REPORT

Heritage Conservation Plan

George Cameron House, 1420 Charleston Sideroad, Town of Caledon, Regional Municipality of Peel, Ontario

Submitted to:

CBM Aggregates

Submitted by:

WSP Canada Inc.
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CA0037598.7018

May 19, 2026

Distribution List

1 e-copy: CBM Aggregates

1 e-copy: WSP Canada Inc.

Executive Summary

WSP Canada Inc. (WSP) was retained by CBM Aggregates (CBM), a division of St. Marys Cement Inc. (Canada), to complete a Heritage Conservation Plan (HCP) for 1420 Charleston Sideroad in the Town of Caledon, Regional Municipality of Peel, Ontario (the Study Area). The Study Area is a rectangular-shaped, 1.4-hectare (3.4-acre) property located on the northwest side of Charleston Sideroad, between Cataract Road/Main Street and Mississauga Road. Within the Study Area is a two-storey, red-brick and Italianate-style residence (the George Cameron House; the house) constructed between 1891 and 1901 and with additions built in the 20th century. The Study Area is not identified as a Cultural Heritage Landscape in the Town's Cultural Heritage Landscape Inventory (Scheinman 2009).

CBM proposes to develop the Study Area as part of the 261.2-hectare CBM Caledon Pit / Quarry site, licensed under the *Aggregate Resources Act* and designated or zoned under the *Planning Act* (the Project). WSP conducted a Heritage Impact Assessment (HIA) for the Study Area which recommended that the house be adapted for use as an office or laboratory space for the quarry during operation, then rehabilitated for occupation at the quarry closure phase (WSP 2026). The HIA further recommended that an HCP be written to guide the rehabilitation efforts, and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the adaptive reuse program and into the future (WSP 2026). The HIA was accepted by the Town of Caledon (the Town) as complete on March 24, 2026. On February 24, 2026, the Town passed By-Law 2026-10, designating a portion of the Study Area. This HCP serves to fulfill the related recommendations in Section 8 of the HIA.

The purpose of an HCP is to describe the current understanding of the historic place, then recommend interventions that recognize and respect what is important about the historic place. This HCP has been prepared according to guidance received from the Town of Caledon's) heritage planners and is informed by the Canada's Historic Places (CHP) *Standards and Guidelines for the Conservation of Historic Places in Canada* (CHP 2010), Public Works and Government Services Canada (PWGSC) *Architectural Conservation Technology Manual* (1994), Historic England *Informed Conservation* (Clark 2001) and *Practical Building Conservation* (Historic England 2018a-c) series, ICOMOS Australia *The Illustrated Burra Charter* (Walker & Kyle 2004) and *The Conservation Plan* (Kerr 2013), the Ontario Heritage Trust's *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003), and *Conservation Plans for Heritage Properties* (Ontario Heritage Trust 2012).

Following international, federal, provincial, and municipal guidance, this plan takes an understanding, planning, and intervening approach to conserving 1420 Charleston Sideroad, with goals to:

- Conserve the George Cameron House as a late-19th to early-20th century Italianate style farmhouse with cultural heritage significance to the community;
- Adaptively reuse the George Cameron House as an office or laboratory during the active quarrying phase of the Project, set back an appropriate distance from the adjacent quarry activities; and,
- Rehabilitate the George Cameron House for occupation once the Project's quarry activities are completed.

To achieve these goals, WSP has recommended 13 preservation, rehabilitation, and commemoration strategies to be implemented between now and the conclusion of quarrying activities.

Project Personnel

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Acknowledgements

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Heritage Planner Town of Caledon	Cassandra Jasinski, MA, CAHP
Heritage Planner Town of Caledon	Carolyn Van Slightenhorst, CAHP, MCIP, RPP

Abbreviations

CHER	Cultural Heritage Evaluation Report
CHP S&Gs	Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada*
CHVI	Cultural Heritage Value or Interest
Cultural Heritage Report	Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment
HCP	Heritage Conservation Plan
HIA	Heritage Impact Assessment
MCM	Ministry of Citizenship and Multiculturalism
MCM S&Gs	Ministry of Citizenship and Multiculturalism *Standards and Guidelines for the Conservation of Provincial Heritage Properties*
NOID	Notice of Intention to Designate
O. Reg.	Ontario Regulation
PPS	Provincial Planning Statement
SCHVI	Statement of Cultural Heritage Value or Interest

Glossary

Adjacent lands	Those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (PPS 2024).
Built Heritage Resource:	Means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community (PPS 2024). Built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.
Conserved:	Means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (PPS 2024).
Cultural Heritage Landscape:	Means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association (PPS 2024). Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

Heritage Attributes:	Means, as defined under the *Ontario Heritage Act*, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest (PPS 2024). Heritage attributes are the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).
Protected Heritage Property:	Means property designated under Part IV or VI of the *Ontario Heritage Act*; property included in an area designated as a heritage conservation district under Part V of the *Ontario Heritage Act*; property subject to a heritage conservation easement or covenant under Part II or IV of the *Ontario Heritage Act*; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the *Standards and Guidelines for the Conservation of Provincial Heritage Properties*; property protected under federal heritage legislation; and UNESCO World Heritage Sites (PPS 2024).
Significant:	In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act* (PPS 2024).

Study Limitations

WSP Canada Inc. (WSP) prepared this report solely for the use of the intended recipient, CBM Aggregates, in accordance with the professional services agreement between the parties. In the event a contract has not been executed, the parties agree that the WSP General Terms for Consultant shall govern their business relationship which was provided to you prior to the preparation of this report.

The report is intended to be used in its entirety. No excerpts may be taken to be representative of the findings in the assessment.

The conclusions presented in this report are based on work performed by trained, professional, and technical staff, in accordance with their reasonable interpretation of current and accepted engineering and scientific practices at the time the work was performed.

The content and opinions contained in the present report are based on the observations and/or information available to WSP at the time of preparation, using investigation techniques and engineering analysis methods consistent with those ordinarily exercised by WSP and other engineering/scientific practitioners working under similar conditions, and subject to the same time, financial and physical constraints applicable to this project.

WSP disclaims any obligation to update this report if, after the date of this report, any conditions appear to differ significantly from those presented in this report; however, WSP reserves the right to amend or supplement this report based on additional information, documentation or evidence.

WSP makes no other representations whatsoever concerning the legal significance of its findings.

The intended recipient is solely responsible for the disclosure of any information contained in this report. If a third party makes use of, relies on, or makes decisions in accordance with this report, said third party is solely responsible for such use, reliance or decisions. WSP does not accept responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken by said third party based on this report.

WSP has provided services to the intended recipient in accordance with the professional services agreement between the parties and in a manner consistent with that degree of care, skill and diligence normally provided by members of the same profession performing the same or comparable services in respect of projects of a similar nature in similar circumstances. It is understood and agreed by WSP and the recipient of this report that WSP provides no warranty, express or implied, of any kind. Without limiting the generality of the foregoing, it is agreed and understood by WSP and the recipient of this report that WSP makes no representation or warranty whatsoever as to the sufficiency of its scope of work for the purpose sought by the recipient of this report.

In preparing this report, WSP has relied in good faith on information provided by others, as noted in the report. WSP has reasonably assumed that the information provided is correct and WSP is not responsible for the accuracy or completeness of such information.

Benchmark and elevations used in this report are primarily to establish relative elevation differences between the specific testing and/or sampling locations and should not be used for other purposes, such as grading, excavating, construction, planning, development, etc.

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1 INTRODUCTION

WSP Canada Limited (WSP) was retained by CBM Aggregates (CBM), a division of St. Marys Cement Inc. (Canada), to complete a Heritage Conservation Plan (HCP) for 1420 Charleston Sideroad in the Town of Caledon, Regional Municipality of Peel, Ontario (the Study Area). The Study Area is a rectangular-shaped, 1.4-hectare (3.4-acre) property located on the northwest side of Charleston Sideroad, between Cataract Road/Main Street and Mississauga Road. Within the Study Area is a two-storey, red-brick and Italianate-style residence (the George Cameron House; the house) constructed between 1891 and 1901 and with additions built in the 20th century. The Study Area is not identified as a Cultural Heritage Landscape in the Town's Cultural Heritage Landscape Inventory (Scheinman 2009).

CBM proposes to develop the Study Area as part of the 261.2-hectare CBM Caledon Pit / Quarry site, licensed under the *Aggregate Resources Act* and designated or zoned under the *Planning Act* (the Project). A Cultural Heritage Existing Conditions and Preliminary Impact Assessment (Cultural Heritage Report) completed for the Project determined that the Study Area may meet the criteria prescribed in Ontario Regulation 9/06 (O. Reg. 9/06, amended through O. Reg. 569/22) of the *Ontario Heritage Act* and may be impacted by the Project. The Cultural Heritage Report recommended to conduct a Heritage Impact Assessment (HIA) to evaluate the Study Area for Cultural Heritage Value or Interest (CHVI) and address the Project's potential impacts to the Study Area's CHVI and heritage attributes (WSP 2023). WSP's subsequent HIA, which included an evaluation of the Study Area against criteria outlined in O. Reg. 9/06, was completed in 2023 and updated in 2026. The HIA recommended that the house be adapted for use as an office or laboratory space for the quarry site, to be rehabilitated for occupation once quarrying activities come to a close. The HIA further recommended that an HCP be written to guide the rehabilitation efforts, and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the adaptive reuse program and into the future (WSP 2026). The HIA was accepted by the Town as complete on March 24, 2026. On February 24, 2026, the Town passed By-Law 2026-10, designating a portion of the Study Area. This HCP serves to fulfill the related recommendations in Section 8 of the HIA.

The purpose of an HCP is to describe the current understanding of the historic place, then recommend interventions that recognize and respect what is important about the historic place. This HCP has been prepared according to guidance received from the Town's heritage planners, and is also informed by the following:

- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010; hereafter CHP S&Gs)
- *Architectural Conservation Technology Manual* (PWGSC 1994),
- *Informed Conservation* (Clark 2001)
- *Practical Building Conservation* series (Historic England 2018a-c),
- *The Illustrated Burra Charter* (Walker & Kyle 2004)
- *The Conservation Plan* (Kerr 2013)
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003)
- *Conservation Plans for Heritage Properties* (Ontario Heritage Trust 2012)

This HCP describes the current understanding of the house, then recommends planning and intervening measures that recognize and respect what is important about the historic place (CHP 2010:4). Overall, this HCP:

- Summarizes the heritage policies relevant to conserving the George Cameron House;
- Provides an overview of the setting and structural history of the house;
- Provides the Statement of CHVI and list of heritage attributes to reflect the current understanding of the house;
- Describes the physical condition of the house;
- Develops goals for the house and identifies the objectives to achieve those goals;
- Recommends the primary and secondary conservation treatment options and a series of strategies to ensure the heritage attributes of the house are conserved; and,
- Outlines the schedule to achieve the goals and objectives and complete the recommended strategies.

Following guidance from heritage conservation pioneer James Kerr (2013:2), this HCP only includes what is relevant to conserving the house and does not extensively cover the previous historical research nor the theoretical basis for heritage conservation.

Additional site visits conducted for this property include:

- November 18, 2022, reported on in the HIA (WSP 2026)
- January 10, 2025, to document the property as part of the planned Documentation and Salvage Plan[1]
- June 12, 2025, on site meeting between WSP and Town of Caledon Heritage Planning staff.

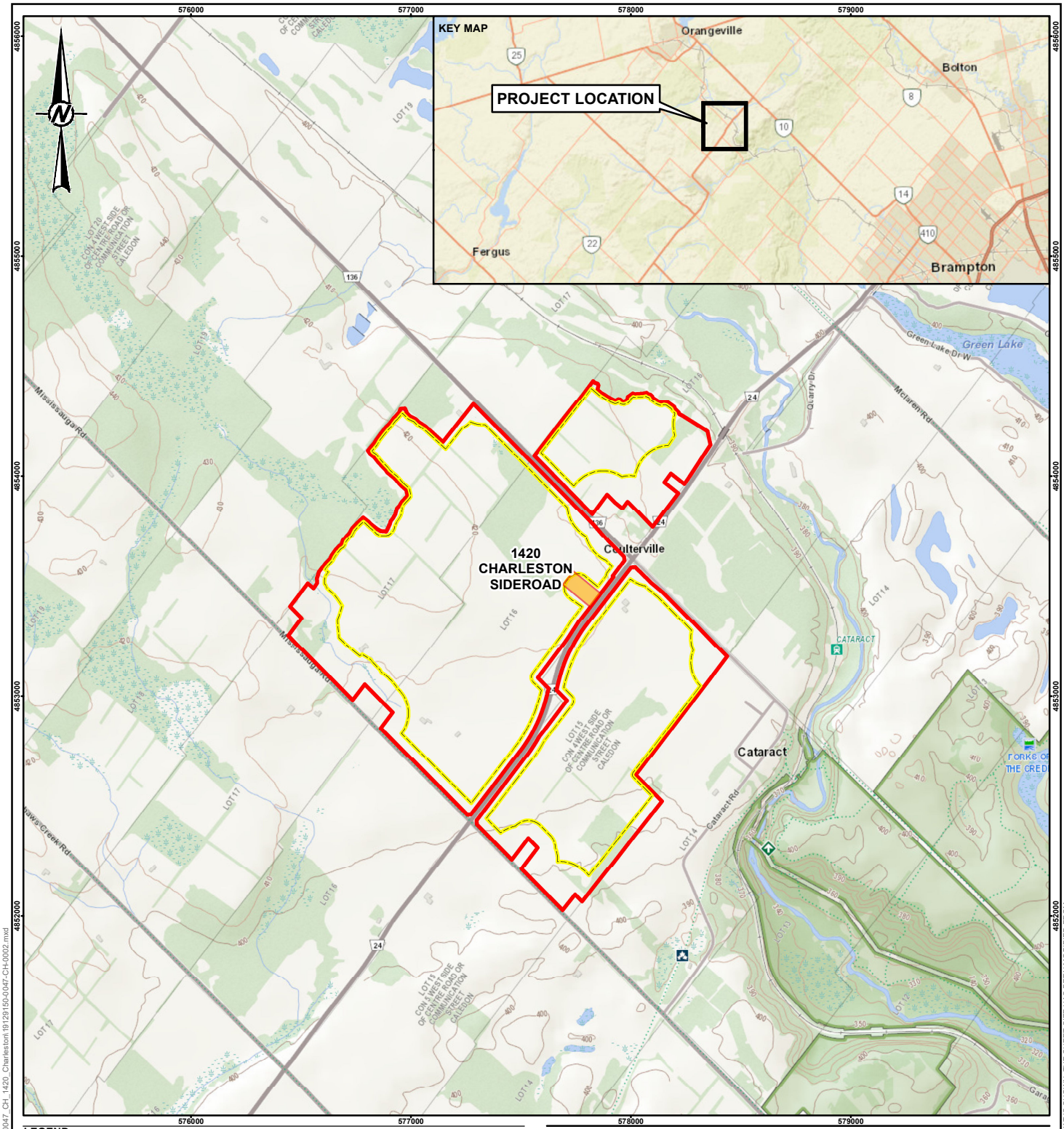
1.1 Scope of Work

WSP completed the following tasks for this HCP:

- **Background Review:** Documents were reviewed and summarized to provide a comprehensive understanding of the work completed to date, and planning tools in place for the Study Area.
- **Information Gathering:** Information gathering requests were sent to the Town to obtain up-to-date heritage-related information about the Study Area.
- **Field Review:** A site visit was conducted to document the heritage attributes and existing conditions of the George Cameron House. A superficial visual inspection of the George Cameron House's heritage attributes was conducted during the site visit.
- **3D Digital Scan:** Photogrammetry was used to create a digital twin of the house.

[1] Note that this Documentation Report and Salvage Plan is no longer required as the Client has agreed to retain the barn foundation ruins on the property (discussed in further detail in Section 5.1.4.1 of this report).

- **Planning Considerations and Approvals:** The Town's planning requirements and municipal approvals were identified for each of the short-, medium-, and long-term conservation strategies for the George Cameron House.
- **Conservation Strategy:** A conservation strategy for the house was prepared using provincial, federal, and international guidance.
- **Action Plan, Implementation and Monitoring:** An action, implementation, and monitoring plan to conserve the George Cameron House was developed for the short-, medium-, and long-term.



LEGEND

- STUDY AREA
- LIMIT OF EXTRACTION
- LICENCE BOUNDARY

0 250 500 1,000

1:25,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. LIO TOPOGRAPHIC DATA CACHE, ONTARIO MINISTRY OF NATURAL RESOURCES AND FORESTRY. OPEN GOVERNMENT LICENCE – ONTARIO
2. SERVICE LAYER CREDITS: SOURCES: ESRI, HERE, GARMIN, USGS, INTERMAP, INCREMENT P, NRCAN, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), ESRI KOREA, ESRI (THAILAND), NGCC, (C) OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY
3. PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83
COORDINATE SYSTEM: UTM ZONE 17 VERTICAL DATUM: CGVD28

CLIENT

CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT

HERITAGE CONSERVATION PLAN, 1420 CHARLESTON SIDEROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

LOCATION OF THE SUBJECT PROPERTY IN RELATION TO THE LICENSE BOUNDARY/EXTRACTION LIMIT

CONSULTANT

wsp

YYYY-MM-DD	2023-07-31
DESIGNED	AM
PREPARED	BR
REVIEWED	HS
APPROVED	HM

PROJECT NO.	CONTROL	REV.	FIGURE
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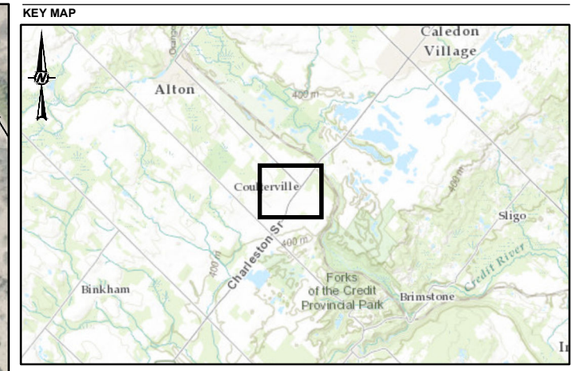
KEY MAP



SCALE 1:150,000

LEGEND

STUDY AREA

0 50 100 200

SCALE 1:5,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
2. IMAGERY CREDITS: SOURCES: ESRI, HERE, GARMIN, INTERMAP, INCREMENT P CORP., GEBCO, USGS, FAO, NPS, NRCAN, GEOBASE, IGN, KADASTER NL, ORDNANCE SURVEY, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), (C) OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY SOURCE: ESRI, MAXAR, EARTHSTAR GEOGRAPHICS, AND THE GIS USER COMMUNITY
3. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT

CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT

HERITAGE CONSERVATION PLAN, 1420 CHARLESTON SIDEROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

LOCATION OF THE STUDY AREA

CONSULTANT

wsp

YYYY-MM-DD	2023-07-31
DESIGNED	SD
PREPARED	AP
REVIEWED	HS
APPROVED	HM

PROJECT NO.	CONTROL	REV.	FIGURE
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2 GUIDANCE FRAMEWORK

Heritage conservation is informed by guidance developed at the international, federal, provincial and municipal levels.

2.1 International & Federal Heritage Guidance

Drafted in response to international and national agreements such as the *International Charter for the Conservation and Restoration of Monuments and Sites* (the *Venice Charter*, 1964), *Australia ICOMOS* [International Council on Monuments & Sites] *Charter for Places of Cultural Significance* (the *Burra Charter*, updated 2013) and *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment* (the *Appleton Charter*, 1983), the CHP S&Gs define three conservation treatments —preservation, rehabilitation, and restoration— and outline the process and required and suggested actions relevant to each treatment. The principles provided in the CHP S&Gs form the basis of this HCP and are outlined in greater detail in Section 4 and Section 5.

2.2 Provincial Heritage Legislation and Guidance

The *Ontario Heritage Act* is the primary piece of legislation that determines policies, priorities, and programs for the conservation of Ontario's cultural heritage. Heritage conservation on provincial properties must comply with the Ministry of Citizenship and Multiculturalism *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (PHP S&Gs), but these also provide "best practice" approaches for evaluating cultural heritage resources not under provincial jurisdiction. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties - Info Bulletin 2* advises on the contents and possible strategies for an HCP. The Ontario Heritage Trust, a provincial agency, has also developed terms of reference and suggested contents for conservation plans under their management, although these are less detailed (OHT 2012a; OHT 2012b).

To advise municipalities, organizations and individuals on heritage protection and conservation, the MCM developed a series of products under the *Ontario Heritage Tool Kit*. Of these, *Heritage Resources in the Land Use Planning Process* (MCM 2006) provides an outline for the contents of a HCP, which it defines as:

- A document that details how a cultural heritage resource can be conserved. The conservation plan may be supplemental to a heritage impact assessment but is typically a separate document. The recommendations of a plan should include description of repairs, stabilization and preservation activities as well as long term conservation, monitoring and maintenance measures.

Determining the optimal conservation strategy is further guided by the MCM *Eight Guiding Principles in the Conservation of Historic Properties* (2012), which encourage respect for:

- **Documentary evidence** – restoration should not be based on conjecture
- **Original location** – do not move buildings unless there is no other means to save them since any change in site diminishes heritage value considerably
- **Historic material** – follow "minimal intervention" and repair or conserve building materials rather than replace them
- **Original fabric** – repair with like materials
- **Building history** – do not destroy later additions to reproduce a single period

- **Reversibility** – any alterations should be reversible
- **Legibility** – new work should be distinguishable from old
- **Maintenance** – historic places should be continually maintained

2.3 Municipal Guidance

While the Town does not have a Terms of Reference document for HCPs, the Town's Terms of Reference for Heritage Impact Assessments (ToR) outlines expectations for adherence to conservation principles outlined in documents such as the MCM's *Heritage Conservation Principles for Land Use Planning* (MCM 2007), *Eight Guiding Principles in the Conservation of Historic Properties* (MCM 1997), CHP S&Gs (CHP 2010), and Fram's 2003 *Well-Preserved: The Ontario Heritage Foundations Manual of Principles and Practice For Architectural Conservation*.

While it is CBM's position that Future Caledon does not apply to the CBM Caledon Pit / Quarry Applications, which were submitted in December 2022 and deemed complete in February 2023, a fulsome review of Future Caledon was undertaken and confirmed that CBM's Applications continue to conform to the Town's most recent heritage policy updates contained in Future Caledon. This HCP adheres to heritage policy directives in both the 2018 Official Plan as well as Future Caledon. For a detailed policy analysis, see WSP 2026 and GSAI 2026.

As part of the Project, WSP Cultural Heritage Specialists and the Town of Caledon Heritage Planning staff have been meeting regularly to discuss the Project's cultural heritage scope. As part of this HCP, consultation with the Town's Heritage Planning staff has included:

- Ongoing, regular, monthly meetings (initiated June 2024) between WSP Cultural Heritage Specialists, Town of Caledon Heritage Planning staff, Sedgwick Marshall Heritage Homes, and Glen Schnarr and Associates Inc. (GSAI) to discuss strategies for the Projects cultural heritage scope, including receiving and responding to Town comments and coordination of a conservation strategy for the site.
- A draft table of contents for this HCP was provided to the Town for comment (comments received September 13, 2024 have been incorporated into this report).
- The status of the property's designation process under Part IV of the *Ontario Heritage Act,* including*:*
  - Heritage Designation By-law Extension Agreements between the Town and the Owner for the property to continue conservation strategies and extend timing for passing of the designation by-laws.
  - Discussions regarding the Statement of CHVI and list of heritage attributes as part of the development of the heritage designation by-law.
  - The ultimate passing of the designation by-law for a portion of the property on February 24, 2026 (By-Law 2026-010; APPENDIX B).
- The preparation of a Reference Plan (R-Plan) to delineate limits of the heritage attributes.
- On-site meeting conducted June 12, 2025 with WSP and Town of Caledon Heritage Planning staff.
- Sharing of photographs collected during the HIA and HCP site visits for the with Town Heritage Planning staff.

3 UNDERSTANDING

The following information on the current understanding of the house is summarized from the *Heritage Impact Assessment: 1420 Charleston Sideroad, Town of Caledon, Regional Municipality of Peel, Ontario* report produced by WSP (WSP 2026). For a full description of the property history, landscape, farmhouse, interpretation, and heritage integrity used to form the basis of understanding for this HCP, see Sections 3 to 5 in the HIA (WSP 2026; APPENDIX A).

The main block of the large Italianate-style brick farmhouse was originally constructed for George Cameron in the final decade of the 19th century, with later additions in the 20th century. The main block is relatively unaltered, and its later additions are sympathetic and compatible as they have a smaller massing, and a similar accented red brick and fenestration as the main block. The house displays architectural features characteristic to the Italianate style, such as the simple form with hipped roof, symmetrical façade with offset entrance, projecting frontispiece on the side elevation, projecting eaves with brackets, brick and stone accents (window cornices, sills, foundation) which create a dichromatic effect, carved stone window heads with keystones, and wooden arcaded porch. An analysis of the heritage integrity of the farmhouse determined that it remains in very good physical condition with a high level of heritage integrity (77%).

The original barn, constructed in the early 20th century, burned down in 1964, leaving behind only the parged fieldstone ruins etched with family initials. The farmhouse, barn foundation ruins, and mature vegetation reflect the agricultural heritage of the property.

3.1 Cultural Heritage Significance

Understanding a built heritage resource or cultural heritage landscape includes not only being able to trace its dates of construction or modifications through time, but also its overall cultural heritage significance and what elements should be prioritized for conservation. In Ontario, cultural heritage significance is summarized through a “Statement of Cultural Heritage Value of Interest” (SCHVI), which includes a “Description” (where the resource is located), its “Heritage Value” (why a resource is important) and its “Heritage Attributes” (what elements demonstrate the heritage value and therefore should be prioritized for conservation). In the CHP S&Gs, the latter are referred to as “character-defining elements,” explicitly referencing why an element is important to the significance of a historic place.

The Town presented a staff report at the Heritage Caledon Committee meeting on February 5, 2024 and issued a NOID for 1420 Charleston Sideroad on March 7, 2024 (Town of Caledon 2024a and 2024b) with the following description:

> *The property is located on the north side of Charleston Sideroad, west of Main Street/Cataract Road, being Part of Lot 16, Concession 4 WHS, within the former geographic Township of Caledon.*
>
> *Built between 1891 and 1901 for George Cameron, the red brick farmhouse at 1420 Charleston Sideroad on the lands is representative of the Italianate architectural style with its two-storey massing, hipped roof with wide overhanging eaves and decorative brackets, dichromatic stone accents including segmental stone eyebrow arches and carved lug sills on window and door openings, wood frames with arched head accents on window and door openings and decorated wooden arcaded side porch. The farmhouse is setback from the road, accessed by a long driveway lined with mature trees. Mature trees are located throughout the property. At the rear of the farmhouse are the fieldstone foundation ruins of the original barn, likely constructed at the same time as the main block of the house, and a low fieldstone wall extends from Charleston Sideroad to the rear of the property, on the southwest side of the driveway and house.*

The property is historically linked with the Cameron family, who farmed Lot 16 from the early 19th century. A direct relative of the subject Cameron family is believed to be James Francis Cameron, an internationally celebrated Canadian filmmaker.

As a 19th century farmstead, the spatial organization and mix of structural elements on the property maintains and supports the rural agricultural character of the wider area.

(Town of Caledon, 2024a)

Access to the interior of the residence was not available during the preparation of the HIA, which notes that "Heritage attributes should be confirmed with interior inspection during preparation of the HCP" (WSP 2026: 54). A full description of the interior is provided in Section 3.2.2.1. Based on the results of the field inspection, WSP provided a list of original interior features to the Towns Heritage Planning staff to aid in the preparation of the municipal Designation By-Law.

3.1.1 Statement of Cultural Heritage Value or Interest

The following property description, SCHVI, and list of heritage attributes is reproduced from the municipal designation By-law that was passed February 24, 2026 (By-Law 2026-010; APPENDIX B).

3.1.1.1 Description of the Property

The property municipally known as 1420 Charleston Sideroad is located on the north side of the road between Mississauga Road and Main Street. It features a c. 1890s two-storey red brick Italianate style house with 20th century additions.

(By-Law 2026-010: Schedule A)

3.1.1.2 Statement of Cultural Heritage Value or Interest

Built between 1891 and 1901 for George Cameron, the red brick farmhouse at 1420 Charleston Sideroad is representative of the Italianate architectural style, characterized by its: two-storey massing; hipped roof with wide overhanging eaves and decorative brackets; buff brick and stone accents; wood framed window and door openings with arched head accents; and decorated wooden arcaded front and side porches.

The farmhouse is setback from the road, accessed by a long driveway lined with mature trees. Mature trees are located throughout the property. At the rear of the farmhouse are the fieldstone foundation ruins of the original barn, likely constructed at the same time as the main block of the house. A low dry-laid fieldstone wall extends from Charleston Sideroad to the rear of the property on the southwest side of the driveway and house.

The property is historically linked with the Cameron family, who farmed the east half of Lot 16 from the early 19th century to 1968.

The property has contextual value for being closely tied, both physically and historically, to other properties in the immediate vicinity that were owned by members of the Cameron family through the 19th and early 20th centuries. As a 19th century farmstead, the spatial organization and mix of structural elements at 1420 Charleston Sideroad maintain and supports the rural agricultural character of the wider area.

(By-Law 2026-010: Schedule A)

3.1.1.3 Heritage Attributes

Heritage attributes that convey the property's design value and physical value:

1. *Dwelling:*
    - *Two-storey Italianate style main block with red brick exterior.*
    - *Cut stone foundations with top stones with chiselled margins.*
    - *Truncated medium hip roof with projecting eaves and paired brackets.*
    - *Symmetry of architectural wood elements such as paired windows, decorative brackets, and double door front entrance with rectangular transom.*
    - *Decorative accents such as the keystone eyebrow arches above windows and doors, bush hammered lug sills with chiselled margins, cut stone foundation, and recessed buff brick panel accents on bay windows.*
    - *Decorative accents carved into the arched wooden window frame heads.*
    - *Wrap-around porch on the south and east elevations:*
        - *Wooden arcades and square posts with decorative scrollwork and filigree accents.*
        - *Mansard roof of the portion on the south elevation, bellcast roof on the east elevation.*
        - *Stone foundations.*
    - *Side porch with bellcast roof on east elevation.*
    - *Wood door and coloured glass transom window in side (east) entrance.*
    - *Bay windows on south and east elevations:*
        - *Mansard roof with decorative brackets.*
        - *The same carved stone window heads and lug sills as the rest of the main block windows.*
        - *Recessed buff brick decorative panels below the windows.*
    - *Interior elements:*
        - *Plaster ceiling accents on main floor, specifically the medallions in the entryway, southwest/parlour room, and northeast/dining room, and fluted floral border in the southwest/parlour room.*

Heritage attributes that convey the property's contextual value:

- *Barn foundation ruins.*
- *Mature vegetation:*
    - *Deciduous and coniferous trees lining the driveway.*

- *Dry-laid fieldstone wall.*

(By-Law 2026-010: Schedule A)

3.2 Existing Conditions

WSP Cultural Heritage Specialists Robert Pinchin and Meghan Mckay completed a field review of the Study Area on January 10, 2025. The purpose of the field review was to document the existing conditions of the identified heritage attributes of the George Cameron House. Weather conditions for the field review were ideal (sunny and cool) and CBM coordinated access to the building interiors.

In addition, Heidy Schopf (WSP) completed an on-site meeting at the Study Area with Town of Caledon Heritage Planning Staff, Cassandra Jassinski and Rebecca Lemire, on June 12, 2025.

3.2.1 Landscape and Setting

The landscape and setting of the house are unchanged from those described in the 2026 HIA (Plate 1 to Plate 5). The Study Area includes the house, ruins of a barn, an outbuilding, a fieldstone wall, and a windbreak of mature vegetation (Figure 2). For a description of all property features in the Study Area, see the 2026 HIA (WSP 2026); a description of the house is provided in the following subsection.

Plate 1: House, driveway, and mature vegetation, looking northwest.

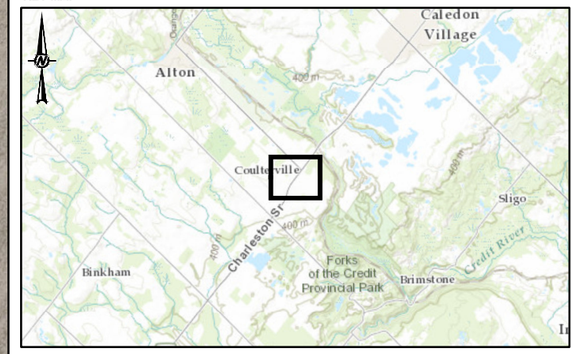
Plate 2: View from top of the driveway looking approximately southeast towards the house and Charleston Sideroad.

Plate 3: Standing outbuilding, looking east.

Plate 4: Barn foundation ruins, looking east.

Plate 5: Fieldstone wall, looking north.

KEY MAP



SCALE 1:150,000

LEGEND

- CIRCULATION ROUTE
- BARN
- DRIVEWAY
- HOCKEY RINK
- OUTBUILDING
- TREES
- VEGETATIVE WINDBREAK

HERITAGE ATTRIBUTE

- FARMHOUSE
- FIELDSTONE WALL
- MATURE TREES
- BARN FOUNDATION RUINS

0 10 20 40

SCALE 1:800 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
2. IMAGERY CREDITS: SOURCES: ESRI, HERE, GARMIN, INTERMAP, INCREMENT P CORP., GEBCO, USGS, FAO, NPS, NRCAN, GEOBASE, IGN, KADASTER NL, ORDNANCE SURVEY, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), (C) OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY SOURCE: ESRI, MAXAR, EARTHSTAR GEOGRAPHICS, AND THE GIS USER COMMUNITY
3. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT

CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT

HERITAGE CONSERVATION PLAN, 1420 CHARLESTON SIDEROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

CONFIGURATION OF EXISTING BUILDING AND LANDSCAPE COMPONENTS AND HERITAGE ATTRIBUTES AT 1402 CHARLESTON SIDEROAD

CONSULTANT

wsp

YYYY-MM-DD	2023-07-31
DESIGNED	SD
PREPARED	AP
REVIEWED	HS
APPROVED	HM

PROJECT NO.	CONTROL	REV.	FIGURE
19129150	0047	0	3

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25mm

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3.2.2 George Cameron House

Access to the house is from Charleston Sideroad via a long driveway flanked by the windbreak (Plate 1). The house has three elements: the original main block, a rear tail, and the rear and side addition. The four elevations of the structure are shown in Plate 6 to Plate 11 and depicted in plan in Figure 4. Measured drawings of the layout of the house are included in APPENDIX A. The house is oriented in a northwest-southeast fashion but for ease of description it is described north-south, where the southeast becomes the south (front) elevation (Plate 6).

Plate 6: South (primary) elevation.

Plate 7: Oblique view of south and east elevations.

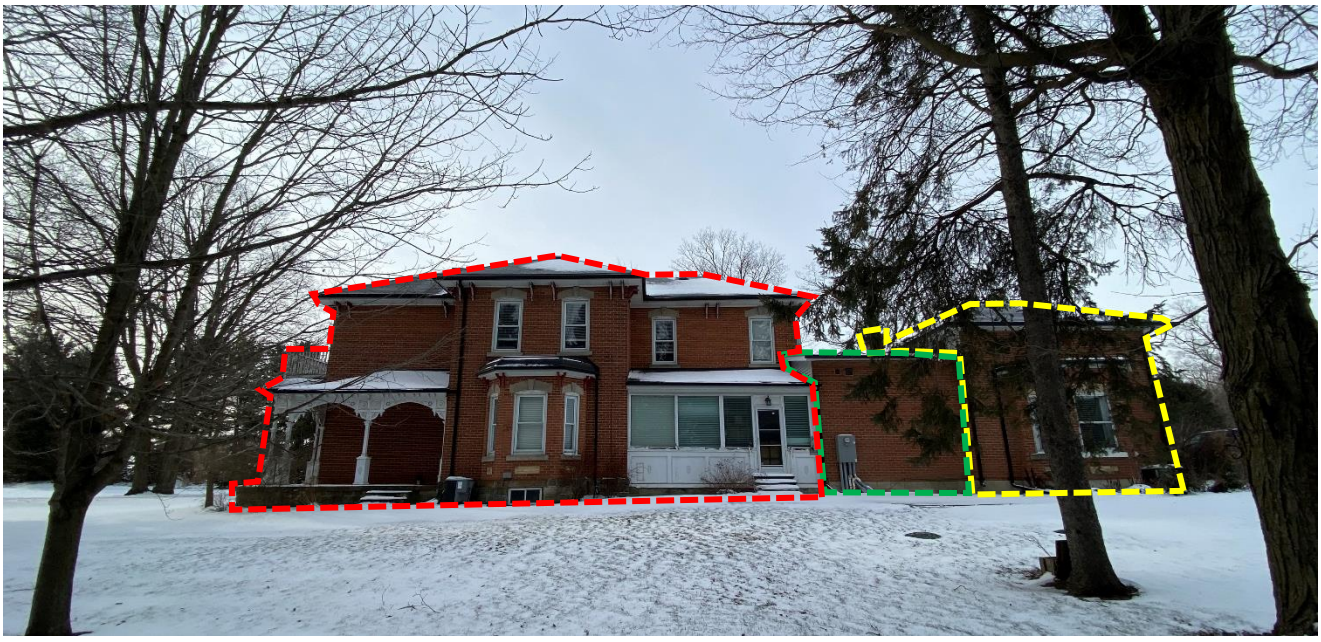


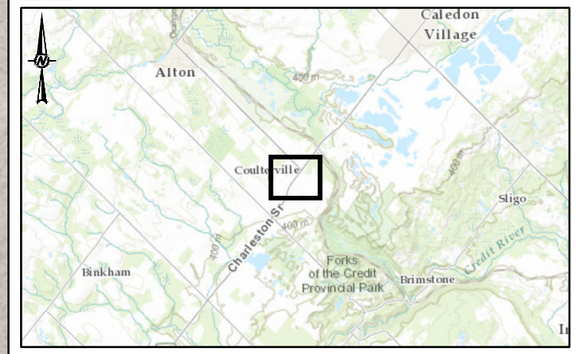
Plate 8: East elevation, showing the original main block (outlined in red), rear tail (outlined in green) and rear and side addition (outlined in yellow).

Plate 9: North elevation.

Plate 10: Oblique view of north and west elevations (rear and side addition is outlined in yellow, original main block is outlined in red, rear tail is not visible).

Plate 11: West elevation (rear and side addition is outlined in yellow, original main block is outlined in red, rear tail is not visible).

KEY MAP



SCALE 1:150,000

LEGEND

- MAIN BLOCK
- REAR TAIL
- REAR AND SIDE ADDITION

0 5 10 20 30 40

SCALE 1:500 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
2. IMAGERY CREDITS: SOURCES: ESRI, HERE, GARMIN, INTERMAP, INCREMENT P CORP., GEBCO, USGS, FAO, NPS, NRCAN, GEOBASE, IGN, KADASTER NL, ORDNANCE SURVEY, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), (C) OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY SOURCE: ESRI, MAXAR, EARTHSTAR GEOGRAPHICS, AND THE GIS USER COMMUNITY
3. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT
CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT
HERITAGE CONSERVATION PLAN, 1420 CHARLESTON SIDEROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE
FARMHOUSE COMPONENTS

CONSULTANT

wsp

YYYY-MM-DD	2023-07-31
DESIGNED	SD
PREPARED	AP
REVIEWED	HS
APPROVED	HM

PROJECT NO.	CONTROL	REV.	FIGURE
19129150	0047	0	4

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3.2.2.1 Original Main Block

The original main block is a two-storey, red-brick Italianate-style farmhouse characterized by its irregular footprint and a low-pitch hipped roof. The building stands on an ashlar stone foundation and features red-brick walls laid in a stretcher bond pattern, suggesting masonry that could be either frame construction with brick veneer, or load-bearing brick with wall ties (Plate 13). The window and door openings are decorated with stone segmental arch heads and lug sills, with the windows on the second storey of the rear aspect of the west elevation having buff brick arched heads (Plate 14). A box bay window with a mansard roof and paired brackets enhances the south elevation, while the east elevation includes a canted bay window projecting from a two-storey frontispiece, topped by a hipped roof and featuring similar decorative elements (Plate 15 and Plate 16). An enclosed porch links the rear tail to the main block and, based on a historical photograph, was originally an open structure (Plate 17, compared to Plate 12).

The main entrance on the south façade is a double door with a flat transom, accessed via a porch that wraps around both the south and east elevations. This porch stands on a continuous stone foundation and has a bell-cast roof accented with decorative paired brackets and supported by wooden arcades. The house also features a second entrance on the east elevation, which mirrors the style of the main entrance, and basement access on the west elevation (Plate 18 to Plate 20). Historical photos indicate the presence of at least two chimneys on the main block, which are no longer extant, and absence of modern additions such as external vents on the west elevation. For a more detailed description of architectural features and decorative elements, see Section 4.2.3 in the HIA (WSP 2026).

Access to the interior —not available during the 2026 HIA— revealed additional (former) exterior details, preserved within the enclosed porch and the rear tail. A third entrance to the house, flanked by two additional windows, decorated with the same stone segmental arch heads, lug sills, and decorative wooden frames, is located within the enclosed porch (Plate 21 to Plate 23). All masonry within the porch has been painted. A window located on the north wall has been blinded and has a buff brick arch, similar in style to the rest of the windows on the rear aspect of the main block, still visible on the west elevation. This brick arch features pencilling, the application of painted lines on the mortar joints of brick masonry (Plate 24).

Plate 12: Detail of a late-19th to early 20th-century photograph of the house.

Plate 13: Stone ashlar foundations, stretcher bond brickwork, and representative window example.

Plate 14: Buff brick arched windows on rear aspect of west elevation.

Plate 15: Box bay window of north elevation.

Plate 16: Canted bay window and projecting frontispiece on east elevation.

Plate 17: Enclosed rear porch.

Plate 18: Main entrance.

Plate 19: Oblique view of wraparound porch and entrances.

Plate 20: Basement entrance on west elevation.

Plate 21: Exposed former exterior wall of main block within the enclosed porch (painted) and rear tail (bare).

Plate 22: Entrance to the main block within enclosed porch.

Plate 23: Detail of main block window within enclosed porch.

Plate 24: Detail of former exterior window opening of main block, visible within the rear tail (note: black 'pencilling' has been applied to the mortar).

3.2.2.1.1 Interior

Descriptions of the interior (not accessed for the 2026 HIA) is provided in the following subsections.

3.2.2.1.1.1 Basement

The original main block basement is accessed via the staircase in the rear (north) portion and consists of three spaces: the south, middle, and north (Figure 5). The parged fieldstone foundation wall is visible in the southmost room, on the inner wall only. All exterior walls have been covered with spray foam insulation. The parged fieldstone is also visible on the interior dividing walls in the middle room, again with exterior foundation walls coated in spray foam (Plate 27). A brick footing is at the centre of the main block and shows significant deterioration (Plate 28). The north space lies beneath the rear portion of the main block and provides access to the main floor via a staircase on the west side. Floor joists in this room have been sistered to prevent further deterioration and a steel I-beam spans the width of the room, positioned in the centre, supported by jack posts (Plate 31 and Plate 32).

Figure 5: Basement floor plan, showing original main block (outlined in red), rear tail (outlined in green), and rear addition (outlined in yellow).

Plate 25: Visible fieldstone foundation in southmost basement room.

Plate 26: Spray foam coating exterior walls in southmost basement room.

Plate 27: Parged and painted fieldstone foundation and spray foam insulation of middle basement room.

Plate 28: Deteriorated brick footing.

Plate 29: Staircase providing access between the main floor and basement.

Plate 30: North basement room.

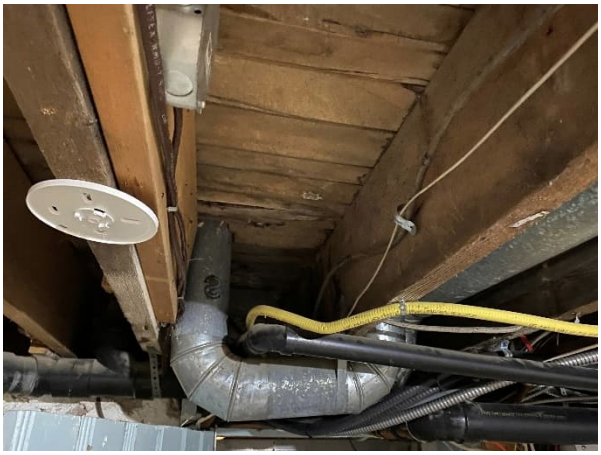

Plate 31: Sistered timber floor joist.

Plate 32: Steel I-beam.

3.2.2.1.1.2 Main Floor

The main floor is arranged in an enlarged side hall style plan with four main room divisions plus an entryway: a former parlour and living room on the west side of the house, a dining room on the east side, and a kitchen at the rear, connected to the enclosed porch (see Figure 6). More decorative finishes are present in the formal spaces – the entryway, parlour room, and the dining room, including the “grand” staircase. The kitchen and living room are more utilitarian spaces and are finished with more commonly seen accents, including a second, less ornate, secondary staircase to the second floor off the kitchen.

The main entrance opens to an entrance hall (northeast room) with a staircase to the second floor on the right (east side) and entrance to the former parlour on the left (west) (Plate 33 and Plate 34). The main entrance features double wood doors with original hardware, including an ornate 19th century mechanical doorbell, and wide wood trim (Plate 37 and Plate 38). The doors are a typical two panel style of the late-19th to early-20th century period, and have acid etched glass panels. The staircase features a large turned newel post and handrail (Plate 40). Decorative filigree brackets accent the stairs and a storage area is in the space below the staircase, accessed by a small door in the entryway hall (Plate 39). Thick, wide, moulded trim accents the openings and baseboards, typical of the late-19th to early-20th century period, are also original (visible in Plate 33 to Plate 37). This wide moulded trim is carried throughout the main floor of the original main block. Cast floor grates are similarly located throughout the main floor (Plate 41). A plaster ceiling medallion is applied to the ceiling of the entryway (Plate 36).

The west side of the house is divided into two rooms (the southwest and northwest rooms). The southwest room, a formal parlour, is accessed off the main entryway and is the larger and more decorated of the two (Plate 42). The box bay window on the south elevation provides much natural light and is accented by wide moulded trim and wainscoting (Plate 43). Festooned crown moulding, ceiling medallions, and border appliques accent the ceiling (Plate 44 and Plate 45).

The northwest room, a living room, is accessed through the dining room (the northeast room) and features a more subdued level of décor than the formal parlour room (Plate 46). Narrower mouldings and trim accent the room, with turned rosette blocks at the corners of the door trim (Plate 47). The door is a four panelled Greek Revival style door, a style that rose in popularity in the 1830s and was commonly used for 100 years, and has original hardware (Garvin 2001) (Plate 48).

