggregate Resources Act Site Plans available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>Engineers and Planners have a statutory duty to protect the health and safety of the public.</p>	<p>Engineers and planners have a statutory requirement to implement government policies which include measures to minimize health and safety impacts to the public.</p>	<p>The Aggregate Resources Act Site Plans include the technical recommendations from the experts retained on behalf of CBM and also include additional changes based on the agency and peer review of the application.</p> <p>See the Aggregate Resources Act Site Plans available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>CBM has not made any commitments on how it will operate the site.</p>	<p>The application includes the Aggregate Resources Act Site Plans which include the commitments on how the proposed Pit / Quarry will be operated and rehabilitated.</p>	<p>If the Aggregate Resources Act application is approved the site plans will become a legal requirement that CBM has to follow. In addition to the Aggregate Resources Act Site Plans CBM is also required to comply with the requirements of the Aggregate Resources Act, including Regulation 244/97 which includes additional prescribed conditions and operational standards that will also apply to the operation of the site.</p>

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		<p>The Aggregate Resources Act Site Plans are available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p> <p>The Aggregate Resources Act and Regulation 244/97 under the Aggregate Resources Act are included on MNR's website.</p>
<p>The technical reports prepared for the application ignore the rights of surrounding landowners. Testing of wells or placing monitoring devices cannot occur on private property without the consent of the landowner.</p>	<p>The technical reports prepared for the application do not ignore the rights of surrounding landowners and monitoring at your property will only occur if permission is provided.</p>	<p>If you would like your property assessed to determine baseline conditions prior to extraction commencing or monitored during operations, please contact CBM to discuss. Monitoring will not occur on private property unless landowner permission is provided.</p>
<b>Aggregate Resources Act Timelines</b>		
<p>Concern the quarry will last more than 40 years since the Aggregate Resources Act licences do not have an expiry date and therefore extraction is not an interim use.</p>	<p>It is correct that Aggregate Resources Act licences do not have an expiry date since aggregate production from a site depends on market demand and the site being awarded contracts to supply the product.</p>	<p>CBM anticipates the site will operate for approximately 40 years however this is only an estimate.</p> <p>While aggregate sites can last for several decades, they are considered an interim use since the Aggregate Resources Act includes a rehabilitation plan that requires the site to change from an aggregate operation to another landform before the Aggregate Resources Act licence can be surrendered. The details of the rehabilitation requirements are included on the Aggregate Resources Act Site Plans.</p> <p>See the Aggregate Resources Act Site Plans available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<p>The requirement for a timely commitment to</p>	<p>See the Aggregate Resources Act Site Plans available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>The Aggregate Resources Site Plans include the requirement for rehabilitation by phase and include a maximum disturbed area that the</p>

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complete rehabilitation.		<p>site cannot exceed. The phasing and rehabilitation requirements are included on the Aggregate Resources Act Site Plans.</p> <p>See the Aggregate Resources Act Site Plans available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
<b>Cultural Heritage Resources</b>		
The impact the proposed application will have on historic resources.	<p>See the Cultural Heritage Report, the Heritage Impact Assessment and the Aggregate Resources Act Site Plans available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>	<p>Potential impacts to historic resources have been assessed as part of a Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (Cultural Heritage Report). The purpose of a Cultural Heritage Report is to identify the known and potential built heritage resources and cultural heritage landscapes, complete a preliminary impact assessment, and propose mitigation measures to conserve the identified heritage properties.</p> <p>For historic resources identified as being directly impacted, property specific Heritage Impact Assessments have been completed. These Heritage Impact Assessments provide mitigation recommendations based on municipal, provincial, and Canada-wide conservation guidance.</p> <p>The recommendations from the Cultural Heritage Report and the Heritage Impact Assessment are included on the Aggregate Resources Act Site Plans.</p> <p>See the Cultural Heritage Report, the Heritage Impact Assessment and the Aggregate Resources Act Site Plans available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
Proximity and impact to historic hamlets of Cataract, the Town of	The historic hamlets of Cataract, Alton and Belfountain will not be adversely impacted by the proposed Pit / Quarry due to the separation distance or mitigation measures proposed.	<p>The Village of Alton and Belfountain are well separated by the operation and the haul route for the operation does not go through these areas.</p> <p>The Hamlet of Cataract is located within 500 m of the subject site and the operation has been designed to meet provincial limits for air quality,</p>