The dining room (northeast room) is accessed at the end of the entryway hall and features the same wide trim carried through from the entryway hall and panelled wainscoting on the lower third of the walls and below the bay window (Plate 49 and Plate 50). The second porch entrance, on the east elevation, leads into this room and is topped by a coloured glass transom window (Plate 51). The entrance was obscured during the site visit but appears to have original hardware and brass doorbell. A second set of doors is between the opening to the entryway hall and the exterior entrance, presumably leading to below the staircase (Plate 52 and Plate 53). This provides access to a cupboard or storage space located beneath the staircase with four cupboard door panels, including the windows with lead cames and hardware.

The dining room leads into the kitchen, which has modern upgrades including appliances, cupboards, and an island (Plate 54 and Plate 55). Original features include the cast floor grate, wood flooring with wood pegs, wainscoting, moulded ceiling tiles, as well as moulding, trim, and rosette blocks around doors (Plate 56 to Plate 58). A hallway off the southwest corner of the kitchen leads to a small two piece bathroom, the stairs to the basement, and the entrance hallway of the side addition (Plate 59 and Plate 60, and see Plate 104). A second

access point to the second floor of the main block is via a staircase on the west side of the kitchen, above the basement stairs.

Access to the enclosed porch, or sunroom, is through the kitchen (Plate 62 and Plate 63, see also Plate 21). The space features a bellcast roof, mirroring the roof of the wraparound porch, and tiled floor (Plate 62 and Plate 64). The exterior brick of the east elevation of the main block within the enclosed space has been painted.

Minor deterioration was observed during the site visit, including the following:

- Scratching and general wear of wood finish on flooring in high traffic areas (commensurate with age) throughout the main floor;
- Flaking and cracking of paint on trim throughout the main floor;
- Drywall cracking and separation in the kitchen and living room (see Plate 57 and Plate 47); and
- Separation of crown moulding in the kitchen (see Plate 57).

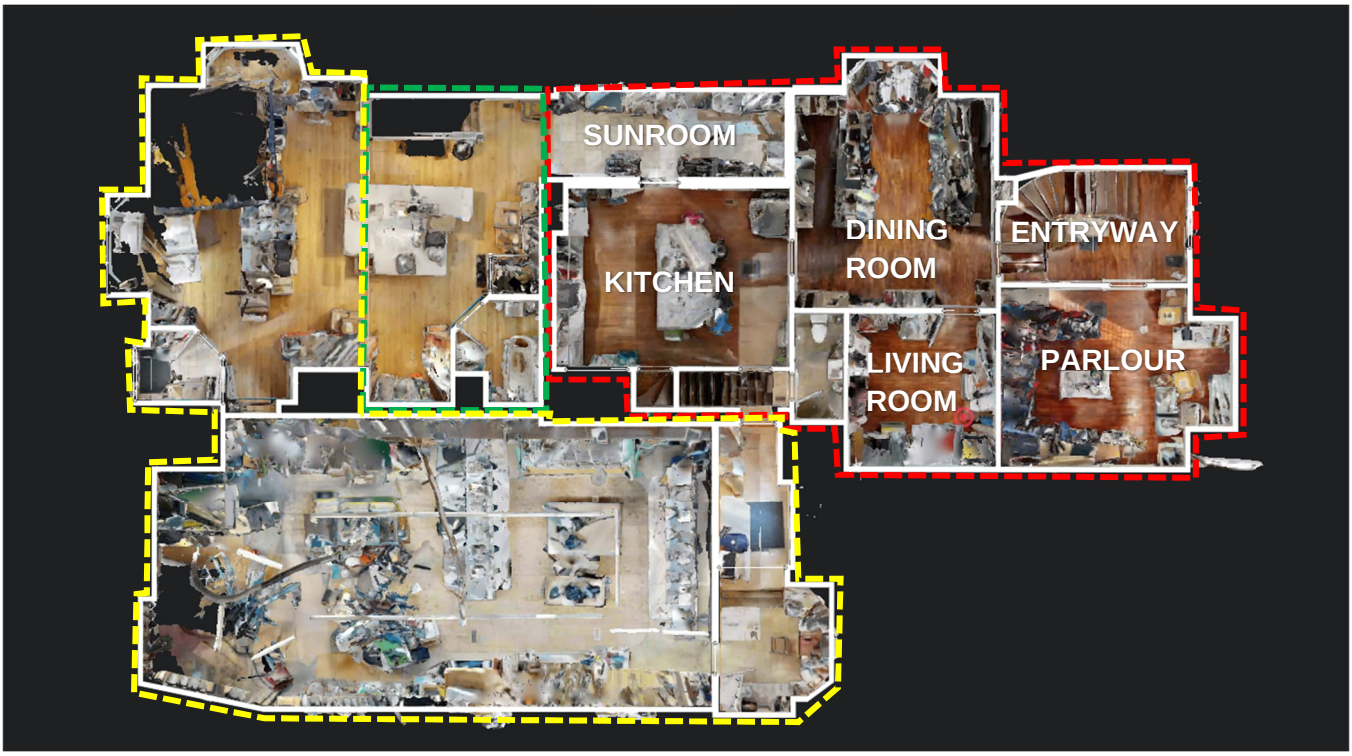

Figure 6: Main floor floorplan showing original main block (outlined in red), rear tail (outlined in green) and rear/side addition (outlined in yellow).

Plate 33: Entryway (southeast room)

Plate 34: Central staircase

Plate 35: Wrap around balustrade to second floor.

Plate 36: Plaster ceiling medallion in entryway

Plate 37: Former main entrance doors.

Plate 38: Main entrance door hardware details.

Plate 39: Access to stairway storage (entryway).

Plate 40: Newel post and balustrade detail.

Plate 41: Original cast floor grate, entryway.

Plate 42: Formal parlour (southwest room).

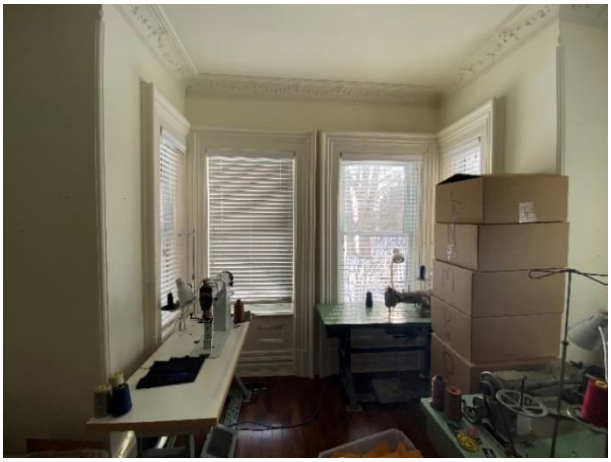

Plate 43: Box bay window and accents of southwest room.

Plate 44: Detail of crown moulding and ceiling applique in southwest room.

Plate 45: Detail of ceiling medallion in southwest room.

Plate 46: Living room (northwest room).

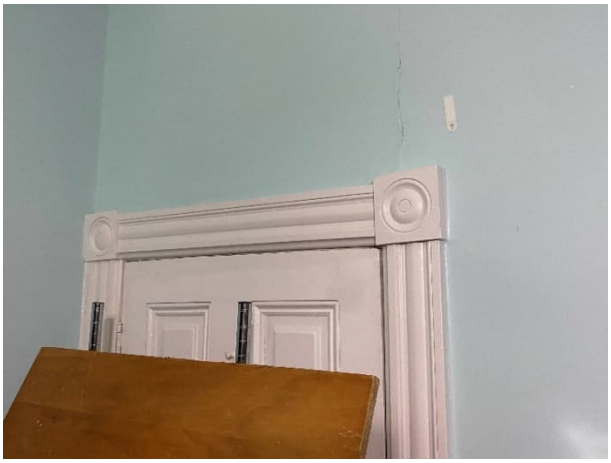

Plate 47: Rosette blocks and trim around door in living room (northwest room).

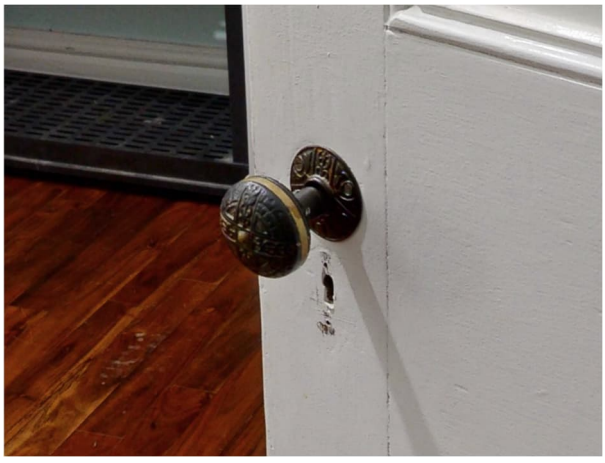

Plate 48: Door hardware on living room door (northwest room).

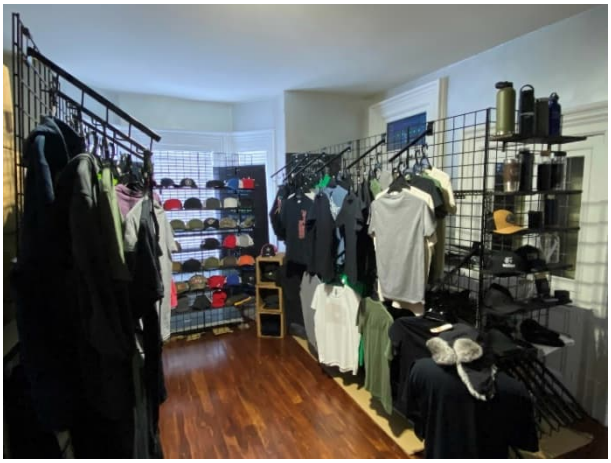

Plate 49: Dining room (northeast room)

Plate 50: Wainscoting in dining room (northeast room).

Plate 51: Coloured glass transom of secondary entrance to the dining room (northeast room) on the east elevation.

Plate 52: Oblique view of exterior door (far left) and upper portion of cupboard doors (centre)

Plate 53: Lower portion of cupboard doors.

Plate 54: Kitchen, stairs to second floor are on the left, entrance to enclosed porch is on the right.

Plate 55: Kitchen, enclosed porch is on the left, access to dining room at centre, entrance to side addition is on the right.

Plate 56: Cast floor grate in kitchen and wood floor planks with wood pegs.

Plate 57: Decorative door trim, crown moulding, and ceiling tiles.

Plate 58: Vertical wood panel wainscoting.

Plate 59: Looking from side addition towards kitchen (entrance at centre), basement access on the left, small bathroom on the right (screen capture from Matterport scan).

Plate 60: Small bathroom accessed off the kitchen.

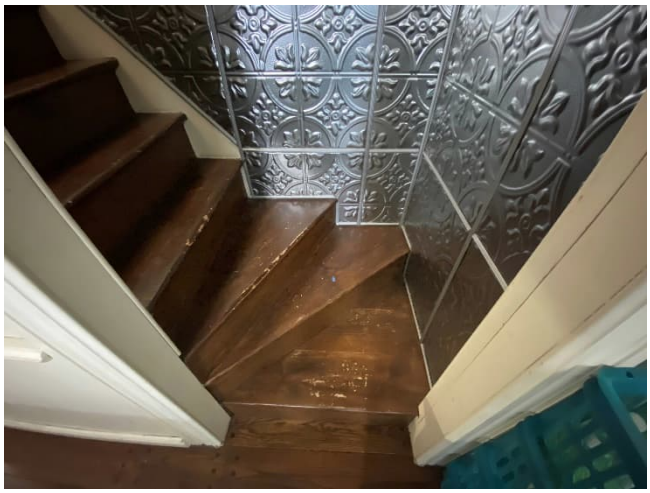

Plate 61: Access to second floor via the kitchen.

Plate 62: Looking from kitchen across the enclosed porch, access to rear tail on the left (screen capture from Matterport scan).

Plate 63: Looking from kitchen doorway across enclosed porch, towards the rear tail.

Plate 64: Bellcast roof of enclosed porch.

3.2.2.1.1.3 Second-Floor

The second floor is accessed by two staircases, the central stairwell, which leads from the main entryway on the south elevation, and the secondary stairs at the rear, which lead from the kitchen to the second floor (Figure 7, Plate 65 and Plate 66). The second-floor features three bedrooms, one sitting room, two three-piece washrooms, and gallery access to the south elevation balcony (Figure 7). The central stairway leads to the hallway and gallery of the second floor (Plate 67). The second-floor newel post is not an exact match to the main floor post but is similar in style (Plate 68). The gallery includes a door leading to the south elevation balcony, positioned above the main entrance porch (Plate 69 and Plate 70). The balcony was not accessible at the time of the site visit.

The primary bedroom is positioned at the top of the stairs, central to the east half of the second floor (Plate 71 and Plate 72). Two additional bedrooms are located on the west side of the second floor (Plate 74 to Plate 81). A sitting room is accessible through the primary bedroom and through the rear hallway (Plate 82 to Plate 84) and two bathrooms are positioned at the rear (north) of the second floor (Plate 85 and Plate 86).

Original trim, accents, and hardware are present throughout the second floor. All bedroom doors and hardware (rim locks and handles), architrave and window trim, and baseboards are original to the house's construction (see Plate 73, Plate 75, Plate 76, Plate 79 to Plate 81, and Plate 86). The cast grate in the primary and northwest bedrooms are similar to those of the main floor and is also original[2] (see Plate 73). The windows of the second floor are all modern vinyl or aluminum replacements but the casings, stool, and apron are also all original (see Plate 75 and Plate 78). The hardwood floors throughout much of the second floor date to the initial construction, though flooring in the bathrooms is a later replacement (compare Plate 68, Plate 71, and Plate 82 to Plate 85 and Plate 86).

The rear stairs, leading to the kitchen, follow the design of the main floor, in that they are less ornate than the formal stairs of the main entrance. The turned newel post and railing are of a more subdued style, the balustrade consists of cast iron spindles (Plate 82).

Minor deterioration was observed during the site visit, including the following:

- Scratching and general wear of wood finish on flooring in high traffic areas (commensurate with age) throughout the second floor;
- Drywall cracking in wall separating the northwest and southwest bedrooms (visible in both bedrooms), in the sitting room around the entrance to primary bedroom, and in the rear staircase hallway;
- Cracking in paint around panel seams on painted doors of second floor; and
- Cracked panel on primary bedroom door.

[2] The wall in the southwest bedroom was obscured during the site visit but possibly contains an original cast grate as well.

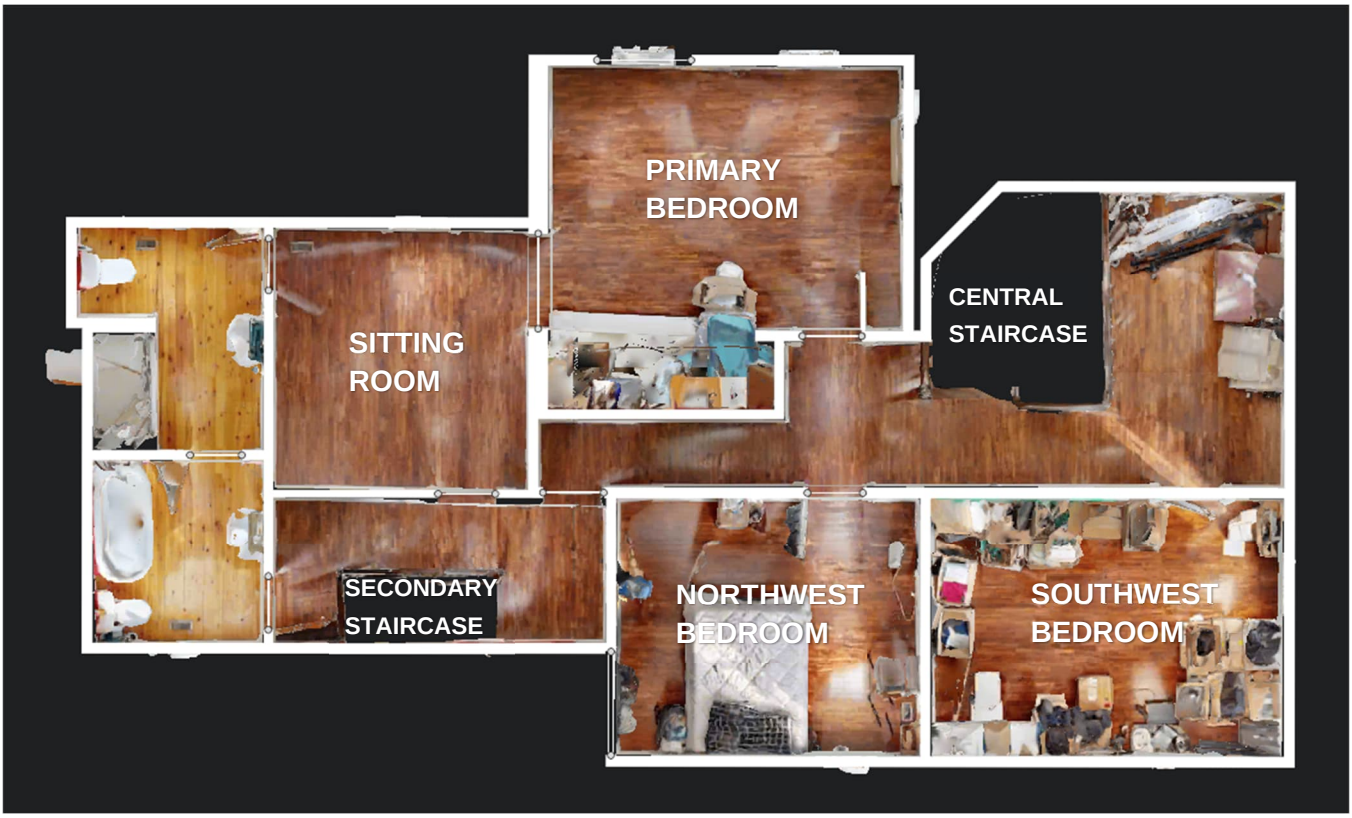

Figure 7: Second-floor floorplan of original main block.

Plate 65: Central staircase leading to second-floor hallway.

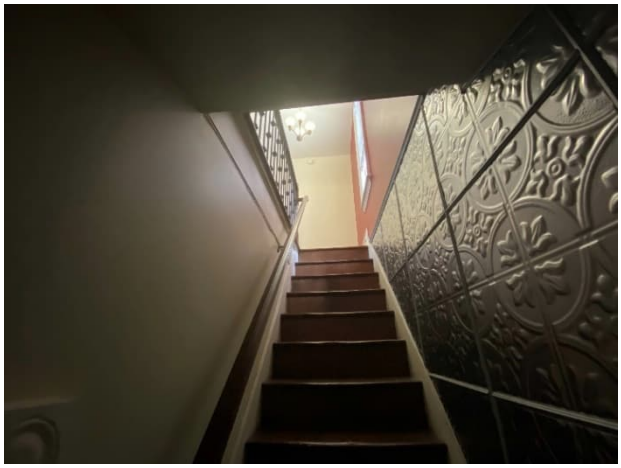

Plate 66: Rear staircase leading to second floor.

Plate 67: Central staircase and balustrade.

Plate 68: Second floor newel post.

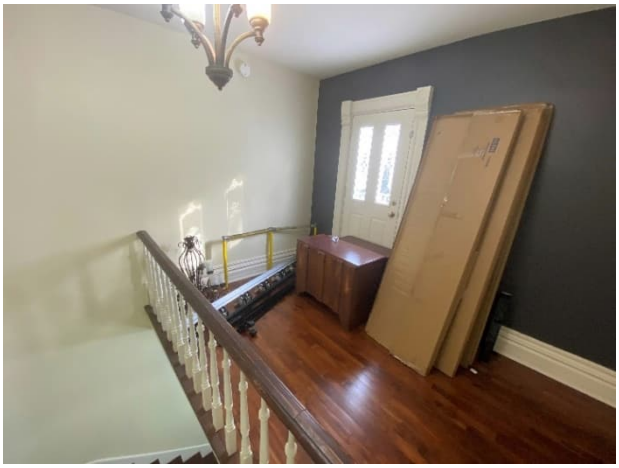

Plate 69: Gallery and balcony access on south elevation.

Plate 70: View through window to balcony.

Plate 71: Primary bedroom, looking from sitting room.

Plate 72: Primary bedroom, looking towards sitting room.

Plate 73: Original accent details of primary bedroom, cast grate, decorative trim, and wood door.

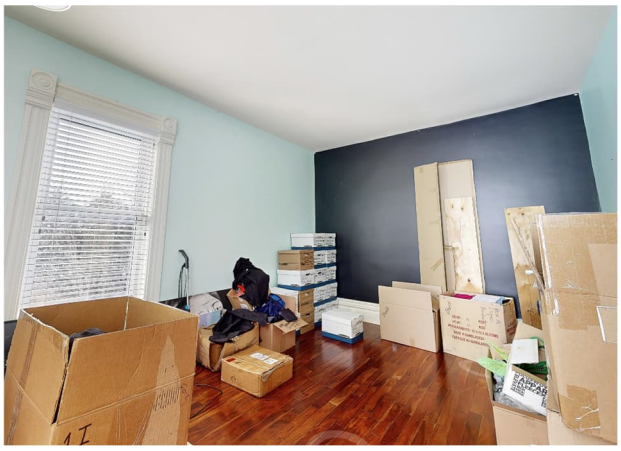

Plate 74: Southwest bedroom.

Plate 75: Lathe turned rosette blocks and trim of southwest bedroom.

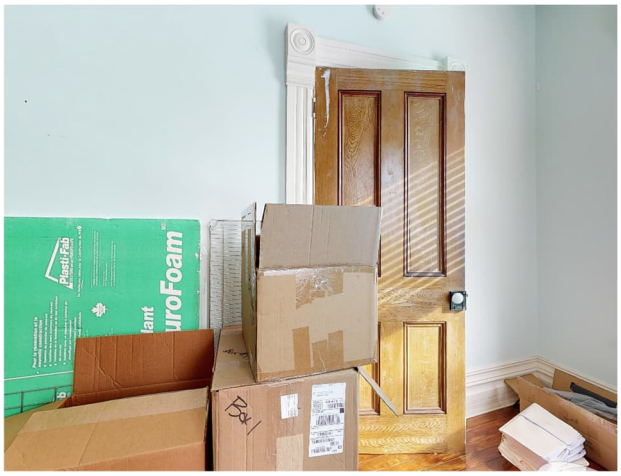

Plate 76: Original wood door and hardware of southwest bedroom.

Plate 77: Northwest bedroom.

Plate 78: Window casing, stool, and apron of northwest bedroom.

Plate 79: Northwest bedroom door hardware.

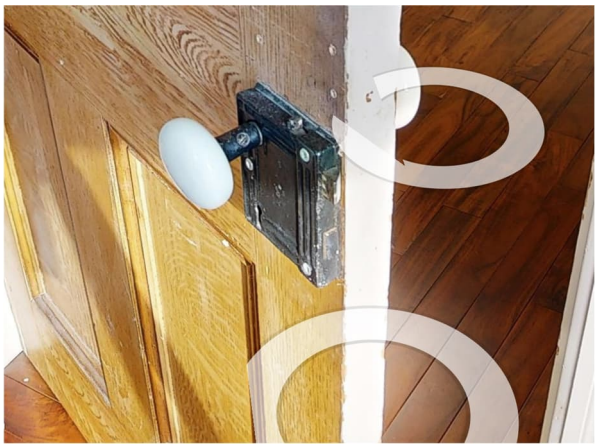

Plate 80: Southwest bedroom door hardware.

Plate 81: Representative lathe turned rosette blocks and trim of bedroom entrances (northwest bedroom pictured).

Plate 82: Rear stairs, entrance to sitting room on the right, entrance to bathroom at centre rear of photo.

Plate 83: Sitting room, primary bedroom visible through left doorway, rear staircase visible through right doorway.

Plate 84: Sitting room, view from rear hallway.

Plate 85: East washroom.

Plate 86: West washroom.

3.2.2.2 Rear Tail

The one-storey rear tail links the north elevation of the main block to the rear and side addition. It was initially believed (WSP 2026) that the rear tail is the same one seen in the historical photo (Plate 12), but after accessing the interior for this HCP it seems more likely that the rear tail is a 20th century construction. It is clad in stretcher bond brickwork, matching the main block, yet is supported by cement block foundations (Plate 87 to Plate 90, see Figure 5) and dimensional lumber joists and a plywood subfloor are visible in the basement (Plate 91).

The rear tail consists of one main room and a small bathroom, with basement access on the east side (Plate 92 and Plate 93). The south side of the rear tail is formed by the main block's north elevation masonry, including a former exterior window opening with buff brick arched heads that match the main block's window accents (Plate 21 to Plate 24).

Plate 87: Oblique view of east elevation of the rear tail.

Plate 88: Oblique view of east elevation of the rear tail.

Plate 89: West portion of rear tail basement, looking towards entrance to main block basement.

Plate 90: East portion of rear tail basement.

Plate 91: Floor joists and plywood subfloor of rear tail.

Plate 92: Rear tail, looking across rear tail towards the rear addition.

Plate 93: Rear tail, looking across rear tail towards main block.

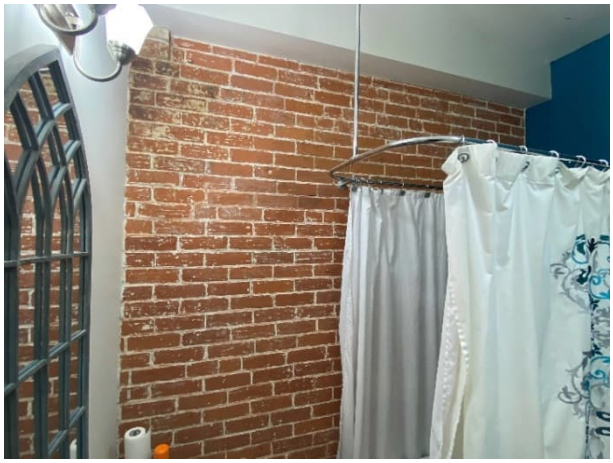

Plate 94: Exposed former exterior wall of main block within the bathroom of the rear tail.

3.2.2.3 Rear and Side Addition

The rear and side addition consists of two segments, both constructed in red brick laid in a stretcher bond. Given their matching style, materials, and condition, it is likely these structures were built concurrently. The rear segment features a square footprint with a hipped roof and sits atop cement block foundations, with basement access below, while the side segment has a shed roof and extends along the west sides of the rear addition, rear tail, and main block, supported by a concrete pad.

The rear segment has canted bay windows on the north and east elevations, each comprising three windows with soldier course, buff-brick voussoirs in a flat arch, painted stone lug sills, and buff brick niches below (Plate 95 and Plate 96). A brick chimney is inside the southwest corner. The north elevation has two entrances, each serving one of the additions, with wood double doors and matching buff brick heads as the bay windows (Plate 95). A third entrance on the south elevation of the side addition mirrors the north entrances, featuring a single-leaf door flanked by two side lights. The west elevation includes four square-shaped and sliding sash windows, each with buff brick heads and bush-hammered stone lug sills (Plate 11 and Plate 98).

The interior of the rear addition consists of one large room with a small entryway at the northwest corner and access to the side addition on the west. The rear addition and rear tail are divided by a wide architrave with a structural beam lintel (Plate 99 and Plate 100). Concrete block foundations support the rear addition, with a poured concrete floor (Plate 101, see Figure 5).

The interior of the side addition consists of one large room separated from the south entrance by a dividing wall that creates an entryway along the south side (Plate 102 to Plate 104). The side addition is supported by a slab on grade concrete pad.

Plate 95: North elevation of rear and side addition.

Plate 96: Bay windows on north and east elevations of rear addition.

Plate 97: South entrance to side addition.

Plate 98: Representative window of west elevation of side addition.

Plate 99: Rear tail (left) and rear addition (right) separated by wide architrave.

Plate 100: Rear addition main room.

Plate 101: Basement of rear addition.

Plate 102: Main room of side addition.

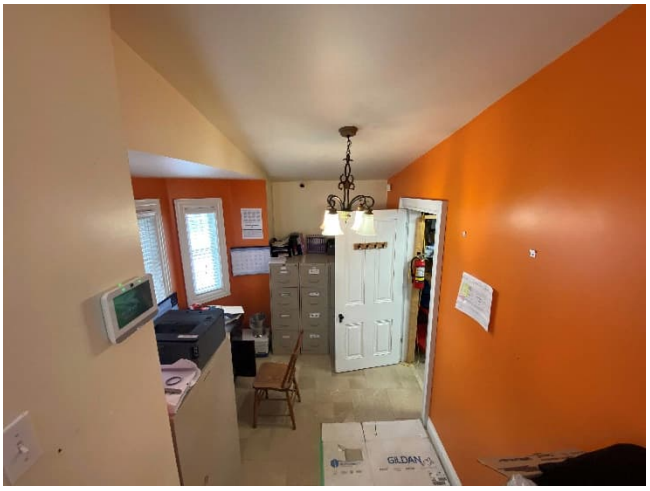

Plate 103: Access from south entryway to main room of side addition.

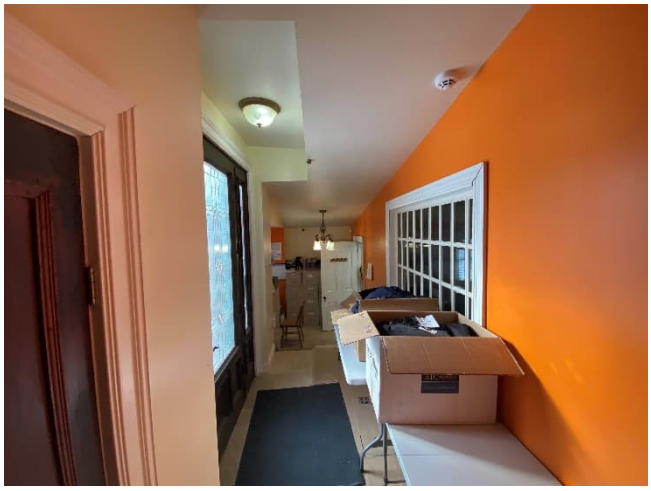

Plate 104: Looking from main block across entryway of side addition.

3.3 Condition Assessment

The 2026 HIA contained a summary of the physical conditions of the house, based on superficial visual inspection only. For a detailed description of the condition assessment for the house, see Section 4.2.5 of the HIA (WSP 2026).

A condition assessment of the house's heritage attributes and original interior features was completed for this HCP, based solely on superficial visual inspection conducted during the site visit[3]. The condition assessment is presented in Table 1 and Table 2 and uses the following evaluation system:

- Good: Normal result. Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.
- Fair: Functioning as intended; normal deterioration and minor distress observed; maintenance will be required within the next three to five years to maintain functionality.
- Poor: Not functioning as intended; significant deterioration and distress observed; maintenance and some repair required within the next year to restore functionality.
- Defective: Not functioning as intended; significant deterioration and major distress observed.

Table 1: Physical Condition of Heritage Attributes

Heritage Attribute	Physical Condition	Comments
Residence:		
Two-storey Italianate style main block with red brick exterior	Good	▪ The footprint and massing of the house remains unchanged. ▪ Minimal cracking and flaking of mortared joints observed, commensurate with age.

[3] Note that these observations are based on surficial inspection only and should not be considered as a structural engineering assessment.

Heritage Attribute	Physical Condition	Comments
		▪ Encroachment of vegetation on the masonry can lead to moisture retention and an increase in the rate of masonry degradation.
Cut stone foundations with top stones with chiselled margins.	Good	▪ No alterations or damage visible from exterior aspect.
Truncated medium hip roof with projecting eaves and paired brackets.	Fair	▪ Although the roof was obscured by snow during the site visit, a visual inspection during the on-site meeting in July 2025 indicated that deterioration is present. ▪ The 2022 Home Inspection notes that the roof is “nearing the end of useful life” (Home to Home Inspection 2022:6).
Symmetry of architectural wood elements such as paired windows, decorative brackets, and double door front entrance with rectangular transom.	Good	▪ Arrangement of architectural elements remains unchanged.
Decorative accents such as the keystone eyebrow arches above windows and doors, bush hammered lug sills with chiselled margins, cut stone foundation, and recessed buff brick panel accents on bay windows.	Good	▪ Arrangement of decorative dichromatic accents remains unchanged. ▪ Minor efflorescence staining on stone lug sills and cut stone foundation. No other damage or deterioration noted to stone or buff brick accents.
Decorative accents carved into the arched wooden window frame heads.	Good	▪ Minor flaking observed of paint, carvings are unaffected.
Wraparound porch on south and east elevations:		
Wooden arcades and square posts with decorative scrollwork and filigree accents	Good	▪ Minimal wear and flaking of paint
Mansard roof of the portion on the south elevation, bellcast roof on the east elevation.	Good	▪ Roof forms and arrangement remains unchanged.
Stone foundations.	Good	▪ Only inner dividing walls visible in basement. All exterior foundation walls obscured with spray foam. ▪ No evidence of movement or deterioration noted.
Side porch with bellcast roof on east elevation:		
Bellcast roof.	Good	▪ Roof form remains unchanged. No damage or deterioration noted.
Bay windows on south and east elevations:		
Mansard roof with decorative brackets.	Good	▪ Form remains unchanged. No other damage or deterioration noted.
The same carved stone window heads and lug sills as the rest of the main block windows.	Good	▪ Minor efflorescence staining on stone lug sills.
Recessed buff brick decorative panels below the windows.	Good	▪ Form remains unchanged. No other damage or deterioration noted.
Interior		
Plaster ceiling accents on main floor, specifically the medallions in the entryway, southwest/parlour room, and northeast/dining room, and fluted floral border in the southwest/parlour room.	Good	▪ Minor flaking of paint observed.

Table 2: Physical Condition of Interior Features

Interior Feature	Physical Condition	Comments
Central (grand) staircase, including turned newel posts, handrail, and decorative filigree bracket accents.	Good	▪ Scratching and general wear of wood finish in high traffic areas (commensurate with age).
Double wood doors at the main entrance, with original brass hardware and mechanical doorbell.	Good	▪ Very minor evidence of paint deterioration. Tarnishing of brass hardware, commensurate with age. ▪ Unknown whether mechanical doorbell is in working order.
Side entrance with mechanical doorbell, original hardware, and coloured glass transom window.	Good	▪ Coloured glass transom window is intact and appears to be in good condition. Door, hardware, and doorbell were not observable in full during site visits.
Original mouldings throughout the main and second floor of the original main block, including crown moulding, baseboard trim as well as trim around door and window openings, and turned rosette block accents.	Good	▪ Flaking and cracking of paint on trim throughout the main floor. ▪ Separation of crown moulding in the kitchen.
Original hardware throughout the main and second floor of the original main block, including cast floor grates and brass door hardware.	Good	▪ Tarnishing of hardware, commensurate with age.
Built in cupboard below the staircase with four cupboard door panels, including windows with lead cames and hardware.	Good	▪ Windowpanes have become detached from the doors in some spots.
Wood floor planks and wood pegs in the kitchen.	Good	▪ Scratching and general wear of wood finish in high traffic areas (commensurate with age).

4 PLANNING AND CONSERVATION TREATMENT

4.1 Planning for Future Use

4.1.1 Conservation Standards

The CHP *Standards & Guidelines* presents nine standards that apply to the preservation, rehabilitation, and restoration treatments, with a further three added for rehabilitation and two for restoration. The nine standards for all treatments are:

1. Conserve the heritage value of an historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to a historic place that, over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

The additional standards that apply to **Rehabilitation** are:

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

The additional standards that apply to **Restoration** are:

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements

14. Replace missing features from the restoration period with new features whose forms, materials and details are based on sufficient physical, documentary and/or oral evidence.

A key principle explicitly or implicitly repeated in the CHP S&Gs is “minimal intervention”, that is, “doing enough, but only enough to meet realistic objectives while protecting heritage values” (CHP 2010: 26). On any given project, minimal intervention can mean very little work, or a significant amount —the degree is based on whatever is required to protect the heritage value of a place.

4.1.2 Conservation Treatments

The CHP S&Gs outline three “treatments” to guide intervention on a historic place. Although in theory a single treatment would be selected, nearly all projects involve a combination of all three depending on a variety of factors including level of understanding, practicality, and projected future uses.

“Conservation”, as presented in the CHP S&Gs, includes:

> All actions or processes that are aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes.
>
> (CHP 2010: 17)

The latter actions or processes are then defined in the CHP S&Gs but perhaps are best summarized in illustrations provided in Volume 4 of the PWGSC *Architectural Conservation Technology Manual* (1994). The first shows a resource “as found” (Figure 8), with the remaining illustrations depicting a conservation treatment (Figure 9 to Figure 12).

Figure 8: A historic resource as found

Preservation: The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place, or of an individual component, while protecting its heritage value (Figure 9 and Figure 10).

Figure 9: Preservation (Interim Protection)

Figure 10: Preservation (Stabilization)

***Rehabilitation (or adaptive reuse*)**: The action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value (Figure 11).

Figure 11: Rehabilitation

Restoration**:** The action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value (Figure 12).

Figure 12: Restoration

A closely related treatment is reconstruction, defined in the Burra Charter as “returning a place to a known or earlier state and is distinguished from restoration by the introduction of new material” (ICOMOS 2013:1.8). It is most often applied when “a historic place…has been lost or is unsalvageable” but requires that the reconstructed work be identifiable as a new work to ensure it is not mistaken as an “authentic historic place” (Kalman & Letourneau 2021: 226).

A fourth treatment, which does not appear in the CHP S&Gs yet is occasionally applied is **redevelopment**. As defined in the PWGSC Manual (1994:7), redevelopment is “construction of compatible contemporary facilities to replace missing element [sic] or to increase density in a historic environment.” As the illustration in Figure 13 shows, what sets redevelopment apart from the other treatments is “that there is no direct emphasis on protection”, and “procedures are used which are basically unrelated to the preservation of historic fabric”. There is also a “continual interaction between contemporary design intentions and the constraints of existing historic resources” (PWGSC 1994:7). Conservation of heritage value remains central in this approach, even if it is expressed less tangibly than that seen in the other treatments.

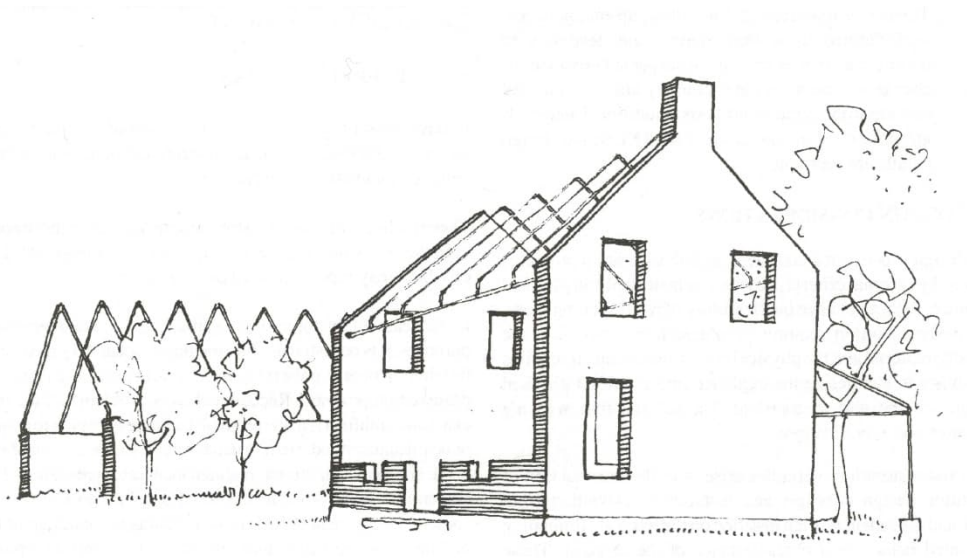

Figure 13: Redevelopment

Another treatment is ***reassembly*** or ***reconstitution***, which refers to the rebuilding a dismantled historic place. It is referred to in the *Venice Charter* as “anastylosis” and an acceptable approach if there is a clear delineation between what material is new and what is original (Kalman & Létourneau 2020: 231). The most famous example of reconstitution was the effort to relocate the Great Temple at Abu Simbel during construction of the Aswan Dam in Egypt between 1964 and 1968.

4.2 Proposed Future Use, Goals & Objectives

The proposed plan for the house is to retain the house on-site and adaptively re-use the structure as an office or laboratory space for the quarry operations. The heritage attributes will be formally protected by a Designation By-Law, defined by a R-Plan (APPENDIX D). Following the completion of the quarrying activities, the house would be rehabilitated and revitalized for continued use as a residence.

The goals[4] of this conservation plan are therefore to:

- Conserve the George Cameron House as a late-19th to early-20th century Italianate style farmhouse with cultural heritage significance to the community.
- Adaptively reuse the house as an office or laboratory during the active quarrying phase of the Project, set back an appropriate distance from the adjacent quarry activities.
- Rehabilitate the house for occupation once the Project’s quarry activities are completed.

Based on these goals, the objectives of this HCP are to:

- Select the most appropriate conservation treatments for the George Cameron House;
- Provide conservation strategies that are sustainable, and adaptable to the temporary proposed use; and,

[4] The importance of setting goals and objectives in heritage conservation planning is outlined in Kalman & Letourneau (2021: 343).

- Complete adaptive reuse of the house within two years of *Planning Act* Application Approvals (POPA 2022-0006 and RZ 2022-0010) and *Aggregate Resources Act* Licence Application Approval (Class A Licence #626600) and rehabilitation for occupation at the conclusion of the quarrying activities.

4.3 Recommended Conservation Treatments for the George Cameron House

Based on the identified goals, this HCP recommends that the preferred primary treatment for the George Cameron House is **preservation**. Preservation of the house during its interim use as an office or laboratory space during the quarry's operation will retain the building's turn of the century heritage attributes and accommodate contemporary use without compromising its authenticity or cultural heritage significance. Secondary treatments, selected to conserve the heritage attributes of the house for the future, are stabilization, rehabilitation, and commemoration. Strategies to achieve these conservation treatments over the short-, medium-, and long-term are provided in Section 5.

As the planned changes for the property are primarily related to the use of the historic house, the conservation strategies presented below are similarly focused on managing the use of the house.

5 CONSERVATION STRATEGIES

This section provides a series of conservation strategies - in priority order and linked to the CHP S&Gs - to enact as part of the future stabilization, preservation, rehabilitation, and commemoration of the house. As stressed above, the overall goal is to conserve the heritage attributes of the house through minimal intervention yet adapt it for contemporary use.

The strategies are also ordered with the aim of ensuring the building remains stable throughout the conservation effort; as each strategy is completed, the cultural heritage value or interest and heritage attributes will be maintained on an ongoing basis, even if resources become limited or local events delay completing the next strategy in the sequence.

The work should be undertaken by individuals who have demonstrated to municipal staff that they have expertise in heritage conservation. The trades and expertise required for each action are also included under each conservation strategy.

It is understood that the project activities are organized into phases, with the property at 1420 Charleston Sideroad located adjacent to Phase 1. Operations will commence in Phase 1 and as such, it is recommended that the below listed conservation strategies be employed with this phased approach to project activities in mind. Immediate-term strategies (Section 5.1) shall be enacted prior to planning and license approval is granted. Short-term strategies (Section 5.2) shall commence once planning and license approval is granted, and upon vacancy of the house. Medium-term strategies (Section 5.3) must be completed prior to beginning Phase 1 activities of the Project. Long-term strategies and commemoration (Sections 5.4 and 5.5) shall commence upon completion of quarrying activities.

5.1 Immediate-Term: Occupation

The adaptive reuse effort is currently planned to begin once planning and license application approval is granted for the Project. It is assumed that the house will continue to be occupied until this approval is granted.

5.1.1 Heritage Designation

The heritage attributes for the house and property should be formally protected by a municipal Designation By-Law, defined by an R-Plan, enabled under Part IV of the *Ontario Heritage Act* (APPENDIX D). The limits of the R-Plan encompass all identified heritage attributes, including the barn foundation ruins (further discussed in Section 5.1.4.1) and have been reviewed and approved by Town of Caledon Heritage Planning staff.

Note that this has been completed as a municipal designation By-Law was passed February 24, 2026 (By-Law 2026-010; APPENDIX B), which follows the limits of the deposited R-Plan (APPENDIX D).

5.1.2 Heritage Easement Agreement

A Heritage Easement Agreement could be considered to establish mutually accepted conditions that will ensure the preservation of the heritage attributes of the house until rehabilitation efforts are underway.

5.1.3 Inspect and Repair

A fulsome inspection should be conducted to get an accurate and detailed review of the condition of the Study Area and identified heritage attributes. This should be conducted by an experienced professional with knowledge of both modern technologies and past trades. In addition to revealing any deficiencies and maintenance required, this will establish existing conditions prior to use of the house as an office/laboratory space. Any corrective or emergency maintenance should be completed, ensuring that the cause is treated and not just the symptom. It is

also required to comply with heritage permit conditions, as outlined by the Town (Town of Caledon 2022b). Regular inspections should be conducted during the tenancy to ensure proper maintenance of the house and identified heritage attributes.

- Conduct a fulsome inspection and complete any corrective or emergency maintenance.
  - Address the encroachment of vegetation and wear to the porch observed during the on-site meeting with the Town of Caledon, and reported in Section 3.4.
  - The deterioration of the roof observed during the on-site meeting with the Town of Caledon has been addressed and the roof was replaced in November 2025.
- Initiate and conduct regular (yearly) exterior and interior monitoring (ongoing).
- Comply with actions outlined in the Town of Caledon **Standards for the maintenance and occupancy of Property By-law 98-155 (Property Standards)** (ongoing).

Related Conservation Standards:

No. 1: Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

Required Trades and Expertise:

- Building Inspector or Surveyor with broad and detailed knowledge of past and present building trades.

5.1.4 Site Plan Adjustments

5.1.4.1 Preservation of the Barn Foundation Ruins

At the time of HIA production in 2023, the limit of extraction necessitated removal of the barn foundation ruins at the rear of the property. The HIA recommended that options be explored which retain the barn foundation ruins, otherwise a Heritage Documentation Report and Salvage Plan shall be conducted for the property with a focus on the barn foundation ruins on the property.

Ongoing discussions with the Client and Town during the production of this HCP have resulted in an agreement to retain the barn ruins and house in situ, defined by an R-Plan. To retain the barn ruins at the rear of the house, the Client shall:

- Adjust the limit of extraction on the site plan to follow the R-Plan limits.
- As the barn foundation ruins will be retained, the Heritage Documentation Report and Salvage Plan is no longer required. Town of Caledon Heritage Planning staff have confirmed this approach on December 21, 2025.

5.1.4.2 Widening of the Perimeter Berm Opening

Ongoing discussions with Heritage Planning Staff at the Town of Caledon revealed concerns about visual impacts to the George Cameron House as a result of the position of noise dampening berms, originally planned to extend onto the property, terminating at the driveway entrance. Accordingly, consideration should be given to balancing mitigation of noise or vibration effects with impacts to view of the house from Charleston Sideroad as a result of the berms themselves. Discussions with Noise and Vibration Specialists confirmed that the berms could be

repositioned to avoid encroachment onto the property without negatively impacting noise mitigation. From a heritage perspective, this repositioning will serve to mitigate the indirect impacts related to isolation and sight lines to and from the property from Charleston Sideroad. This adjustment was reviewed with and approved by Heritage Planning Staff at the Town on September 23, 2024.

The site plan (May 2026; APPENDIX E) has been revised to ensure the berms remain outside the property boundary for 1420 Charleston Sideroad.

5.2 Short-Term: Stabilize

Once the planning and license application approval is granted for the Project, and the residence is vacated, several actions should be undertaken to stabilize the house and prepare the building for adaptive reuse. As the demands of the maintenance and stabilization will only increase through time, it is integral that the house be stabilized at the earliest opportunity.

5.2.1 Monitor and Secure

Once the house is vacated, prior to the adaptive reuse of the house, the following measures shall be taken:

- Initiate and conduct regular (weekly or bi-weekly) exterior and interior monitoring while the Study Area is not occupied.
- Comply with actions outlined in the Town of Caledon **Standards for the maintenance and occupancy of Property By-law 98-155 (Property Standards)**
- Implement site stabilization measures when the residence is vacated that include the following actions:
  - Secure and cover windows and doors with plywood hoarding to prevent damage and unauthorized entry
    - Care should be taken when installing the boarding to ensure the window trim or other features of the house are not damaged.
  - Erect a modular chain-link fence to prevent or dissuade unauthorized entry
  - As a deterrent, install prominent “No Trespassing” on the fencing or a location where the house fabric will not be impacted (such as affixed to the plywood hoarding over the windows and doors)
- Document all stabilization work with photographs and notes as necessary.

Related Conservation Standards:

No. 6: Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

No. 8: Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

Required Trades and Expertise:

- No cultural heritage expertise required.

5.2.2 Prepare for Adaptive Reuse

The use of the house as an office or laboratory space for the Project will result in an increase of vehicular and foot traffic for both the Study Area and the house itself. Establishing preventative measures will help to achieve minimal intervention in the long term. To proactively manage this change, the following measures shall be taken:

- Create physical buffers protecting heritage attributes from temporary work areas:
  - Erect temporary fencing or physical barriers at the work area boundaries to prevent accidental collision.
- Ensure a minimum 2 m distance (using physical barriers if necessary) between the house and vehicle parking.
- Install bollards or concrete barriers (e.g. Jersey barrier) with high-visibility markings strategically on the west elevation (southwest side) of the house to remove the risk of collision by vehicles using the driveway.
- If heavy machinery is expected to be making use of the driveway and parking areas, establish no-go areas around the identified heritage attributes to remove the risk of accidental collision.
- Establish a vegetative border along the north boundary of the Study Area, to provide a visual and sound screen for the house from adjacent quarry activities.

Related Conservation Standards:

No. 3 Conserve heritage value by adopting an approach calling for minimal intervention.

Required Trades and Expertise:

- No cultural heritage expertise required.

5.3 Medium-Term: Preserve

5.3.1 Adaptive Reuse of the House

Use of the house as an office or laboratory space is an appropriate reuse of the space, as it can be achieved with minimal or no change to its form or heritage attributes (following Standard 5 of the CHP S&Gs). Although it is understood that some upgrades may be needed to facilitate office or laboratory operations, the number of interventions should be limited only to those necessary and be fully reversible. Reversable interventions are those that “can be removed at a later date without damaging the character-defining elements of the historic place”, which is particularly important when changes are related to a temporary use, as is the case with the George Cameron House (CHP 2010: 35).

- The original features of the interior and exterior of the main block should be maintained in their existing condition. In addition to heritage attributes identified in the designation by-law, consideration should be given to the following interior elements:
  - Central (grand) staircase, including turned newel posts, handrail, and decorative filigree bracket accents.
  - Double wood doors at the main entrance, with original brass hardware and mechanical doorbell.
  - Side entrance with mechanical doorbell, original hardware, and coloured glass transom window.

  - Original mouldings throughout the main and second floor of the original main block, including crown moulding, baseboard trim as well as trim around door and window openings, and turned rosette block accents.
  - Original hardware throughout the main and second floor of the original main block, including cast floor grates and brass door hardware.
  - Built in cupboard below the staircase with four cupboard door panels, including windows with lead cames and hardware.
  - Wood floor planks and wood pegs in the kitchen.
- While use of an office is acceptable, the number of interventions should be limited only to those necessary and reversible (for example, do not install drop ceilings with fluorescent lighting).
- Consider the use of floor protection (such as temporary rugs) in high traffic areas or to protect original wood flooring from office furniture.
- Where possible, field staff and heavy use operation should be kept to the modern wing (i.e. the rear tail, and rear and side addition) with only office staff operating out of the main block.

Related Conservation Standards:

No. 5: Find a use for an historic place that requires minimal or no change to its character-defining elements.

No. 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Required Trades and Expertise:

- If needed, contractor with experience rehabilitating heritage properties.

5.3.2 Develop and Follow a Maintenance and Monitoring Program

Cyclical building maintenance is vital for the short and long-term conservation of any building, and historic structures are no exception. In addition to cyclical maintenance schedules, heritage properties should also have a detailed monitoring program to establish a baseline condition for the Study Area and monitor any deterioration that may require more frequent maintenance or periodic repair. The Province of Manitoba and Canada's Historic Places have produced a comprehensive **maintenance manual** for heritage buildings that can be adapted to the house during its use as an office or laboratory. However, per Standard 8 of the CHP *Standards & Guidelines* (see below), maintenance should be conducted on an ongoing basis and no action deferred if a character-defining element is being affected.

- Informal biannual inspections should be conducted on a cyclical basis, ideally in the spring and fall.
- Once quarrying activities begin, a formal structural inspection should be conducted once every four months.

Related Conservation Standards:

No. 8: Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

Required Trades and Expertise:

- Building Inspector or Surveyor with broad and detailed knowledge of past and present building trades.

5.3.3 Vibration Monitoring

Vibration from blasting activities will potentially impact the heritage attributes identified for this property. To avoid or reduce the risk of vibrations resulting in adverse impact and ensure the structural integrity of the heritage attributes is maintained, the vibration monitoring protocol developed by qualified vibration specialists shall be implemented during the activities of the mineral aggregate operation (see WSP 2023b). Should the vibration threshold be exceeded, blasting designs which are affecting the receptors must be reassessed and a qualified vibration specialist should be consulted to determine appropriate next steps.

- All quarry blast shall be monitored within 300 m of the house to ensure compliance with the ground vibration limit of 50 mm/s (WSP 2023b: 33)

Related Conservation Standards:

No. 8: Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

Required Trades and Expertise:

- If needed, a qualified vibration specialist

5.3.4 Continued In Situ Preservation of Contextual Heritage Attributes

The proposed plan for the house is to retain the house on-site and adaptively re-use the structure as an office or laboratory space for the quarry operations. As part of this proposed plan, there are no changes proposed to the heritage attributes that convey the property's contextual value, specifically the:

- Barn foundation ruins.
- Mature vegetation:
  - Deciduous and coniferous trees lining the driveway.
- Dry-laid fieldstone wall.

The property owner shall endeavor to maintain these attributes in their existing arrangement and condition.

5.4 Long-Term: Rehabilitate

5.4.1 Rehabilitate the Interior

Any interventions made to facilitate office or laboratory operations should be reversed to prepare the house to be occupied once more. A final fulsome inspection should be conducted by a professional and any deficiencies and maintenance required should be completed. The HIA and HCP fieldwork observations have identified original interior features as heritage attributes that should be conserved. Any repairs to these features should follow a minimal intervention approach.

Related Conservation Standards:

No. 3: Conserve heritage value by adopting an approach calling for minimal intervention

No. 7: Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

No. 13: Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements

Required Trades and Expertise:

- Building Inspector or Surveyor with broad and detailed knowledge of past and present building trades.
- Heritage carpenter and interior designer experienced in heritage structure rehabilitation.

5.4.2 Rehabilitate the Setting

Alterations made to the setting to prepare for adaptive reuse of the house as an office or laboratory space should be reversed. Bollards should be removed and driveway and parking spaces be appropriately rehabilitated for occupation. New plantings do not need to precisely replicate what was present historically but should include native species. Flower beds with native species selected from contemporary or historical sources can be established (Skinner 1983; Unterman & McPhail 1996: A5-5), as can wood fencing in a heritage or heritage compatible design. However, it is critical that new plantings be situated where they will not impact the building in the future, either through excessive shading that encourages damp on the wall cladding, or through chemical and physical weathering, such as that caused by clinging ivy. New plantings should also not obscure clear views of the house and the landscaping elevations should ensure all water is drained away from the foundations.

Related Conservation Standards:

No. 14: Replace missing features from the restoration period with new features whose forms, materials and details are based on sufficient physical, documentary and/or oral evidence.

Required Trades and Expertise:

- Landscape architect with heritage expertise.

5.4.3 Develop and Follow a Maintenance and Monitoring Program

A detailed monitoring program should be established and cyclical building maintenance conducted. See Section 5.3.2 for guidance.

Related Conservation Standards:

No. 8: Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

Required Trades and Expertise:

- No special expertise or skills required.

5.5 Commemorate

Once the house is rehabilitated to revert to use as a residence, its cultural heritage significance can be commemorated and interpreted through a heritage property plaque. The plaque should be installed in a location that is visible from public rights of way and on a free-standing mounting.

6 IMPLEMENTATION AND ACTION PLAN

The strategies identified in this HCP can be implemented in four phases, once *Planning Act* approval is granted for the project. Table 3 lists the conservation strategies by phase and includes a relative scale of importance and resource requirements. Table 4 provides a schedule for each phase, as well as any dependencies such as Town approvals.

Table 3: Implementation Plan (adapted from Kalman & Létourneau 2020: 411)

Stage	Strategy	No.	Action	Importance	Responsibility	Resources
1	Occupation	5.1.1	Heritage Designation	H	CBM Aggregates	$
		5.1.2	Heritage Easement Agreement	H	CBM Aggregates	$
		5.1.3	Inspect and Repair	H	CBM Aggregates	$
		5.1.4	Site Plan Adjustments	H	CBM Aggregates	$
2	Stabilize	5.2.1	Monitor and Secure	H	CBM Aggregates	$
		5.2.2	Prepare for Adaptive Reuse	H	CBM Aggregates	$
3	Preserve	5.3.1	Adaptive Reuse of the House	M	CBM Aggregates	$$
		5.3.2	Develop and Follow a Maintenance and Monitoring Program	M	CBM Aggregates	$
		5.3.3	Vibration Monitoring	M	CBM Aggregates	$$
4	Rehabilitate	5.4.1	Rehabilitate the Interior	M	CBM Aggregates	$$
		5.4.2	Rehabilitate the Setting	M	CBM Aggregates	$$
		5.4.3	Develop and Follow a Maintenance and Monitoring Program	M	CBM Aggregates / New owner	$
	Commemorate	5.5	Commemorate	L	CBM Aggregates	$

Symbol Key for Table 3					
Importance	H	High	Resources	$	Low cost
	M	Medium		$$	Moderate Cost
	L	Low		$$$	High Cost

Table 4: Implementation Schedule

Stage	Duration	Dependency
1	Until Planning and License Application Approval	None
2	Within first 3 months	Planning and License Application approval, vacancy of residence
3	Within first 12 months	Town approval of HCP
4	Within first 12 months	Following completion of quarry activities

7 SUMMARY STATEMENT

This HCP has recommended 13 strategies to conserve the George Cameron House as a valued built heritage resource in the Town of Caledon, and one with a sustainable future both during and beyond the proposed CBM Caledon Pit / Quarry operations.

These strategies are based on WSP's current understanding of the house and its setting, and it is possible that new conditions may be discovered throughout the preservation and rehabilitation effort which may require changes to this plan. Although not intended to be a dynamic document, this HCP nevertheless aims to provide a clear set of goals and objectives for the house, as well as an overall framework to approach new challenges or opportunities.

8 ASSESSOR QUALIFICATIONS

This report was prepared and reviewed by the undersigned, employees of WSP. WSP is one of North America's leading engineering firms, with more than 50 years of experience in the earth and environmental consulting industry. The qualifications of the assessors involved in the preparation of this report are provided in APPENDIX F.

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Signature Page

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APPENDIX A

Heritage Impact Assessment (WSP 2026)

CBM AGGREGATES

HERITAGE IMPACT ASSESSMENT

1420 CHARLESTON SIDEROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

ORIGINAL REPORT: JULY 28, 2023
UPDATED REPORT: SEPTEMBER 19, 2025
SECOND UPDATED REPORT: FEBRUARY 26, 2026

HERITAGE IMPACT ASSESSMENT

1420 CHARLESTON SIDEROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

CBM AGGREGATES

PROJECT NO.: OCUL2216
ORIGINAL REPORT: JULY 28, 2023
UPDATED REPORT: SEPTEMBER 19, 2025
SECOND UPDATED REPORT: FEBRUARY 26, 2026

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July 28, 2023 (Original Report)
September 19, 2025 (Updated Report)
February 26, 2026 (Updated Report)
Date

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July 28, 2023 (Original Report)
September 19, 2025 (Updated Report)
February 26, 2026 (Updated Report)
Date

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July 28, 2023 (Original Report)
September 19, 2025 (Updated Report)
February 26, 2026 (Updated Report)
Date

[1] Approval of this document is an administrative function indicating readiness for release and does not impart legal liability on to the Approver for any technical content contained herein. Technical accuracy and fit-for-purpose of this content is obtained through the review process. The Approver shall ensure the applicable review process has occurred prior to signing the document.

[2] Approval of this document is an administrative function indicating readiness for release and does not impart legal liability on to the Approver for any technical content contained herein. Technical accuracy and fit-for-purpose of this content is obtained through the review process. The Approver shall ensure the applicable review process has occurred prior to signing the document.

PROJECT PERSONNEL

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ABBREVIATIONS

BHR	Built Heritage Resource
CHER	Cultural Heritage Evaluation Report
CHIS	Cultural Heritage Impact Statement
CHL	Cultural Heritage Landscape
CHVI	Cultural Heritage Value or Interest
HCP	Heritage Conservation Plan
HIA	Heritage Impact Assessment
MCM	Ministry of Citizenship and Multiculturalism
OHA	*Ontario Heritage Act*
PHP	Provincial Heritage Property
PPS	Provincial Planning Statement
SCHVI	Statement of Cultural Heritage Value or Interest

GLOSSARY

UPDATE No. 1 (September 2025): *Note that Glossary definitions relating to the Provincial Planning Statement (originally Provincial Policy Statement 2020, now 2024) have been updated for this Updated Report (2025) to reflect changes in policy since the original HIA submission (2023).*

Adjacent lands	Those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (PPS 2024).
Built Heritage Resource:	Means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community (PPS 2024).
Conserved:	Means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (PPS 2024).
Cultural Heritage Landscape:	Means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association (PPS 2024).
Heritage Attributes:	Means, as defined under the Ontario Heritage Act, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest (PPS 2024).
Protected Heritage Property:	Means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites (PPS 2024).
Significant:	Means in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act (PPS 2024).

UPDATES

UPDATE NO. 1 (SEPTEMBER 2025)

This report has been produced to update the original submission made in July 2023. Specifically, updates to the July 2023 report include:

1. *Revisions made in response to comments received from Heritage Planning staff at the Town of Caledon dated March 18, 2025.*
2. *Updates made to address new relevant provincial policies and regulatory frameworks.*
3. *Updates to address changes in the status of the subject property, namely the Town's issuance of a Notice of Intention to Designate (NOID) on March 12, 2024 and the subsequent work and monthly discussions, since June 2024, that have occurred with Heritage Planning staff following the issuance of the NOID.*

UPDATE NO. 2 (FEBRUARY 2026)

This report has been produced to update the submission made in September 2025. Specifically, updates to the September 2025 report include:

1. *Revisions made in response to comments received from Heritage Planning staff at the Town of Caledon dated December 21, 2025.*
2. *Recommendation #9 has been added to guide heritage conservation recommendations that must be included on the ARA Site Plan Technical Recommendations.*

Where updates have been made, this is indicated with an emphasis box, as modelled here. Editorial updates in response to Town of Caledon comments are identified in Appendix E.

EXECUTIVE SUMMARY

WSP Environment & Infrastructure Canada Limited (WSP) was retained by CBM Aggregates (CBM), a division of St. Marys Cement Inc. (Canada), to complete a Heritage Impact Assessment (HIA) for 1420 Charleston Sideroad in the Town of Caledon, Regional Municipality of Peel, Ontario (Study Area). The rectangular-shaped, 1.4-hectare (3.4-acre) Study Area is located on the northwest side of Charleston Sideroad, between Cataract Road/Main Street and Mississauga Road. The Study Area is surrounded on its other three sides by agricultural fields, which were originally associated with the Study Area. Within the Study Area is a two-storey red brick Italianate style residence constructed between 1891 and 1901 and with additions built in the 20th century. The Town of Caledon issued a Notice of Intention to Designate (NOID) for the Study Area under Part IV of the *Ontario Heritage Act* on March 12, 2024. The Study Area is not identified as a Cultural Heritage Landscape in the Town's Cultural Heritage Landscape Inventory (Scheinman 2009).

CBM proposes to develop the Study Area as part of the 261.2-hectare CBM Caledon Pit / Quarry site licensed under the *Aggregate Resources Act* and designated or zoned under the *Planning Act* (the Project). A Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (Cultural Heritage Report) completed for the Project determined that the Study Area may meet the criteria prescribed in Ontario Regulation 9/06 (O. Reg. 9/06, amended through O. Reg. 569/22) of the *Ontario Heritage Act* and recommended an HIA to address the Project's potential impacts to the Study Area's potential heritage attributes (WSP 2022).

The preparation of this HIA was guided by the Town's *Terms of Reference for Heritage Impact Assessment* (Town of Caledon 2019) and Ministry of Citizenship and Multiculturalism (MCM) *Ontario Heritage Tool Kit* InfoSheet #5 (2006b) and *Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities* (2006a). The HIA was also informed by guidance provide in the MCM *Standards & Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification and Evaluation Process* (MCM 2014) and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010).

An evaluation of the Study Area determined that the Study Area has CHVI because it meets four criteria prescribed in O. Reg 9/06 of the *Ontario Heritage Act* (1, 2, 7, and 8). The Study Area's CHVI is principally linked to its farmhouse, which has physical value as a well-preserved representative example of an Italianate style farmhouse with a high degree of craftsmanship in its detailing and contextual value for its physical and historical connections to the locally significant Cameron family, and since it is important in defining, maintaining, and supporting the agricultural and rural character of the area.

An impact assessment of the proposed work determined that the Study Area will be subject to both direct and indirect negative impacts. To avoid or reduce these effects, WSP recommends to:

— **Adaptive re-use of the farmhouse as an office/laboratory site for the quarry operations, to be converted back to its original use after extraction operations are complete.**

UPDATE No. 1 (September 2025): *The following recommendations have been updated to respond to comments received from Town of Caledon Heritage Planning staff, regulatory updates, and project progression since the July 2023 submission. In particular, the status of the property's designation process under Part IV of the Ontario Heritage Act, the preparation of a draft reference plan to delineate limits of heritage attributes and the proposed details and timing of conservation measures have been updated and included to reflect monthly meetings with the Town, ongoing since June 2024, and comments received on the July 2023 submission on March 18, 2025.*

UPDATE No. 2 (February 2026): *As part of the updated report submission, recommendation #9 has been added to guide heritage conservation recommendations that must be included on the ARA Site Plan Technical Recommendations.*

To achieve this conservation strategy, the following mitigation measures are recommended:

1. If the property is vacated before the site-specific mitigation measures are implemented, a qualified specialist shall develop a mothball plan for the farmhouse, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.
2. The limit of extraction has been revised as shown on Figure 12 and Appendix B to accommodate the 50 m buffer to protect the heritage attributes of the property from potential adverse impacts as a result from construction related activity. This no-go zone shall be indicated on all project mapping and communicated to project personnel.
    a. Prior to site preparation, erect fencing around the property and clearly identify the area on project mapping and via signage as a 'no-go zone' during adjacent mineral aggregate operation activities to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.
3. Vibration impacts:
    a. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse is maintained.
    b. Vibration from blasting activities will potentially impact the heritage attributes identified for this property. To avoid or reduce the risk of vibrations resulting in adverse impact and ensure the structural integrity of the heritage attributes is maintained, the vibration monitoring protocol developed by a qualified vibration specialist shall be implemented during the activities of the mineral aggregate operation. Should the vibration threshold be exceeded, blasting designs which are affecting the receptors must be reassessed to determine appropriate next steps.
4. Fugitive dust impacts:
    a. The application has been designed to meet provincial blasting limits and air quality guidelines. CBM has conducted air quality monitoring in the vicinity of the site. Overall the air quality is consistently below provincial guidelines, taking into account the existing aggregate operations and the existing truck traffic in the area. With the addition of the proposed CBM Caledon Pit / Quarry operations, including emissions from aggregate trucks accessing the site, the air quality is still predicted to be below provincial guidelines at surrounding residences.
    b. Implement the recommendations of the Air Quality Impact Assessment (WSP 2023), Best Management Practices Plan for the Control of Fugitive Dust (WSP 2025a), and Air Quality Monitoring Plan (WSP 2025b).
5. A Heritage Documentation Report and Salvage Plan shall be conducted for the property with a focus on the barn foundation ruins on the property.

a Options should be explored which retain the barn foundation ruins. If the barn foundation ruins are retained in situ, a Heritage Documentation Report and Salvage Plan is not required.

6 Develop a Heritage Conservation Plan for the farmhouse prior to use of the farmhouse as office or laboratory space to guide the adaptive re-use efforts and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the rehabilitation program and into the future.

7 Once adjacent mineral aggregate operation activities are complete, during final rehabilitation of the site, remove any protective measures implemented during the time the farmhouse is used as an office/laboratory site (Recommendation 2a) and rehabilitate the farmhouse for a compatible existing or new use.

8 As the evaluation of the farmhouse and its associated parcel determined that the property meets two or more criteria under the *Ontario Heritage Act*, it is eligible for designation under Part IV. Consider designating the farmhouse and a portion of the parcel associated with the heritage attributes under Part IV of the *Ontario Heritage Act*.

a *It is acknowledged as part of this updated report that the Town has issued a NOID for the property. Accordingly, WSP has facilitated the development of a Draft Reference Plan (R-Plan) to guide the limits of the future Part IV Designation (Appendix F)*

9 Add the following notes to the ARA Site Plan Technical Recommendations to establish required conservation measures for 1420 Charleston Sideroad that shall be tracked by the Ministry of Natural Resources as part of the CBM Caledon Pit / Quarry site license:

In order to conserve the heritage attributes located at 1420 Charleston Sideroad the licensee shall:

1. During operations, the farmhouse shall be adaptively re-used as an office/laboratory site for the quarry operations. Prior to the surrender of the license, the building shall be converted back to its original use.
2. To conserve the farmhouse at 1420 Charleston Sideroad, the following mitigation measures shall be implemented:
    a. If the property is vacated prior to converting the farmhouse to an office/laboratory a qualified specialist shall develop a mothball plan for the farmhouse, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.
    b. The limit of extraction shall include a 50 m buffer from the farmhouse to protect the heritage attributes of the property.
    c. Prior to site preparation, the licensee shall erect fencing at the 50 m buffer to identify a 'no-go zone' to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.
    d. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse is maintained.
    e. A Heritage Conservation Plan shall be prepared for the farmhouse prior to use of the farmhouse as an office or laboratory space to guide the adaptive re-use efforts and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the rehabilitation phase and into the future.
    f. Prior to the surrender of the license, remove any temporary protective measures implemented during the time the farmhouse is used as an office/laboratory site and rehabilitate the farmhouse back to its original use.

Provided that the recommendations contained in this report are implemented, the applicable Ontario Heritage Act, PPS 2024, Aggregate Resources Act, and Regional and Municipal Official Plan policies related to built heritage are satisfied.

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1 INTRODUCTION

1.1 BACKGROUND

WSP Environment & Infrastructure Canada Limited (WSP) was retained by CBM Aggregates (CBM), a division of St. Marys Cement Inc. (Canada), to complete a Heritage Impact Assessment (HIA)[3] for 1420 Charleston Sideroad in the Town of Caledon, Regional Municipality of Peel, Ontario (Study Area) (Figure 1 and Figure 2). The rectangular-shaped, 1.4-hectare (3.4-acre) Study Area is located on the northwest side of Charleston Sideroad, between Cataract Road/Main Street and Mississauga Road. The Study Area is surrounded on its other three sides by agricultural fields, which were originally associated with the Study Area. Within the Study Area is a two-storey red brick Italianate style residence constructed between 1891 and 1901 and with additions built in the 20th century. Figure 10 identifies the location of built and landscape features within the Study Area. The Town of Caledon issued a Notice of Intention to Designate (NOID) for the Study Area under Part IV of the *Ontario Heritage Act* on March 12, 2024. The Study Area is not identified as a Cultural Heritage Landscape in the Town's Cultural Heritage Landscape Inventory (Scheinman 2009).

CBM proposes to develop the Study Area as part of the 261.2-hectare CBM Caledon Pit / Quarry site licensed under the *Aggregate Resources Act* and designated or zoned under the *Planning Act* (the Project). A Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (Cultural Heritage Report) completed for the Project determined that the Study Area may meet the criteria prescribed in Ontario Regulation 9/06 (O. Reg. 9/06, amended through O. Reg. 569/22) of the *Ontario Heritage Act* and recommended an HIA to address the Project's potential impacts to the Study Area's potential heritage attributes (WSP 2022).

The preparation of this HIA was guided by the Town's *Terms of Reference for Heritage Impact Assessment* (Town of Caledon 2019) and Ministry of Citizenship and Multiculturalism (MCM) *Ontario Heritage Tool Kit* InfoSheet #5 (2006b) and *Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities* (2006a). The HIA was also informed by guidance provide in the MCM *Standards & Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification and Evaluation Process* (MCM 2014) and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010).

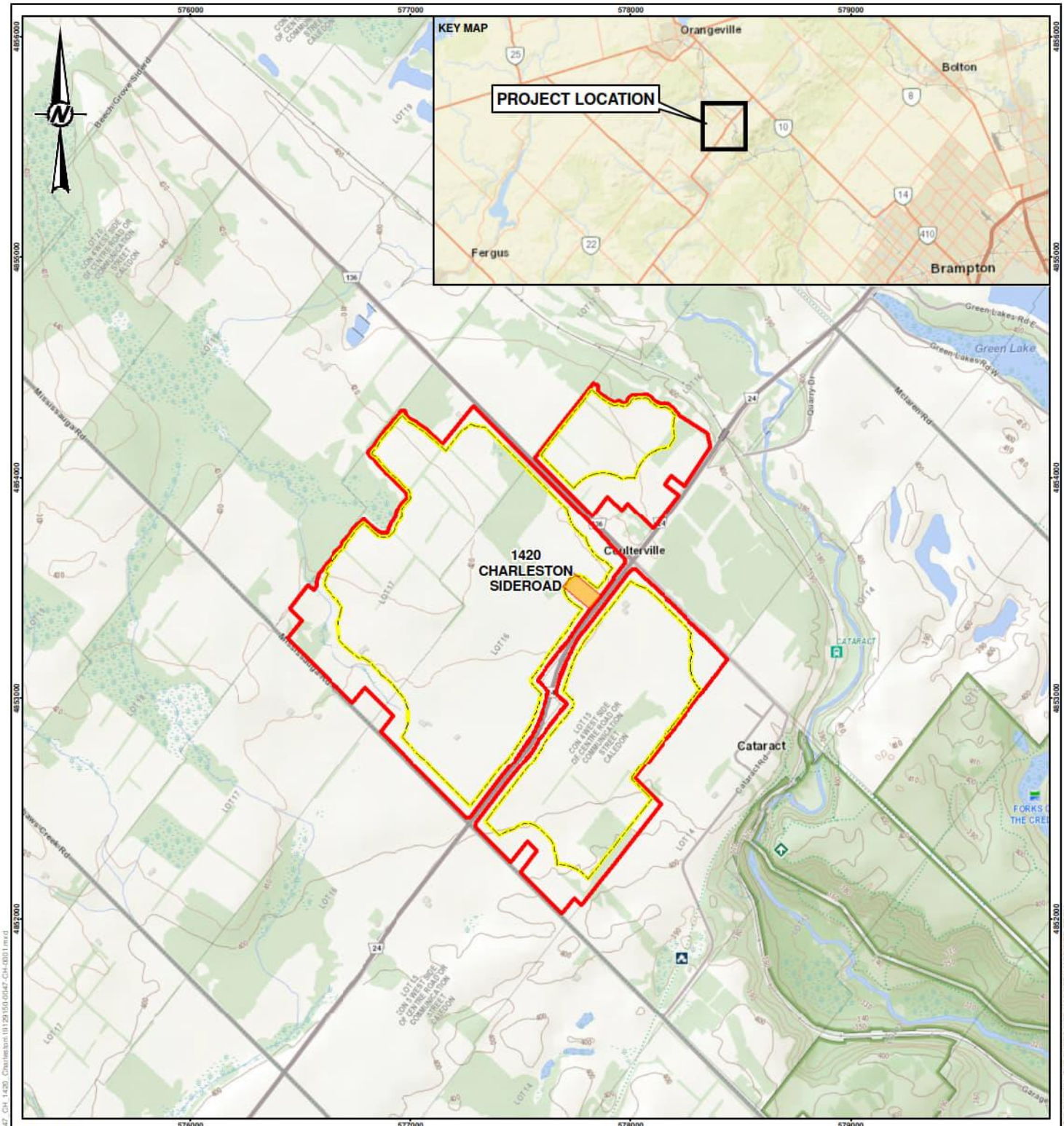
1.2 SCOPE

To complete this HIA, WSP:

- Undertook background research, including review of primary and secondary written sources and historical maps and aerial imagery, to trace the Study Area's history;
- Collected online data and contacted the Town of Caledon, Ontario Heritage Trust, and the MCM for information on the Study Area, such as its current heritage status;
- Analysed the results of the field investigation conducted for the Cultural Heritage Report to identify the Study Area's existing conditions, built heritage resources, cultural heritage landscape components, and heritage attributes;
- Evaluated the Study Area using the criteria prescribed in O.Reg. 9/06 (amended through O. Reg. 569/22) of the Ontario Heritage Act and drafted a statement of Statement of Cultural Heritage Value or Interest (SCHVI);

[3] Although the Town of Caledon Official Plan refers to this type of study as a "Cultural Heritage Impact Statement," the Town's more recent Terms of Reference uses the term "Heritage Impact Assessment."

- Assessed the potential direct and indirect impacts from the Project on the CHVI and heritage attributes of the Study Area;
- Recommended mitigation measures and a conservation strategies to avoid or reduce the negative impacts to the Study Area's CHVI and heritage attributes;
- Updates to the initial report to respond to Town of Caledon planning and heritage staff comments received March 18, 2025; and
- Updates to the September 2025 report to respond to Town of Caledon planning and heritage staff comments dated December 21, 2025.



LEGEND

- STUDY AREA
- LIMIT OF EXTRACTION
- LICENCE BOUNDARY

0 250 500 1,000

1:25,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. LIO TOPOGRAPHIC DATA CACHE, ONTARIO MINISTRY OF NATURAL RESOURCES AND FORESTRY. OPEN GOVERNMENT LICENCE – ONTARIO
2. SERVICE LAYER CREDITS: SOURCES: ESRI, HERE, GARMIN, USGS, INTERMAP, INCREMENT P, NRCAN, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), ESRI KOREA, ESRI (THAILAND), NGCC, (C) OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY
3. PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83
COORDINATE SYSTEM: UTM ZONE 17 VERTICAL DATUM: CGVD28

CLIENT

CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT

CULTURAL HERITAGE IMPACT STATEMENT, 1420 CHARLESTON SIDEROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

LOCATION OF STUDY AREA

CONSULTANT

wsp

YYYY-MM-DD	2023-07-31
DESIGNED	AM
PREPARED	BR
REVIEWED	HS
APPROVED	HM

PROJECT NO.	CONTROL	REV.	FIGURE
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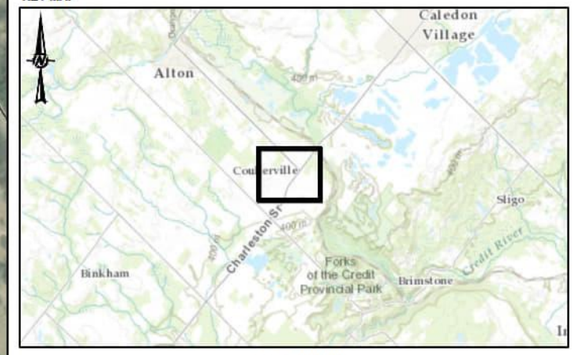
KEY MAP



SCALE 1:150,000

LEGEND

STUDY AREA

0 50 100 200

SCALE 1:5,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
2. IMAGERY CREDITS: SOURCES: ESRI, HERE, GARMIN, INTERMAP, INCREMENT P CORP., GEBCO, USGS, FAO, NPS, NRCAN, GEOBASE, IGN, KADASTER NL, ORDNANCE SURVEY, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), (C) OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY SOURCE: ESRI, MAXAR, EARTHSTAR GEOGRAPHICS, AND THE GIS USER COMMUNITY
3. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT

CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT

CULTURAL HERITAGE IMPACT STATEMENT, 1420 CHARLESTON SIDEROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

AERIAL PHOTOGRAPH SHOWING THE LOCATION OF THE STUDY AREA

CONSULTANT

wsp

YYYY-MM-DD	2023-07-31
DESIGNED	SD
PREPARED	SD
REVIEWED	HS
APPROVED	HM

PROJECT NO.	CONTROL	REV.	FIGURE
19129150	0047	0	2

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2 METHODOLOGY

2.1 REGULATORY REQUIREMENTS

The requirements to consider cultural heritage under the Planning Act process is found in the *Provincial Planning Statement* (PPS) (Government of Ontario 2024) and the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (Government of Ontario 1990).

2.1.1 AGGREGATE RESOURCES ACT

UPDATE No. 1 (September 2025): *Section 2.1.1 was added to reflect changes in policy since the original HIA submission (2023). This update was made in response to Town comment No. 11.*

As reflected in the Cultural Heritage Report, the Aggregate Resources of Ontario: Technical Reports and Information Standards (2020) adopted by *Ontario Regulation 244/97* under the *Aggregates Resources Act* states that applications for a Class A license, Class B licence, or an aggregate permit must include a Cultural Heritage Report consistent with provincial requirements under the *Ontario Heritage Act* and Provincial Planning Statement. The Standards indicate that a screening checklist with supporting documentation is required to evaluate the potential for BHRs and CHLs. Following the checklist, the Standards state that a Cultural Heritage Evaluation Report (CHER) is required for any potential BHRs and/ or CHLs identified, and that the CHER must be prepared by a professional with appropriate experience and expertise. Following the CHER, if the evaluation determines one or more BHRs or CHLs to have CHVI, a Heritage Impact Assessment (HIA) must be completed.

This HIA satisfies the requirements to conduct a CHER and HIA, as per the requirements of the *Aggregate Resources Act.*

2.1.2 PROVINCIAL PLANNING STATEMENT

UPDATE No. 1 (September 2025): *Section 2.1.2 was updated to reflect changes in policy since the original HIA submission (2023). This update was made in response to Town comment No. 12.*

The *Planning Act* describes planning direction in Ontario. In particular, Section 2 of the *Planning Act* identifies that planning authorities at the municipality should have regard to matters of provincial interest, including the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

Similarly, the Provincial Planning Statement (Government of Ontario 2024) prioritizes the long-term conservation of the Province's cultural heritage resources, including built heritage resources, cultural heritage landscapes, and archaeological resources as they provide environmental, economic and social benefits. It is in the provincial interest to protect and utilize these resources effectively over a long term. Section 6.2 states:

1. A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies, boards, and Service Managers including:

    a. managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;

Section 4.6 also details the conservation of cultural heritage and archaeology through the following five policies:

1. Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.
2. Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.
3. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.
4. Planning authorities are encouraged to develop and implement:
   a. archaeological management plans for conserving archaeological resources; and
   b. proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.
5. Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.

2.1.3 ONTARIO HERITAGE ACT

The *Ontario Heritage Act*, R.S.O. 1990, c. O.18 enables municipalities and the provincial government to protect heritage properties and archaeological sites (Government of Ontario 1990). The *Ontario Heritage Act* includes two regulations for determining Cultural Heritage Value or Interest (CHVI):

- O. Reg. 9/06 (as amended by O. Reg. 569/22) (Government of Ontario 1990) to determine if a property has CHVI at a local level, and
- O. Reg. 10/06 (Government of Ontario 2006) to determine if a property has CHVI of provincial significance.

For this study, O. Reg. 9/06 was used. The criteria for determining CHVI under O. Reg. 9/06 are:

1. The property has design or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method,
2. The property has design or physical value because it displays a high degree of craftsmanship or artistic merit, or
3. The property has design or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area,
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings, or
9. The property has contextual value because it is a landmark.

(Government of Ontario 1990)

2.1.3.1 BILL 23 AND BILL 200

UPDATE No. 1 (September 2025): *Section 2.1.3.1 was added during the updated report (2025) to reflect changes in policy since the original HIA (2023). This update was made in response to Town comment No. 13.*

Bill 23 was passed by the provincial government and received Royal Assent on November 28, 2022 (Government of Ontario 2022a). Schedule 6 of Bill 23 amends the *Ontario Heritage Act*, which impacts processes and planning

approvals related to listed and designated heritage properties. The amendments came into effect on January 1, 2023, and all municipalities are required to comply with the changes. Changes to the *Ontario Heritage Act* made through Bill 23 relevant to this project include the following (ERO 2023):

- If a municipality does not issue a Notice of Intention to Designate (NOID) a property listed on the municipal heritage register, then Council is required to remove the property from the heritage register and it cannot be readded for a period of five years.
- A NOID may only be issued for properties that are listed on a municipal heritage register.
- A property must meet two or more criteria of O. Reg. 9/06 to be designated under Part IV of the *Ontario Heritage Act*.
- If a municipality intends to designate a property subject to a development application under the *Planning Act*, a NOID must be issued within 90 days of the receipt of a complete application.

The deadline prescribed in Bill 23 for removing non-designated (i.e. listed) properties from the municipality's register if the council does not issue a NOID on or before January 1, 2025.

Bill 200 was passed by the provincial government and received Royal Assent on June 6, 2024. Schedule 2 amends the *Ontario Heritage Act* and the deadline previously prescribed in Bill 23 for removing non-designated (i.e. listed) properties from the municipality's register if council does not issue a NOID on or before January 1, 2025. Bill 200 (Schedule 2) amends this date to January 1, 2027, providing municipalities with additional time to assess their heritage registers (Government of Ontario 2024). Schedule 2 of Bill 200 also adds new subsections to section 27, which prevent relisting a non-designated property for five years after it is removed from the register.

2.1.4 REGION OF PEEL OFFICIAL PLAN

UPDATE No. 1 (September 2025): *Per Ontario Bill 23 (More Homes Built Faster Act, 2022) and Bill 185 (Cutting Red Tape to Build More Homes Act, 2024), in force as of July 1, 2024, the Region of Peel Official Plan (June 2024 Consolidation) constitutes the Official Plan for Peel's lower-tier municipalities (such as the Town).*

The Region of Peel Official Plan outlines policies concerning cultural heritage resources and states that the Region:

> Encourages and supports conservation of the cultural heritage resources of all peoples whose stories inform the history of Peel. The Region recognizes the significant role of heritage in establishing a shared sense of place, contributing to environmental sustainability and developing the overall quality of life for residents and visitors to Peel. The Region supports the identification, conservation and interpretation of cultural heritage resources, including but not limited to the built heritage resources, structures, archaeological resources, and cultural 3.6 Cultural Heritage Region of Peel Official Plan Chapter 3: Resources Page 111 heritage landscapes (including properties owned by the Region or properties identified in Regional infrastructure projects), according to the criteria and guidelines established by the Province.
>
> (Region of Peel 2022: 110-11)

Objectives and policies relating to the development and protection of cultural heritage are included in Section 3.6 of the Region of Peel Official Plan. Those relevant to this HIA are:

> Objectives:
>
> 3.6.1 To identify, conserve and promote Peel's non-renewable cultural heritage resources, including but not limited to built heritage resources, cultural heritage landscapes and archaeological resources for the well-being of present and future generations.
>
> 3.6.2 To encourage stewardship of Peel's built heritage resources and cultural heritage landscapes and promote well-designed built form to support a sense of place, help define community character, and contribute to Peel's environmental sustainability goals.

3.6.3 To strengthen the relationship between the local municipalities, Indigenous communities and the Region when a matter having inter-municipal cultural heritage significance is involved.

3.6.4 To support the heritage policies and programs of the local municipalities.

Policies:

3.6.5 Work with the local municipalities, stakeholders and Indigenous communities in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.

3.6.6 Direct the local municipalities to include policies in their official plans for the identification, conservation and protection of significant cultural heritage resources, including significant built heritage resources and significant cultural heritage landscapes as required in cooperation with the Region, the conservation authorities, other agencies and Indigenous communities, as appropriate.

3.6.8 Require cultural heritage resource impact assessments, where appropriate for infrastructure projects, including Region of Peel projects and ensure that recommended conservation outcomes resulting from the impact assessment are considered.

3.6.9 Encourage the local municipalities to consult with the Indigenous communities when commemorating cultural heritage resource and archaeological resources.

3.6.10 Require local municipal official plans to include policies where the proponents of development proposals affecting cultural heritage resources provide sufficient documentation to meet provincial requirements and address the Region's objectives with respect to cultural heritage resources.

3.6.11 Direct the local municipalities to only permit development and site alteration on adjacent lands to protected heritage property where the proposed property has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

(Region of Peel 2022: 111-112)

2.1.5 TOWN OF CALEDON OFFICIAL PLAN

UPDATE No. 1 (September 2025): *Town comment 14 suggested review of Future Caledon Official Plan (adopted March 2024 but not yet approved). However, project applications were filed prior to the adoption or approval of Future Caledon. Accordingly, the Project is not subject to this Official Plan and the summary of applicable policies remains the same as the 2023 submission.*

The Town of Caledon outlines the Official Plan as a "a statement of principles, goals, objectives and policies intended to guide future land use, physical development and change, and the effects on the social, economic, and natural environment within the Town of Caledon" (Town of Caledon 2018: 1-3). The policies outlined are "designed to promote public input and involvement in the future of the Town and to maintain and enhance the quality of life for the residents of Caledon" (Town of Caledon 2018: 1-3).

Section 3.3 of the Official Plan is entitled "Cultural Heritage Conservation" and outlines policies for the Town's heritage resource management strategy. Policies relevant to development and protection of cultural heritage are included below.

3.3.3.1.5 Heritage Impact Assessment s

a) Where it is determined that further investigations of cultural heritage resources beyond a Cultural Heritage Survey or Cultural Heritage Planning Statement are required, a Heritage

Impact Assessment may be required. The determination of whether a Heritage Impact Assessment is required will be based on the following:

i) the extent and significance of cultural heritage resources identified, including archaeological resources and potential, in the Cultural Heritage Survey or Cultural Heritage Planning Statement and the recommendations of the Cultural Heritage Survey or Cultural Heritage Planning Statement;

ii) the potential for adverse impacts on cultural heritage resources; and,

iii) the appropriateness of following other approval processes that consider and address impacts on cultural heritage resources.

b) Where it is determined that a Heritage Impact Assessment should be prepared, the Heritage Impact Assessment shall be undertaken by a qualified professional with expertise in heritage studies and contain the following:

i) a description of the proposed development;

ii) a description of the cultural heritage resource(s) to be affected by the development;

iii) a description of the effects upon the cultural heritage resource(s) by the proposed development;

iv) a description of the measures necessary to mitigate the adverse effects of the development upon the cultural heritage resource(s); and,

v) a description of how the policies and guidance of any relevant Cultural Heritage Planning Statement have been incorporated and satisfied.

Where a Heritage Impact Assessment is required, the proponent is encouraged to consult with the Town and other relevant agencies concerning the scope of the work to be undertaken.

3.3.3.1.7 Should a development proposal change significantly in scope or design after completion of an associated Cultural Heritage Survey, Cultural Heritage Planning Statement or Heritage Impact Assessment , additional cultural heritage investigations may be required by the Town.

3.3.3.1.8 Appropriate conservation measures, identified in a Cultural Heritage Planning Statement, Cultural Heritage Survey or Heritage Impact Assessment , may be required as a condition of any development approval. Where the Town has the authority to require development agreements and, where appropriate, the Town may require development agreements respecting the care and conservation of the affected cultural heritage resource. This provision will not apply to cultural heritage resources in so far as these cultural heritage resources are the subject of another agreement respecting the same matters made between the applicant and another level of government or Crown agency.

3.3.3.1.14 Cultural and Natural Landscapes

In its consideration of all development and redevelopment proposals, the Town will have regard for the interrelationship between cultural heritage landscapes and scenic natural landscapes, in accordance with Section 3.2.3.5 of this Plan.

3.3.3.1.15 Vegetation

The Town will encourage the conservation of significant cultural heritage vegetation. Retention of significant cultural heritage vegetation shall be a consideration in the design of any development. The conservation of significant cultural heritage vegetation along streets and roads shall be encouraged by the Town, except where removal is necessary because of disease, damage or to ensure public health and safety.

3.3.3.3.3 Retention/Relocation of Heritage Buildings

The Town shall encourage the retention of significant built heritage resources in their original locations whenever possible. Before such a building is approved for relocation to another site, all options for on-site retention shall be investigated. The following alternatives, in order of priority, shall be examined prior to approval for relocation:

a) Retention of the building on-site in its original use. In a residential subdivision, a heritage dwelling could be retained on its own lot for integration into the residential community;

b) Retention of the building on-site in an adaptive re-use, e.g. in a residential subdivision, a heritage dwelling could be retained for a community centre or a day care centre;

c) Relocation of the building on the development site. A heritage building, if of significant historical, architectural or contextual importance, could be relocated to another location within the proposed development; and,

d) Relocation of the building to a sympathetic site. If interest is demonstrated, the heritage building could be relocated to an available lot at a sympathetic site within the Town

(Town of Caledon 2018: 3-32 - 3-38)

Section 5.11.2.4.2 of the Official Plan sets out the requirements for approval of an application for an Official Plan Amendment to designate lands identified as Aggregate Resource Lands. Among the requirements is the following:

f) The applicant has completed a Cultural Heritage Survey as described by Section 5.11.2.4.12 and, where required, additional cultural heritage studies, such as a Heritage Impact Assessment , or an archaeological assessment and has demonstrated that there will not be any unacceptable impacts;

(Town of Caledon 2018: 5-138)

Section 5.11.2.4.12 further outlines conservation measures which may be applicable:

b) Cultural heritage resource conservation measures may include, as appropriate, retention and use or adaptive re-use of heritage buildings and structures, incorporation of cultural heritage elements such as fence lines and tree lines where possible, and carrying out appropriate salvage and recording of cultural heritage resources that may be removed as a result of aggregate extraction operations.

(Town of Caledon 2018: 5-141)

2.2 GUIDANCE DOCUMENTS

2.2.1 PROVINCIAL GUIDANCE

The MCM is responsible for the administration of the *Ontario Heritage Act* and has developed checklists, information bulletins, standards and guidelines, and policies to support the conservation of Ontario's cultural heritage resources, including built heritage resources, cultural heritage landscapes, and archaeological sites.