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Alton and Belfountain Village.	See the Air Quality Assessment, Noise Impact Assessment, Blasting Impact Assessment, Traffic Impact Assessment and the Aggregate Resources Act Site Plans available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	noise and blasting and the haul route does not go through Cataract. Furthermore, CBM has offered to convey 36 hectares of land to a public agency within and adjacent to Cataract that would increase public lands within Cataract providing additional land for conservation and trails.  See the Air Quality Assessment, Noise Impact Assessment, Blasting Impact Assessment, Traffic Impact Assessment and the Aggregate Resources Act Site Plans available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
Impact to the historic area of Coulterville and the farms/ farmsteads that form this area.	See the Cultural Heritage Report and the Heritage Impact Assessment available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	Impacts to the historic area and farmsteads of Coulterville have been assessed as part of the Cultural Heritage Report. While the agricultural setting will change, the farms areas were not considered that cultural heritage features warranting long-term protection.  See the Cultural Heritage Report and the Heritage Impact Assessment available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
Concern that the relocation of heritage buildings along Mississauga will result in the loss of the historical context of these structures.	See the Cultural Heritage Report and the Heritage Impact Assessment available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	The heritage buildings along Mississauga Road will be relocated within their original lots, maintaining the historical context between each building and its original lands. CBM has been working closely with the Heritage Planning Staff at the Town of Caledon to ensure conservation measures align with the Town's heritage policies and best conservation practices.  See the Heritage Impact Assessments for 18501 Mississauga Road and 18667 Mississauga Road available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>
The timing for the heritage buildings to be relocated along Mississauga Road and the intended use of	See the Cultural Heritage Report and the Heritage Impact Assessment available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	The heritage buildings along Mississauga Road will be relocated only once Planning Act Application Approvals and Aggregate Resources Act Licence Application Approval are granted. Heritage Conservation Plans are being prepared for each property to guide the relocation, rehabilitation, and adaptive re-use efforts. CBM

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the buildings once relocated.		<p>has been working closely with the Heritage Planning Staff at the Town of Caledon to ensure conservation measures align with the Town's heritage policies and best conservation practices.</p> <p>See the Heritage Impact Assessments for 18501 Mississauga Road and 18667 Mississauga Road available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
Impacts to First Nation communities and their Treaty Rights and the requirement to consult with Indigenous communities.	CBM began engagement with Indigenous communities in 2019.	On this project, CBM has engaged with First Nation communities since 2019, and has provided plenty of opportunities for participation in field work studies and the review of technical reports prepared to support the application. The review of the application with Indigenous communities is on-going.
There are still archaeological areas identified for further assessment and the impact on these resources is unknown.	See the Archaeological Assessments available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	<p>Stages 1 to 3 of archaeological assessment have been completed for the application to date, and the reports outlining the results and recommendations of those assessments have been provided to the Ministry of Citizenship and Multiculturalism.</p> <p>Six sites have been identified as requiring Stage 4 mitigation, which is planned to occur in Summer 2025.</p> <p>See the Archaeological Assessments available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>
The loss of the farmstead / farms with historical connection to James Cameron.	See the Heritage Impact Assessment available at: <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a>	The farmstead at 1420 Charleston Sideroad that is connected to James Cameron will be conserved in place. It will be adaptively re-used as an office during the proposed Pit / Quarry operations, then rehabilitated for residential use during the closure phase. CBM has adjusted the extraction limit to provide a buffer sufficient to protect the farmstead from the proposed Pit / Quarry activities and will be monitoring the structure regularly.

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		<p>A Heritage Conservation Plan is being prepared to guide the conservation of the property during the adaptive reuse and subsequent rehabilitation. CBM has been working closely with the Heritage Planning Staff at the Town of Caledon to ensure conservation measures align with the Town’s heritage policies and best conservation practices.</p> <p>See the Heritage Impact Assessment for 1420 Charleston Sideroad and the Aggregate Resources Act Site Plans available at:  <a href="http://www.cbmcaledonquarry.ca/assessments/index.html">http://www.cbmcaledonquarry.ca/assessments/index.html</a></p>