The MCM released the *Ontario Heritage Tool Kit* in 2006, which is a series of guidelines that outline the heritage conservation process in Ontario. Two volumes from the *Ontario Heritage Tool Kit* were used to guide the preparation of this HIA, including:

— *Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities* (MCM 2006a)

— *Heritage Resources in the Land Use Planning Process, InfoSheet #5, Heritage Impact Assessments and Conservation Plans* (MCM 2006b)

Also used to guide the preparation of this HIA was the MCM *Standards and Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification & Evaluation Process* (MCM 2014), which provides detailed direction on the completion of O. Reg. 9/06 evaluations.

2.2.2 TOWN OF CALEDON HERITAGE IMPACT ASSESSMENT TERMS OF REFERENCE

The Town of Caledon's Terms of Reference for Heritage Impact Assessments (ToR) assists developers and consultants by outlining a set of guidelines that ensures consistent and comprehensive HIAs (Town of Caledon 2019). The ToR details the required components and states that HIAs must adhere to the conservation principles outlined in documents such as the MCM's *Heritage Conservation Principles for Land Use Planning* (MCM 2007), *Eight Guiding Principles in the Conservation of Historic Properties* (MCM 1997), Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (CHP S&Gs) (Canada's Historic Places 2010), and Fram's 2003 *Well-Preserved: The Ontario Heritage Foundations Manual of Principles and Practice For Architectural Conservation*.

2.3 BACKGROUND RESEARCH

Background research was carried out to gain a thorough understanding of the historical context of the Study Area. Primary and secondary sources, historical maps, and aerial photographs were consulted, as appropriate, to identify historical themes relevant to the Study Area. Specifically, research regarding the physiography, survey and settlement, and 19th and 20th century land use of the Study Area was completed. A review of historical mapping and aerial photographs was also conducted to identify settlements, structures, and landscape features within, and adjacent to, the Study Area. This included historical maps from 1859 to 1994 and aerial photographs and imagery from 1954 to the present.

The results of the background research are presented in Section 3 of this report.

2.4 INFORMATION GATHERING

The Town of Caledon, Ontario Heritage Trust, and MCM, were contacted by email or telephone to confirm the heritage status of the property and gather background information to inform the heritage evaluation. In addition, cultural heritage input gathered from community consultation sessions and Public Information Centres (PICs) completed as part of the Project have been reviewed by WSP staff and incorporated into this HIA, as appropriate.

The results of the community consultation activities are presented in Section 4.1 of this report.

2.5 FIELD REVIEW

The purpose of the field review was to establish the existing conditions of the Study Area and identify potential heritage attributes in the Study Area. Photographic documentation of the Study Area and its spatial context was completed.

The results of the field review are presented in Section 0 of this report.

2.6 CULTURAL HERITAGE EVALUATION

The scope of work for this HIA included an evaluation of the Study Area to determine if it met the criteria for CHVI prescribed in O. Reg. 9/06 of the *Ontario Heritage Act*. The Study Area is considered to have potential CHVI as it is listed on the Town of Caledon's heritage register but not designated under Part IV of the *Ontario Heritage Act*.

The results of the O. Reg. 9/06 evaluation are provided in Section 5 of this report.

2.7 IMPACT ASSESSMENT

An impact assessment is required when a study area evaluated to have CHVI is anticipated to be directly or indirectly affected by a new development. InfoSheet#5 of *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement* (MCM 2006b) provides guidance to assess the following direct and indirect impacts that may occur when development is proposed within, or adjacent to, a heritage property:

- Direct Impacts
  - Destruction of any, or part of any, significant heritage attributes or features
  - Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance
- Indirect Impacts
  - Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden
  - Isolation of a heritage attribute from its surrounding environment, context or significant relationship
  - Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features
  - A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in formerly open spaces
  - Land disturbances such as a change in grade that alters soils and drainage patterns that adversely affect an archaeological resource.

2.8 MITIGATION MEASURES

When an impact assessment determines that the new development will negatively affect the CHVI and heritage attributes of a study area, mitigation measures are required. MCM InfoSheet#5 presents the following general strategies to minimize or avoid negative impacts to cultural heritage resources:

- Alternative development approaches
- Isolating development and site alteration from significant built and natural features and vistas
- Design guidelines that harmonize mass setback, setting, and materials
- Allowing only compatible infill and additions
- Reversible alterations
- Buffer zones and other planning mechanisms

In addition to the mitigation measures contained in InfoSheet#5, general standards for preservation, rehabilitation, and restoration are found in the *Standards and Guidelines for the Conservation of Historic Places in Canada* (CHP S&Gs) (Canada's Historic Places 2010:22). The CHP S&Gs are widely accepted as the guiding document for heritage conservation in Canada and contain general conservation standards and guidelines that are specific to cultural heritage resource types such as buildings, engineering works, and cultural heritage landscapes. Where applicable, guidelines from the CHP S&Gs were used in this HIA to recommend mitigation measures that are specific to a resource type.

3 HISTORICAL CONTEXT

3.1 PHYSIOGRAPHY

The Study Area is situated within the Guelph Drumlin Field physiographic region of southern Ontario (Chapman and Putnam 1984). The Guelph Drumlin Field physiographic region occupies approximately 830 km^2 between the Regional Municipality of Waterloo and the northwest portion of the Region of Peel, and is centred on the City of Guelph. Within the Guelph Drumlin Field are approximately 300 drumlins —oval hills of glacial till— that vary in size and are mostly broad and oval in form. They are more widely dispersed, and have less steep slopes, than drumlin fields elsewhere in Ontario and are composed of loam and chalk originating from the Amabel Formation dolostone exposed along the Niagara Escarpment and red shale found below the Escarpment (Chapman and Putnam 1984:137).

The Study Area is located within a spillway or glacial meltwater channel within the Guelph Drumlin Field. Spillways are typically broad troughs floored wholly or in part by gravel beds and in the lowest beds are typically vegetated by cedar swamps. These formations are frequently found in association with moraines but are entrenched rather than elevated landforms. They are often occupied by stream courses, which raises the debate of their glacial origin (Chapman and Putnam 1984).

The Study Area is also within the Mixed-wood Plains ecozone of Ontario (Ecological Framework of Canada 2015). Although altered by human activity in the 19th century, this ecozone once supported a wide variety of deciduous trees, such as various species of ash, birch, chestnut, hickory, oak, and walnut, as well as a variety of birds and small to large land mammals, such as raccoon, red fox, white tailed deer, and black bear.

Finally, the Study Area is within the Credit River Watershed, which spans 1,000 km^2 and drains into Lake Ontario at Port Credit on the Mississauga waterfront (Credit Valley Conservation 2022). The Credit River flows south approximately 900 m east of the Study Area.

3.2 INDIGENOUS HISTORY

Indigenous peoples have lived in Ontario for thousands of years. The following only briefly summarizes this long and complex human history but aims to illustrate the major developments in Indigenous life as revealed through oral history, archaeology, and ethnohistory. In this summary, “culture” —the term archaeologists use to describe a shared material culture that identifies a time period or group— is substituted with “way of life” to reflect the direct Indigenous lineage from those living in the earliest periods to the present day (Julien *et al.* 2010).

The earliest archaeological remnants of Indigenous life in southern Ontario date to the end of the Wisconsin Glacial Period, approximately 11,000 years ago. These were left by people following what archeologists refer to as the Paleo way of life, with small, highly mobile groups taking advantage of seasonally available resources and following the migration patterns of large mammals, including now extinct megafauna.

As the climate changed and people following a Paleo way of life grew familiar with their surroundings, they developed local adaptions around 9,500 years ago known as the Archaic or Pre-ceramic way of life. Seasonal mobility continued, but more emphasis was placed on adapting to smaller territories and broadening the resource base. The archaeological record suggests that in general the social structures of Archaic people became increasingly complex, with Late Archaic archaeological sites showing evidence of exchange networks stretching as far away as the Mid-Atlantic as well as defined cemeteries with individuals buried with varied grave goods, possibly indicating a stratified society (Ellis and Ferris 1990).

The transition from an Archaic to Woodland way of life is marked by the introduction of pottery around 2,400 years ago. Despite its advantages for storing and cooking food, pottery appears to have had little impact on the hunter-gatherer way of life that had developed in the Late Archaic, though does suggest that people were consuming more plants, such as nuts, in their diet. Cemeteries dating to the Early Woodland sometimes involved constructing large

earthen mounds and interring items that had been acquired through exchange networks extending hundreds of kilometres in all directions. These elaborate burials, as well as finely made ground stone and chert objects, point to a sophisticated system of beliefs and ceremonies that may have been influenced by the Hopewell people of southern Ohio and Illinois. Hunter-gathering continued as the primary economy among some groups, while others in the Middle Woodland between 1,600 and 1,500 years ago were beginning to live in sedentary communities, a trend that continues into the Late Woodland Period (A.D. 500–900), when there is the earliest direct evidence for agriculture.

From the Late Woodland to contact with Europeans in the 16th century, southern Ontario was a culturally dynamic area, populated by distinct Nadowek (Iroquoian) and Anishinaabeg (Algonkian) groups (Englebrecht 2003; Trigger 2000; Schmalz 1991). Nadowek life increasingly revolved around growing maize and other crops such as beans, squash, sunflower, and tobacco, while people ancestral to the Anishinaabe following the Western Basin way of life were more mobile, moving with seasonally available resources. However, at the borderlands of the Nadowek and Western Basin were agricultural communities living in small, palisaded villages with a mix of small and large houses, and who were both farming and seasonally mobile.

During the 18th century, the British colonial regime entered into a series of treaties with the Indigenous Nations in Canada. While these treaties were intended as formal legally binding agreements that would set out the rights, responsibilities and relationships between Indigenous Nations and the federal and provincial governments, the government of Ontario acknowledges that Indigenous nations may have different understandings of the treaties (Government of Ontario 2022b, Historica Canada 2021). As French and British encroachment increased from the early 19th century onwards, Indigenous ways of life adapted to the change in complex and varied ways.

The Seven Years' War (1756-1763) was a global war that was fought in Europe, India, America, and at sea (Historica Canada 2006). In North American, Britain and France struggled for dominance with each side supported by Indigenous allies. At the conclusion of the war, Britain became the leading colonial power in North America (Historica Canada 2006). In 1763, the British issue the Royal Proclamation, which stated that land that was not in control of the British belonged to Indigenous Nations and that the Nations would retain their lands unless ceded to the Crown (Historica Canada 2006). The Nations and the British met at Fort Niagara in 1764 where they negotiated a new alliance that was embodied in the Covenant Chain Wampum Belt and the Treaty of Niagara Alliance Medal (Canadian Museum of History 2023). The Royal Proclamation of 1763 and the Niagara Treaty of 1764 are of great significance since the British recognized that Indigenous Nations owned the land and were an autonomous entity (Canadian Museum of History 2023). This relationship is conveyed on the 1764 Covenant Chain Wampum Belt that depicts two people side by side, as equals (Canadian Museum of History 2023)

The Study area is located on the territory of Treaty 19, also known as the Ajetance Purchase, an agreement signed on 28 October 1818 between representatives of the Credit River Mississauga, led by Chief Ajetance, and William Claus, Superintendent of the British colonial Indian Department. In exchange for approximately 648,000 acres within the present-day Regions of Halton and Peel, the Mississaugas were to be paid £522, 10 shillings in goods annually and retain access to their land along the Credit River and their three reserves at the mouths of the Credit River, Sixteen Mile Creek and Twelve Mile Creek (Surtees 1984:77-78). While some have interpreted Ajetance's agreement to the Treaty 13 terms as the result of his weakened negotiating position, others have noted how he likely anticipated the British would press for further treaties, so fought to retain the strategic location of the river mouth reserves (Surtees 1984:78).

To recognize and honour the municipality's Indigenous heritage and land rights, the Town of Caledon, in consultation with the Mississaugas of the Credit First Nation, has developed the following land acknowledgement:

> *Indigenous Peoples have unique and enduring relationships with the land.*
>
> *Indigenous Peoples have lived on and cared for this land throughout the ages. We acknowledge this and we recognize the significance of the land on which we gather and call home.*
>
> *We acknowledge the traditional Territory of the Huron-Wendat and Haudenosaunee Peoples, and the Anishnabek of the Williams Treaties.*
>
> *This land is part of the Treaty Lands and Territory of the Mississaugas of the Credit First Nation.*
>
> *We honour and respect Indigenous heritage and the long-lasting history of the land and strive to protect the land, water, plants and animals that have inhabited this land for the generations yet to come.*

(Town of Caledon 2022)

3.3 TOWNSHIP SURVEY AND SETTLEMENT

During the British colonial period, the Study Area was within Lot 16, Concession 4, West of Hurontario Street (W.H.S.), in the Geographic Township of Caledon, Peel County.

3.3.1 PEEL COUNTY

In 1788, the colonial government of British North America began dividing Ontario into districts and counties. The Study Area was originally within the district of Nassau, renamed the Home District in 1792, which included the lands at the northwest portion of Lake Ontario and the Niagara Peninsula (Armstrong 1985, Archives of Ontario 2022). The Home District's administrative centre was Newark, now Niagara-on-the-Lake. Each district was further subdivided into counties and townships but by 1852, the district system was abandoned, leaving governance to the counties, townships, and cities and towns (Archives of Ontario 2022). The former Home District became the United Counties of York, Ontario, and Peel; after Ontario separated to form its own administration in 1854, Peel officially separated from York in 1867 (Armstrong 1985, PAMA[4] n.d.).

Peel County was named for Sir Robert Peel, a British politician who had previously served as the Home Secretary and Prime Minister of Great Britain. In 1974, the Region of Peel replaced Peel County as an upper-tier municipality (PAMA n.d.).

3.3.2 TOWN OF CALEDON AND THE FORMER TOWNSHIP OF CALEDON

Caledon Township was surveyed in 1819-1820 with concession lines running northwards from Lake Ontario and side roads intersecting the concessions from east to west (Walker and Miles 1877). Caledon Township is between Erin Township and Albion Township, all referencing the Latin names of Scotland, Ireland, and England – Caledonia, Eire, and Albion, respectively (Gardiner 1899). The principal roadway through Caledon Township was Hurontario Street, which stretched from Lake Huron south to Lake Ontario. Hurontario Street formed the baseline for six concessions extending from both sides of the street. These concessions are identified as West of Hurontario Street (W.H.S.) and East of Hurontario Street (E.H.S.).

Early colonial settlement in the township was by Scots, Irish, and United Empire Loyalists (Mika and Mika 1977), who established some of the first communities at Alton, Cataract, Charleston, Belfountain, and Silver Creek. Woolen and gristmills, combined with the arrival of the Credit Valley Railway and Toronto, Grey, and Bruce Railway in the 1870s, brought economic prosperity to the township and supported its many agricultural industries. Railway connections to the urban markets at Guelph, Orangeville, and Toronto from the late 19th to early 20th century further enabled large-scale farming in Caledon Township (PAMA 2023).

On January 1, 1974, Caledon Township amalgamated with the north half of Chinguacousy Township, the Village of Bolton, the Village of Caledon East, and the Township of Albion to become the new Town of Caledon – a lower tier municipality within the upper tier Peel Region (Mika and Mika 1977).

[4] As part of the updated report, it was noted that the Region of Peel Archives has separated from the Peel Art Gallery, Museum and Archives (PAMA). As of April 2025, PAMA's website still indicates that the Region of Peel Archives at PAMA is the official archives of the Region of Peel and its constituent municipalities of Mississauga, Brampton and Caledon.

3.4 STUDY AREA HISTORY

3.4.1 LAND USE HISTORY

Land registry data for the Study Area was accessed from the Ontario Land Property Records Portal and is reproduced in Table 1. Available census data, tax assessment rolls, and other archival material was also reviewed.

Table 1: Land Registry Data for the Study Area (Part of Lot 16, Concession 4, W.H.S., Caledon Township, Peel County)

INSTRUMENT	DATE	GRANTOR	GRANTEE	QUANTITY OF LAND
Patent	September 1832	Crown	Canada Company	West half of Lot 16 (100 acres)
Patent	November 1833	Crown	Canada Company	East half of Lot 16 (100 acres)
Bargain & Sale	April 1836	Canada Company	John Cameron	Entirety of Lot 16 (200 acres)
Bargain & Sale	1852	Estate of John Cameron	James Cameron	Lot 16 (200 acres)
Bargain & Sale	January 1897	James and Mary Cameron	James Cameron Jr.	Southwest half of the west half of Lot 16 (50 acres, present day 18501 Mississauga Road)
Bargain & Sale	March 1901	James Cameron Jr and Mary Cameron	George Cameron	Remaining 150 acres (including the Study Area)
*note that records between 1901 and 1940 were not available from the Land Registry Office				
Grant	July 1968	John H. Cameron	Chan Kwok-Leung in trust	East half and east half of west half (150 acres)
Grant	October 1968	Chan Kwok-Leung in trust	Chen Investments Limited	East half and east half of west half (150 acres)
Grant	December 1975	Chen Investments Limited	Bonnie McClennan in trust	East half and east half of west half (150 acres)
Reference plan (43R-4021) dated May 20, 1976, shows survey of Study Area as the boundaries exist at present, totalling 2.973 acres and divided into two parts (Appendix A). Part 1 (southeast portion) is 2.573 acres and part 1 (northwest portion) is 0.399 acres.				
Grant	May 1976	Bonnie McClellan, in trust	David Gordon McWilliams, to use	Study Area
Grant	October 1990	David Gordon McWilliams	David Gordon McWilliams and Joan Millicent McWilliams	Study Area
Transfer	June 2000	David Gordon McWilliams and Joan Millicent McWilliams	Allan Cameron Hutcheon and Margaret Ruth Hutcheon	Study Area
Transfer	June 2008	Allan Cameron Hutcheon and Margaret Ruth Hutcheon	Steve Fokas and Stacey Fokas	Study Area
Transfer	July 2022	Steve Fokas and Stacey Fokas	St. Marys Cement Inc. (Canada)	Study Area

The larger parcel on which the Study Area is situated —Lot 16, Concession 4, W.H.S., Township of Caledon, Peel County— was granted through Crown patent in two 100-acre parts to the Canada Company. The west half was granted in September 1832, and the east half in November 1833. A description of the adjacent Lot 17 indicated that the land was originally wooded with maple, elm, beech, and bass, and the soil was a black loam (PAMA n.d., Reel 08, 0663). Both halves of the Lot were purchased by John Cameron in April 1836 at a price of $50 each (Ontario Land Registry n.d.: 307).

Born in 1782, John Cameron had emigrated to Canada from Perthshire, Scotland in 1828 with his wife Helen (nee Ferguson), seven sons, and two daughters. Tragically, his son David died at sea during the crossing (PAMA, n.d., 8509). The family had settled at Lot 16, Concession 4 W.H.S. by 1833. A decade after they purchased Lot 16, Concession 4 W.H.S. in 1836, one of John's sons, Duncan Cameron, purchased the adjacent 200-acres to the north at Lot 17. John Cameron died in 1848 and his estate settled in 1852 with his youngest surviving son, James Cameron (born 1824), purchasing all 200-acres of Lot 16 from his brothers and mother for $200 (Ontario Land Registry n.d.: 307). The 1851 Census records Helen Cameron (age 64) as living with her sons Hugh (36), Donald (29), and James (26) (1851 Personal Census, District 2, Caledon, p.135). Duncan Cameron was still living at Lot 17 with his wife and children.

Tremaine's 1859 map of the County of Peel shows James Cameron as owner of the entire 200 acres of Lot 16, Concession 4 W.H.S., and depicts a house in the centre of the property's southwest half, today at 18501 Mississauga Road (Tremaine 1859; Figure 3). A Cameron family history, written by Annie Beatty in 1935, states that this house was built by James Cameron in 1850 (PAMA n.d., 8511). No structures are depicted within the Study Area.

The 1861 Census lists James Cameron as a farmer living with his wife Mary (nee McGill), three sons, and two daughters.[5] The Agricultural Census of the same year records James Cameron at Concession 4, Lot 16, with 300 acres, of which 200 were cultivated, 123 under cultivation(79 acres of wheat, 5 acres of peas, 7 acres of oats, 1 acre of potatoes, and 1 acre of turnips), 73 as pasture, and 2 as orchards. The farm had a total value of $7,500 (1861 Agricultural Census, District 6, Caledon, 86). While Lot 16 was only 200 acres, Tremaine's 1859 map also shows James as owner of Lot 16, Concession 5 W.H.S., which would account for the 300 acres listed in the Agricultural Census.[6]

In the 1871 Census, James (44) and Mary (43) Cameron were living with eight children: John (18), Annie J. (15), Margaret E. (13), James (11), Peter (9), Mary (7), George A. (5), and David (2). Both James and the eldest son John are listed as farmers. The Camerons were Baptists (1871 Census, Schedule 1, Cardwell 40/A, Caledon No.4, 43). James Cameron is listed as the owner of 400 acres, with one house and four barns/stables (Ibid., Schedule 3, 8). Of the 400 acres, 210 were identified as improved, including 70 acres of wheat, ¾ of an acre of potatoes, 40 acres of hay, and 20 acres of pasture. An additional two acres of orchards produced 50 bushels of apples (Ibid., Schedule 4, 8). Other assets and products of the farm included 7 horses, 1 colts/fillies, 7 milch cows, 18 other horned cattle, 60 sheep, 8 swine and yearly production of 400 pounds butter, 150 pounds of cheese, and 400 pounds of wool (Ibid., Schedule 5, 8).

The 1877 Historical Atlas map shows James Cameron as owner of the whole 200 acres of Lot 16, Con. 4 W.H.S, as well has the adjacent 200-acre property at Lot 16, Con. 5 (Walker and Miles 1877, Figure 4). Two structures are shown on Cameron's land, one near the southwest corner of the lot with an adjacent orchard to the northeast, and a second in the northeast corner of the property. Neither house is illustrated in the location of the extant house in the Study Area.

James Sr. owned all of Lot 16 for another 20 years. In January 1897, James and Mary sold the southwest 50 acres of the southwest half of the lot to their son, James Cameron Jr. for $1,250 (Ontario Land Registry n.d., 432). The boundaries of this part are not specified in the abstract book, but the modern property boundary suggests that the delineation was made by a straight line parallel to the Concession Road. This transfer would have included the

[5] The ages of the family have been recorded incorrectly in the 1861 census, so they are not listed here.
[6] While the total acreage of Lot 16, Concession 4 and Lot 16 in Concession 5 is 400 acres, it is unclear why 300 (and not 400) acres are enumerated in the Agricultural Census.

extant house and barns on the southwest half of the property shown on the 1859 and 1877 maps, in the present-day location of 18501 Mississauga Road.

In the 1891 census, James Sr. (now 66 years old) was listed as farmer living with his wife Mary (63), their son George (24), and a "general servant" named Winnie Carpenter (18) (1891 Personal Census, District 54, Cardwell, 22). The house is indicated in Schedule 1 as a brick structure that had 2 rooms on the second storey and 10 rooms on the main floors. George would marry Charlotte (nee McClellan) in 1894. Despite ownership of the southwest half of Lot 16 transferring to James Cameron Jr. in 1897, , it appears that the younger son, George A. was farming all of Lot 16, Con. 4 at the time; in the 1897 Tax Assessment, G. A. Cameron was assessed a value of $7,000 for all of the 200-acre lot, with 150 acres listed as improved and the remaining 50 acres being woodlot (PAMA 1897, Division 7, 38).

By the 1901 census James Sr. and Mary Cameron were living with George A. (35), his wife Charlotte (33), and their two sons John H. (4) and Andrew (2) (1901 Personal Census, District 51, Cardwell, 49). Their son Hilton was born the following year, but Andrew would die shortly afterward in 1906 (Find a Grave 2010a). Although the extended family may have been resident at the house near the northeast corner of the Lot, it is likely that they lived in the house that stands in the Study Area today. In March 1901 James Sr. and Mary transferred ownership of the northeastern 150 acres of the Lot (containing the Study Area) to George Cameron for $1 (Ontario Land Registry n.d., 432).

An undated photograph of the farm complex shows the house and several outbuildings, likely during the first decade of the 20th century (Plate 1). The two-storey brick house is seen as fully constructed, including a rear tail or summer kitchen. To the rear of the house is a single storey brick building with a gable roof and circular gable window. The stone foundation barn is partially visible at the rear of the property, clad with wood and featuring a gable roof with two cupolas and a weathervane. A smaller timber framed structure is seen in the background, between the barn and the brick outbuilding which appears to be of the same style and construction as the barn. It is unclear if this structure is freestanding or part of the barn. Obscuring the barn, to the north of the house, is a two-storey carriage house with stone foundations, brick masonry on the ground floor, likely load bearing, and the upper storey clad in wood, with a gable roof. The windows of the ground floor are accented with stone segmental arch heads and lug sills.

Plate 1: Historical photograph of the house and outbuildings, date unknown.

The 1921 census records George and Charlotte living with their sons Harrold (John H., 25) and Hilton Cameron (23) (1921 Personal Census, District 115, Caledon Township, 18). The 1921 census also indicates that the family was living in a brick house that had 7 rooms on the second storey and 8 rooms on the main floor. This house is most likely the extant house in the Study Area; the one enumerated in the 1891 census is therefore likely the house that stood at the northeast corner of Lot 16.

Land registry records relating to the Study Area are missing between 1901 and 1940 but in that time, it is known that Lot 16 passed to John H. (Harold) Cameron as he appears as granting an easement to the Hydro Electric Power Commission of Ontario in 1948. As John. H. Cameron married Helen Ruth Babcock in 1923 and George Cameron died in 1932 (Find a Grave 2010b), it is reasonable to theorize that the property passed from George to John at some point during the 1920s or early 1930s. Charlotte Cameron died in 1951 (Find a Grave 2010c).

John H. and Helen had three children: Arloine, Rolph, and Philip. Philip Cameron moved to Kapuskasing, Cochrane District prior to 1953 when he is enumerated in the voters list, as an Electrical Engineer, along with his wife Shirley (nee. Lowe). Their son, James Cameron, was born the following year in 1954 and is a celebrated Canadian filmmaker. He grew up in Chippawa, in the City of Niagara Falls, where ties to his childhood are recognized in tourism marketing and a plaque recognizing his contributions to the art of filmmaking (Tourism Niagara 2023; City of Niagara Falls 2023). There is an association between the Study Area and the filmmaker, James Cameron, however this is a common familial association, and does not contribute to the CHVI of the property.

The barn with stone foundation, visible in Plate 1, burned down in July 1964 (Plate 2). Oral history from Carol Coulter Crews, who lived on the adjacent farm at 18473 Main Street, notes that only the tractor was saved from the Cameron barn fire, as it was in the garage (Caledon Heritage Foundation 2024). John H. sold the property in 1968 and died in 1973 (Find a Grave 2020). The property changed hands several times in the decades followed the Cameron's ownership before being sold to the current owner, St. Marys Cement Inc. in 2022. It appears that the Study Area was severed from the surrounding agricultural fields in the 1970s, as a reference plan dated May 20, 1976 shows a survey of the property boundaries in the same configuration as present-day.

Plate 2: Barn fire, July 1964.

3.4.2 20TH- AND 21ST-CENTURY MAPPING AND AERIAL IMAGERY

Mapping and aerial photography from the 20th to 21st century indicates that the Study Area and surrounding area continued in its 19th-century rural agricultural land use. Only minor change occurred within the Study Area as outbuildings were constructed and demolished. Table 2 provides a summary of the available maps and aerial photographs and these sources are illustrated in Figure 5 to Figure 9.

Table 2: Review of 20th Century Historical Mapping and Aerial Photographs

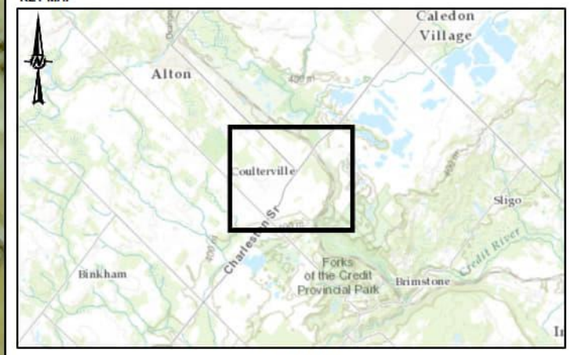
YEAR	SOURCE	HISTORICAL FEATURE(S)
1937 (Figure 5)	1937 Topographic Map of Ontario, *Orangeville Sheet* (Department of National Defence 1937)	• A structure is shown in the same location as the house that currently stands in the Study Area • An outbuilding with L-shaped plan is northwest of the house, and partially overlaps where the barn foundation currently stands in the Study Area. • Tree-lined fields are depicted east and west of the farm complex in the Study Area, while to the north and northeast is a wooded area.
1952 (Figure 6)	1952 Topographic Map of Ontario, *Orangeville Sheet* (Department of National Defence 1952)	• Structures in the Study Area are shown in the same configuration as the 1937 mapping. • Charleston Sideroad is illustrated as a loose surface road that has been graded and drained.
1954 (Figure 7)	1954 Aerial photograph 437.801 (Hunting Survey Corporation Limited 1954)	• The arrangement of the building complex and tree-lined agricultural fields appear similar to current conditions in the Study Area and immediate area.
1973 (Figure 8)	1973 Topographic Map of Ontario, *Orangeville Sheet* (Department of Energy, Mines and Resources 1973)	• The L-shaped outbuilding shown on the mid-20th century mapping are no longer illustrated. Only the house is pictured.
1985 (Plate 3)	Town of Caledon (1985)	• The house is visible, as is the rear tail and rear and side additions. • The extant outbuilding to the rear of the house is visible. • The barn foundation ruins are visible at the rear of the Study Area, as is the stone wall that extends from Charleston Sideroad to the rear of the property on the southwest side of the driveway and house. • Mature vegetation is visible throughout the Study Area.
1994 (Figure 9)	1994 National Topographic System, *Orangeville Sheet* (Department of Energy, Mines and Resources 1994)	• The house is illustrated, as is the outbuilding to the rear, as oriented east-west.
1996 (Plate 4)	Town of Caledon (1996)	• The elements of the Study Area are little changed from the 1985 aerial photograph with the exception of newly planted windbreaks on the southwest and northeast sides of the Study Area.
2001-2022	Online Google Earth Aerial Imagery	• The configuration of the Study Area is little changed from the 1954 aerial photograph and subsequent mapping.

3.4.3 SUMMARY OF PROPERTY HISTORY

Historic mapping, land registry data, and census data indicate that the house in the Study Area was constructed between 1891 and 1921. This can be further refined to the George Cameron tenure, and between 1891 and 1901. George was in his 20s during the 1890s, and newly married in 1894. The house enumerated in the 1891 census (brick with 2 rooms on the upper storey and 10 rooms on the main floor) better describes the house known to have been located at the northeast corner of Lot 16, and illustrated on the 1877 mapping (Figure 4). This would have served the family until George constructed the house in the Study Area, enumerated in the 1921 census as a brick house with 7 upper storey rooms and 8 main floor rooms.

By the 1930s there was a large L-shaped outbuilding on Lot 16 that is also visible on the 1937 and 1952 topographic maps. It is presumed that the ruins at the rear of the Study Area once formed part of this structure.

KEY MAP



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LEGEND

STUDY AREA

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SCALE 1:10,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. 1859 TREMAINE'S MAP OF THE COUNTY OF PEEL, CANADA WEST, GEO. R. TREMAINE, TORONTO, PUBLISHED BY C.R. & G. M. TREMAINE, 1859.
2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT

CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT

CULTURAL HERITAGE IMPACT STATEMENT, 1420 CHARLESTON SIDEROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

1859 HISTORICAL MAP

CONSULTANT

wsp

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PREPARED	SD
REVIEWED	HS
APPROVED	HM

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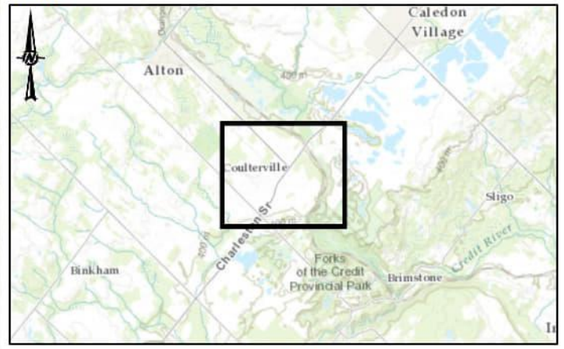

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LEGEND

SITE LOCATION

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SCALE 1:10,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

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2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT

CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT

CULTURAL HERITAGE IMPACT STATEMENT, 1420 CHARLESTON SIDEROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

1877 HISTORICAL AERIAL

CONSULTANT

wsp

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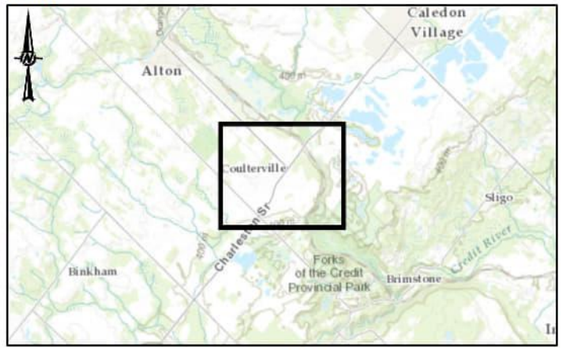

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LEGEND

STUDY AREA

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SCALE 1:10,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

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2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT
CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT
CULTURAL HERITAGE IMPACT STATEMENT, 1420 CHARLESTON SIDEROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE
1937 TOPOGRAPHIC MAP

CONSULTANT

wsp

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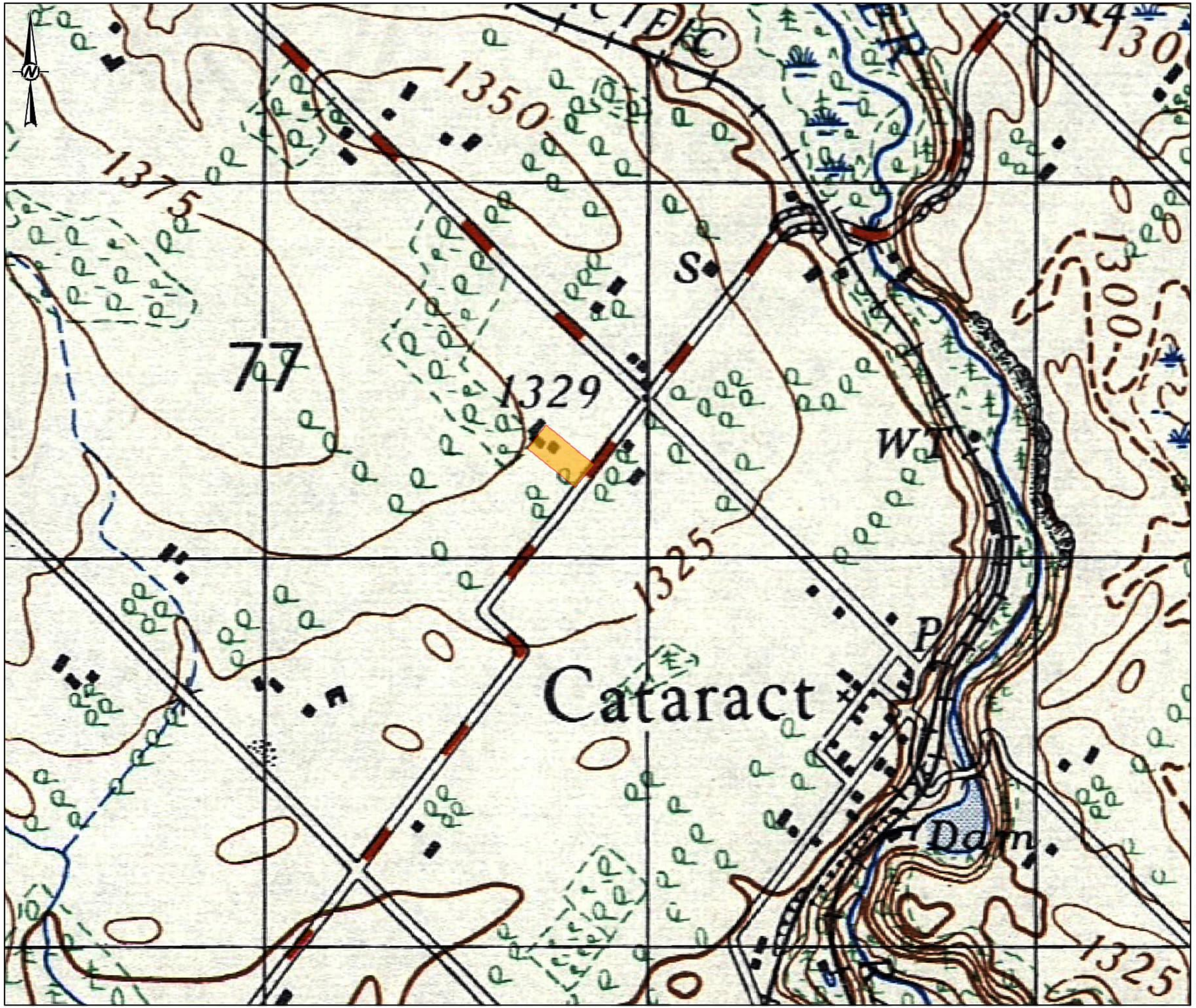

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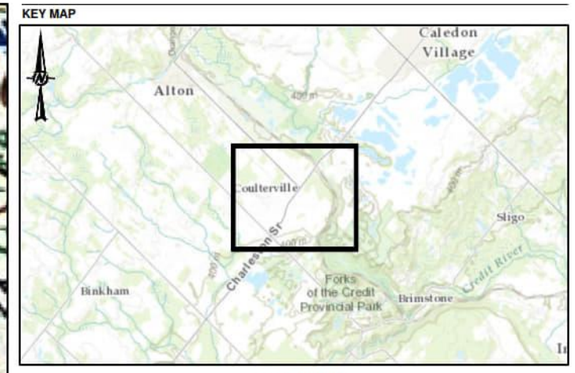

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LEGEND

STUDY AREA

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SCALE 1:10,000 METRES

NOTE(S)

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REFERENCE(S)

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2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT

CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT

CULTURAL HERITAGE IMPACT STATEMENT, 1420 CHARLESTON SIDEROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

1952 TOPOGRAPHIC MAP

CONSULTANT

wsp

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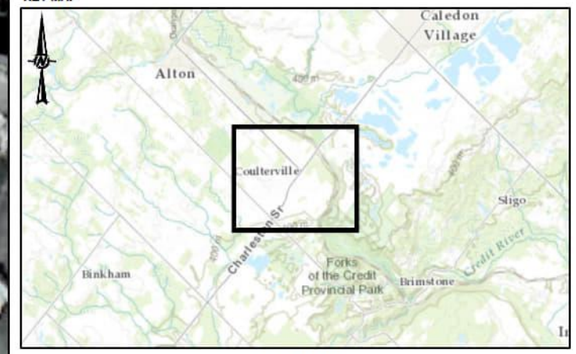
KEY MAP



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NOTE(S)

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REFERENCE(S)

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2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT

CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT

CULTURAL HERITAGE IMPACT STATEMENT, 1420 CHARLESTON SIDEROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

1954 HISTORICAL AERIAL

CONSULTANT

wsp

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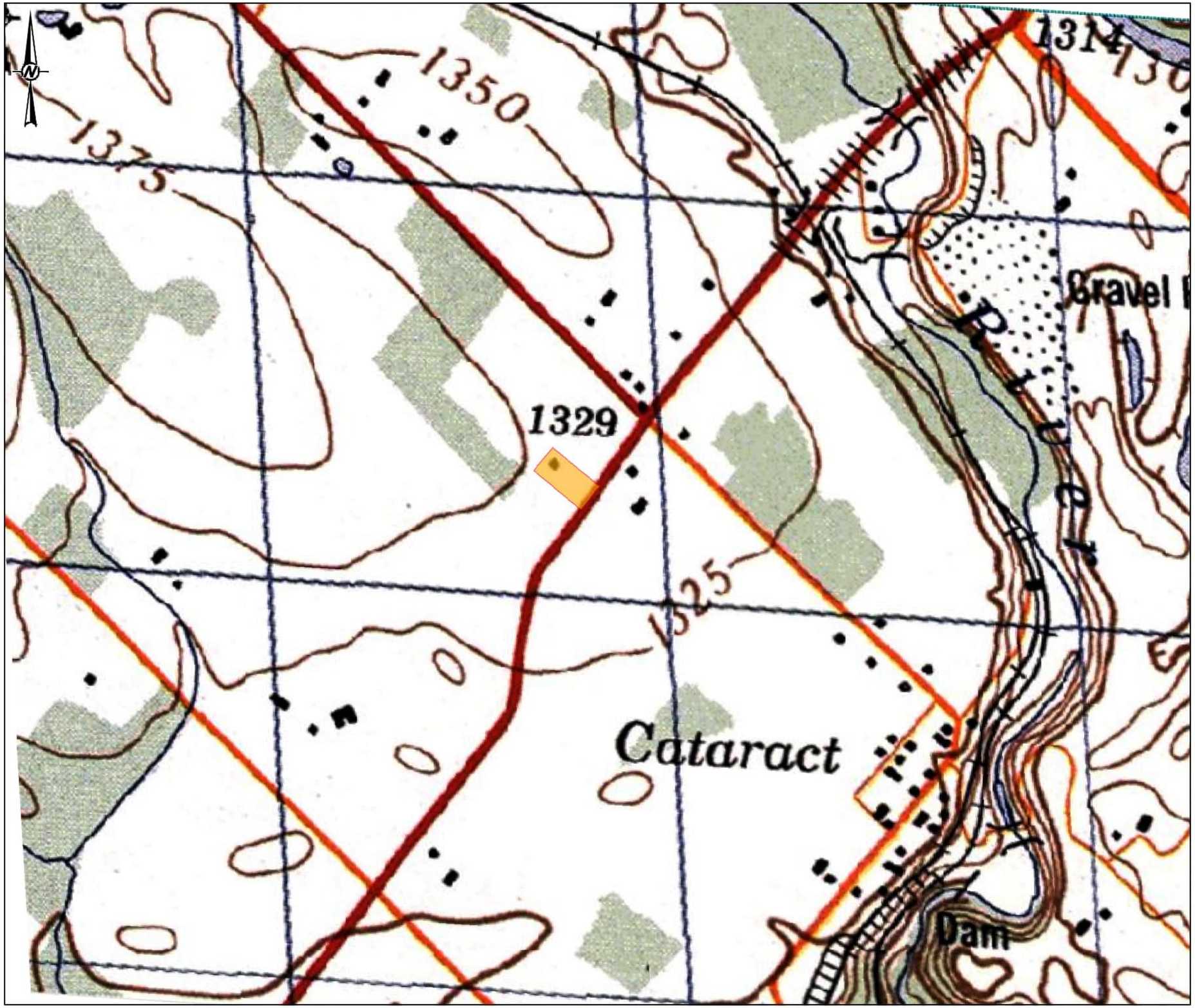

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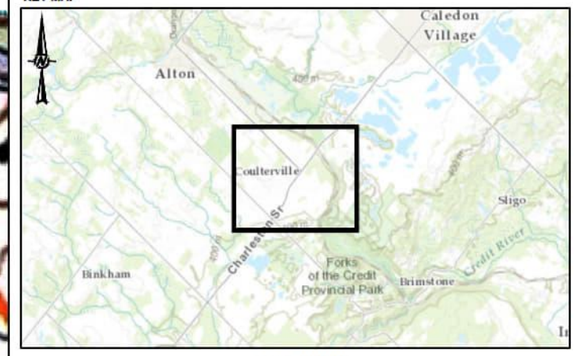

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NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

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CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT

CULTURAL HERITAGE IMPACT STATEMENT, 1420 CHARLESTON SIDEROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

1973 HISTORICAL TOPOGRAPHIC MAP

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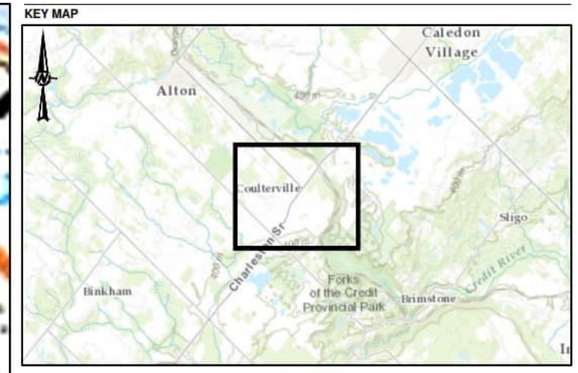

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NOTE(S)

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REFERENCE(S)

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CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT

CULTURAL HERITAGE IMPACT STATEMENT, 1420 CHARLESTON SIDEROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

1994 HISTORICAL TOPOGRAPHIC MAP

CONSULTANT

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Plate 3: 1985 aerial photograph showing farm complex

Plate 4: 1996 aerial photograph showing farm complex

4 EXISTING CONDITIONS

4.1 INFORMATION GATHERING

The Town of Caledon, Ontario Heritage Trust, and the MCM were consulted on March 27, 2023 to gather information on the Study Area.

Cassandra Jasinski, Heritage Planner at the Town of Caledon, confirmed receipt of the request on March 31, 2023 and indicated that she would provide materials they have on file.

Kevin Baksh, Acting Provincial Heritage Registrar at the Ontario Heritage Trust, confirmed on April 11, 2023 that the Trust does not have any additional information, background documents, or previous reports relating to the Study Area.

Karla Barboza, Team Lead of the Heritage Planning Unit at the MCM, confirmed on March 31, 2023 that no properties have been designated by the Minister within the Study Area and that there are no provincial heritage properties within or adjacent to the Study Area.

UPDATE No. 1 (September 2025): *This HIA has been updated to address comments received on March 18, 2025. Additionally, since June 2024, WSP has been meeting with the Town monthly. As a result of the March 18th comments and these monthly meetings, the Town has shared archival photographs and resources pertaining to the property. Further discussions from these meetings centred around the designation of the property under Part IV of the Ontario Heritage Act, the potential need for a Heritage Easement Agreement, and the details and timing of proposed conservation measures. The updates made to this report as a result of these meetings can be found in Section 7.5 and Section 8.*

4.2 FIELD REVIEW RESULTS

A field review of the Study Area as part of the Cultural Heritage Report (WSP 2022) was undertaken on November 18, 2022, by WSP Cultural Heritage Specialist Chelsea Dickenson and Cultural Heritage Technician Robert Pinchin. Weather conditions during the field review were sunny with seasonally cool temperatures. The property inspection (Section 4.2) and heritage evaluation (Section 5) are based on an exterior assessment of the property.

4.2.1 LOCATION CONTEXT

The Study Area is on the northwest side of Charleston Sideroad between Main Street and Mississauga Road (Figure 1). The Credit River meanders south to the east of the Study Area. The surrounding area is generally agricultural and residential and the broader area has aggregate extraction locations.

The properties in close proximity to the Study Area (18501 Mississauga Road, 18667 Mississauga Road, and 18772 Main Street) are rural agricultural and all listed on the Town's heritage register (Plate 5 to Plate 8). Historically, these properties were all granted to and owned by various members of the Cameron family in the 19th century.

Plate 5: Farmscape at 18501 Mississauga Road

Plate 6: Tree lined driveway at 18667 Mississauga Road

Plate 7: Farmhouse at 18667 Mississauga Road

Plate 8: Farmscape at 18722 Main Street

4.2.2 LANDSCAPE CONTEXT

The approximately 1.4-hectare (3.4-acre) Study Area features a large farmhouse, barn foundation, and other landscape features that historically were associated with the surrounding agricultural fields and wooded areas.

The farmhouse is accessed from Charleston Sideroad by a paved driveway that wraps around the southwest side of the house (Plate 9 and Plate 10). Mature deciduous and coniferous trees stand on either side of the driveway and windbreaks line the northeast and southwest boundaries of the Study Area (Plate 11). A low, dry-laid fieldstone wall extends approximately 140 metres from Charleston Sideroad to the rear of the Study Area, on the southwest side of the driveway and house (Plate 12).

An outbuilding at the rear of the Study Area is northwest of the house. It is oriented east-west and is wood clad with a gambrel roof (Plate 13). Based on aerial photographs and topographic mapping this building was constructed between 1973 and 1985 (Figure 6 to Figure 9 and Plate 3).

The parged fieldstone ruins of an earlier barn are also located at the rear of the Study Area and oriented approximately northeast-southwest along the northwest boundary (Plate 14). Etched into the parging is "G.A.C./H.R.C./J.H.C./MAYS(?)/190_/8_", likely the initials of George A. Cameron (G.A.C) and his sons, John H. Cameron (J.H.C.) and Hilton R. Cameron (H.R.C.), who would have been children at this time (Plate 15). It could not be determined whether this etching is part of the original construction or a later repair. It was noted during the site visit that a wooden covered area has been added to the ruins, featuring red brick flooring (Plate 14). This barn is visible in the early 20th-century photograph that shows the barn as a timber frame structure with a gable roof (see Plate 1) and burned down in July 1964 (see Plate 2). Gable roofed barns are often earlier than those build with a gambrel roof, although in this case we know from the engraving that the barn dates to the first decade of the 20th century, at the latest (McIlwraith 1997).

Plate 9: View up the driveway towards house, facing northwest

Plate 10: View from the rear of the driveway towards Charleston Sideroad

Plate 11: Vegetative windbreak along southwest boundary, looking northwest

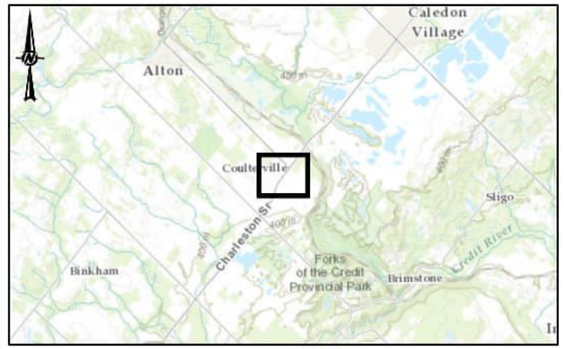
Plate 12: Low fieldstone wall along the southwest side of the Study Area

Plate 13: Late 20th-century outbuilding

Plate 14: Barn foundation ruins, looking southwest

Plate 15: Closeup of inscription on barn ruins

KEY MAP



SCALE 1:150,000

LEGEND

- CIRCULATION ROUTE
- BARN
- BARN FOUNDATION RUINS
- DRIVEWAY
- FARMHOUSE
- FIELDSTONE WALL
- HOCKEY RINK
- MATURE TREES
- OUTBUILDING
- TREES
- VEGETATIVE WINDBREAK

0 10 20 40

SCALE 1:800 METRES

NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
2. IMAGERY CREDITS: SOURCES: ESRI, HERE, GARMIN, INTERMAP, INCREMENT P CORP., GEBCO, USGS, FAO, NPS, NRCAN, GEOBASE, IGN, KADASTER NL, ORDNANCE SURVEY, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), (C) OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY SOURCE: ESRI, MAXAR, EARTHSTAR GEOGRAPHICS, AND THE GIS USER COMMUNITY
3. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT
CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT
CULTURAL HERITAGE IMPACT STATEMENT, 1420 CHARLESTON SIDEROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE
EXISTING CONDITIONS AT 1420 CHARLESTON SIDEROAD

CONSULTANT

wsp

YYYY-MM-DD	2023-07-31
DESIGNED	SD
PREPARED	SD
REVIEWED	HS
APPROVED	HM

PROJECT NO.	CONTROL	REV.	FIGURE
19129150	0047	0	10

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4.2.3 FARMHOUSE

The farmhouse is composed of three elements: the original main block, a rear tail, and the rear and side addition on the north and west sides of the house. These are described individually in the following subsections. The four elevations of the structure are shown in Plate 16 to Plate 20. The house is oriented in a northwest to southeast fashion but for ease of description it is described in a north-south orientation where the south (front) elevation is on the southeast and the north (rear) elevation is on the northwest.

Plate 16: South (front) elevation, facing Charleston Sideroad

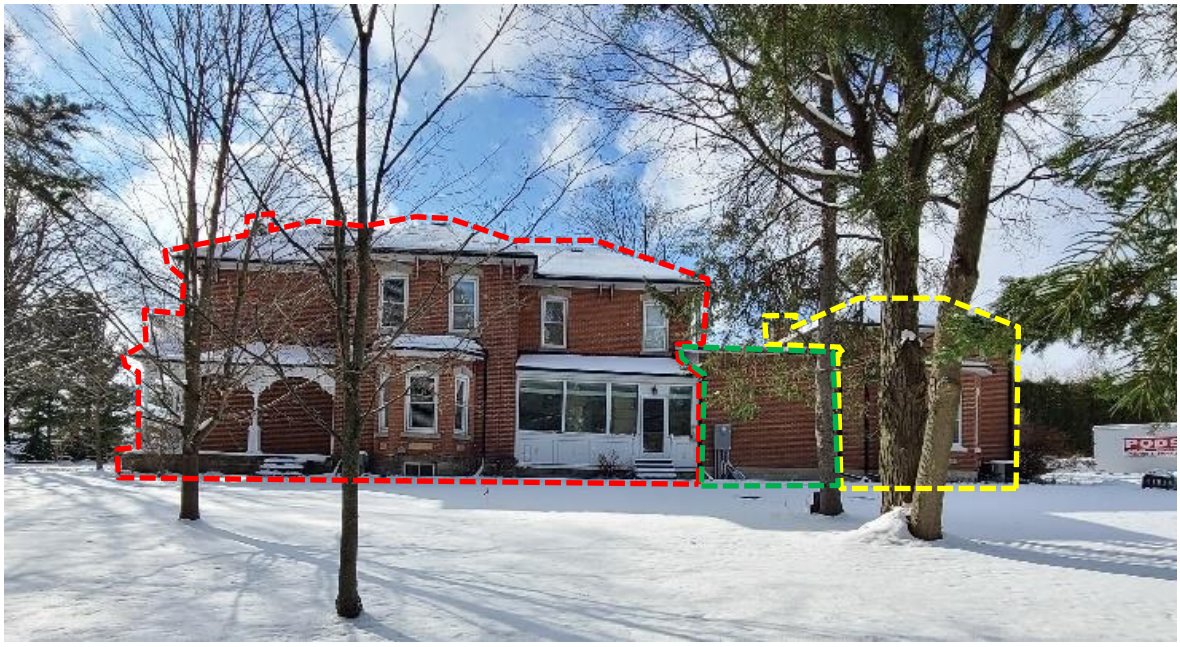


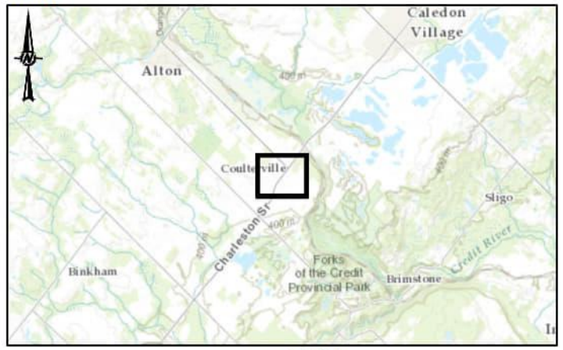
Plate 17: East elevation showing the original house (outlined in red), rear tail (outlined in green) and rear/side addition (outlined in yellow)

Plate 18: North (rear) elevation (rear and side addition visible only)

Plate 19: Oblique view of north and west elevations of rear and side additions (outlined in yellow, original main block is outlined in red)

Plate 20: South portion of the west elevation of original main block

KEY MAP



SCALE 1:150,000

LEGEND

- MAIN BLOCK
- REAR TAIL
- REAR AND SIDE ADDITION

0 5 10 20 30 40

SCALE 1:500 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
2. IMAGERY CREDITS: SOURCES: ESRI, HERE, GARMIN, INTERMAP, INCREMENT P CORP., GEBCO, USGS, FAO, NPS, NRCAN, GEOBASE, IGN, KADASTER NL, ORDNANCE SURVEY, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), (C) OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY SOURCE: ESRI, MAXAR, EARTHSTAR GEOGRAPHICS, AND THE GIS USER COMMUNITY
3. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT

CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT

CULTURAL HERITAGE IMPACT STATEMENT, 1420 CHARLESTON SIDEROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

EXISTING CONDITIONS AT 1420 CHARLESTON SIDEROAD

CONSULTANT

wsp

YYYY-MM-DD	2023-07-31
DESIGNED	SD
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REVIEWED	HS
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PROJECT NO.	CONTROL	REV.	FIGURE
19129150	0047	0	11

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4.2.3.1 MAIN BLOCK

The original main block is a two-storey, red brick, Italianate-style farmhouse with an irregular footprint and a low-pitch truncated hipped roof clad in asphalt shingles. The original metal cresting is no longer extant (see Plate 1). At the roof's projecting eaves are decorative paired brackets on all elevations (Plate 22). The main block stands on an ashlar stone foundation, three courses of which are visible on the exterior, and the topmost course of stone has chiselled margins (Plate 24). The red-brick walling, laid entirely in a stretcher bond pattern, suggests that the house is frame construction with brick veneer; however, given its high quality, the masonry could also be load-bearing, with the inner and outer wythes connected with metal ties.

Contrasting with the red brick are the stone segmental arch heads and lug sills of the window and door openings. The stone heads have central and projecting "keystones" while the lug sills are bush hammered with chiselled margins (Plate 23). Generally, the windows of the main block are identical in style and materials except for the second storey windows on the west elevation, which have buff brick arched heads that may be a repair or replacement for the stone heads (Plate 37). Some windows were wood, double-hung and protected by storms, but others have been replaced in vinyl, including those at the foundation level on the west elevation. A 2022 home inspection report notes that some of the wood windows have not opened for many years and are seized (Home to Home Inspections Ltd. 2022).

The south elevation features a box bay window with mansard roof and paired brackets (Plate 25). Four windows are on the bay, one narrower window on either side and a pair matching the remaining windows of the main block on the face, all with the same decorative elements (decorative stone heads, decorative arched wooden frames, and stone lug sills) (Plate 26). The paired windows on the face are accented further by recessed buff brick panels below each window.

A second, canted bay window projects from the east elevation of the two-storey frontispiece that stands the full height of the main block and is topped by a hipped roof (Plate 29). This "tower" element is distinct to the Italianate style. This east bay features a mansard roof with paired brackets and three windows with the same stone heads and sills as seen throughout the main block, as well as recessed buff brick panels below the windows (Plate 35). The main block's east elevation also has an enclosed porch or sunroom that is set between the "tower" element and the rear tail to the main block (Plate 36). This porch was originally open but has since been enclosed (Plate 21). Photographs of the interior of the porch from the 2022 home inspection report suggest that portions of the structure date to the main block's initial construction and its roof is bellcast.

The main entrance on the south façade has a double door with flat transom (Plate 27). The doors are protected by double storms and hung within a wooden frame topped with the same decorative arched head and decorative stone arch and sills as the windows. Although the transom lights appear to date to the main block's original construction, the storm doors are modern replacements. It was unclear based on exterior view alone whether the interior doors are also recent replacements.

Access to the main entrance is via a porch that wraps around the south and east elevations, extending from the main entrance on the south elevation to the "tower" element of the east elevation (Plate 27). Its stone foundation is continuous and extends the length of the porch (Plate 28 to Plate 30). Two roofs cover the porch, one for the portion on the south elevation and one for the east elevation. The south porch has a mansard roof with second-storey door, which is also visible in the historical photo (compare Plate 21 to Plate 16 and Plate 29). The east porch features a hipped roof, the underside of which is bellcast (Plate 31). Both porch roofs are accented with decorative paired brackets and supported by wooden arcades with square posts featuring decorative scrollwork and filigree accents (Plate 32 to Plate 33).

A second entrance to the house is located at the north terminus of the porch, on the south side of the east elevation's frontispiece or projection (Plate 34). The entrance is single leaf and similar in style to the main entrance in that it also features a flat transom, a storm door, and segmental arched head. The storm door is glazed with a large opening over three horizontal panels. This style of door is similar to the "five-cross-panel door" popular in the late 19th-to-early 20th centuries (Garvin 2001). It is likely that this storm door is original to the main block's construction, though the window appears to be a later addition. The transom was covered at the time of the site visit. On the west elevation is basement access, a modern addition built in cast-in-place concrete (Plate 38).

The historical photo of the house shows at least three chimneys on the main block. An internal chimney on the east elevation and external chimneys on the north and west elevations are no longer extant (compare Plate 21 to Plate 20, Plate 29, and to Plate 39). At the time of the field review, the west elevation features the original west elevation chimney, as well as two external vents that extend the height of the first storey and are constructed of brick masonry (Plate 20 and Plate 38). Neither of the two external vents date to the original construction of the main block.

Plate 21: Detail of the late-19th to early 20th-century photograph of the house.

Plate 22: Overhanging eaves and paired bracket detail

Plate 23: Main block window example

Plate 24: Cut stone foundation

Plate 25: South elevation box bay window

Plate 26: Detail of box bay side windows

Plate 27: Main entrance doorway (south elevation)

Plate 28: Main entrance porch

Plate 29: Side porch

Plate 30: Stone foundation of the front and side porches

Plate 31: Bellcast roof of the side porch

Plate 32: Decorative porch accents

Plate 33: Decorative porch accents

Plate 34: Second entrance to the house adjacent to the bay window on the east elevation

Plate 35: Bay window of east elevation

Plate 36: Enclosed porch of east elevation

Plate 37: Upper storey windows of main block west elevation showing possible later replacements of some decorative element such as brick arch heads

Plate 38: Basement access on west elevation

Plate 39: East elevation with former external chimney visible one original main block (highlighted in yellow)

4.2.3.2 REAR TAIL

Connecting the north elevation of the main block to the rear and side addition is the one-storey rear tail with a shed roof (Plate 40). This is probably the same rear addition seen in the historical photo, but has been reclad and the east elevation window in-filled (Plate 21). The structure may have been a summer kitchen for the main block and, like the latter structure, its stretcher bond brickwork indicates either brick-clad frame or double-wythe brick walls connected with masonry ties. The brickwork matches that of the rear and side addition and visible foundations appear to be cement block.

Plate 40: East elevation of rear tail, with rear addition visible on the right

4.2.3.3 REAR AND SIDE ADDITION

The rear and side addition is comprised of two segments, both built in modern red brick laid in stretcher bond on cement block foundations. Based on their similar style, materials, and condition, these rear and side structures were likely constructed at the same time and so are discussed together. The rear structure has a square footprint and hipped roof while the side portion has a shed roof and extends along the west sides of the rear addition, rear tail, and main block (Plate 41).

On the rear addition are canted bay windows on the north and east elevations, each of which has three windows with soldier course, buff-brick voussoirs laid in a flat arch at their head, painted stone lug sills, and buff brick niches below the windows (Plate 42 to Plate 44). A brick chimney is located inside the southwest corner.

Two entrances are on the north elevation, one for both the rear and side segments. Both entrances feature wood double doors with the same buff brick heads as the bay windows (Plate 42). A third entrance on the south elevation of the side addition is similar to the north elevation entrances, with the buff brick heads arched rather than flat (Plate 45). The south entrance also has a single-leaf door flanked by two side lights. Four square-shaped and sliding sash windows are on the west elevation of the side addition, also with buff brick heads but with stone lug sills that are bush hammered with chiselled margins (Plate 46). A bay window, similar in style to north and east elevations of the rear addition, is positioned on the south elevation, next to the entrance.

Plate 41: Perspective view of the north and west elevations of rear/side addition

Plate 42: North elevation of rear/side addition

Plate 43: Detail of north elevation bay window

Plate 44: Detail of east elevation bay window

Plate 45: South entrance to side addition

Plate 46: Example of west elevation windows on side addition

4.2.4 INTERPRETATION

Background research indicates that the main block of the farmhouse in the Study Area was constructed for George Cameron in the final decade of the 19th century. The historical photo from the early 20th century show that the rear tail, likely a summer kitchen, was constructed by this point, either contemporaneous with the main block or an early addition. The final, and most recent, addition to the house is represented by the rear and side addition, which was likely constructed in the second half of the 20th century. The main block is relatively unaltered and its later additions are sympathetic and compatible as they have a smaller massing, and a similar accented red brick and fenestration as the main block.

The main block is typical of the Italianate architectural style. Some authors have conservatively estimated the style rose to prominence by the 1850s or 60s and was falling out of fashion between 1890 and the turn of the century (Blumenson 1990; Mikel 2004), while others have traced the style's history to span from the 1830s to 1920s, with a height of popularity in the 1870s coincident with a preference for the Picturesque (Ricketts *et al.* 2011). This style may have become popular in Ontario after it was featured in the 1865 edition of the *The Canadian Farmer* (Plate 47).

Generally, the Italianate style used or reworked elements of Tuscan architecture. It placed an emphasis on stylized or exaggerated Classical features, often repeating a motif several times across a building. Buildings following this architectural style typically feature: dichromatic effects around windows, at corners, or as a banded course; exaggerated or moulded window cornices, often topped with stilted or segmental arches; deep projecting eaves and ornately decorated cornice brackets; a prominent entrance, projecting frontspiece, or corner tower; cupolas or belvederes; and wooden arcaded porches. The Italianate style was seen as flexible and adaptable with no rigid proportions to constrain creativity. Mikel notes that:

> *One of the most common Italianate forms was the simple square hipped-roof house. It was generally rectangular with the narrow side fronting the street. The façade was usually symmetrical, except for the front door, placed to one side and forming a side hall plan.*
>
> (Mikel 2004:66)

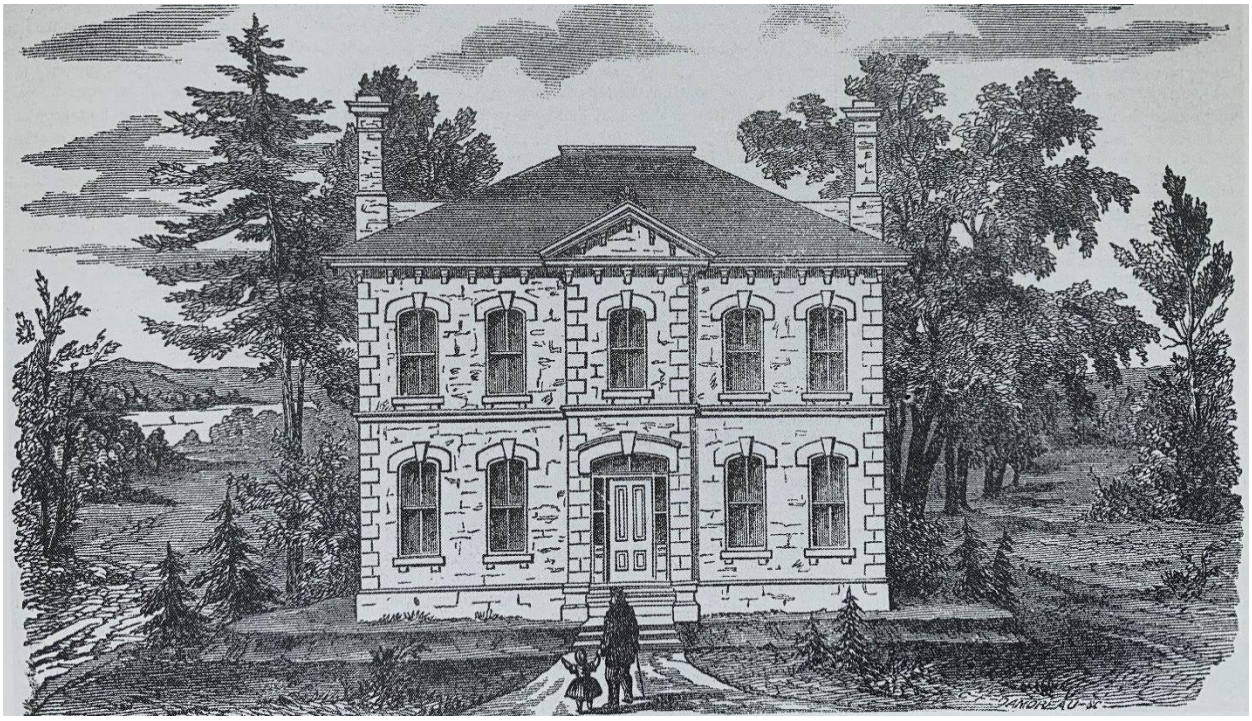


Plate 47: Italianate style model house from 1865 The Canada Farmer Journal (Blumenson 1990)

The house in the Study Area displays some architectural features characteristic to the Italianate style, such as the simple form with hipped roof, symmetrical façade with offset entrance, projecting frontspiece on the side elevation, projecting eaves with brackets, brick and stone accents (window cornices, sills, foundation) which create a dichromatic effect, carved stone window heads with keystones, and wooden arcaded porch.

The barn, which remains today as foundation ruins, is visible in the early 20th-century photograph that shows the barn as a timber frame structure with a gable roof. This style of barn was being replaced across southern Ontario by those built with a gambrel roof in the first decade of the 20th century (McIlwraith 1997). In this case we know from the engraving on the stone foundation that the barn dates to the first decade of the 20th century, at the latest.

4.2.5 ANALYSIS OF PHYSICAL CONDITIONS AND HERITAGE INTEGRITY

4.2.5.1 PHYSICAL CONDITION

Table 3 provides a summary of the physical conditions of the house in the Study Area using criteria adapted from a checklist developed by Historic England (Watt 2010: 365-361) and listed in Fram's 2003 *Well-Preserved: The Ontario Heritage Foundations Manual of Principles and Practice for Architectural Conservation* (Fram 2003). Note that these observations are based on surficial inspection only and should not be considered as a structural engineering assessment.

Table 3: Analysis of Physical Conditions

ELEMENT	OBSERVED CONDITIONS
General Structure	• Overall, the farmhouse appears to be in good condition.
Roof	• Lifting of some asphalt shingles was observed during the site visit. The 2022 Home Inspection notes that the roof is "nearing the end of useful life" (Home to Home Inspection 2022: 6).
Rainwater Disposal	• All gutters appear to be in good condition.
Exterior Elements (Walls/Foundations/Chimneys, etc.)	• Painted wood trim on both porches showed evidence of flaking. • Exterior brick veneer appears to be in good condition. • Some cracking and flaking of mortared joints observed, but minimal and commensurate with age.
Windows and Doors	• Several windows of the main block appear to be recent replacements (including those at the foundation level on the west elevation). Original windows could not be assessed from exterior only. Decorative elements (stone arches, lug sills and wooden frames) all appear to be in good condition. • South elevation (main) entrance transom window, door frame, and decorative stone accents all appear to be in good condition. • East elevation entrance door is in good condition, though some cracking and peeling of the paint observed. Door frame and decorative stone accents all appear to be in good condition. Transom window was covered at the time of site visit and unobservable.
Internal Roof Structure/Ceiling	• Physical condition of internal roof structure unknown as access to the interior of the house was not permitted. • The 2022 Home Inspection report notes that all ceilings inspected (basement, main floor, second floor) and attic space were acceptable (Home to Home Inspections Ltd. 2022).
Floors	• Unobservable during the site visit as the property inspection assessed the exterior of property structures only. • The 2022 Home Inspection report notes poured concrete flooring in the basement and hardwood flooring present throughout the main and second floors, all in acceptable condition (Home to Home Inspections Ltd. 2022).
Stairways/Galleries/Balconies	• Unobservable during the site visit as the property inspection assessed the exterior of property structures only. • The 2022 Home Inspection report provides notes on the basement stairs (wooden, acceptable) and exterior access (poured concrete, acceptable) (Home to Home Inspections Ltd. 2022).
Interior Decorations/Finishes	• Unobservable during the site visit as the property inspection assessed the exterior of property structures only. • The 2022 Home Inspection does not specifically discuss finishes and an assessment could not be made based on the photos contained within.
Fixtures & Fittings	• Unobservable during the site visit as the property inspection assessed the exterior of property structures only.

ELEMENT	OBSERVED CONDITIONS
	• The 2022 Home Inspection does not specifically discuss fixtures and fittings and an assessment could not be made based on the photos contained within.
Building Services	• The house is currently inhabited, and services were active at the time of site visit.
Site & Environment	• Vegetation around the house generally well kept and unlikely to be physically affecting the structure. • No areas of standing water observed.

4.2.5.2 HERITAGE INTEGRITY

In the 2006 *Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities*, the MCM stresses that a property need not be in its original condition to have CHVI though stresses the concept of integrity:

"Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property."

(MCM 2006a: 26)

The MCM expands on this concept of integrity in their 2014 Standards and Guidelines for Conservation of Provincial Heritage Properties, Heritage identification & Evaluation Process to include landscape features and references the Ontario Heritage Tool Kit and the 2008 US National Park Service Info Bulletin: VIII. How to Evaluate the Integrity of a Property as potential guidance documents (MCM 2014, USDI 2008). The latter source identifies integrity as "the ability of a property to convey its significance" (2008: 1-2) and defines this within the seven aspects of integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association. Based on this definition, integrity can only be judged once the significance of a place is known (USDI 2008: 1-2).

Other guidance documents reviewed as part of this assessment define integrity as the "wholeness" or "honesty" of a place and examines the subsequent effects of time and change on the site's cultural heritage value (Drury and McPherson 2008:45). Similarly, Kalman's 1979 *Evaluation of Historic Buildings* criteria for "Integrity" ("Site", "Alterations", and "Condition") are less specifically linked to significance, so have been used here to determine the Study Area's level of heritage integrity (Table 4). This analysis was also considered when evaluating the Study Area for CHVI. The associated survival percentage and rating is based on the following scale:

— Poor = 0-20%

— Fair = 21-40%

— Good = 41-60%

— Very Good = 61-80%

— Excellent = 81-100%

4.2.5.3 RESULTS

Based on the analysis of physical conditions and heritage integrity presented in Table 3 and Table 4, it was found that the main block of the farmhouse is in very good physical condition and has a "very good" (77%) level of heritage integrity.

Table 4: Analysis of Heritage Integrity

ELEMENT	ORIGINAL MATERIAL/TYPE	ALTERATION	SURVIVAL (%)	RATING	COMMENT
Setting	Property located within an agricultural context, bounded by Charleston Sideroad on the south and formerly associated agricultural fields on all remaining sides. Original adjacent properties include 18722 Main Street, 18667 Mississauga Road (both to the north) and 18501 Mississauga Road (to the west).	Minimal alterations to the general setting.	95	Excellent	The area retains most of it's original agricultural and rural character. The Listed properties which would have historically shared boundaries with the farmscape at 1420 Charleston Road are unaltered. The only change to the original setting of the farmscape is the severing and redrawing of the Study Area's boundaries.
Site Location	Set back from Charleston Sideroad by approximately 85 m.	Parcel boundaries have been redrawn as the Study Area was severed in the 1970s from the 150 acres the farmhouse would have originally been associated with.	75	Very Good	The parcel severed in the late 20th century contain all of the built features of the farmscape.
Footprint	Original structure has an irregular footprint.	20th-century additions on the original structure have expanded its footprint but these are compatible and reversible.	85	Excellent	While additions to the rear of the house have expanded the footprint to the north, the original footprint is easily identifiable and delineated. The front façade, visible from the ROW, remains unaltered.
Wall	Original main block is of frame construction with red brick veneer laid in a stretcher bond pattern.	No alterations to the original red brick veneer of the main block. The rear tail/summer kitchen has been reclad with modern brick and siding. The rear and side addition is of sympathetic materials, with red brick walls and buff brick accents.	75	Very Good	The use of materials other than brick on the exterior of the rear tail (very small portion of siding on the south elevation where the tail meets the original main block) is minimal. The use of red and buff coloured brick on the rear and side addition is sympathetic to the original materials.
Foundation	Cut stone foundations.	No alterations visible from exterior aspect. Later additions feature concrete block foundations.	90	Excellent	Original foundations of main block appear to be intact. Foundations of rear tail appear to be cement block.
Exterior Doors	Main entrance on south elevation features double doors with double storm doors, wooden frame with same decorative arched head and stone arch and sills as the windows. Secondary entrance on east elevation is a single door entryway following a similar style as main entrance, storm door, wooden frame with same decorative arched head and stone arch and sills as the windows.	Storm doors on main entrance are 20th century replacements, though maintain the original configuration of the entrance. The storm door on the secondary entrance is likely original, though altered to install a window. The interior doors for both entrances could not be assessed from the exterior.	70	Very Good	Though some alterations have taken place to both entrances, the alterations are sympathetic in that they maintain the original configuration of the entrances. The original decorative elements (carved wooden arch, segmental stone arch, and stone lug sills) have been retained and are in remarkably good condition.
Windows	Wooden hung windows in wood frames.	Observations during the site visit indicated that all windows have been replaced with modern hung windows. The second storey window openings of the west elevation have been altered by replacement of the stone arches with buff brick arched heads. The original wooden frames also appear to have been replaced but the decorative wooden arched head remains in situ for both windows, though the southern window has possibly been narrowed.	80	Excellent	The 2022 Home Inspection Report notes that "the older windows are covered by storm windows and are protected", indicating that some original windows may be present. Some decorative elements (wooden arch heads) have been retained on all windows of the original main block, including those on the west elevation that have been altered, while other decorative elements (segmental stone arches and lug sills) have been retained on all windows of the original main block.
Roof	Truncated hipped roof with projecting eaves and metal cresting.	Original roof shape maintained. Metal cresting has been removed.	95	Excellent	No additional comments
Chimneys	Original internal brick chimneys located on the east, north, and west sides of the house (visible in historical photographs).	All original chimneys have been removed.	0	Poor	No additional comments
Water Systems	Unknown, probably square copper or tin	All original water systems removed.	0	n/a	No additional comments
Exterior Decoration	Original decorative architectural elements including: • Decorative brackets present along eaves of main block roof, bay windows, and side porch; • Paired segmental arched windows; • Stone arch heads, wooden frames and stone lug sills seen on window and door openings; • Top course of foundation stone finished with same pattern as seen on lug sills; • Porches with decorative scrollwork, filigree accents, and bellcast and mansard roofs; • Projecting bay windows with recessed buff brick panels.	Minimal alterations to the original elements on all elevations. It's possible that alterations to the second storey windows of the north half of the west elevation of the original main block have taken place, including replacement of the segmental stone arch heads with buff brick and possible narrowing of the more southern window. Original elements (window with similar decorative elements to main block) on the east elevation of the rear tail have been obscured by later re-cladding.	85	Excellent	Retention of original elements of almost all window and door openings of the original main block is notable, especially the decorative accents carved into the wooden window frame heads.
Exterior Additions	Original main block likely constructed between 1891 and 1901.	20th century additions: • Rear tail/summer kitchen (likely a very early addition to the main block) • Rear and side addition	80	Excellent	While additions to the rear of the house have expanded the footprint to the north and west, the original main block is easily identifiable and delineated. The south (front), east, and a large portion of the west elevations are intact and unaltered. The rear tail and side

ELEMENT	ORIGINAL MATERIAL/TYPE	ALTERATION	SURVIVAL (%)	RATING	COMMENT
		All are compatible in scale, materials, fenestration, and decoration to the main block			addition are both single storey additions to the north and west elevation, leaving the second storey unaltered and visible.
Interior Plan	Unknown.	Unknown.	n/a	n/a	No additional comments
Interior Walls/Floors	Unknown.	Unknown.	n/a	n/a	No additional comments
Interior Trim	Unknown.	Unknown.	n/a	n/a	No additional comments
Interior Features	Unknown.	Unknown.	n/a	n/a	No additional comments
Landscape features	Long tree-lined driveway, low fieldstone wall, mature vegetation throughout the property.	Minimal alterations to the mature landscape features.	95	Excellent	No additional comments
Average of Rate of Change/Heritage Integrity			**77**	**Very Good**	**Rating of very good is based on original element survival rating between 61-80%**

5 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

5.1 ONTARIO REGULATION 9/06

The criteria for determining CHVI of a property at a local level are set out in O. Reg. 9/06 of the *Ontario Heritage Act*. A property may be worthy of listing under the *Ontario Heritage Act* if it meets one or more of criteria of O. Reg. 9/06, and designation under Part IV of the *Ontario Heritage Act* if it meets two or more criteria.

The Study Area was evaluated using the criteria for CHVI prescribed in O. Reg. 9/06. Table 5 provides a summary of the evaluation, and a discussion of the evaluation is provided below.

Table 5: Evaluation of Cultural Heritage Value or Interest

CRITERIA	EVALUATION OUTCOME
1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓
2. Displays a high degree of craftsmanship or artistic merit	✓
3. Demonstrates a high degree of technical or scientific achievement.	✗
4. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	✗
5. Yields or has the potential to yield, information that contributes to an understanding of a community or culture	✗
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	✗
7. Is important in defining, maintaining or supporting the character of an area	✓
8. Is physically, functionally, visually or historically linked to its surroundings	✓
9. Is a landmark	✗

5.1.1 DESIGN OR PHYSICAL VALUE

The main block of the farmhouse is a representative example of a late 19th-century Italianate style farmhouse and together with the Study Area's barn foundations, the low fieldstone wall, and mature vegetation lining the driveway is a representative example of a 19th century farmstead in the Town of Caledon (Criterion 1).

While the core of the farmstead is a representative example of an Italianate style farmhouse and a late 19th century farm complex, the main block of the farmhouse shows a high degree of craftsmanship in its detailing, including the stone window heads and chiselled detailing in the stone sills and foundation (Criterion 2). However, there is no evidence that any of the built or landscape components on the property display a high degree of technical or scientific achievement (Criterion 3).

Accordingly, the Study Area meets Criteria 1 and 2 of O. Reg. 9/06 and has design/physical value related to the Italianate farmhouse. The farmhouse is a representative example of this architectural style and exhibits a high degree of craftsmanship.

5.1.2 HISTORICAL OR ASSOCIATIVE VALUES

The property does not have historical value or associative value. The Study Area is historically linked with the Cameron family, who farmed Lot 16 from the early 19th century to 1968. While they are an early farming family in the community, no significant contributions to the community were identified. Background research has demonstrated that this structure has no direct association with a theme, event, belief, person, activity, organization, or institution that is significant to a community (Criterion 4).

There is no evidence to suggest the structure yields or has the potential to yield, information that contributes to an understanding of a community or culture (Criterion 5).

There is no documentary evidence that indicates a specific architect, artist, builder, or designer was involved in the design or construction of this structure. As such, the property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community (Criterion 6).

Accordingly, the Study Area does not meet Criteria 4-6 of O. Reg. 9/06 and does not have known historical/associative value.

5.1.3 CONTEXTUAL VALUE

The house in the Study Area is closely tied, both physically and historically, to the surrounding properties. The Study Area is one of several 19th-century farm complexes in the area that are either listed on the Town of Caledon's heritage register or identified on the Town's Built Heritage Resource Inventory of Pre-1946 Structure*s*. Similar to other properties in the vicinity, the Study Area has a long driveway leading to a small complex of structures that includes a farmhouse, barns and outbuildings, and mature vegetation. These properties collectively create a rural landscape that retains something of its 19th-century agricultural land use. As a 19th century farmstead, the spatial organization and mix of structural elements in the Study Area maintain and support the rural agricultural character of the wider area (Criterion 7).

The Study Area is historically connected to other properties in the immediate vicinity that were owned by members of the Cameron family through the 19th and early 20th centuries. These properties are 18501 Mississauga Road (built for George Cameron's grandfather John), 18667 Mississauga Road (built for George's uncle Duncan), and 18772 Main Street (built for George's cousin James). The Study Area is particularly linked to the latter as the house at this address is in the same Italianate style and was likely built around the same time as the main block (Criterion 8).

The property is not known to be a landmark in the community given its rural location, setback from the ROW, and low massing in the surrounding rural landscape (Criterion 9).

Accordingly, the Study Area meets Criteria 7 and 8 of O. Reg. 9/06 and has contextual value related to the connections to nearby heritage properties that are also historically linked with the Cameron family.

5.1.4 SUMMARY

Based on a review of background documents, community engagement and property inspection it was determined that the Study Area meets four criteria of O. Reg. 9/06 of the *Ontario Heritage Act* (Criteria 1, 2, 7, and 8), indicating that this property has CHVI at a local level and is eligible for designation under Part IV of the *Act*. The Study Area was not found to be a CHL since the heritage attributes of the property are substantially related to the farmhouse. Based on this evaluation, WSP has drafted a Statement of CHVI.

5.2 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

5.2.1 DESCRIPTION OF PROPERTY

The farmhouse at 1420 Charleston Sideroad in the Town of Caledon is a two-storey red brick Italianate style house, constructed between 1891 and 1901 and altered through 20th-century additions.

5.2.2 PROPOSED STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Built between 1891 and 1901 for George Cameron, the red brick farmhouse at 1420 Charleston Sideroad is representative of the Italianate architectural style with its two-storey massing, hipped roof with wide overhanging eaves and decorative brackets, buff brick and stone accents including segmental stone eyebrow arches, buff brick arches, and carved lug sills on window and door openings, wood frames with arched head accents on window and door openings, and decorated wooden arcaded front and side porches. The farmhouse is setback from the road, accessed by a long driveway lined with mature trees. Mature trees are located throughout the property. At the rear of the farmhouse are the fieldstone foundation ruins of the original barn, likely constructed at the same time as the main block of the house, and a low fieldstone wall extends from Charleston Sideroad to the rear of the property, on the southwest side of the driveway and house.

As a 19th century farmstead, the spatial organization and mix of structural elements at 1420 Charleston Sideroad maintain and supports the rural agricultural character of the wider area. The property is one of several 19th-century farmsteads in the area, most of which are listed on the Town of Caledon's Heritage Register.

5.2.3 HERITAGE ATTRIBUTES

Identification of heritage attributes is based on exterior examination of the structure. Heritage attributes should be confirmed with interior inspection during preparation of the Heritage Conservation Plan. At present, heritage attributes that contribute to the CHVI of the property:

- Residence:
  - Two-storey Italianate style main block with red brick exterior.
  - Cut stone foundations with top stones with chiselled margins.

    - Truncated medium hip roof with projecting eaves and paired brackets.
    - Symmetry of architectural elements such as paired windows, decorative brackets, and double door entrance.
    - Decorative accents such as the keystone eyebrow arches above windows and doors, bush hammered with chiselled margins lug sills, cut stone foundation, and recessed buff brick panel accents on bay windows.
    - Decorative accents carved into the arched wooden window frame heads.
    - Porches on the south and east elevations:
    - Wooden arcades and square posts with decorative scrollwork and filigree accents.
    - Mansard roof of the portion on the south elevation, bellcast roof on the east elevation.
    - Stone foundations.
    - Original second porch on east elevation.
    - Bay windows on south and east elevations:
    - mansard roof with decorative brackets, the same carved stone window heads and lug sills as the rest of the main block windows and recessed buff brick decorative panels below the windows.
- Barn foundation ruins.
- Mature vegetation:
    - Deciduous and coniferous trees lining the driveway.
- Dry laid fieldstone wall.

6 IMPACT ASSESSMENT

The MCM InfoSheet #5 provides guidance on how to complete impact assessments for provincial heritage properties (MCM 2006b). This assessment considers two categories of impacts:

— **Direct Impact:** A permanent or irreversible negative affect on the CHVI of a property that results in the loss of a heritage attribute. Direct impacts include destruction or alteration.

— **Indirect Impact:** An impact that is the result of an activity on or near a cultural heritage resource that may adversely affect the CHVI and/or heritage attributes of a property. Indirect impacts include shadows, isolation, direct or indirect obstruction of significant views or vistas, a change in land use, or land disturbances.

It should be noted that land disturbances, as defined in MCM InfoSheet #5, apply to archaeological resources (MCM 2006b). An archaeological assessment is beyond the scope of this study since recommendations regarding archaeological resources must be made by a professional archaeologist licensed by the MCM.

6.1 DESCRIPTION OF PROPOSED WORK

It is WSP's understanding that the proposed development includes the extraction of limestone resources, including blasting to a depth between 8 to 27 m, and associated activities and construction for supporting works (i.e., construction of perimeter berms and laydown areas). This work will be confined to the license area (261.2 hectares), which will encompass the extraction areas but also areas required for setbacks and supporting works, defined for the project as the limit of extraction.

As recommended in the Cultural Heritage Report (WSP 2022), the limit of extraction proposed in April 2023 has been adjusted to provide a buffer of 50 m from the farmhouse and is subject to the requirement to complete this study (Figure 1). The 50 m buffer established to support the Project reflect research (i.e. Carmen *et al.* 2012 and Randl 2001) and consultation with WSP vibration specialists, which determined a 50 m buffer adequate for capturing potential vibration impacts to physical heritage attributes such as built structures. The proposed license area encompasses the entire Study Area. Within the limit of extraction and license area, proposed construction activities will include:

— Stripping topsoil and overburden to create a perimeter berm. Excess soil will be temporarily stored within the license area or used for progressive rehabilitation of the site.

— Extraction of limestone (involving blasting) and sand and gravel below the water table. This will require dewatering to allow for operations in a dry state.

— The possible use of temporary workspaces/laydown areas, vegetation removal, and heavy machinery/traffic.

— Rehabilitation, the goal of which is to create a landform that represents an ecological and visual enhancement and provides future opportunities for conservation, recreational, tourism and water management. This will ultimately include the creation of lakes, vegetated shorelines, islands, wetlands, upland forested areas, riparian plantings adjacent to the existing watercourse, nodal shrub and tree planting on upland areas grassland meadows and specialized habitat features for bats and turtles.

It should be noted that the lands within the limit of extraction will be maintained in their current state and agricultural uses until they are required for preparation for aggregate extraction.

6.2 ASSESSMENT OF POTENTIAL IMPACTS

Based on the above understanding of the proposed work, Table 6 provides an assessment of the potential impacts resulting from the Project.

Table 6: Assessment of Potential Impacts to 1420 Charleston Sideroad

IMPACT TYPE	DISCUSSION
Direct Impacts	
Destruction of any, or part of any, significant heritage attributes or features.	The preliminary extraction area, proposed in April 2023, of which the proposed construction activities include extraction (blasting) as well as the possible use of temporary workspaces/ laydown areas, vegetation removal, and heavy machinery/ traffic, encroaches into the northwest portion of the Study Area, encompassing a portion of the fieldstone barn ruins. The location of the proposed construction activities suggests the possible demolition/destruction of the fieldstone barn ruins, which will result in a change in land use and permanent removal of some CHVI and heritage attributes identified for the property. As proposed, the work is anticipated to result in destruction-related impacts that will directly impact the Study Area, adversely affecting its CHVI and heritage attributes. See Section 7 for mitigation recommendations.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	The proposed work, without mitigation measures or conservation planning, could result in altering the heritage attributes and appearance of the identified built heritage attributes and their contextual heritage value. See Section 7 for mitigation recommendations.
Indirect Impacts	
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.	No shadow-related impacts to the heritage resource are anticipated since the proposed work will be ground disturbing rather than new building construction. Accordingly, no negative impacts relating to shadows are anticipated.
Isolation of a heritage attribute from its surrounding environment context or a significant relationship.	The location of the proposed construction activities suggests the possible demolition/destruction of a portion of the Study Area and/or the surrounding farmsteads, to which the Study Area is historically and physically linked. The proposed construction activities suggest the possible demolition/destruction of the fieldstone barn ruins, an identified heritage attribute of the Study Area. Therefore, alterations that may indirectly impact the property through isolation of heritage attributes are a possibility without mitigation measures in place. See Section 7 for mitigation recommendations.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	No significant views or vistas to or from the Study Area were identified as a heritage attribute. Therefore, no negative impacts to views are anticipated.
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.	A proposal to change the land use of a portion of the Study Area and surrounding area to be licenced under the *Aggregate Resources Act* and designated/zoned under the Planning Act to permit the proposed quarry has been submitted and is in progress. Therefore, the proposed change in land use may indirectly impact the Study Area, adversely affecting its CHVI and heritage attributes. See Section 7 for mitigation recommendations.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.	The proposed mineral aggregate operation activities will result in significant changes to the grade and drainage patterns of the land within the project, including the Study Area. Without mitigation measures, the proposed activities will result in land disturbances which will negatively affect the CHVI and heritage attributes identified for the Study Area. As proposed, the work is anticipated to result in land disturbances that will directly impact the property, adversely affecting the Study Area's CHVI and heritage attributes. See Section 7 for mitigation recommendations.

6.3 SUMMARY OF POTENTIAL IMPACTS

The proposed work will involve the extraction of limestone resources, requiring stripping toposoils and overburden, extraction (blasting), vegetation removal, creation of temporary workspaces/laydown areas, use of heavy machinery/traffic, and ultimate rehabilitation. Overall, this is anticipated to have a negative impact on the CHVI and identified heritage attributes of the Study Area. If conservation and mitigation measures aren't developed and implemented, the proposed work has potential for direct and indirect negative impacts to the Study Area related to destruction, alteration, isolation, and land disturbances.

Section 7 provides recommendations on conservation and mitigation measures that should serve to mitigate any potential negative impacts of the proposed work.

7 CONSIDERATION OF ALTERNATIVES

Since the impact assessment identified the potential for adverse impacts to the CHVI and heritage attributes of the Study Area, alternatives have been considered following Section 3.3.3.3.3 of *Town of Caledon's Official Plan* (2018) and MCM (2006b) InfoSheet#5 of the *Ontario Heritage Tool Kit*. These are:

1. Retention of the building on-site in its original use
2. Retention of the building on-site in an adaptive re-use
3. Relocation of the building
    a. on the development site
    b. to a sympathetic site
4. Preserve by Record and Commemorate

7.1 OPTION 1: RETENTION OF THE BUILDING ON-SITE IN ITS ORIGINAL USE

Retention of the building on-site in its original use.

Advantages: The approach adheres to the conservation principle of minimal intervention. This approach allows for the property to retain its heritage attributes in situ and preserves the integrity and authenticity of the resource.

Disadvantages: While minimum intervention is the most preferred approach, this can prove detrimental to long-term sustainability without sufficient preventative mitigation measures. Given the nature of the proposed mineral aggregate operation activities and the location of the Study Area as partially within the limit of extraction, the farmhouse would not be a desirable or viable place to live. Adjusting the limit of extraction to avoid the heritage attributes of the Study Area while still allowing access to as much of the aggregate as is realistically possible would still result in a residential structure bordered on three sides by mineral aggregate operation activities, rendering the farmhouse an undesirable place to live as evidenced by the potential sale of nearby properties. As such, it is unlikely that the farmhouse will remain occupied for the duration of the work. Rehabilitation work would not begin until quarrying activities are complete, which may be 40-50 years. Should the residence become uninhabited during the quarrying operations, the structure could fall into disrepair and its heritage attributes could rapidly deteriorate.

Overall feasibility: This option is not feasible because of the:

- High potential for lack of an active use for the Study Area.
- Challenges for long term sustainability.

7.2 OPTION 2: ADAPTIVE REUSE

Retention of the building on-site and an adaptive re-use, such as using the building as an office for the quarry site.

Advantages: This approach would conserve the identified heritage attributes in their current location within the property. Rehabilitation can 'revitalize' a historic place (Canada's Historic Places 2010). Adaptive re-use would serve to retain the farmhouse's heritage attributes in their original location, while allowing for change to take place in the immediate area. Adaptive re-use presents an opportunity for the house to retain a 'progressive authenticity', or 'successive adaptations of historic places over time (Jerome 2008:4). Adaptive re-use projects are generally more cost-effective, socially beneficial, and environmentally sustainable than new builds, even though they may require

more specialized planning to undertake. The Client has indicated that there is need for a site office or laboratory and as Option 1 is not feasible the adaptive re-use of the farmhouse as an office or laboratory would serve best to conserve the identified heritage attributes in their current location.

Disadvantages: Conservation of the farmhouse without similar conservation of the greater property and surrounding properties would diminish the authentic rural and context and sever the contextual value for the farmhouse. Given the nature of the proposed mineral aggregate operation activities and the location of the Study Area as partially within the limit of extraction, the farmhouse would not be a desirable or viable place to live or work due to noise and vibrations. Adaptive re-use of heritage buildings for office or laboratory work is a commonly explored alternative and one explored as an option for this project. Using the farmhouse as an office or laboratory site for the quarry operations would require changes to convert the structure to an office, which may negatively impact the identified CHVI and heritage attributes and would still only be a temporary measure.

Overall feasibility: This option is feasible because of the:

— Retention of the farmhouse in its original location and the good physical condition of the main block of the house.

— Continued use of the farmhouse in a contentious and sympathetic way during the proposed work and revitalization of the heritage attributes of the farmhouse once the work is complete.

7.3 OPTION 3: RELOCATION AND REHABILIATION

Option 3a discusses relocation of the buildings to a new location within the development site while Option 3b discusses relocation of the buildings to a sympathetic site within the Town. Both options are discussed in detail below.

Option 3a: Relocation of the building on the development site. A heritage building, if of significant historical, architectural or contextual importance, could be relocated to another location within the proposed development.

Advantages: As with Option 2, relocation and rehabilitation can 'revitalize' a historic place, and when adapted to a new location, a valued place can be more easily maintained and protected and its heritage attributes widely understood, recognized, and celebrated. Also as above, relocation and rehabilitation projects are generally more cost-effective, socially beneficial, and environmentally sustainable than new builds, even though they may require more specialized planning to undertake.

This option would conserve the physical connection of the farmhouse to its original land parcel, maintaining much of the contextual linkages. Relocation presents an opportunity for the house to retain a 'progressive authenticity', or 'successive adaptations of historic places over time (Jerome 2008:4). Relocating the farmhouse within the development could potentially allow for a thoughtful integration of the farmhouse into the rehabilitation efforts while maintaining the historical relationship of the Study Area with the area.

Disadvantages: Relocating the farmhouse is in opposition to MTCS *Guiding Principle* for "original location". This principle states that buildings should not be moved "unless there is no other means to save them since any change in site diminishes heritage value considerably". The nature of the work within the proposed extraction area may not provide for a site with sufficient space and buffer to protect the CHVI of the farmhouse. Moreover, relocation of the farmhouse could result in total loss of CHVI if an accident occurs during the process or planning is insufficient.

Overall feasibility: This option is not feasible because of the:

— Nature and scope of the proposed adjacent mineral aggregate operation activities do not allow for sufficient space and buffer to relocate the farmhouse within Lot 16.

Option 3b: Relocation of the building to a sympathetic site within the Town.

Advantages: As with Option 2, relocation and rehabilitation can 'revitalize' a historic place, and when adapted to a new location, a valued place can be more easily maintained and protected and its heritage attributes widely

understood, recognized, and celebrated. Also as above, relocation and rehabilitation projects are generally more cost-effective, socially beneficial, and environmentally sustainable than new builds, even though they may require more specialized planning to undertake.

This option would conserve the physical attributes of the farmhouse. Relocating the farmhouse to an available lot at a sympathetic site within the Town could potentially allow for a thoughtful integration of the farmhouse into the plans for the new site.

Disadvantages: Relocating the farmhouse is in opposition to MTCS *Guiding Principle* for "original location". This principle states that buildings should not be moved "unless there is no other means to save them since any change in site diminishes heritage value considerably". The effort to transport the farmhouse on a public road would be substantial and may require consideration of such actions as taking down overhead lines, reinforcing culverts and crossings, and police escort. Relocation of the farmhouse could result in total loss of CHVI if an accident occurs during the process or planning is insufficient.

Overall feasibility: This option is not feasible because:

- The opportunity to retain the house in situ is available
- The effort required to relocate the farmhouse would be substantial and introduce unnecessary risk to the heritage attributes.

7.4 OPTION 4: SALVAGE AND COMMEMORATION

Preserve by Record and Commemorate.

Under this option all the property's heritage attributes would be documented through photographs, measured drawings, and written notes prior to demolition. This option allows for salvage of notable heritage artifacts that contribute to the CHVI of the property for donation during and consult with the Town of Caledon regarding the potential inclusion and development of commemorative plaques or place naming strategies.

Advantages*:* This option would conserve the historical connection of the farmhouse and landscape features to the community and original land parcel through commemoration while salvage of notable artifacts would retain some physical link to the farm complex's intangible historical or associative value. This option is both cost effective and acknowledges the farm complex's historical importance within the community. Through detailed investigations, the construction, architecture, and history of the property would become an example for comparative studies and inform both future heritage assessments and academic study of the area.

Disadvantages*:* Preservation by salvage or record is the least desirable conservation option. Through demolition, all CHVI and heritage attributes would be removed from the Study Area, and a tangible reminder of the late 19th-century farmhouse and landscape features would be lost, resulting in further attrition of heritage property building stock in the municipality and province. Even if some materials are salvaged, there is potential that their connection with the farmhouse and its historical or associative value will eventually be lost. Demolition of a viable building also means the unnecessary addition of building material to a landfill.

Overall feasibility: Despite the disadvantages, this option is feasible for the landscape components of the Study Area because:

- It preserves the barn foundation ruins on the property.

7.5 SUMMARY

Option 2 is identified to be that which best balances the economic viability of the Study Area and the long-term sustainability of the original farmhouse as a valued historic structure with intact heritage attributes. Option 4 is feasible for the landscape elements (the barn foundation ruins).

Option 2 will:

- Preserve a tangible element of the Town's architectural and agricultural history;
- Retain understanding of the property within its specific historical and land use setting; and
- Encourage public understanding and appreciation of the Town's built and agricultural heritage.

Option 4 will:

- Preserve the barn foundation ruins of the farm complex.

UPDATE No. 1 (September 2025): *The below text and Table 7 have been added to illustrate that the preferred conservation strategy is aligned with the requirements of the Ontario Heritage Act, PPS 2024, Aggregate Resources Act, and Regional and Municipal Official Plan policies. .*

The alternatives selected as the preferred conservation strategy for the Study Area are aligned with the requirements of the *Ontario Heritage Act*, PPS 2024, Region of Peel Official Plan, and Town of Caledon Official Plan. The heritage evaluation (Section 5) and impact assessment (Section 6 and 7) satisfy the requirements for cultural heritage under the Aggregate Resources Act. All recommendations contained in this report follow applicable Official Plan policies in effect by the Region of Peel and Town of Caledon. Monthly discussions between WSP's Cultural Heritage Specialists and Heritage Planning staff at the Town, initiated June 2024, are ongoing.

Table 7: Policies and Guidelines met as part of this HIA

POLICY / GUIDANCE	MET
Aggregate Resources Act (Ontario Regulation 244/97)	✓
Provincial Planning Statement (2024)	✓
Ontario Heritage Act (Ontario Regulation 9/06, Bill 23, Bill 200)	✓
Region of Peel Official Plan	✓
Town of Caledon Official Plan	✓
Town of Caledon Terms of Reference for Heritage Impact Assessments	✓
MCM's Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities	✓
MCM's Heritage Resources in the Land Use Planning Process, InfoSheet #5, Heritage Impact Assessments and Conservation Plans	✓
MCM's Standards and Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification & Evaluation Process	✓

Provided that the recommendations contained in this report are implemented, the applicable *Ontario Heritage Act*, PPS 2024, *Aggregate Resources Act*, and Regional and Municipal Official Plan policies are satisfied.

UPDATE No. 1 (September 2025): *The below text has been added to reflect ongoing conversations between WSP and the Town and acknowledges that a 'Notice of Intention to Designate' the subject property, 1420 Charleston Sideroad, was issued by the Town of Caledon on March 12, 2024 (Town of Caledon 2024b and 2024c).*

Note that in the time since the original submission (2023), the Town presented a staff report at the Heritage Caledon Committee meeting on February 5, 2024 and issued a NOID for 1420 Charleston Sideroad on March 12, 2024 (Town of Caledon 2024b and 2024c) with the following description:

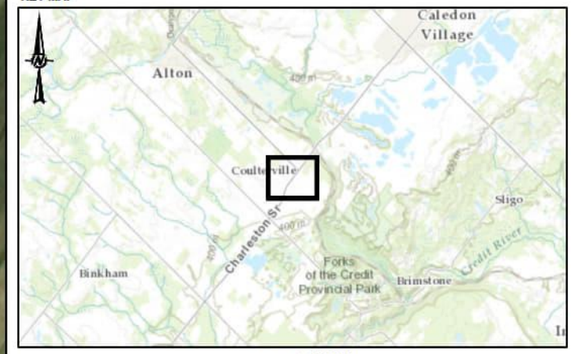
> The property is located on the north side of Charleston Sideroad, west of Main Street/Cataract Road, being Part of Lot 16, Concession 4 WHS, within the former geographic Township of Caledon.
>
> Built between 1891 and 1901 for George Cameron, the red brick farmhouse at 1420 Charleston Sideroad on the lands is representative of the Italianate architectural style with its two-storey massing, hipped roof with wide overhanging eaves and decorative brackets, dichromatic stone accents including segmental stone eyebrow arches and carved lug sills on window and door openings, wood frames with arched head accents on window and door openings and decorated wooden arcaded side porch. The farmhouse is setback from the road, accessed by a long driveway lined with mature trees. Mature trees are located throughout the property. At the rear of the farmhouse are the fieldstone foundation ruins of the original barn, likely constructed at the same time as the main block of the house, and a low fieldstone wall extends from Charleston Sideroad to the rear of the property, on the southwest side of the driveway and house.
>
> The property is historically linked with the Cameron family, who farmed Lot 16 from the early 19th century. A direct relative of the subject Cameron family is believed to be James Francis Cameron, an internationally celebrated Canadian filmmaker.
>
> As a 19th century farmstead, the spatial organization and mix of structural elements on the property maintains and supports the rural agricultural character of the wider area.
>
> (Town of Caledon, 2024c)

Additionally, WSP facilitated production of a draft Reference Plan (R-Plan) to further support Option 2 by identifying the portion of the parcel containing the property's heritage attributes. This R-Plan will be used to define the future Part IV Designation limits and the current draft is presented in Appendix F.

As a result of the meetings with the Town, CBM made two updates to the Project to respect the heritage value of the property. The updates include widening the proposed berm along Charleston Sideroad so that views of the heritage attributes of the property are unobstructed and adjusting the proposed Reference Plan (R-Plan) boundaries to retain the barn ruins at the rear of the property.

At the time of updated report submission, the Part IV Designation has not yet been approved by Council.

KEY MAP



SCALE 1:150,000

LEGEND

- PROPOSED 50 m BUFFER
- CIRCULATION ROUTE
- BARN
- BARN FOUNDATION RUINS
- DRIVEWAY
- FARMHOUSE
- FIELDSTONE WALL
- HOCKEY RINK
- MATURE TREES
- OUTBUILDING
- TREES
- VEGETATIVE WINDBREAK

0 10 20 40 60

SCALE 1:1,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
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3. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT
CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT
CULTURAL HERITAGE IMPACT STATEMENT, 1420 CHARLESTON SIDEROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE
PROPOSED 50 M BUFFER

CONSULTANT

wsp

YYYY-MM-DD	2023-07-31
DESIGNED	SD
PREPARED	SD
REVIEWED	HS
APPROVED	HM

PROJECT NO.	CONTROL	REV.	FIGURE
19129150	0047	0	12

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8 SUMMARY STATEMENT AND RECOMMENDATIONS

WSP was retained by CBM to complete a HIA for 1420 Charleston Sideroad in the Town of Caledon, Regional Municipality of Peel, Ontario (the Study Area). The Study Area is a rectangular-shaped, 1.4-hectare (3.4-acre) property located on the northwest side of Charleston Sideroad, between Cataract Road/Main Street and Mississauga Road. In the Study Area is a two-storey red brick Italianate style residence constructed for George Cameron between 1891 and 1901. The farmhouse was subsequently altered through additions built in the 20th century. The Town of Caledon issued a Notice of Intention to Designate (NOID) for the Study Area under Part IV of the *Ontario Heritage Act* on March 12, 2024. The Study Area is not identified as a Cultural Heritage Landscape in the Town's Cultural Heritage Landscape Inventory (Scheinman 2009).

CBM proposes to develop the Study Area as part of a quarry site, with the proposed work including removing the surface vegetation and overburden, creating temporary workspaces or laydown areas, extracting the limestone resources, and ultimately rehabilitating the site.

An evaluation of the Study Area for this HIA determined that the Study Area has CHVI because it meets four criteria prescribed in O. Reg 9/06 of the *Ontario Heritage Act* (1, 2, 7, and 8). The Study Area's CHVI is principally linked to its farmhouse, which has physical value as a well-preserved representative example of an Italianate style farmhouse with a high degree of craftsmanship in its detailing and contextual value for its physical and historical connections to its surroundings, and since it is important in defining, maintaining, and supporting the agricultural and rural character of the area.

An impact assessment of the proposed work determined that the Study Area will be subject to both direct and indirect negative impacts. To avoid or reduce these effects, WSP recommends:

— Adaptive re-use of the farmhouse as an office/laboratory site for the quarry operations, to be converted back to its original use after extraction operations are complete.

UPDATE No. 1 (September 2025): *As part of the updated report submission, the following recommendations have been updated to respond to comments received from Town of Caledon Heritage Planning staff, regulatory updates, and project progression since the July 2023 submission. In particular, the status of the property's designation process under Part IV of the Ontario Heritage Act, the preparation of a draft reference plan to delineate limits of heritage attributes and the proposed details and timing of conservation measures have been updated and included to reflect monthly meetings with the Town, ongoing since June 2024, and comments received on the July 2023 submission on March 18, 2025.*

UPDATE No. 2 (February 2026): *As part of the updated report submission, recommendation #9 has been added to guide heritage conservation recommendations that must be included on the ARA Site Plan Technical Recommendations.*

To achieve this conservation strategy, the following mitigation measures are recommended:

1. If the property is vacated before the site-specific mitigation measures are implemented, a qualified specialist shall develop a mothball plan for the farmhouse, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.
2. The limit of extraction has been revised as shown on Figure 12 and Appendix B to accommodate the 50 m buffer to protect the heritage attributes of the property from potential adverse impacts as a result from construction related activity. This no-go zone shall be indicated on all project mapping and communicated to project personnel.

a. Prior to site preparation, erect fencing around the property and clearly identify the area on project mapping and via signage as a 'no-go zone' during adjacent mineral aggregate operation activities to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.

3. Vibration impacts:

   a. Implement the recommendations of the blast impact assessment (WSP 2022b) to ensure the structural integrity of the farmhouse is maintained.

   b. Vibration from blasting activities will potentially impact the heritage attributes identified for this property. To avoid or reduce the risk of vibrations resulting in adverse impact and ensure the structural integrity of the heritage attributes is maintained, the vibration monitoring protocol developed by a qualified vibration specialist shall be implemented during the activities of the mineral aggregate operation. Should the vibration threshold be exceeded, blasting designs which are affecting the receptors must be reassessed to determine appropriate next steps.

4. Fugitive dust impacts:

   a. The application has been designed to meet provincial blasting limits and air quality guidelines. CBM has conducted air quality monitoring in the vicinity of the site. Overall the air quality is consistently below provincial guidelines, taking into account the existing aggregate operations and the existing truck traffic in the area. With the addition of the proposed CBM Caledon Pit / Quarry operations, including emissions from aggregate trucks accessing the site, the air quality is still predicted to be below provincial guidelines at surrounding residences.

   b. Implement the recommendations of the Air Quality Impact Assessment (WSP 2023), Best Management Practices Plan for the Control of Fugitive Dust (WSP 2025a), and Air Quality Monitoring Plan (WSP 2025b).

5. A Heritage Documentation Report and Salvage Plan shall be conducted for the property with a focus on the barn foundation ruins on the property.

   a. Options should be explored which retain the barn foundation ruins. If the barn foundation ruins are retained in situ, a Heritage Documentation Report and Salvage Plan is not required.

6. Develop a Heritage Conservation Plan for the farmhouse prior to use of the farmhouse as office or laboratory space to guide the adaptive re-use efforts and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the rehabilitation program and into the future.

7. Once adjacent mineral aggregate operation activities are complete, during final rehabilitation of the site, remove any protective measures implemented during the time the farmhouse is used as an office/laboratory site (Recommendation 2a) and rehabilitate the farmhouse for a compatible existing or new use.

8. As the evaluation of the farmhouse and its associated parcel determined that the property meets two or more criteria under the *Ontario Heritage Act*, it is eligible for designation under Part IV. Consider designating the farmhouse and a portion of the parcel associated with the heritage attributes under Part IV of the *Ontario Heritage Act*.

   a. *It is acknowledged as part of this updated report (September 2025) that the Town has issued a NOID for the property. Accordingly, WSP has facilitated the development of a Draft Reference Plan (R-Plan) to guide the limits of the future Part IV Designation (Appendix F)*

9. Add the following notes to the ARA Site Plan Technical Recommendations to establish required conservation measures for 1420 Charleston Sideroad that shall be tracked by the Ministry of Natural Resources as part of the CBM Caledon Pit / Quarry site license:

   In order to conserve the heritage attributes located at 1420 Charleston Sideroad the licensee shall:

1. During operations, the farmhouse shall be adaptively re-used as an office/laboratory site for the quarry operations. Prior to the surrender of the license, the building shall be converted back to its original use.
2. To conserve the farmhouse at 1420 Charleston Sideroad, the following mitigation measures shall be implemented:
    a. If the property is vacated prior to converting the farmhouse to an office/laboratory a qualified specialist shall develop a mothball plan for the farmhouse, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.
    b. The limit of extraction shall include a 50 m buffer from the farmhouse to protect the heritage attributes of the property.
    c. Prior to site preparation, the licensee shall erect fencing at the 50 m buffer to identify a 'no-go zone' to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.
    d. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse is maintained.
    e. A Heritage Conservation Plan shall be prepared for the farmhouse prior to use of the farmhouse as an office or laboratory space to guide the adaptive re-use efforts and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the rehabilitation phase and into the future.
    f. Prior to the surrender of the license, remove any temporary protective measures implemented during the time the farmhouse is used as an office/laboratory site and rehabilitate the farmhouse back to its original use.

Provided that the recommendations contained in this report are implemented, the applicable Ontario Heritage Act, PPS 2024, Aggregate Resources Act, and Regional and Municipal Official Plan policies related to built heritage are satisfied.

9 ASSESSOR QUALIFICATIONS

This report was prepared and reviewed by the undersigned, employees of WSP. The qualifications of the assessors involved in the preparation of this report are provided in Appendix C.

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Appendix A: Part of the East Half of Lot 16, Plan 43R-4021

4021

PLAN MATERIAL	
Plastic Material -	Mylar
Gauge.	0·003
Process -	Photographic
Ink.	Special 'T'

I require this plan to be deposited under PART II of the Registry Act.

Date. May 18, 1976.

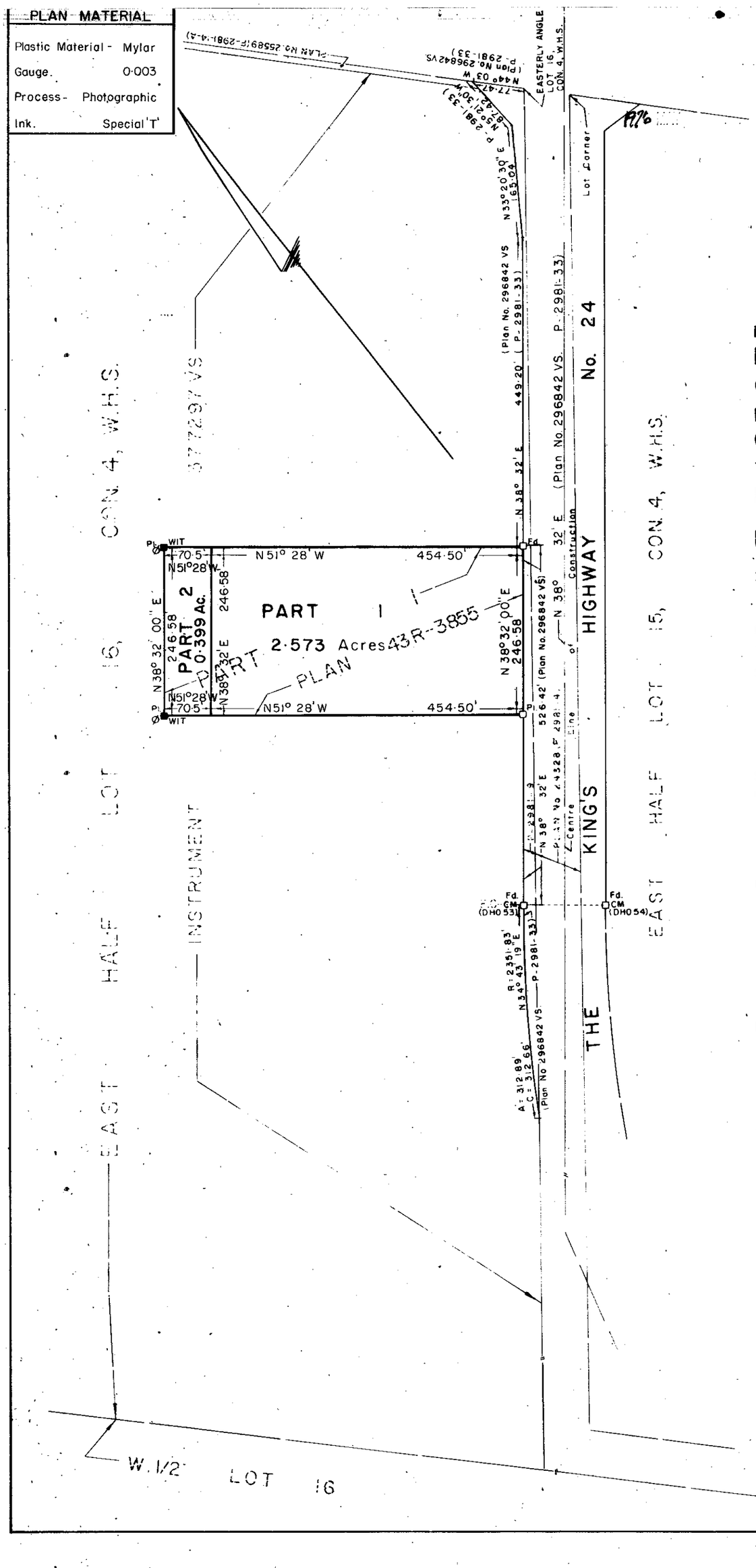
Minos B. Wong, A.R.I.C.S.
Ontario Land Surveyor

RECEIVED AND DEPOSITED AS

PLAN 43R-4021

Date. MAY 20, 1976

Jane B. Felmine
DEPUTY
Land Registrar for the Registry Division of Peel No. 43
11:09 Am



PLAN OF SURVEY OF
PART OF THE EAST HALF OF LOT 16,
CONCESSION 4, WEST OF HURONTARIO STREET
FORMERLY IN THE TOWNSHIP OF CALEDON
COUNTY OF PEEL, NOW IN THE
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

1976

SCALE. 1" = 150'

CAUTION
This plan is not a plan of subdivision within the meaning of Section 29, 32 or 33 of The Planning Act.

SURVEYOR'S CERTIFICATE
I hereby certify that
1. this survey and plan are correct and in accordance with The Surveys Act and The Registry Act and the regulations made thereunder.
2. this survey was completed on the 26th. day of February 1976.

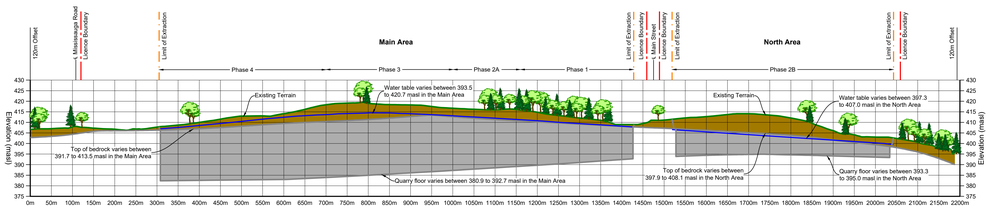
Date. May 18, 1976.

Minos B. Wong, A.R.I.C.S.
Ontario Land Surveyor

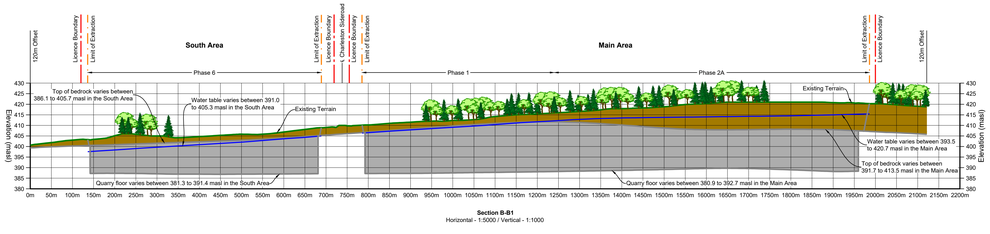
NOTES
Concrete Monument shown thus ☐C.M.
1" sq. x 48" long Standard Iron Bars shown thus ☐
3/4" diam. x 24" long Round Iron Bars shown thus ■ø
All hanging lines have been verified.
Bearings are astronomic, derived from the centre line of construction of the King's Highway No. 24, between the East Halves of Lots 15 and 16, Concession 4, West of Hurontario Street in the Township of Caledon, now in the Town of Caledon, being N 38° 32' 00" E as shown on Plan No. 296842 VS (P-2981-33).

MINOS B. WONG, A.R.I.C.S.
ONTARIO LAND SURVEYOR
R.R.1, ORTON, ONTARIO.
L0N 1N0
Phone (519) 855-4547

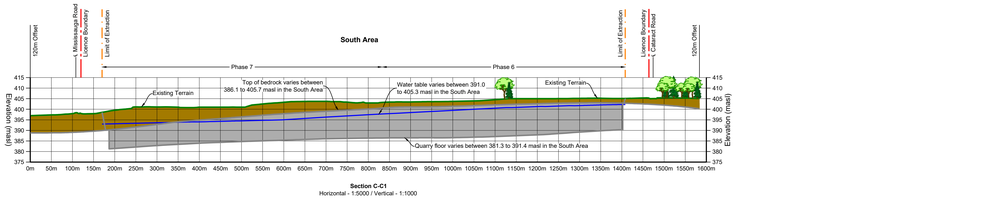
Appendix B: Site Plan (May 2025)



Section A-A1
Horizontal - 1:5000 / Vertical - 1:1000



Section B-B1
Horizontal - 1:5000 / Vertical - 1:1000



Section C-C1
Horizontal - 1:5000 / Vertical - 1:1000

Site Plan Changes

The redline revisions shown on this drawing represent all of the changes that have been made since the August 2023 Aggregate Resource Act site plan.

A. General

1. This site plan is prepared under the Aggregate Resources Act for a Class 'A' licence for a pit and quarry below the ground water table.
2. Area Calculations:
   - 2.1. Licence (total) — **261.2 hectares**
     - Main Area — 151.5 hectares
     - North Area — 30.3 hectares
     - South Area — 79.4 hectares
3. Northing and easting coordinates have been provided for select corners of the licence boundaries and at the centre point of every entrance and exit that intersects the licence boundaries on the plan view of this drawing.

B. References

1. Contours were obtained from First Base Solutions and are displayed in one metre intervals. Elevations shown are in metres above sea level (MASL).
2. Topographic information was obtained from numerous sources including First Base Solutions, Land Information Ontario and field investigations for technical reports.
3. All topographic features and structures are shown to scale in Universal Transverse Mercator (UTM) with North American Datum 1983 (NAD83), Zone 17 (metre), Central Meridian 81 degrees west coordinate system.
4. The Main Area licence boundary was established based on a compiled plan of survey completed by Delph & Jenkins North Limited, Ontario Land Surveyors, on February 14, 2022 which utilized the following information: Plan 43R-39683, 43R-24507, 43R-22355, 43R16517, 43R-17782, 43R-4021, 43R-21423, 43R-2743, and instruments RO1146974 and RO1014831. The North and South Area licence boundaries are based on the Municipal Property Assessment Corporation's parcel fabric.
5. Existing zoning on and within 120 metres of the licence boundaries are from the Town of Caledon Zoning By-law 2006-50, Schedule 'A', Zone Maps: 64 (last updated August 21, 2015), 74 (last updated March 24, 2016) and 75 (last updated August 21, 2015). The Main Area is currently zoned Agricultural Zone (A1) and Environmental Policy Area 2 Zone (EPA2) while the North and South Areas are currently zoned Agricultural Zone (A1).
6. Existing land use designations within 120 metres of the licence boundaries are from the Niagara Escarpment Plan - Map 4, dated June 1, 2017.
7. Land use information and structures identified on and within 120 metres of the licence boundaries were determined using aerial photography captured in the spring of 2021 from First Base Solutions.

C. Drainage

1. Surface drainage on and within 120 metres of the licence boundaries is by overland flow in the directions shown by arrows on the plan view, or by infiltration.

D. Groundwater

1. The maximum predicted groundwater table, based on groundwater levels monitored over a 12 month period from January to December 2021, are as follows:
   - 1.1. Main Area - Ranges from 420.7 to 393.5 masl (north to southwest)
   - 1.2. North Area - Ranges from 407.0 to 397.3 masl (northwest to southeast)
   - 1.3. South Area - Ranges from 405.3 to 391.0 masl (northeast to south)
2. The maximum predicted groundwater table elevations are shown in each cross section on drawing 1 of 4 and 4 of 4.

E. Site Access and Fencing

1. The Main Area has four existing access points (two on Mississauga Road and two on Charleston Sideroad), the North Area has two existing access points (one on Main Street and one on Charleston Sideroad), and the South Area has four existing access points (one on Mississauga Road and three on Charleston Sideroad). None of the existing access points are gated.
2. Post and wire fencing (unless noted otherwise) exists in the locations shown on the plan view.

F. Significant Natural and Human-Made Features on and Within 120 Metres

1. There is a pond and Ministry of Natural Resources ~~and Forestry~~ (MNRF) identified unevaluated wetlands within the Main Area licence boundary.
2. There is Significant Wildlife Habitat and habitat for endangered and threatened species within the Main and South Area licence boundary.
3. There are Significant Woodlands, Significant Wildlife Habitat, habitat for endangered and threatened species and MNRF identified evaluated wetlands (non-significant) outside of the licence boundaries within 120 metres.
4. See Key Natural Heritage Features Schematic on this drawing or drawing 2 of 4 for additional information.
5. There are no human-made features on or within 120 metres of the licence boundaries.

G. Aggregate Related Site Features

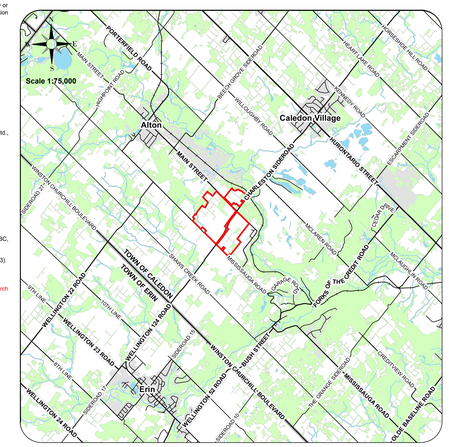
1. There are no existing aggregate operations or features on-site such as processing areas with stationary or portable equipment, stockpiles, recyclable materials, scrap, fuel storage, haul roads, berms or excavation faces.

H. Cross Sections

1. Cross sections depicting existing conditions are shown on this drawing.
2. Cross sections depicting post rehabilitation conditions are shown on drawing 4 of 4.
3. Cross section locations are identified on the plan view of each drawing.

I. Technical Reports - References

1. Agricultural Impact Assessment, Colville Consulting Inc., December 16, 2022 (Revised July 2023).
2. Stage 1 and 2 Archaeological Assessment, Golder Associates Ltd., November 14, 2022.
3. Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
4. Air Quality Impact Assessment, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
5. Noise Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
6. Blast Impact Assessment, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
7. Natural Environment Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
8. Water Resources Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
9. Visual Impact Assessment Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
10. Planning Justification Report and Aggregate Resources Act Summary Statement, GSAI and MHBC, December 16, 2022 (Revised July 2023).
11. Maximum Predicted Water Table Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
12. Socio-Economic Assessment Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
13. Transportation Impact Study and Haul Route Assessment, TYLin, December 16, 2022 (Revised March 2025).
14. Water Resources Addendum Report, WSP Canada Inc., March 2025.
15. Stage 3 Archaeological Assessment - Location 1 (AkHa-23), WSP Canada Inc., August 2, 2024.
16. Stage 3 Archaeological Assessment - Location 2 (AkHa-24), WSP Canada Inc., August 2, 2024.
17. Stage 3 Archaeological Assessment - Location 4 (AkHa-25), WSP Canada Inc., August 2, 2024.
18. Stage 3 Archaeological Assessment - Location 7 (AkHa-26), WSP Canada Inc., August 2, 2024.
19. Stage 3 Archaeological Assessment - Location 09 (AkHa-27), WSP Canada Inc., August 2, 2024.
20. Stage 3 Archaeological Assessment - Location 10 (AkHa-28), WSP Canada Inc., July 10, 2024.
21. Stage 3 Archaeological Assessment - Location 12 (AkHa-29), WSP Canada Inc., August 2, 2024.
22. Stage 3 Archaeological Assessment - Location 15 (AkHa-52), WSP Canada Inc., August 2, 2024.
23. Stage 3 Archaeological Assessment - Location 16 (AkHa-30), WSP Canada Inc., July 12, 2024.
24. Stage 3 Archaeological Assessment - Location 18 (AkHa-31), WSP Canada Inc., August 2, 2024.
25. Stage 3 Archaeological Assessment - Location 22 (AkHa-32), WSP Canada Inc., July 10, 2024.
26. Stage 3 Archaeological Assessment - Location 26 (AkHa-33), WSP Canada Inc., July 10, 2024.
27. Stage 3 Archaeological Assessment - Location 27 (AkHa-34), WSP Canada Inc., August 2, 2024.
28. Stage 3 Archaeological Assessment - Cameron Site (AkHa-9), WSP Canada Inc., August 2, 2024.
29. Fluvial Geomorphic Assessment, GEO Morphix Ltd., February 15, 2025.
30. Water Report Addendum, WSP Canada Inc., March 2025.
31. Groundwater Mitigation System Design Report, WSP Canada Inc., May 2025.



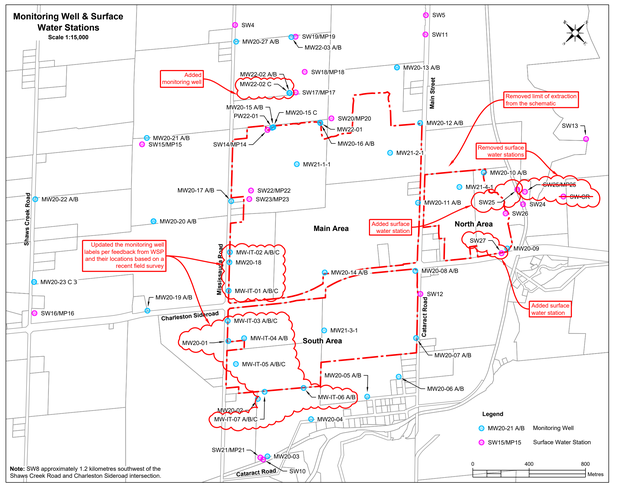
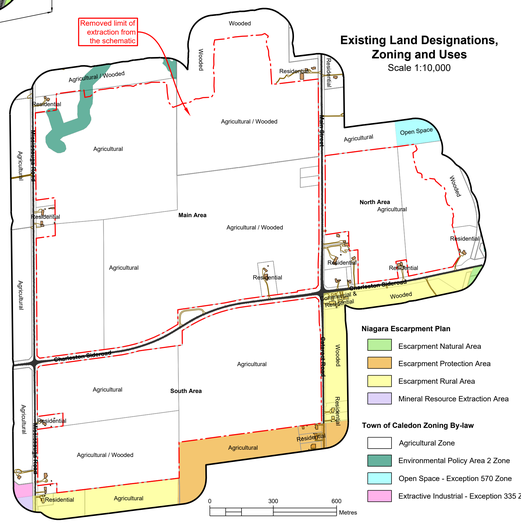


Table 1 Notes:

1. Groundwater level to be monitored by logger set to record on 15-min intervals, with quarterly logger downloads and quarterly manual measurements.
2. Surface water level and temperature to be monitored by logger set to record on 15-min intervals, with quarterly logger downloads and quarterly manual measurements.
3. Water discharge from the Settling Pond to be monitored as per requirements to be approved by the MECP based on the Permit to Take Water and Environmental Compliance Approval to be obtained by the Applicant prior to the initiation of any off-site discharge.
4. These wells only need to be monitored until they are required to be decommissioned in accordance with MECP requirements to allow for on-site operations.
5. Groundwater level to be monitored as per requirements to be approved by the MECP based on the Permit to Take Water and Environmental Compliance Approval to be obtained by the Applicant prior to the implementation of groundwater mitigation measures.
6. Groundwater will be sampled in the shallowest piezometer of the well nest annually (spring) and analysed for general chemistry, nutrients, inorganics and metals, as well as PHC (F1 to F4).

Table 2 Notes:

1. Groundwater level to be monitored by logger set to record on 15-min intervals, with quarterly logger downloads and quarterly manual measurements.
2. Surface water level and temperature to be monitored by logger set to record on 15-min intervals, with quarterly logger downloads and quarterly manual measurements.
3. Located on lands owned or / controlled by the licensee. ~~or where the licensee has an agreement in place for long-term monitoring.~~
4. ~~Located on public lands and~~ Located on railroad right-of-way. Monitoring to be completed subject to permission by the applicable public authority.
5. ~~Water quality to be sampled and monitored in the Credit River 2x / year (April and September) for Hardness (CaCO3); General Chemistry (i.e. pH, temperature, conductivity, dissolved oxygen, turbidity); Total Ammonia-N; Total Phosphorus; Alkalinity (Total as CaCO3); Dissolved Chloride (Cl-); Nitrite (N); Nitrate + Nitrite (N); Total Kjeldahl Nitrogen (TKN); Total Suspended Solids; Total Oil & Grease; Total Metals.~~ Groundwater will be sampled in the shallowest piezometer of the well nest annually (spring) and analysed for general chemistry, nutrients, inorganics and metals, as well as PHC (F1 to F4).



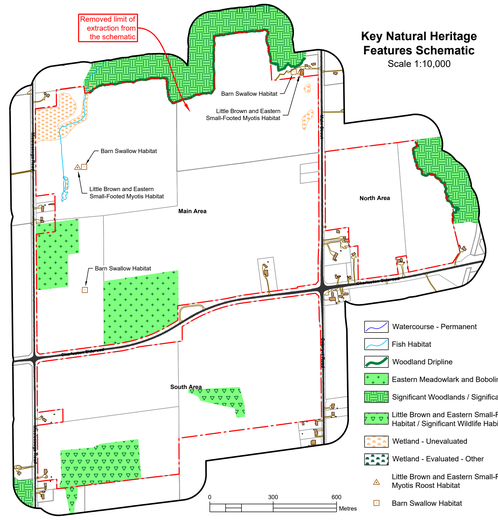


Table 1: On-Site Groundwater and Surface Water Monitoring Program

Name	Type	Northing	Easting	Monitoring Scope
MW20-01 ~~A/B~~	Mon Well	4852268	577459	Water level [1]
MW20-07 A/B	Mon Well	4853250	578360	Water level [1]
MW20-08 A/B	Mon Well	4853575	578010	Water level, water quality [1,5]
MW20-09	Mon Well	4854157	578344	Water level, water quality [1,5]
MW20-10 A/B	Mon Well	4854407	577838	Water level, water quality [1,5]
MW20-11 A/B	Mon Well	4853921	577672	Water level [1]
MW20-12 A/B	Mon Well	4854321	577272	Water level, water quality [1,5]
MW20-14 A/B	Mon Well	4853100	577576	Water level [1]
MW20-15 A/B	Mon Well	4853544	576577	Water level, water quality [1,5]
MW20-15 C	Mon Well	4853544	576577	Water level [1]
MW20-16 A/B	Mon Well	4853807	576785	Water level [1]
MW20-17 A/B	Mon Well	4852966	576752	Water level [1]
MW20-18	Mon Well	4852659	577058	Water level [1]
MW21-1-1	Mon Well	4853485	576682	Water level [1,4]
MW21-2-1	Mon Well	4854021	577279	Water level [1,4]
MW21-3-1	Mon Well	4852814	577872	Water level [1,4]
MW21-4-1	Mon Well	4854211	577793	Water level [1,4]
MW22-01	Mon Well	4853808	576782	Water level [1]
MW22-02 A/B	Mon Well	4853795~~4~~	57641~~8~~76	Water level [1]
MW22-02 C	Mon Well	~~4853794~~	~~576478~~	Water Level [1]
MW22-03 A/B	Mon Well	4854078	576201	Water level [1]
PW22-01	Mon Well	4853535	576574	Water level [1]
SW14/MP14	SW/MP	4855098	578165	Water level & temperature [2]
SW23/MP23	SW/MP	4853125	576900	Water level & temperature [2]
SW23/MP23	SW/MP	4853050	576840	Water level & temperature [2]
SW26	SW	4854320	578155	TBD by MECP PTTW & ECA Approvals [1]
~~SW27~~	SW	~~4854105~~	~~578340~~	Water level and temperature [1,2]
MW-IT-01 A/B/C	Mon Well	485251~~1~~6~~7~~45	577201~~6~~89	Water level, water quality [1,5]
MW-IT-02 A/B/C	Mon Well	485271~~0~~5~~7~~45	577~~0~~0~~7~~804	Water level, water quality [1,5]
MW-IT-03 A/B/C	Mon Well	485236~~7~~49	5773~~7~~246	Water level, water quality [1,5]
MW-IT-04 A/B	Mon Well	485236~~7~~46	5775~~7~~19	Water level, water quality [1,5]
MW-IT-05 A/B/C	Mon Well	485219~~7~~59	5776~~7~~47	Water level, water quality [1,5]
MW-IT-06 A/B	Mon Well	4852~~7~~28~~7~~48	57~~7~~60~~7~~866	Water level, water quality [1,5]
MW-IT-07 A/B/C	Mon Well	485220~~7~~434	577~~7~~7~~7~~809	Water level, water quality [1,5]

Table 2: Off-Site Groundwater and Surface Water Monitoring Program

Name	Type	Northing	Easting	Monitoring Scope
MW20-02	Mon Well	4852138	577900	Water level [1,3]
MW20-03	Mon Well	4851907	578244	Water level, water quality [1,3,5]
MW20-04	Mon Well	4852313	578265	Water level, water quality [1,3,5]
MW20-05 A/B	Mon Well	4852713	578423	Water level, water quality [1,3,5]
MW20-06 A/B	Mon Well	4852973	578474	Water level, water quality [1,3,5]
MW20-13 A/B	Mon Well	4854473	576873	Water level [1,3]
MW20-13 C	Mon Well	4854473	576873	Water level [1,3]
MW20-19 A/B	Mon Well	4852000	576907	Water level [1,3]
MW20-20 A/B	Mon Well	4852468	576476	Water level [1,3]
MW20-20 C	Mon Well	4852468	576476	Water level [1,3]
MW20-21 A/B	Mon Well	4852840	576014	Water level [1,3]
MW20-22 A/B	Mon Well	4851966	575785	Water level [1,3]
MW20-23 A/B	Mon Well	4851556	576206	Water level [1,3]
MW20-23 C	Mon Well	4851556	576206	Water level [1,3]
MW20-27 A/B	Mon Well	4853770	575954	Water level [1,3]
SW4	SW	4852963	574760	Water level and temperature [2,3]
SW5	SW	4853846	575863	Water level and temperature [2,3]
SW8	SW	4851688	576054	Water level and temperature [2,3]
SW10	SW	4850628	579128	Water level and temperature [2,3]
SW11	SW	4851869	578238	Water level and temperature [2,3]
SW12	SW	4854781	578642	Water level and temperature [2,3]
SW13	SW	4853488	578153	Water level and temperature [2,3]
SW15/MP15	SW/MP	4853501	576562	Water level and temperature [2,3]
SW16/MP16	SW/MP	4852785	576024	Water level and temperature [2,3]
SW17/MP17	SW/MP	4853803	576488	Water level and temperature [2,3]
SW18/MP18	SW/MP	4853393	576396	Water level and temperature [2,3]
SW19/MP19	SW/MP	4854106	576226	Water level and temperature [2,3]
SW20/MP20	SW/MP	4853890	576919	Water level and temperature [2,3]
SW21/MP21	SW/MP	4851865	578215	Water level and temperature [2,3]
SW24	SW	4854455	578193	Water level and temperature [2,4]
~~SW27~~	SW	~~4854497~~	~~578089~~	Water level and temperature [2,4]
~~SW28/MP25~~	~~SW/MP~~	~~4854525~~	~~578338~~	Water level and temperature [2,4]
~~SW-DR~~	~~SW~~	~~4854700~~	~~578050~~	~~Water quality [2,4]~~

Legend - Cross Sections

- Licence Boundary
- Limit of Extraction
- Existing Grade
- Maximum Predicted Water Table
- Maximum Depth of Excavation
- Topsoil and/or Overburden
- Aggregate Available for Extraction

Site Plan Acronyms

1. ARA - Aggregate Resources Act
2. MECP - Ministry of the Environment, Conservation and Parks
3. MGCS - Ministry of Government and Consumer Services
4. DFO - Department of Fisheries and Oceans Canada
5. MNRF - Ministry of Natural Resources ~~and Forestry~~
6. MCM - Ministry of Citizenship and Multiculturalism
7. TSSA - Technical Standards and Safety Authority
8. MTCS - Ministry of Tourism, Culture and Sport
9. ECA - Environmental Compliance Approval
10. BMPP - Best Management Practices Plan
11. WWIS - Water Well Information System
12. HIA - Heritage Impact Assessment
13. CVC - Credit Valley Conservation
14. MASL - Metres above sea level
15. PTTW - Permit to Take Water
16. NTS - Not to Scale

Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licencing)

No.	Date	Description	By
4	May 2025	Update the site plan to address agency and public comments	C.P.
3	March 2025	Update the site plan to address agency and public comments	C.P.
2	August 2024	Updated the site plan to address the MNR's comments from their letter dated January 11, 2024 and the Town of Caledon's comments from their letter dated November 17, 2023	C.P.
1	August 2023	Revised drawing to incorporate updated technical report recommendations	C.P.

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
113 COLLIER STREET, BARRIE, ON. L4M 1H2 | P: 705.728.0045 F: 705.728.2010 | WWW.MHBCPLAN.COM

MHBC Stamp

Brian Zeman

Is authorized by the Ministry of Northern Development, Mines, Natural Resources and Forestry pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

MHBC Stamp

Christopher Poole

Is authorized by the Ministry of Northern Development, Mines, Natural Resources and Forestry pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

Draft

Applicant

CBM Aggregates a Division of St. Marys Cement Inc. (Canada)
55 Industrial Street
Toronto, Ontario
M4G 3W9

Project

Caledon Pit & Quarry

18722 Main Street, Caledon, Ontario

MNRF Licence Reference No. 626600

Applicant's Signature

Plan Scale: 1:5000 (Arch E)

0 150 300 Metres

Date ~~August~~ 2023 May 2025

Drawn By C.P.

Checked By B.Z.

File No. 8816AF

File Name

Existing Features

Drawing No. 1 of 4

File Path N:\Brian\8816AF - CBM - Caledon Quarry\Drawings\Site Plan\CAD\8816AF - Site Plan.dwg

Legal Description

Part of Lots 15-~~17~~18, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former geographic Township of Caledon)
Township of Caledon
Regional Municipality of Peel

Legend

- Licence Boundary
- Limit of Extraction
- Contours with Elevation (401 / 399) — Metres above sea level (MASL)
- Public Road
- Driveway
- Railway
- Watercourse — Permanent (Direction of flow indicated by arrows)
- Watercourse — Intermittent (Direction of flow indicated by arrows)
- Water Feature
- Wooded Area
- Wetland — MNRF Evaluated - Other
- Wetland — MNRF - Unevaluated
- Additional Land Owned by Licensee
- 120m Offset From Draft Licence Boundaries
- Lots and Concessions
- Parcel Fabric
- Easement — Updated the legend to include easements
- Overhead Hydro (OH)
- Pipeline (GAS) — Enbridge Gas Inc.
- Fence — 1.2 m post & wire fence unless otherwise noted
- Entrance / Exit
- Direction of Surface Drainage
- Building/Structure
- Cross Sections (A1)

A. General

1. Area Calculations:

1.1. Licence (total)		**261.2 hectares**
	Main Area	151.5 hectares
	North Area	30.3 hectares
	South Area	79.4 hectares
1.2. Limit of Extraction (total)		**199.5 hectares**
	Main Area	123.6 hectares
	North Area	16.0 hectares
	South Area	59.9 hectares

2. The maximum annual tonnage is 2,500,000.
3. The following structures shall be permitted within the ~~Building Location Area~~ Facility Pad, Building Location and Recycling Area identified on the plan view of this drawing:

Building	Width	Length	Area
Scale House	3.7 m	12.2 m	45.1 m²
Quality Control Lab	3.7 m	12.2 m	45.1 m²
Maintenance Shop	36.6 m	45.7 m	1,672.6 m²
Office	13.7 m	18.3 m	250.7 m²

4. ~~The licensee intends to retain ownership or control of additional land containing a house (to the northwest of the Main Area) during the extraction operation which shall be vacated prior to, and remain vacant while, extraction is occuring within 500 metres. Should the house remain occupied or the property sold, the licensee shall notify the MNRF immediately and provide mitigation necessary to ensure Provincial noise, air, dust and ground vibration limits are satisfied.~~
4. Table 3 on drawing 3 of 4 identifies the number of sensitive receptors within 500 metres of the licence boundary and the distance from the licence boundary to each receptor.
5. The licence boundaries are within the Credit Valley Source Protection Area but are not located within a wellhead protection area or an intake protection zone and there will be no impacts to municipal water supplies.

B. Hours of Operation

1. Activities to prepare the Site, such as the stripping of topsoil, construction of the berms, or activities related to the rehabilitation of the Site after the extraction is completed are considered to be construction activities and are only permitted to occur during the daytime period (7:00am to 7:00pm) Monday to Friday except statutory holidays.
2. Activities for site operations, such as extraction, processing and drilling are permitted to occur during the daytime period (7:00am to 7:00pm) Monday to Saturday, except statutory holidays.
3. Activities related to shipping are permitted from 6:00am to 7:00pm Monday to Saturday, except statutory holidays. Shipping is permitted from 7:00pm to 6:00am only where required to support public authority contracts that necessitate the delivery of aggregates during these hours. Shipping activities from 7:00pm to 6:00am shall be limited to highway trucks and shipping loaders and no other operations shall be permitted.
4. Blasting is permitted from 8:00am to 6:00pm Monday to Friday, except statutory holidays.

C. Site Access and Fencing

1. The existing eastern access point on Charleston Sideroad and the southern access point on Mississauga Road for the Main Area (as shown on drawing 1 of 4) shall be removed during site preparation of the Main Area. The existing western access point on Charleston Sideroad (as shown on the plan view) shall remain to access the CBM Caledon Pit / Quarry office and quality control lab. The northern access point on Mississauga Road (as shown on the plan view) may remain for maintenance purposes only.
2. The two existing access points for the North Area (as shown on drawing 1 of 4) may remain, and shall not be gated, while the North Area is utilized for agricultural purposes (see Section N Variations from Control and Operation Standards). The existing access points on Main Street and Charleston Sideroad (as shown on the plan view) may remain for maintenance purposes only.
3. The four existing access points for the South Area (as shown on drawing 1 of 4) may remain, and shall not be gated, while the South Area is utilized for agricultural purposes (see Section N Variations from Control and Operation Standards). During site preparation of the South Area, the three existing access points on Charleston Sideroad shall be removed. The site access on Mississauga Road (as shown on the plan view) may remain for maintenance purposes only.
4. The main operational entrance/exit is proposed in the location shown on the plan view of this drawing, subject to an agreement with the Region of Peel. See site entrance simulation on this drawing.
5. The North and South Areas shall be accessed by tunnels beneath both Main Street and Charleston Sideroad in the locations shown on the plan view of this drawing, subject to an agreement with the Region of Peel (see Section N Variations from Control and Operation Standards). Temporary access points shall be permitted in the North and South Areas to facilitate tunnel construction.
6. The operational, office / quality control lab, maintenance and/or temporary access points shall be gated, kept closed during hours of non-operation and maintained throughout the life of the licence.
7. Page wire and/or hi-tensile fencing, a minimum 1.2 metres in height, shall be erected along the licence boundaries and the perimeter of the cell tower area (see Cell Tower Detail on this drawing) in a phased approach (see Section N Variations from Control and Operation Standards). If the cell tower area is removed, fencing shall be erected along the licence boundary. Prior to site preparation commencing in the Main, North or South Areas, fencing shall be installed along the perimeter of that Area.
8. In order to minimize disturbance to existing vegetation, perimeter fencing may be offset up to five metres from the licence boundary (see Section N Variations from Control and Operation Standards). Where perimeter fencing is offset from the licence boundary, the licence boundary shall be demarcated with highly visible T-bars with PVC every 30 metres, or less, to maintain visibility from one T-bar to the next.
9. All fencing shall be maintained for the life of the licence.
10. A sign of at least 0.5 metres by 0.5 metres in size shall be erected and maintained at the operational entrance/exit that says in legible words "This site is licensed under the Aggregate Resources Act licence # 626600."

D. Drainage and Siltation Control

1. Drainage of undisturbed areas will continue in the directions shown on drawing 1 of 4.
2. Silt fencing shall be installed in a phased approach. Prior to site preparation commencing in the Main, North or South Areas, silt fencing shall be installed on the exterior side toe of perimeter berms and along the dripline of significant woodlands as shown on the plan view of this drawing. See Natural Environment note 9.j under Section O Technical Recommendations on drawing 3 of 4 for additional information.
3. Silt fencing shall be inspected prior to site preparation activities to ensure it was installed correctly and during extraction operations to ensure that the fencing is being maintained and functioning properly. Any issues that are identified shall be rectified immediately.
4. Silt fencing shall not be removed until re-vegetation and soil stabilization has occurred to limit sedimentation of the setbacks.

E. Site Preparation

1. Existing structures within the licence boundary ~~not deemed to have cultural heritage potential outside of the Cultural Heritage Potential areas~~ shall be demolished or removed prior to extraction within each Area. Structures ~~with cultural heritage potential within the Cultural Heritage Potential areas~~ shall be subject to the cultural heritage technical recommendations in Section O.4 on drawing 3 of 4.
2. Timber resources shall be salvaged for use as saw logs, fence posts and fuel wood where appropriate. Cleared stumps and brush may be burned (with applicable permits), used for aquatic habitat enhancement or mulched for use in progressive rehabilitation.
3. Ensure all requirements for natural environment notes 9.a to 9.d under Section O Technical Recommendations on drawing 3 of 4 are met, if applicable.
4. Topsoil and overburden shall be stripped and stored separately.
5. Topsoil and overburden shall be placed in noise attenuation/visual berms or used immediately for progressive rehabilitation.
6. Excess topsoil and overburden not required for immediate use in berms or progressive rehabilitation may be temporarily stockpiled within the limit of extraction in the location shown on the plan view of this drawing. Topsoil and overburden stockpiles in this location shall not exceed eight metres in height and may be located within 30 metres of the licence boundary (see Section N Variations from Control and Operation Standards).
7. In situations where excess topsoil and overburden has to be temporarily stockpiled outside the area shown on the plan view of this drawing, stockpiles shall be located within the limit of extraction and remain a minimum of 30 metres from the licence boundary and 90 metres from a property with a residential use.
8. Temporary topsoil and overburden stockpiles which remain for more than one year shall have their slopes vegetated to control erosion. Seeding shall not be required if these stockpiles have vegetated naturally in the first year.
9. No topsoil shall be removed from the site (see Section N Variations from Control and Operation Standards).
10. Ensure the cultural heritage and archaeology technical recommendations in Sections O.4 and O.5 on drawing 3 of 4 have been completed for the phase undergoing site preparation, if applicable.

F. Berms and Screening

1. Berms shall not be located within three metres of the licence boundary or cell tower area.
2. Berms shall be a minimum of five metres in height, except for a section of the berm along the western extent of the Main Area, which shall be a minimum of seven metres in height (see plan view for location).
3. Berm side slopes shall not exceed 2:1 (horizontal : vertical).
4. The minimum width of the berm crest shall be two metres.
5. See Typical Acoustic and Visual Berm detail on this drawing for additional information.
6. Berms shall be seeded in accordance with visual note 6.c under Section O Technical Recommendations on drawing 3 of 4.
7. Existing vegetation within the setbacks shall be maintained where berms are not required.

G. Site Dewatering

1. Refer to the water technical recommendations in Section O.7 on drawing 3 of 4 for information regarding site dewatering.

H. Extraction Sequence

1. ~~This plan depicts a schematic operations for the property based on the best information available at the time of preparation.~~
1. Extraction shall occur in eight phases (Phases 1, 2A, 2B, 3, 4, 5, 6 and 7) as shown on the plan view.
3. ~~Notwithstanding the operational and rehabilitation notes; demand for certain products or blending of materials may require minor deviations in the extraction and rehabilitation sequence. Any major deviations from the operations sequence shown shall require approval from the MNRF.~~
2. Phase 1
   2.1. Prepare Phase 1 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
   2.2. Strip Phase 1 and use the material to construct the perimeter berm for the Main Area.
   2.3. Extract sand and gravel in a northeasterly direction to top of bedrock.
   2.4. Once bedrock is reached, establish fully ponded for permanent processing area at an elevation of 397.0 masl.
   2.5. Commence quarrying operations through sinking cut.
   2.6. Continue extracting the pit and quarry in a northeasterly direction before proceeding in a northwesterly direction.
   2.7. Phase 1 may be extracted to a maximum depth between 384.0 and 392.7 masl.
   2.8. Progressive rehabilitation shall consist of backfilling the southeast and northeast phase boundary to establish the final elevations and grades depicted on the plan view for drawing 4 of 4.
   2.9. Prepare Phases 2A and 2B for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
3. Phases 2A
   3.1. Strip Phase 2A and use the material to construct the perimeter berm for the North Area, for progressive rehabilitation in Phase 1 or temporarily stockpile the material in the topsoil and overburden stockpile area.
   3.2. Extract pit and quarry in a northwesterly direction before proceeding in a southwesterly direction.
   3.3. Phase 2A may be extracted to a maximum depth between 387.2 and 392.7 masl.
   3.4. Establish tunnel beneath Main Street to connect with Phase 2B.
   3.5. Progressive rehabilitation shall consist of backfilling a portion of the phase to pre-extraction grades as well as the side slopes to establish the final elevations and grades depicted on the plan view of drawing 4 of 4.
4. Phase 2B
   4.1. Strip Phase 2B and use the material for progressive rehabilitation in Phases 1 and 2A or temporarily stockpile the material in the topsoil and overburden stockpile area.
   4.2. Create sinking cut to establish tunnel beneath Main Street to connect with Phase 2A.
   4.3. Extract pit and quarry in a northeasterly direction before proceeding in a southeasterly direction.
   4.4. Phase 2B may be extracted to a maximum depth between 393.3 and 395.0 masl.
   4.5. Progressive rehabilitation shall consist of backfilling the side slopes and quarry floor to establish the final elevations and grades depicted on the plan view of drawing 4 of 4.
   4.6. Prepare Phase 3 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
5. Phase 3
   5.1. Use the topsoil and overburden stockpiled in Phase 3, as well as the existing material, for progressive rehabilitation in Phases 2A and 2B.
   5.2. Construct a slurry wall / grout zone in the southwest setback of the Main Area prior to extraction in Phase 3.
   5.3. Extract pit and quarry in a southwest direction.
   5.4. Phase 3 may be extracted to a maximum depth between 383.9 and 388.6 masl.
   5.5. Progressive rehabilitation shall consist of backfilling a portion of the phase to pre-extraction grades and side sloping to establish the final elevations and grades depicted on the plan view of drawing 4 of 4.
   5.6. Prepare Phase 4 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
6. Phase 4
   6.1. Use the topsoil and overburden stockpiled in Phase 4, as well as the existing material, for progressive rehabilitation in Phases 2A, 2B, 3, 4 and backfilling the tunnel beneath Main Street.
   6.2. Construct infiltration trenches in the southwest setback of the Main Area prior to extraction in Phase 4.
   6.3. Extract pit and quarry in a southwest direction before proceeding in a northwesterly direction.
   6.4. Phase 4 may be extracted to a maximum depth between 382.3 and 385.9 masl.
   6.5. Progressive rehabilitation shall consist of backfilling a portion of the phase to pre-extraction grades as well as side slopes to establish the final elevations and grades depicted on the plan view of drawing 4 of 4.
   6.6. Prepare Phase 5 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
7. Phase 5
   7.1. Strip Phase 5 and use the material for progressive rehabilitation in Phases 4 and 5 and any other areas requiring backfilling within the Main area. Any remaining topsoil and overburden shall to used for the future progressive rehabilitation in Phases 6 and 7.
   7.2. Extract pit and quarry in a southeasterly direction.
   7.3. Phase 5 may be extracted to a maximum depth between 380.9 and 384.7 masl.
   7.4. Progressive rehabilitation shall consist of backfilling the side slopes (where applicable) to establish the final elevations and grades depicting on the plan view of drawing 4 of 4.
   7.5. A portion of the quarry face in the southwest corner of Phase 5 shall remain vertical (see Section N. Variations from Control and Operation Standards). The exposed rock face will be approximately 128 metres in length.
   7.6. Prepare Phase 6 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
8. Phase 6
   8.1. Strip Phase 6 and use the material to construct the perimeter berm for the South Area or temporarily stockpile for future use with progressive rehabilitation.
   8.2. Construct slurry wall / grout zone and infiltration trenches in the southwest and southeast setback of the South Area prior to extraction in Phase 6.
   8.3. Create sinking cut to establish tunnel beneath Charleston Sideroad to connect with Phase 1.
   8.4. Extract pit and quarry in a southeasterly direction.
   8.5. Phase 6 may be extracted to a maximum depth between 385.0 and 391.4 masl.
   8.6. Progressive rehabilitation shall consist of backfilling the quarry floor and side slopes to establish the final elevations and grades depicted on the plan view of drawing 4 of 4.
   8.7. Prepare Phase 7 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
9. Phase 7
   9.1. Strip Phase 7 and use the material for progressive rehabilitation in Phases 6 and 7.
   9.2. Extract pit and quarry in a southwesterly direction before proceeding in a southeasterly direction.
   9.3. Phase 7 may be extracted to a maximum depth between 381.3 and 386.6 masl.
   9.4. Extract facility pad in Main Area.
   9.5. Progressive rehabilitation shall consist of backfilling the quarry floor (including tunnel) and side slopes (where applicable) to establish the final elevations and grades depicted on the plan view of drawing 4 of 4.
   9.6. Upon completion of extraction in Phase 7, the slurry wall adjacent to the infiltration trenches in the southwest and southeast corner of the South Area shall be excavated and backfilled with sand.
   9.7. A portion of the quarry face in the southwest and southeast corner of Phase 7 shall remain vertical (see Section N. Variations from Control and Operation Standards). The exposed rock face will be approximately 465 metres in length. Two access points with 2:1 slopes from the existing grade to the final quarry floor shall be provided in the locations shown on the plan view of drawing 4 of 4. The access points shall be backfilled with highly permeable sandy material (10-5) or un-compacted till (10-6). Should un-compacted till be utilized, the access points shall not exceed 30 metres in width.

I. Extraction Details

1. All trees within five metres of the excavation face inside the limit of extraction shall be removed.
2. The maximum height of a lift within the pit shall not be greater than 1.5 metres above the highest reaching excavating equipment being utilized on-site.
3. The maximum height of a lift within the quarry shall be 25 metres.
4. The maximum depth of material below top of bedrock in Phase 1 is approximately 27 metres. Areas of Phase 1 that are less than 25 metres in depth shall be extracted in one lift while areas greater than 25 metres in depth shall be extracted in two lifts.
5. The maximum depth of material below top of bedrock in Phase 2A is approximately 26 metres. Areas of Phase 2A that are less than 25 metres in depth shall be extracted in one lift while areas greater than 25 metres in depth shall be extracted in two lifts.
6. The maximum depth of material below top of bedrock in Phase 2B is approximately 14 metres and shall be extracted in one lift.
7. The maximum depth of material below top of bedrock in Phase 3 is approximately 27 metres. Areas of Phase 3 that are less than 25 metres in depth shall be extracted in one lift while areas greater than 25 metres in depth shall be extracted in two lifts.
8. The maximum depth of material below top of bedrock in Phase 4 is approximately 27 metres. Areas of Phase 4 that are less than 25 metres in depth shall be extracted in one lift while areas greater than 25 metres in depth shall be extracted in two lifts.
9. The maximum depth of material below top of bedrock in Phase 5 is approximately 25 metres and shall be extracted in one lift.
10. The maximum depth of material below top of bedrock in Phase 6 is approximately 18 metres and shall be extracted in one lift.
11. The maximum depth of material below top of bedrock in Phase 7 is approximately 16 metres and shall be extracted in one lift.
12. Extraction may occur concurrently in Phases 2A and 2B.
13. Extraction shall be permitted in two phases simultaneously to allow for transition between phases.
14. Blasting shall be permitted ~~daily~~ Monday to Friday, excluding statutory holidays, (during the hours specified in note B.4 on this drawing). However, it is anticipated that the frequency of blasts will typically be two blasts per week.
15. As excavation reaches the limit of extraction or maximum depth, progressive rehabilitation shall commence in the locations to be backfilled.
16. Aggregate stockpiles ~~(including recyclable material)~~ shall be located within the limit of extraction and remain a minimum of 30 metres from the licence boundary and 90 metres from a property with a residential use.
17. Berms that encroach within the limit of extraction shall be removed, and the underlying aggregate may be extracted, as part of final extraction/rehabilitation of the site.
18. Internal haul road locations will vary on the pit and quarry floor as extraction progresses.

J. Equipment and Processing

1. Equipment used on-site may include jaw crushers, excavators, bulldozers, skid steers, screeners, conveyors, hoppers, mobile cone crushers, drill rigs, generators, front end loaders, shipping loaders, shipping trucks, haul trucks, and water trucks.
2. Processing equipment shall remain a minimum of 30 metres from the licence boundary and 90 metres from a property with a residential use.
3. Processing equipment in the Main Area will initially be portable and shall be situated in the location identified on the Noise Mitigation Schematic on this drawing or drawing 3 of 4. As operations progress and the top of bedrock is exposed, a permanent processing plant will be constructed within the facility pad area (Main Area) as shown on the plan view of this drawing. Once the permanent processing plant is operational within the facility pad area, the temporary processing plant in the Main Area shall be dismantled. In Phase 6 (South Area) a processing plant consisting of a primary crusher and primary screen (relocated from the Main Area) shall be constructed in the location identified on the Noise Mitigation Schematic on this drawing or drawing 3 of 4 once sufficient area is extracted within Phase 6. During Phase 6, the remaining permanent processing equipment located in the facility pad area (Main Area) will remain operational until extraction of the facility pad area is required in Phase 7. Prior to the extraction of aggregate from beneath the facility pad area in Phase 7, the remaining permanent processing equipment in the facility pad area will be dismantled and portable processing equipment will be relocated to the quarry floor in the Main Area for the duration of the operation.

K. Fuel Storage

1. Fuel storage tanks shall be located in close proximity to the maintenance shop. Fuel storage tanks shall be installed and maintained in accordance with the Technical Standards and Safety Act and Liquid Fuels Regulation 217/01.
2. All fuel tanks shall be double sided or placed in containment facilities large enough to hold the tanks maximum volume.
3. Fuel trucks shall be used to transfer fuel to on-site equipment in accordance with the Liquid Fuels Handling Code.
4. A Spills Contingency Plan shall be prepared and implemented prior to site preparation. The Spills Contingency Plan shall be available on-site and all employees and contractors shall be informed and required to comply with this plan.

L. Scrap and Recycling

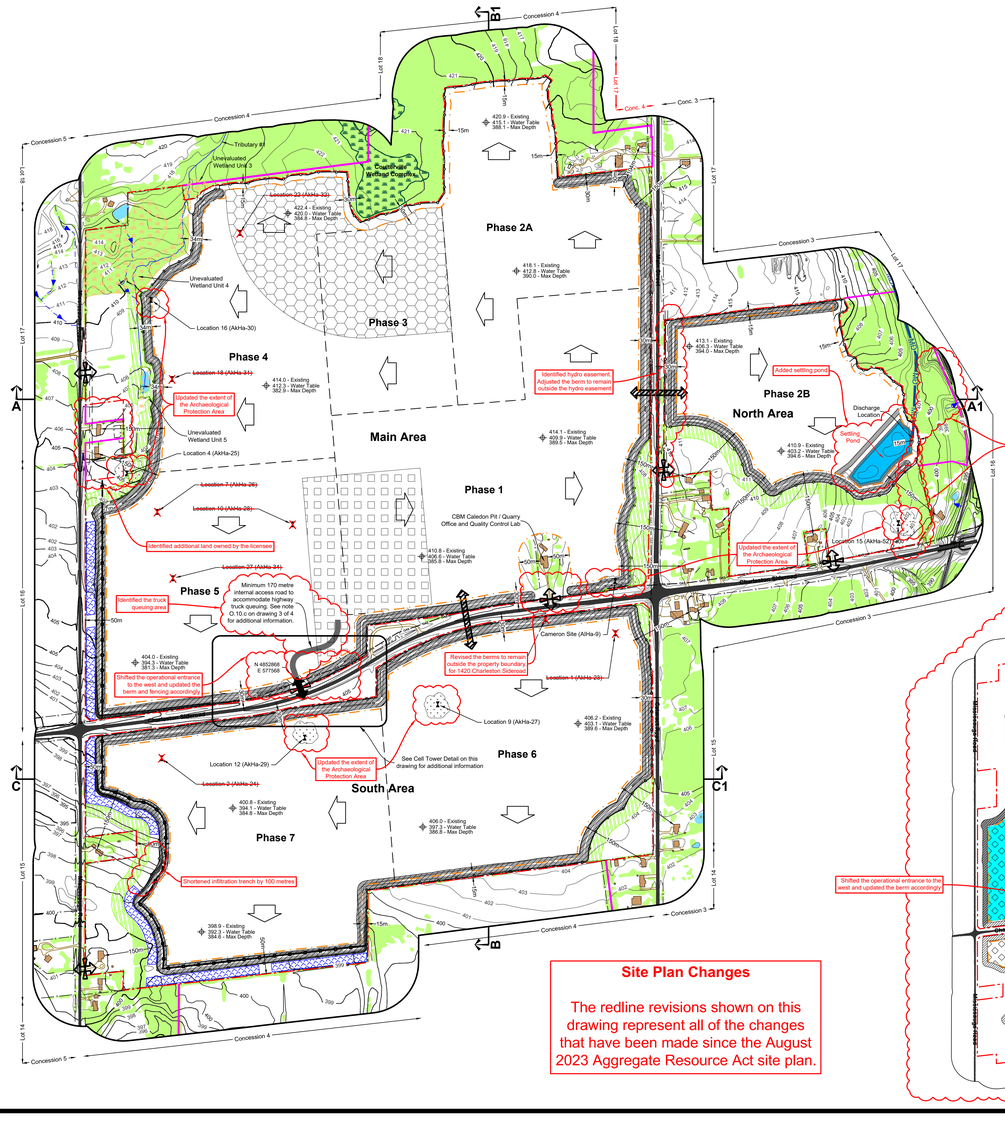
1. Scrap may be stored on-site within the Facility Pad, Building Location and Recycling Area identified on the plan view of this drawing (see note 2.b on this drawing for additional information) and shall be removed on an on-going basis.
2. Scrap shall only include material generated directly as a result of the aggregate operation such as refuse, debris, scrap metal, lumber, discarded machinery, equipment and motor vehicles.
3. All fluids shall be drained from any discarded equipment, machinery or motor vehicle prior to storage and disposed of in accordance with the Environmental Protection Act.
4. Scrap shall not be stored within 30 metres of any body of water or the licence boundary, ~~and shall be kept in close proximity to the main processing plant~~.
5. Recycling of concrete shall be permitted on-site.
6. Recyclable material shall be kept ~~in close proximity to the main processing plant~~ within the Facility Pad, Building Location and Recycling Area identified on the plan view of this drawing (see note 2.b on this drawing for additional information).
7. Rebar or other structural metal shall be separated from recyclable aggregate material during processing and placed in a designated scrap pile on-site which shall be removed on an on-going basis.
8. Recycled aggregate shall be removed on an on-going basis.
9. Recycling activities shall not interfere with the operational phases of the site or with rehabilitation.
10. Once the site is depleted, no further importation of recyclable material shall be permitted.
11. Once final rehabilitation has been completed and approved in accordance with the site plan, all recycling operations shall cease.
12. The site shall be kept in an orderly condition.

M. Maximum Disturbed Area

1. The maximum disturbed area is 95.0 hectares. Disturbed areas shall include active extraction areas, stockpile areas, internal haul routes, areas being progressively rehabilitated and berms until they are vegetated. Areas that have been side-sloped and vegetated, and the adjacent un-vegetated or flooded vacated quarry floor (eg. stockpiles and equipment removed), shall not constitute disturbed area.

N. Variations from Control and Operation Standards

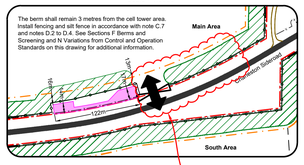
Section 0.13 Standard	Variation	Rationale
(1) 1 & 2	1. A gate shall not be required for the tunnel crossings. 2. Gates shall not be required in an Area that is not currently undergoing site preparation.	1. The tunnel crossings are beneath the road allowance. Therefore, access is already restricted. 2. This will enable agricultural operations to continue without being impeded.
(1) 3	A clear view of the road in both directions shall not be provided at the tunnel crossings.	The tunnel crossings are beneath the road allowance. Therefore, visibility in both directions is not possible.
(1) 9 & 10.ii.A	1. Excavation may occur within the setback at the tunnel crossings. 2. Excavation may occur within the setbacks where the groundwater infiltration trenches and slurry walls are located.	1. This will facilitate construction associated with the tunnel. 2. This will facilitate construction associated with the groundwater infiltration trench and slurry wall.
(1) 11	1. Aggregate / overburden may be removed from the setback at the tunnel crossings. 2. Aggregate / overburden may be removed from the setbacks where the groundwater infiltration trenches are slurry walls are located.	1. This will facilitate construction associated with the tunnel. 2. This will facilitate construction associated with the groundwater infiltration trench and slurry wall.
(1) 13.i.	Topsoil and overburden within the "Topsoil and Overburden Stockpile Area" may be stockpiled within 30 metres of the licence boundary.	The "Topsoil and Overburden Stockpile Area" is adjacent to additional land owned by the licensee.
(1) 17	Topsoil and/or overburden may be transferred between the Main, North and South Areas.	This will allow stripped material from site preparation to be used for berm construction, progressive rehabilitation and/or temporarily stockpiled in any Area.
(1) 19.i. & 19.ii.	1. The minimum side slope within the sand and gravel deposit areas shall be 2:1. 2. A portions of the extraction face shall remain vertical in the southwest corner of Phase 5 and the southwest/southeast corner of Phase 7.	1. This will enable side slopes to transition seamlessly between the pit and quarry excavation areas. 2. Leaving a portion of the extraction face in Phases 5 and 7 vertical will meet the water mitigation requirements.
(3) (a)	1. Fencing shall be installed in a phased approach. 2. Fencing may be offset up to five metres from the licence boundary. 3. Fencing shall be installed around the perimeter of the cell tower area.	1. This will enable agricultural production to continue with minimal disruption and accounts for the long life expectancy of the operation. 2. This will minimize the removal of existing trees to accommodate the perimeter fencing. 3. It is the responsibility of the cell tower operator to control access to the area in a manner that they deem appropriate.



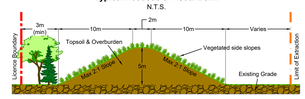
Site Plan Changes

The redline revisions shown on this drawing represent all of the changes that have been made since the August 2023 Aggregate Resource Act site plan.

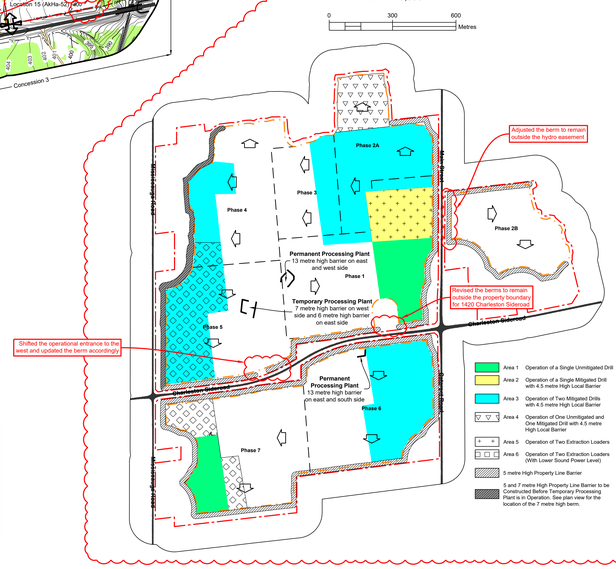
Cell Tower Detail
Scale - 1:3000



Typical Acoustic & Visual Berm
N.T.S.



Noise Mitigation Schematic
Scale 1:10,000



Added the Noise Mitigation and Key Natural Heritage Features Schematics as requested by the Town of Caledon

Adjusted the berm to remain outside the hydro easement

Revised the berms to remain outside the property boundary for 1420 Charleston Sideroad

Shifted the operational entrance to the west and updated the berm accordingly

Key Natural Heritage Features Schematic
Scale 1:10,000

Legend

- Licence Boundary
- Limit of Extraction
- Contours with Elevation (Metres above sea level (MASL))
- Public Road
- Driveway
- Railway
- Entrance / Exit (Operational Access)
- Entrance / Exit (Office/lab and Maintenance Access)
- Tunnel Crossing
- Gate
- Watercourse (Permanent)
- Watercourse (Intermittent (Direction of flow indicated by arrows))
- Water Feature
- Wooded Area
- Wetland (MNRF Evaluated - Other)
- Wetland (MNRF - Unevaluated) — Updated hatch symbol for visibility purposes
- Visual Planting Area
- Additional Land Owned by Licensee
- 120m Offset From Licence Boundary
- Easement — Updated the legend to include easements
- Pipeline (Enbridge Gas Inc.)
- Fence (1.2 m post & wire fence unless otherwise noted)
- Silt Fence
- Main Discharge
- ~~Secondary Discharge~~ (~~Discharge not to exceed existing surface water flow~~)
- Berm (with 2:1 side slopes) (5.0 m in height except for section along the western extent of the Main Area identified as 7.0 m on the plan view
- General Direction of Excavation & Boundary
- Building/Structure
- Topsoil & Overburden Stockpile Area (Maximum Height 8.0 m)
- Facility Pad, ~~and~~ Building Location ~~and Recycling~~ Area
- Archaeological Protection Area (Including 10 20 metre buffer)
- Infiltration Trench
- Slurry Wall
- Spot Elevation (Top - Existing (MASL) / Middle - Water Table (MASL) Bottom - Maximum Depth of Extraction (MASL))
- Cross Sections

Site Plan Acronyms

1. ARA - Aggregate Resources Act
2. MECP - Ministry of the Environment, Conservation and Parks
3. MGCS - Ministry of Government and Consumer Services
4. DFO - Department of Fisheries and Oceans Canada
5. MNRF - Ministry of Natural Resources ~~and Forestry~~
6. MCM - Ministry of Citizenship and Multiculturalism
7. TSSA - Technical Standards and Safety Authority
8. MTCS - Ministry of Tourism, Culture and Sport
9. ECA - Environmental Compliance Approval
10. BMPP - Best Management Practices Plan
11. WWIS - Water Well Information System
12. HIA - Heritage Impact Assessment
13. CVC - Credit Valley Conservation
14. MASL - Metres above sea level
15. PTTW - Permit to Take Water
16. NTS - Not to Scale

Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licencing)

No.	Date	Description	By
4	May 2025	Update the site plan to address agency and public comments	C.P.
3	March 2025	Update the site plan to address agency and public comments	C.P.
2	August 2024	Updated the site plan to address the MNR's comments from their letter dated January 11, 2024 and the Town of Caledon's comments from their letter dated November 17, 2023	C.P.
1	August 2023	Revised drawing to incorporate updated technical report recommendations	C.P.

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
113 COLLIER STREET, BARRIE, ON, L4M 1H2 | P: 705.728.0045 F: 705.728.2010 | WWW.MHBCPLAN.COM

MHBC Stamp
Brian Zeman
Is authorized by the Ministry of ~~Northern Development, Mines, Natural Resources and Forestry~~ pursuant to Subsection 0.2(5)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

MHBC Stamp
Christopher Poole
Is authorized by the Ministry of ~~Northern Development, Mines, Natural Resources and Forestry~~ pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

Draft

Applicant

CBM Aggregates a Division of St. Marys Cement Inc. (Canada)
55 Industrial Street
Toronto, Ontario
M4G 3W9

Project

Caledon Pit & Quarry

18722 Main Street, Caledon, Ontario

MNRF Licence Reference No. 626600	**Applicant's Signature**
Plan Scale: 1:5000 (Arch E)	**Date** ~~August 2023~~ May 2025
0 150 300 Metres	**Drawn By** C.P. **File No.** 8816AF
	Checked By B.Z.
File Name	**Operational Plan**
Drawing No.	**2 of 4**
File Path	N:\Brian\8816AF - CBM - Caledon Quarry\Drawings\Site Plan\CAD\8816AF - Site Plan.dwg

Legal Description

Part of Lots 15-~~1718~~, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former geographic Township of Caledon)
Town~~ship~~ of Caledon
Regional Municipality of Peel

O. Technical Recommendations

1. Agriculture

   a. Lands that are currently in agricultural production, and not required for immediate extraction and site preparation, shall be kept in agricultural production ~~for as long as possible~~.

   b. The licensee shall document any complaints involving the local agricultural community, and as part of the annual Compliance Assessment Report, shall provide information to MNR[F] on the nature of the complaint and actions taken by the licensee to address the issue.

2. Blasting

   a. All quarry blasts shall be monitored at the closest residences in front of and behind the blast for ground and air vibration effects to ensure compliance with the current MECP guideline limits.

   b. All quarry blasts shall be monitored within 300 metres of the nearest pipeline on the ground above that pipeline to ensure compliance with Enbridge's ground vibrations limits.

   c. All quarry blasts shall be monitored within 300 metres of the farmhouse and barn located at 18722 Main Street, the farmhouse located at 18501 Mississauga Road, the farmhouse located at 18667 Mississauga Road and the house (to be converted to office/laboratory during operation) located at 1420 Charleston Sideroad to ensure compliance with the ground vibration limit of 50 mm/s. Once the farmhouse(s) located at 18501 Mississauga Road and 18667 Mississauga Road is relocated outside of the licence area, all quarry blasts shall be monitored to ensure compliance with the current MECP guideline limits. See cultural heritage technical recommendations Section O.4 for additional information.

   d. The vibration monitoring shall be carried out by an independent third-party engineering firm with expertise in blasting and monitoring.

   e. Notification shall be provided to Enbridge when blasting approaches within 300 metres of the pipeline.

   f. No extraction within 30 metres of the pipeline without authorization from Enbridge.

   g. Blasting shall be carried out by persons experienced, trained and qualified to conduct blasting operations.

   h. The licensee shall establish a blasting notification program for residents within 500 metres. The licensee shall also provide notification to the Town of Caledon Clerk and the Brampton Flying Club prior to a blast taking place on-site.

   i. Blasting shall not occur on Saturday, Sunday and all Statutory holidays.

   j. If there are exceedances of the vibration limits, the Licensee shall notify MECP and the blast design parameters shall be altered to bring results back into compliance prior to the next blast occurring on-site.

   k. When blasting within approximately 440 metres of adjacent residences, the quarry shall regularly review their blast procedures in conjunction with the blast monitoring results to assess if it is necessary to modify blast design parameters of the blasts.

   l. Blasting procedures, such as drilling and loading, shall be reviewed annually and modified as required to ensure compliance with industry standards.

   m. The licensee shall maintain a record of all blasting details including a seismic record of the ground and air vibration monitoring results. The blast details and monitoring results shall be made available to the MNR[F] and the MECP, upon written request. The blasting reports shall include the following information:

      m.a. Location, date and time of the blast;
      m.b. Dimensioned sketch including photographs, if necessary, of the location of the blasting operation, and nearest point of reception;
      m.c. Physical and topographical description of the ground between the source and the receptor location.
      m.d. Type of material being blasted;
      m.e. Sub-soil conditions, if known;
      m.f. Prevailing meteorological conditions including wind speed in m/s, wind direction, air temperature in °C, relative humidity, degree of cloud cover and ground moisture content;
      m.g. Number of drill holes;
      m.h. Pattern and pitch of drill holes;
      m.i. Size of holes;
      m.j. Depth of drilling;
      m.k. Depth of collar (or stemming);
      m.l. Depth of toe-load;
      m.m. Weight of charge per delay;
      m.n. Number and times of delays;
      m.o. The result and calculated value of Peak Pressure Level in dBL and Peak Vibration Velocity in mm/s;
      m.p. Applicable limits; and
      m.q. The excess, if any, over the prescribed limit.

   n. The first five regular production blasts in the Main Area of the Licence shall be monitored at a minimum of five locations at varying distances from each blast to better define the ground and air vibration attenuation characteristics at the nearest receptors to assist with future blast designs. They shall entail establishing monitoring stations between the blast site and neighbouring receptors (residences).

   o. 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 a 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. The Licensee shall take all reasonable measures to prevent fly rock from leaving the site during blasting if a structure receptor is located within 500 metres of the boundary of the site.

   q. The use of electronic detonators shall be implemented to improve timing accuracy and maintain hole timing as designed.

3. Air Quality

   a. The Site shall operate in accordance with the Fugitive Dust Best Management Practices Plan (BMPP) dated December 2022, (revised ~~July 2023~~ May 2025). The BMPP shall be reviewed annually and updated if required based on current Site operations and new best management practices.

   b. Unpaved haul roads shall be watered using a water truck and/or dust suppressant. The application of water shall be dependent on weather conditions but should be designed to provide a watering rate of at least 2 L/m²/hour. Site personnel shall conduct daily visible inspections of visible dust from the onsite haul roads, which shall be used to inform additional watering activities if high opacity dust is reported. When temperatures fall below 4° C, a Ministry of Environment, Conservation and Parks chemical dust suppressant shall be used in place of water.

   c. Unpaved haul roads shall be re-graded annually (or as needed based on observations) using coarser material.

   d. A speed limit of 25 km/hour on all site roads shall be implemented.

   e. Stockpiles shall be placed below grade where possible with drop heights of less than 1 metre maintained for fine material.

   f. The processing plant shall be equipped with a water spray system with the watering rate set to suppress visible dust.

   g. The processing plant shall be located below grade as soon as feasible.

   h. Drills shall be equipped with dust suppression systems.

   i. If sustained winds exceed 40 km/hour, on-site processing activities, including drilling and blasting, ~~will~~ shall cease and not resume until two consecutive hours of winds below 40 km/hour are recorded.

   j. A record of all visual inspections, dust mitigation activities and complaints shall be kept in the onsite filing system, as identified in the BMPP.

4. Cultural Heritage

   a. Areas of cultural heritage potential were identified for portions of the properties located at 18722 Main Street, 1055 Charleston Sideroad, 1420 Charleston Sideroad, 18501 Mississauga Road, and 18667 Mississauga Road. Accordingly, property specific Heritage Impact Assessment (HIAs) have been prepared for these properties. The recommendations from each HIA are presented below.

   b. HIA Recommendations for 1420 Charleston Sideroad:

      The HIA for 1420 Charleston Sideroad determined that the Study Area will be subject to both direct and indirect impacts. To avoid or reduce these effects, ~~WSP recommends~~ the licensee shall:

      - During operations, the farmhouse shall be adaptively re-used as an office/laboratory site for the quarry operations. Prior to the surrender of the licence, the building shall be converted back to its original use.

      To achieve this conservation strategy, the following mitigation measures shall be implemented:

      b.a. If the property is vacated prior to converting the farmhouse to an office/laboratory a qualified specialist shall develop a mothball plan for the farmhouse, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.

      b.b. The limit of extraction shall include a 50 m buffer from the farmhouse to protect the heritage attributes of the property.

      b.b.a. Prior to site preparation, the licensee shall erect fencing at the 50 m buffer to identify a 'no-go zone' to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.

      b.c. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse is maintained.

      b.d. A Heritage Documentation Plan shall be prepared for the property with a focus on the barn foundation ruins on the property.

      b.e. A Heritage Conservation Plan shall be prepared for the farmhouse prior to use of the farmhouse as an office or laboratory space to guide the adaptive re-use efforts and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the rehabilitation program phase and into the future.

      b.f. Prior to the surrender of the licence, remove any temporary protective measures implemented during the time the farmhouse is used as an office/laboratory site and rehabilitate the farmhouse back to its original use.

   c. HIA Recommendations for 1055 Charleston Sideroad:

      The HIA for 1055 Charleston Sideroad determined that the property will be subject to both direct and indirect impacts. To avoid or reduce these effects, ~~WSP recommends~~ the licensee shall:

      - Prior to site preparation in Phase 7 salvage, document, and commemorate the heritage attributes of 1055 Charleston Sideroad.

      To achieve this conservation strategy, the following mitigations shall be implemented:

      c.a. A Heritage Documentation Plan shall be prepared for 1055 Charleston Sideroad to create a record of the property. The documentation of the property shall include the foundation ruins of the barn and outbuilding (Structural Foundation No. 1 and Structural Foundation No. 2) and remnant landscape components of the farm complex (driveway and tree lines).
      The Heritage Documentation Plan shall be completed by a qualified cultural heritage specialist prior to the commencement of quarrying activities within Phase 7.

      c.b. Prior to the surrender of the licence, a commemorative plaque shall be installed at 1055 Charleston Sideroad to document the heritage attributes at the property. The commemoration strategy ~~should~~ shall be implemented during the rehabilitation phase of the project, following the completion of quarrying activities.

   d. HIA Recommendations for 18722 Main Street:

      The HIA for 18722 Main Street determined that the property will be subject to both direct and indirect impacts. To avoid or reduce these effects, ~~WSP recommends~~ the licensee shall:

      - Retain the farmhouse, barn, and mature vegetation on site in their original use.

      To achieve this conservation strategy, the following mitigation measures shall be implemented:

      d.a. The limit of extraction shall include a 50 m buffer from the barn to protect the heritage attributes of the property.

      d.a.a. Prior to site preparation, the licensee shall erect fencing at the 50 m buffer to identify a 'no-go zone' to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.

      d.b. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse and barn are maintained.

      d.c. A berm or vegetative screen, shall be placed between 18722 Main Street the limit of extraction.

      d.d. The property at 18722 Main Street shall remain inhabited. In the event the property is vacated a qualified specialist shall develop a mothball plan for the farmhouse, with a maintenance and inspection schedule, to conserve the structure until the property is inhabited again.

      d.e. A Management and Maintenance Plan shall be prepared to protect and maintain the heritage attributes during the activities of the mineral aggregate operation.

   e. HIA Recommendations for 18501 Mississauga Road:

      The HIA for 18501 Mississauga Road determined that the property will be subject to both direct and indirect negative impacts. To avoid or reduce these effects, ~~WSP recommends~~ the licensee shall:

      - Prior to extraction in Phase 5 relocate the farmhouse within the existing property parcel located outside of the licence boundary and complete documentation and salvage for the remaining landscape and outbuilding components.

      To achieve this conservation strategy, the following mitigation measures shall be implemented:

      e.a. If the farmhouse is vacated prior to the relocation, a qualified specialist shall develop a mothball plan for the farmhouse, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.

      e.b. The following short-term conservation actions, shall be implemented prior to relocation of the farmhouse:

      e.b.a. Prior to site preparation in Phase 5, the licensee shall erect fencing 50 m from the farmhouse to identify a "no-go-zone" to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.

      e.b.b. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse is maintained.

      e.c. A Heritage Documentation Plan shall be prepared for the barns and mature vegetation on the property.

      e.d. A Structural Engineer should shall be consulted to confirm whether the farmhouse is structurally sound enough to withstand relocation. If the structural engineer determines that the farmhouse cannot be relocated the following shall be implemented: i) the extraction area shall be revised to include a 50 m buffer from the farmhouse ii) fencing shall be installed at the 50 m buffer to identify the "no-go-zone", iii) the recommendations of the blast impact assessment shall be implemented to ensure the structural integrity of the farmhouse is maintained iv) a qualified specialist shall develop a mothball plan for the farmhouse with a maintenance and inspection schedule to conserve the house until the licence licence is surrendered and v) following surrender of the licence licence, the farmhouse shall be inhabited for residential use.

      e.e. A Heritage Conservation Plan shall be prepared for the farmhouse to guide the relocation and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the relocation and into the future.

      e.f. Relocate the farmhouse on the portion of 18501 Mississauga Road that is located outside of the licence boundary to retain the general geographic and visual setting of the structure and supports understanding of its cultural heritage value or interest as a rural farmhouse.

      e.g. The relocated farmhouse shall be inhabited for residential use.

   f. HIA Recommendations for 18667 Mississauga Road:

      The HIA for 18667 Mississauga Road determined that the property will be subject to both direct and indirect negative impacts. To avoid or reduce these effects, ~~WSP recommends~~ the licensee shall:

      - Prior to extraction in Phase 4, the licensee shall relocate the farmhouse and summer kitchen within the existing property parcel located outside of the licence boundary and complete documentation and salvage for the remaining landscape and outbuilding components.

      To achieve this conservation strategy, the following mitigation measures shall be implemented:

      f.a. If the farmhouse and summer kitchen is vacated prior to the relocation, a qualified specialist shall develop a mothball plan for the farmhouse and summer kitchen, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.

      f.b. The following short-term conservation actions, shall be implemented prior to relocation of the farmhouse and summer kitchen:

      f.b.a. Prior to site preparation in Phase 4, erect fencing 50 m from the farmhouse and summer kitchen to identify a "no-go-zone" to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.

      f.b.b. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse and summer kitchen are maintained.

      f.c. A Heritage Documentation Plan shall be prepared for the barn complex, Outbuilding No. 1, fieldstone wall, and mature vegetation on the property.

      f.d. A Structural Engineer should shall be consulted to confirm whether the farmhouse is structurally sound enough to withstand relocation. If the structural engineer determines that the farmhouse cannot be relocated the following shall be implemented: i) the extraction area shall be revised to include a 50 m buffer from the farmhouse ii) fencing shall be installed at the 50 m buffer to identify the "no-go-zone", iii) the recommendations of the blast impact assessment shall be implemented to ensure the structural integrity of the farmhouse is maintained iv) a qualified specialist shall develop a mothball plan for the farmhouse with a maintenance and inspection schedule to conserve the house until the licence licence is surrendered and v) following surrender of the licence licence the farmhouse shall be inhabited for residential use.

      f.e. A Heritage Conservation Plan shall be prepared for the farmhouse and summer kitchen to guide the relocation and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the relocation and into the future.

      f.f. Relocate the farmhouse and summer kitchen on the portion of 18667 Mississauga Road that is located outside of the licence boundary to retain the general geographic and visual setting of the structure and conserve the contextual value of the farmhouse and summer kitchen.

      f.g. The relocated farmhouse and summer kitchen shall be in habited for residential use.

5. Archaeology

   a. A Stage 1-3 Archaeological Assessment Archaeological Mitigation shall be required for the following sites: ~~Location 1 (AkHa-29), Location 2 (AkHa-34), Location 3 (AkHa-35), Location 4 (AkHa-25), Location 5 (AkHa-26), Location 6 (AkHa-28), Location 10 (AkHa-31),~~ Location 12 (AkHa-29), Location 15 (AkHa-52), Location 16 (AkHa-30); ~~Location 18 (AkHa-31); Location 22 (AkHa-32); Location 26 (AkHa-33); Location 27 (AkHa-34)~~ and Cameron Site (AlHa-9).

   b. The limits of each of these archaeological sites have been determined by Stage 3 Archaeological Assessment and include a 10 metre protective buffer zone - plus a 70 metre buffer. These sites are identified on the plan view of this drawing and referred to as an "Archaeological Protection Area".

   c. Alterations and/or ground disturbing activities are prohibited within the limits of the "Archaeological Protection Area" until such time that a professionally licenced archaeologist has completed archaeological field work on the site and the Ministry of Citizenship and Multiculturalism (MCM) has entered a report(s) in the Ontario Public Register of Archaeological Reports where the report(s) recommends that the archaeological site is of no further cultural heritage value or interest.

   d. Any archaeological site that is of further cultural heritage value or interest that remains within the licenced area at the time of surrender of the licence shall be protected through a restrictive covenant on title.

   e. The protected sites shall be fenced (post and wire) prior to commencing extraction.

   f. Should deeply buried archaeology remains be found during the course of site preparation and/or extraction related activities, the MCM shall be notified.

   g. In the event that human remains are encountered during construction or extraction activities, the licensee shall immediately contact both the MCM and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (MGCS).

6. Visual

   a. Berms shall be designed to mitigate visual effects and shall be constructed in the locations identified on the plan view of this drawing for the along the perimeter of each area (Main Area, North Area and South Area) as shown on the plan view of this drawing. The berms shall be five to seven metres in height and constructed with material from each extraction area on-site topsoil and overburden, prior to extraction commencing in the Main Area, North Area and South Area.

   b. Berms shall remain in place throughout the operational phases in each of the Main Area, North Area and South Area until extraction has been completed. Once operations are completed in each Area, the berms shall be removed and the material from the berms shall be used for rehabilitation.

   c. The berms shall be seeded with a grass/legume seed mix in order to stabilize the soils on the berms and groundwater infiltration trench. The grass/legume seed mix shall be applied at a rate of 125 kg /ha. The mix ~~should~~ shall consist of 50-70% grasses (a minimum of three species) and 30-50% legumes, and may include the following species, as available at the time of application:

      - Annual rye (Lolium multiflorum)
      - Perennial rye (Lolium perenne)
      - Tall fescue (Lolium arundinaceum)
      - Buckwheat (Fagopyrum esculentum)
      - Alfalfa (Medicago sativa)
      - Crown vetch (Securigera varia)
      - White clover (Trifolium repens)
      - Creeping bentgrass (Agrostis stolonifera)
      - Red fescue (Festuca rubra)

   d. When constructing the berms, as much of the existing perimeter tree lines as possible shall be left in place for additional visual screening.

   e. Deciduous trees shall be planted with approximately 10 m spacing on either side of the water infiltration trench, within 1 year of issuance of the licence. The trees shall include the following species and percentage mixture:

      - Sugar Maple (Acer saccharum) - 50%
      - Red Oak (Quercus rubra) - 50% -

   f. Trees and shrubs shall be planted as seedlings in the visual planting areas (see plan view on this drawing for locations) with approximately five metre spacing. The tree seedlings shall be approximately 50 centimetres in height. The tree and shrub mix shall include the following species and percentage mixture:

      - Trembling aspen (Populus tremuloides) - 10 %
      - Gray dogwood (Cornus racemosa) - 10 %
      - Alternate-leaved dogwood (Cornus alternifolia) - 10 %
      - Eastern red cedar (Juniperus virginiana) - 10 %
      - White pine (Pinus strobus) - 30 %
      - White spruce (Picea glauca) - 30 %

   g. Planting of the visual planting areas for the Main Area shall occur within 1 year of issuance of the licence, and for the North and South Areas within 5 years of issuance of licence.

   h. Monitoring of trees survival shall be conducted within the first year following planting and equivalent replacement planting shall be carried out if more than 20% of the trees did not survive. If replacement trees are required, another year of monitoring is required to confirm survival.

   i. Rehabilitation shall be implemented as illustrated on drawing 4 of 4.

7. Water

   a. The maximum predicted groundwater table, based on groundwater level monitored over a 12 month period from January to December 2021, are as follows:

      - Main Area - Ranges from 420.7 to 393.5 masl (north to southeast)
      - North Area - Ranges from 407.0 to 397.3 masl (northwest to southeast)
      - South Area - Ranges from 405.3 to 391.0 masl (northeast to south)

   b. Prior to below water extraction, the licensee shall complete a follow-up door-to-door survey of private wells for properties within 1,000 metres of the Study Area, to supplement and verify the MECP Water Well Information System (WWIS) information, to confirm neighbouring water users and confirm baseline conditions prior to below water extraction commencing. Landowner participation in the private well survey is voluntary.

   c. Prior to below water extraction, the licensee shall obtain and operate in accordance with a Permit To Take Water and Environmental Compliance Approval under the Ontario Water Resources Act to permit the water management activities needed to operate the pit and quarry. These activities include:

      - Pumping, collection, storage and discharge of pit and quarry water;
      - Operation of a groundwater infiltration trench; and
      - Construction and operation of an engineered wetland.

   d. The approved monitoring programs defined in the Permit to Take Water and/or Environmental Compliance Approval shall, at a minimum, include all groundwater and surface water monitoring requirements as outlined below:

      - On-site monitoring shall include the wells, surface water stations and mini-piezometers listed in Table 1 on drawing 1 of 4, and shall include the scope and frequency specified in Table 1.
      - Off-site monitoring shall include the wells, surface water stations and mini-piezometers listed in Table 2 on drawing 1 of 4, and shall include the scope and frequency specified in Table 2, subject to landowner approval.

   e. In the event a well complaint is received by the licensee for a private (domestic / farm) well located within the estimated zone of influence (1,000 metres), the licensee shall implement the following Well Complaint Response Protocol:

      e.a. A representative of the licensee shall meet with the resident within 24 hours and discuss the complaint. If warranted, the licensee shall contact a local well contractor, and the resident shall be immediately supplied a temporary water supply within 24 hours from the time of the complaint (see Section below).

      e.b. If the issue raised by the resident is related to a loss of water supply, the licensee shall have a consultant / well contractor determine the likely causes of the loss of water supply, which can result from a number of factors, including pump failure, extended overuse of the well or lowering of the water level in the well from potential aggregate operations interference. This assessment process would be carried out at the expense of the aggregate operator licensee and the results of the assessment shall be provided to the resident.

      e.c. The consultant / well contractor will be able to readily determine if pump failure or extended use of the well is the problem and, if so, it is not the licensee's responsibility to remedy. If the problem and, should the resident choose to have the pump repaired or replaced at their expense, the well contractor would complete a full situation for the resident. If well capacity in relation to the demand being placed on the well by the resident (i.e.: extended overuse) is determined to be the issue by the consultant / well contractor, recommendations shall be provided to the resident for their consideration; implementation of which would be at their expense.

      e.d. If, however, well interference is determined to potentially have been caused by aggregate extraction and dewatering activities relating to this licence, then water well supply mitigation shall be reviewed with the resident and the best course of action to restore an equivalent water supply to the resident shall be implemented at ~~OMHs~~ the licensee's expense. For example, if the water level in the well is lowered to a point where it has interfered with pumping, then potential solutions shall be evaluated including adjusting the pump pressure and / or lowering the pump level in the well.

      e.e. In the event that the well is incapable of providing an adequate supply of water (i.e., the water level is too low in comparison to the depth of the well), or the repair to the pumping system will be more than a day, the consultant / well contractor shall continue to supply a potable water source to the resident (until restoration of the well is complete). These actions would be carried out at the expense of the licensee. In rare cases where the water level in the well has been lowered significantly, the well may have to be deepened, widened or relocated ~~new~~ at the licensee's expense). Any replacement well shall be constructed in accordance with O.Reg. 903, as amended Standards.

      e.f. If the issue raised by the land owner is related to water quality, the licensee shall have a consultant/contractor determine the likely causes of the change in water quality, and review monitoring results at the quarry and background monitoring results from the baseline well survey to determine if there is any potential correlation with the quarry. If it has been determined that the quarry caused a water quality issue, the quarry shall continue to supply water at the licensee's expense until the problem is rectified. The licensee shall be responsible for restoring the water supply by replacing the well or providing a water treatment system. Only at the request of a landowner would a cistern be supplied. The licensee shall be responsible for the expense to restore the water quality.

   f. The licensee shall submit an annual water resources monitoring report to MNR[F], MECP, Town of Caledon and Credit Valley Conservation (CVC). The annual report shall also include a summary of any water related complaint and the actions taken by the licensee to address the issue.

   g. During operations, the sump in each pit and quarry area shall be located near the lowest point of elevation on the current pit and quarry floor. The position of the sump at a given point in time will be dictated by direction of extraction and elevation of the base of the current pit and quarry floor within each quarry area, and shall generally be as follows:

      - Main Area - the sump shall be located in the most southeastern southeastern area of the current pit and quarry floor, at the point of lowest elevation.
      - North Area - the sump shall be located in the most southeastern southeastern area of the current pit and quarry floor, at the point of lowest elevation.
      - South Area - the sump shall be located in the most southeastern area of the current pit and quarry floor, at the point of lowest elevation.

   h. Subject to an agreement with the Osprey Valley Golf Course, the licensee shall construct a discharge pipe from the licence area to the irrigation system infrastructure at the golf course to convey the water from the settling pond to the golf course for irrigation, with the excess water stored or discharged through the existing pond system to the Credit River.

   i. Subject to an agreement with the Region of Peel, the licensee shall construct piping under Main Street and Charleston Sideroad for the transfer of water from the Main and South Areas to the North Area.

   j. The licensee shall construct a slurry wall / grout zone prior to the start of Phase 3 and infiltration trenches prior to the start of Phase 4 as a groundwater mitigation system in the west setback of the Main Area, and similarly, a slurry wall / grout zone and infiltration trenches in the west and south setback of the South Area prior to the start of Phase 6. The location of the infiltration trenches are shown on the plan view of drawings 2 and 3 of 4 (refer to the Groundwater Infiltration Trench Cross Section detail on this drawing for additional information). Water to supply the infiltration trenches shall be collected from the pit and quarry sumps during operations and stored in the Settling Pond an up to 1 to 3 ha seed pond located in the Main Area or North Area. The system shall be operated in accordance with the Permit To Take Water and Environmental Compliance Approval under the Ontario Water Resources Act.

   k. An aggregate washing operation may be established in the Main and South Area, utilizing up to a 1 to 2 hectare sized pond for the storage of wash water in a closed-loop system. Wash water will be sourced from the pit and quarry sump, and top-up water will be added to the wash pond as needed during operations, in order to maintain sufficient water for the operation. Aggregate washing operations shall be completed in accordance with the Permit To Take Water and Environmental Compliance Approval under the Ontario Water Resources Act.

   l. All fuel storage and handling on-site shall be completed in accordance with applicable Technical Standards and Safety Authority (TSSA) standards. The on-site storage and servicing of machinery shall be carried out in accordance with established best practices and is protective of the environment. The use and storage of hazardous substances shall follow applicable workplace hazardous materials regulations, including Ontario Regulation 860/93, as amended.

   m. Once operations in the North Area, South Area and Main Area have been completed and the rehabilitated landform has been created, pumping will cease and allowed to flood and in form the Main, North and South ponds. The Main, North and South pond water levels post-rehabilitation are predicted to reach a level of approximately ~400, ~399 and ~393.5 masl, respectively.

      - The South pond would be self contained and not require an overflow outlet;
      - The Main pond overflow shall be directed via a culvert under Main Street to the North pond with its outlet invert at ~400 masl; and
      - The North pond overflow shall be directed via main outlet to the Osprey Valley Golf Course irrigation pond system with its outlet invert at ~399 masl.

   n. All rehabilitated pond levels and outlets will be passive and not require pumping.

8. Noise

   a. On-site equipment shall meet the following noise limits as indicated in the table below:

Source ID	Source Description	Quantity	Overall Sound Power Level [dBA] [1]
Generator	Temporary Processing Plant - Generator	1	113
Screen 1-2	Temporary Processing Plant - Screen	2	115
Jaw Crusher	Temporary Processing Plant – Jaw Crusher	1	111
Cone Crusher	Temporary Processing Plant - Cone Crusher	1	110
Loader PP	Processing Plant Loader	4	107 [2]
Loader EX	Extraction Loader	3	110 [2]
Drill 1-2	Rock Drill	2	116
Screen 1-7	Permanent Processing Plant - Screen	7	108
Jaw Crusher 1-2	Permanent Processing Plant – Jaw Crusher	2	111
Cone Crusher 1-3	Permanent Processing Plant - Cone Crusher	3	107
Wash Plant Screen 1-2	Permanent Processing Plant - Screen	2	106
Haul Truck	Articulated Haul Truck	26 [3]	107
Haul Truck Unloading	Haul Truck Unloading	26 [4]	114
Shipment Truck	Highway Truck	38 [3]	103

Notes:
1. Values presented in table do not include adjustments that were considered in the modelling (i.e., time weighting) where applicable
2. Average sound power level representing various loader activities
3. Number of round trips in a given hour
4. 26 unloading events

   b. Activities to prepare the Site, such as the stripping of topsoil, construction of the berms, or activities related to the rehabilitation of the Site after the extraction is completed are considered to be construction activities and are only permitted to occur during the daytime period (i.e., 7:00am to 7:00pm) Monday to Friday except statutory holidays.

   c. Activities for site operations, such as extraction, processing and drilling are permitted to occur during the daytime period (i.e. 7:00am to 7:00pm) Monday to Saturday, except statutory holidays.

   d. Activities related to shipping are permitted from 6:00am to 7:00pm Monday to Saturday, except statutory holidays. Shipping is permitted from 7:00pm to 6:00am only where required to support public authority contracts that necessitate the delivery of aggregates during these hours. Shipping activities from 7:00pm to 6:00am shall be limited to highway trucks and shipping loaders and no other operations shall be permitted.

   e. A 5-m high visual/acoustical ~~barrier~~ berm shall be installed around constructed in the locations identified on the plan view of this drawing for the Main Area, North Area and South Area prior to extraction commencing in the identified areas. A 265 m portion of the the berm along the west part of the Main Area shall be constructed to a 7 m high acoustical/visual barrier berm (see plan view for location). The berm along the west part of the Main Area property boundary shall be constructed prior to the commencement of the use of the temporary processing plant.

   f. The temporary processing plant shall be mitigated by noise controls in the form of barriers or acoustically equivalent treatment (e.g., equipment mounted) to reduce the noise emissions. A 7.5 m high, approximately 117 m long barrier located 20 m west and a 6 m high, approximately 80 m long barrier located east of the temporary processing plant shall be installed.

   g. The permanent processing plant shall be mitigated by noise controls in the form of barriers or acoustically equivalent treatment (e.g., equipment mounted) intended to reduce the noise emissions. A 13 m high, approximately 108 m long barrier located 20 m north and east and a 13 m high, approximately 56 m long barrier located 20 m west of the processing plant shall be installed. In addition, a 13 m high, approximately 69 m long barrier located 20 m east and south of the processing plant equipment located in Phase 6 lands.

   h. Proposed Barriers can shall be constructed of earth berms, product stockpiles or other suitable acoustic barriers such as trailers or shipping containers, as long as the height and the density requirements of 20 kg/m^2 without gaps are maintained.

   i. Extraction loaders shall be generally operating operate within 30 m of the active working face to maximize noise screening by the working face.

   j. Drills procured for the Site operations shall be mitigated (e.g., manufacturer installed noise controls) resulting in a sound power level of 116 dBA. In addition, when operating within the identified areas on the Noise Mitigation Schematic on this drawing or drawing 2 of 4, the drills shall be equipped with a 4.5 m high "C – shaped" and 22 m long local barrier located at the distance of 5 m from the equipment (or acoustically equivalent). In addition, operational restriction shall be considered for drills operating in specifics areas as indicated on the Noise Mitigation Schematic on this drawing or drawing 2 of 4:

      - Area 1 - operation of a single unmitigated drill;
      - Area 2 - operation of a single mitigated drill;
      - Area 3 - operation of two mitigated drills; and,
      - Area 4 - operation of one mitigated and one unmitigated drill.

   k. The number of extraction loaders shall be reduced from three to two units when equipment operates in the areas identified as Area 5 through Area 7 and shown on the Noise Mitigation Schematic on this drawing or drawing 2 of 4. In addition, the loaders operating in Area 6 shall be similar to the plant loader with sound power levels of 107 dBA.

   l. Gravel extraction shall be completed using a single loader with a sound power level of 107 dBA.

   m. The licensee shall utilize an alternative to narrow band back up alarms that meet Ministry of Labour safety requirements for on-site equipment.

   n. 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.

   o. To confirm that sound levels from the Site operations are in compliance with the MECP noise guideline limits, an acoustical audit shall be completed by a qualified professional once extraction and processing activities commence in the Main Area.

   p. Proposed mitigation may be substituted through equipment modification, other control measures and/or local barriers if an assessment by a qualified professional is completed in accordance with and MECP requirements to demonstrate the modification complies with MECP noise limits at surrounding sensitive receptors. Prior to any modification, notification shall be given to MNR[F].

9. Natural Environment

   a. Barn #1b, Barn #2, Barn #3 and Record of Site Condition (RSC) #1 shall only be removed outside of the bat active period of March 15th - November 30th.

   b. Habitat for eastern meadowlark and bobolink (as shown on the Key Natural Heritage Features Schematic on drawing 1 of 4) shall only be removed outside of the nesting period of May 1st - July 31st.

   c. To comply with the Migratory Birds Convention Act, Barn #1a, Barn #2, Barn #3 and Shed #3 (as shown on the plan view on drawing 1 of 4) shall not be removed during the active season for barn swallow (May 1st - August 31st), unless disturbance is preceded by a nesting survey conducted by a qualified biologist. If any active nests are found during the nesting survey, the structure shall not be removed until the young have fledged the nest.

   d. To comply with the Migratory Birds Convention Act, removal of vegetation shall not be permitted during the active season for breeding birds (April 7 - August 15th), unless construction disturbance is preceded by a nesting survey conducted by a qualified biologist. If any active nests are found during the nesting survey, a buffer will shall be installed around the nest to protect against disturbance. Vegetation within the protection buffer shall not be removed until the young have fledged the nest.

   e. Implement a minimum setback for extraction of 15 metres from significant woodlands (as shown on this drawing). There shall be no disturbance, including berms, within 10 metres of these significant woodlands.

   f. Implement a minimum setback for extraction of 30 metres from the Coulterville Wetland Complex (as shown on this drawing). There shall be no disturbance, including berms, within 10 metres of the wetland.

   g. Implement a minimum setback for extraction of 30 metres from Tributary #1 and the pond (as shown on this drawing). There shall be no disturbance, including berms, within 10 metres of these features.

   h. Implement a minimum setback for extraction of 30 metres from unevaluated wetland units 3, 4 and 5 (as shown on this drawing). There shall be no disturbance, including berms, within 10 metres of the wetland.

   i. All conditions of Endangered Species Act approvals/permits shall be followed.

   j. Sediment and erosion control measures shall be installed along the dripline of the significant woodlands in areas where runoff has the potential to enter the woodland, and adjacent to the Coulterville Wetland Complex prior to commencement of activities within 30 metres of the significant woodlands (e.g., Site preparation) and shall be actively monitored and maintained for the duration of the proposed operations. Following rehabilitation of the areas adjacent to the significant woodlands, the control measures shall be removed.

   k. Excess water collected in the sump(s) shall be pumped to a settling pond located on the east side of the North Area, from which water will flow by gravity for off-site discharge to the Osprey Valley Golf Course irrigation pond system, with the excess water stored or discharged through the existing pond system to the Credit River.

   l. Water collected from quarry operations and discharged off-Site shall be monitored for total suspended solids and temperature to ensure it meets the discharge objectives for those parameters, as specified in the Environmental Compliance Approval.

   m. The water monitoring requirements for Locations 1, 2, 3 and 4:

      - Location 1: Main Quarry - Northwest Area - Tributary #1 (SW14/MP14, SW22/MP22, SW23/MP23, MW20-15A/B/C)
      - Location 2: Main Quarry - Northwest Area - Coulterville Wetland Complex (SW17/MP17, SW18/MP18, SW19/MP19, SW20/MP20, MW22-02A/B, MW22-03A/B)
      - Location 3: Main Quarry - Monitoring Wells for the Main Area Mitigation System (MW-IT-01A/B, MW-IT-02A/B)
      - Location 4: South Quarry - Monitoring Wells for the South Area Mitigation System (MW-IT-03A/B, MW-IT-04A/B, MW-IT-05A/B, MW-IT-06A/B, MW-IT-07A/B)

10. Traffic

   a. Prior to shipping, the licensee shall enter into an agreement with the Region of Peel applicable road authority for the construction of the:

      a.a. Entrance / exit
      a.b. Charleston Sideroad improvements

   b. Prior to below water operations commencing in the Main Area and prior to operations commencing in the South Area, the licensee shall enter into an agreement with the Region of Peel applicable road authority for a crossing underneath Main Street and Charleston Sideroad, respectively.

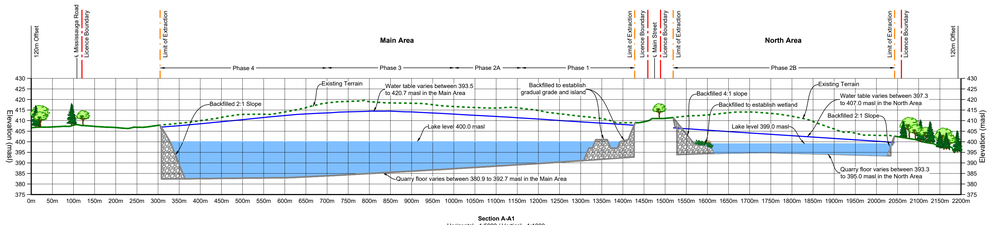
   c. A minimum 170 metre long internal access road to accommodate highway truck queuing shall be constructed on-site (the location shown on the plan view of this drawing is schematic only). The scale house shall be located a minimum of 170 metres from the commencement of the internal access road to accommodate highway truck queuing.

11. Socio-Economics

   a. The licensee shall hold an annual Community Liaison Committee meeting once a year. The Community Liaison Committee shall consist of up to 5 members of the public that live within 500 m of the licence area and representatives of the licensee. The Community Liaison Committee is intended to provide a forum for dialogue and exchange of information between the surrounding community and the licensee relative to ongoing operations, rehabilitation, monitoring, reporting and any complaints received and actions taken by the licensee. The licensee shall also invite the MNR[F], Town of Caledon, the Region of Peel and the CVC to attend the Community Liaison Committee meetings.

Site Plan Acronyms

1. ARA - Aggregate Resources Act
2. MECP - Ministry of the Environment, Conservation and Parks
3. MGCS - Ministry of Government and Consumer Services
4. DFO - Department of Fisheries and Oceans Canada
5. MNR[F] - Ministry of Natural Resources ~~and Forestry~~
6. MCM - Ministry of Citizenship and Multiculturalism
7. TSSA - Technical Standards and Safety Authority
8. MTCS - Ministry of Tourism, Culture and Sport
9. ECA - Environmental Compliance Approval
10. BMPP - Best Management Practices Plan
11. WWIS - Water Well Information System
12. HIA - Heritage Impact Assessment
13. CVC - Credit Valley Conservation
14. MASL - Metres above sea level
15. PTTW - Permit to Take Water
16. NTS - Not to Scale



Section A-A1
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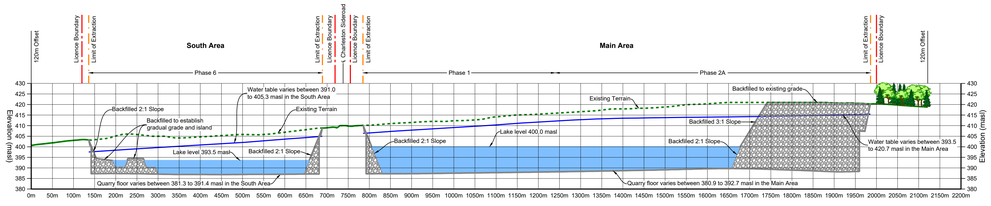

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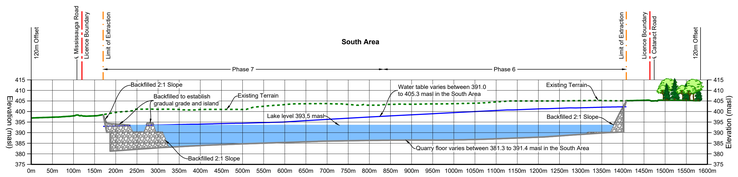

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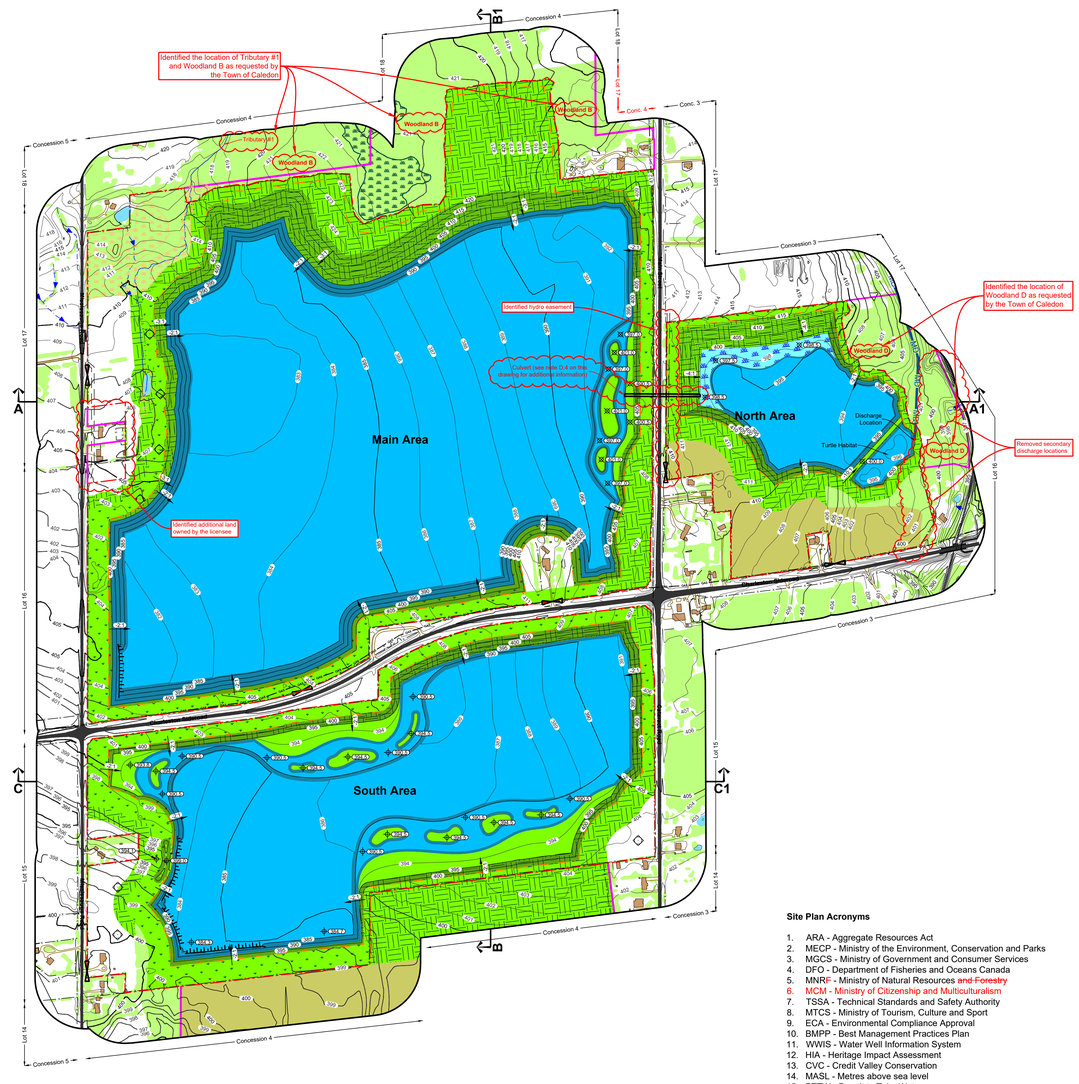
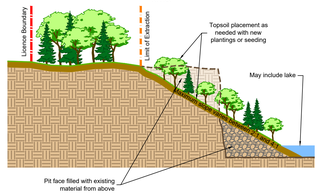
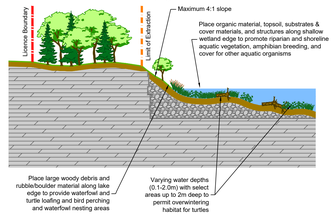


Typical Cut and Fill Side Slope Detail - Pit
N.T.S.



Typical Wetland Detail
N.T.S.



Typical Backfilled Side Slope Detail - Pit
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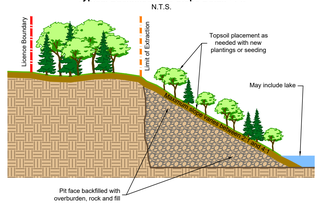
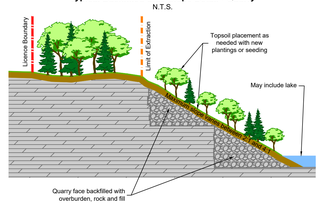


Typical Backfilled Side Slope Detail - Quarry
N.T.S.



PROGRESSIVE REHABILITATION

A. General

1. Area Calculations:

1.1.	Licence (total)	**261.2 hectares**
	Main Area	151.5 hectares
	North Area	30.3 hectares
	South Area	79.4 hectares
1.2.	Limit of Extraction (total)	**199.5 hectares**
	Main Area	123.6 hectares
	North Area	16.0 hectares
	South Area	59.9 hectares
1.3.	Final rehabilitation within licence (total)	**261.2 hectares**
	Gradual grade or island	7.8 hectares
	Grassland	25.3 hectares
	Lake	157.9 hectares
	Meadow	7.6 hectares
	Wetland	1.6 hectares
	Woodland	46.2 hectares
	Existing conditions	14.8 hectares

B. Phasing

1. As excavation reaches the limit of extraction or maximum depth, progressive rehabilitation shall commence. See note M.1 on drawing 2 of 4 for the maximum disturbed area requirement for rehabilitation of the site.
2. Progressive rehabilitation shall follow the general direction and sequence of extraction identified on the plan view and described in the notes on drawing 2 of 4.
3. ~~Minor deviations in operational and rehabilitation sequence shall be permitted in order to adjust for any variable resource or market conditions.~~
3. Each phase of extraction shall undergo progressive rehabilitation, prior to proceeding to the next phase of extraction.
4. Progressive rehabilitation activities shall include sloping and grading, placement of overburden and topsoil, tree and shrub planting.

C. Slopes and Grading

1. Progressive rehabilitation shall consist of backfilling the excavation faces (where applicable), tunnels and quarry floors to establish the final elevations and grades depicted on the plan view of this drawing using topsoil and overburden available on-site. A portion of the extraction face in the ~~southeast~~ southwest corner of Phases 5 and 7 (as shown on the plan view) shall remain vertical (see notes H.9.5 and H.11.7 on drawing 2 of 4 for additional information).
2. Upon completion of extraction in Phase 7, the slurry wall adjacent to the infiltration trenches in the southwest ~~and southeast~~ corner of the South Area shall be excavated and backfilled with sand.
3. Side sloping on-site will range from 2:1 to 4:1 as well as gradual grades (see Section N Variations from Control and Operation Standards on drawing 2 of 4).
4. No excess soil shall be imported on-site for rehabilitation purposes.
5. Prior to the placement of subsoil and topsoil in locations where the quarry floor has been backfilled to establish gradual grades, islands and wetlands, the quarry floor shall be ripped and tilled to alleviate compaction, if required.

D. Drainage

1. Final surface drainage will follow the rehabilitated contours and directional arrows shown on the plan view of this drawing.
2. Once operations in the North Area, South Area and Main Area have been completed and the rehabilitated landform has been established, pumping shall cease, and the land allowed to flood and form the Main, North and South ponds. The Main, North and South pond water levels post-rehabilitation are predicted to reach a level of approximately ~400, ~399 and ~393.5 masl, respectively.
3. The South pond will be self contained and not require an overflow outlet.
4. The Main pond overflow shall be directed via a culvert under Main Street (as shown on the plan view of this drawing) to the North pond with its outlet invert at ~400 masl.
5. The North pond overflow shall be directed via main outlet to the Osprey Valley Golf Course irrigation pond system with its outlet invert at ~399 masl.
6. All rehabilitated pond levels and outlets will be passive and not require pumping.

E. Natural Environment

1. Lake Shoreline - Main, North and South Area
   1.1. The shoreline of the lakes shall be contoured ~~, where possible~~ to create convoluted or irregular shoreline gradients.
   1.2. Where sloping and excavation depths allow, shoals or islets shall be created to increase habitat diversity.
   1.3. Stumps and logs shall be placed along the shoreline as wildlife habitat structure. Boulders and rock rubble from the extraction shall also be used for wildlife habitat structure.
2. Woodland - Main Area
   2.1. The woodland in the Main Area, as shown on the plan view, shall be planted with tree species representative of the woodland communities that will be removed, such as sugar maple, American beech, paper birch, white elm, white cedar, balsam fir, eastern hemlock, red maple, trembling aspen, black cherry, alternate-leaved dogwood, gray dogwood, red-osier dogwood.
   2.2. Trees shall be planted at approximately 2.5 m spacing to achieve a density of 1,600 seedlings per hectare. Two years after planting, the target density shall be 1,200 seedlings per hectare with a survival rate of 75%. Infill plantings shall be completed, if required, in year two after planting.
3. Habitat for eastern small-footed myotis and little brown myotis - Main Area
   3.1. Rock piles shall be placed in the locations shown on the plan view to create habitat for eastern small-footed myotis. Rock piles shall vary in size and height between 0.5 m and 2 m. Crevices shall be created through stacking slabs of flat rock varying in size from several centimeters to one meter long.
   3.2. Bat boxes shall be installed in the same location as the rock piles to provide habitat for little brown myotis.
4. Setback areas / Slopes - Main, North and South Area
   4.1. All slopes located above the final water level shall be seeded with an appropriate native, non-invasive seed mix to prevent erosion during operations.
   4.2. Nodal plantings shall be expanded naturally through seed rain.
   4.3. Along the setback to significant Woodland B, as shown on drawing 1 of 4, plant species representative of the existing woodland, such as sugar maple (Acer saccharum), American beech (Fagus grandifolia), paper birch (Betula papyrifera), American elm (Ulmus americana), white cedar (Thuja occidentalis), balsam fir (Abies balsamea), eastern hemlock (Tsuga canadensis), red maple (Acer rubrum), trembling aspen (Populus tremuloides), black cherry (Prunus serotina), alternate-leaved dogwood (Cornus alternifolia), gray dogwood (Cornus racemosa), red-osier dogwood (Cornus sericea), shall be planted.
   4.4. Along the setback to significant Woodland D, as shown on drawing 1 of 4, plant species representative of the existing woodland, such as sugar maple (Acer saccharum), American beech (Fagus grandifolia), red oak (Quercus rubra), paper birch (Betula papyrifera), black walnut (Juglans nigra), American elm (Ulmus americana), alternate-leaved dogwood (Cornus alternifolia), shall be planted.
   4.5. On north-facing slopes and setbacks which are expected to be cooler and moister, plant species such as white cedar (Thuja occidentalis), white spruce (Picea glauca), Norway spruce (Picea abies), red maple (Acer rubrum), paper birch (Betula papyrifera), American basswood (Tilia americana), shall be planted.
   4.6. On the east/west-facing slopes and setbacks, plant species such as white pine (Pinus strobus), white cedar (Thuja occidentalis), white spruce (Picea glauca), European larch (Larix decidua), trembling aspen (Populus tremuloides), balsam poplar (Populus balsamifera), sugar maple (Acer saccharum), black cherry (Prunus serotina), red oak (Quercus rubra), bur oak (Quercus macrocarpa), shall be planted.
   4.7. Within the setback and slope areas shrubs shall also be planted to add diversity and increase wildlife/pollinator diversity, such as: serviceberry (Amelanchier spp.), nannyberry (Viburnum lentago), ninebark (Physocarpus opulifolius), dogwoods (Cornus spp.), highbush cranberry (Viburnum opulus), elderberry (Sambucus spp.), choke cherry (Prunus virginiana).
5. Shoreline Wetland - Main, North and South Areas
   5.1. Organic material shall be placed in shallow water areas to promote the establishment of shoreline and aquatic vegetation and to create habitat for aquatic fauna and amphibians. Stumps and trees of non-commercial value shall be stockpiled during clearing operations and used as habitat structure. Boulders and rock rubble from the extraction operation shall also be used to increase habitat diversity along the shoreline area ~~, where possible~~.
   5.2. In the shoreline wetland areas, shallow emergent marsh vegetation shall be planted in the water with species that may consist of, but are not limited to: red-osier dogwood (Cornus stolonifera), slender willow (Salix petiolaris), and herbaceous plants such as water plantain (Alisma plantage-aquatic), lake sedge (Carex lacustris), swamp milkweed (Asclepias incarnate), softstem bulrush (Schoenoplectus tabernaemontani) and common cattail (Typha latifolia).
6. Riparian Plantings - Main Area
   6.1. Riparian plantings along Tributary #1, as shown on drawing 2 of 4, shall include a variety of native species including, but not limited to, white cedar (Thuja occidentalis), balsam poplar (Populus balsamifera), pussy willow (Salix discolor), slender willow (Salix petiolaris), red-osier dogwood (Cornus sericea), nannyberry (Viburnum lentago), elderberry (Sambucus canadensis), meadowsweet (Spiraea sp.), fowl bluegrass (Poa palustris), lake sedge (Carex lacustris), fox sedge (Carex vulpinoidea), blue vervain (Verbena hastata), and spike rush species (Eleocharis spp.).
7. Turtle Habitat - North Area
   7.1. Turtle habitat shall be created in the North Area in the location shown on the plan view.
   7.2. The turtle habitat pond shall include sediment on the pond bottom to provide a growing medium for plants, and provide habitat for turtles (e.g., overwintering).
   7.3. Plant emergent macrophytes shall include species such as pickerelweed (Pontederia cordata), broad-leaved arrowhead (Sagittaria latifolia), water plantain species (Alisma spp.), cattail (Typha sp.), common arrowhead (Sagittaria latifolia), and greater water dock (Rumex hydrolapathum).
   7.4. Plant submergent macrophytes shall include species such as eelgrass (Zostera marina), broad waterweed (Elodea canadensis), slender naiad (Najas flexilis), common hornwort (Ceratophyllum demersum).
   7.5. Basking features such as logs or rocks shall be placed throughout the shallow shoreline areas.
   7.6. Areas of suitable nesting substrate shall be constructed along or adjacent to the shoreline.
8. Meadow in North Area
   8.1. Meadow habitat for eastern meadowlark and bobolink shall be created in the North Area outside of the limit of extraction at the location shown on the plan view.
   8.2. A minimum of 60-80% of the meadow shall be covered by at least three different grass species, such as: poverty oatgrass (Danthonia spicata), bottlebrush grass (Elymus hystrix), common panic grass (Panicum capillare), big bluestem (Andropogon gerardi), Canada wild rye (Elymus canadensis), switch grass (Panicum virgatum), wool-grass (Scirpus cyperinus), Virginia wild rye (Elymus virginicus).
   8.3. At least one of the grass species shall be taller than 50 cm, which shall include at least one of the following: bottlebrush grass (1.3 m), big bluestem (>3.0 m), Canada wild rye (1.3 m), switch grass (1.6 m).
   8.4. Remaining 20-40% shall be covered by forbs or legumes such as Canada anemone (Anemone canadensis), black-eyed susan (Rudbeckia hirta), common evening primrose (Oenothera biennis), common milkweed (Asclepias syriaca), yarrow (Achillea millefolium), New England aster (Symphyotrichum novae-angliae), and wild bergamot (Monarda fistulosa).
   8.5. Meadow seed mixes shall be sown at a rate of 25kg/ha.

FINAL REHABILITATION

A. General

1. All equipment ~~and buildings/structures on the quarry floor~~ shall be removed from the site. The building/structures located at 1420 Charleston Sideroad (utilized as an office and quality control lab during operations) may remain on-site.
2. No internal haul roads shall remain.
3. The anticipated final end use will be naturalized open spaces with the creation of lakes, vegetated shorelines, islands, vertical faces, wetlands, upland forested areas, riparian plantings adjacent to the existing watercourse, nodal shrub and tree planting on upland areas, grassland meadows and specialized habitat features for bats and turtles.
4. The long term average lake levels are:
   - Main - 400.0 masl
   - North - 399.0 masl
   - South - 393.5 masl
5. All plantings completed as part of rehabilitation will be audited two years after planting to assess planting survival rates and additional plantings shall be completed if required to create the habitat conditions as specified on this page.

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4. DFO - Department of Fisheries and Oceans Canada
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14. MASL - Metres above sea level
15. PTTW - Permit to Take Water
16. NTS - Not to Scale

Site Plan Changes

The redline revisions shown on this drawing represent all of the changes that have been made since the August 2023 Aggregate Resource Act site plan.

Legal Description

Part of Lots 15-~~17~~18, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former geographic Township of Caledon)
Town~~ship~~ of Caledon
Regional Municipality of Peel

Legend

- Licence Boundary
- Limit of Extraction
- Contours with Elevation (Metres above sea level (MASL))
- Watercourse (Permanent (Direction of flow indicated by arrows))
- Watercourse (Intermittent (Direction of flow indicated by arrows))
- Water Feature
- Wooded Area
- Wetland (MNR~~F~~ Evaluated - Other)
- Wetland (MNR~~F~~ - Unevaluated)
- Gradual Grade / Island
- Grassland
- Woodland
- Wetland
- Lake
- Meadow
- Rock Pile & Bat Box Locations (Approximate)
- Additional Land Owned by Licensee
- 120m Offset From Licence Boundary
- Easement (Updated the legend to include easements)
- Pipeline (Enbridge Gas Inc.)
- Main Discharge
- Secondary Discharge (~~Discharge not to exceed surface water flow based on existing conditions~~)
- Fence (1.2 m post & wire fence unless otherwise noted)
- Extraction Face (Below Water)
- Public Road
- Driveway
- Railway
- Gate
- Building/Structure
- Proposed Floor Elevation (Metres above sea level (MASL))
- Proposed Final Grade (Horizontal : Vertical)
- Cross Sections

Legend - Cross Sections

- Licence Boundary
- Limit of Extraction
- Existing Grade - Removed / Altered
- Existing Grade - Undisturbed
- Maximum Predicted Water Table
- Quarry Floor
- Backfilled
- Lake

Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licencing)

No.	Date	Description	By
4	May 2025	Update the site plan to address agency and public comments	C.P.
3	March 2025	Update the site plan to address agency and public comments	C.P.
2	August 2024	Updated the site plan to address the MNR's comments from their letter dated January 11, 2024 and the Town of Caledon's comments from their letter dated November 17, 2023	C.P.
1	August 2023	Revised drawing to incorporate updated technical report recommendations	C.P.

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
113 COLLIER STREET, BARRIE, ON, L4M 1H2 | P: 705.728.0045 F: 705.728.2010 | WWW.MHBCPLAN.COM

MHBC Stamp
Brian Zeman
Is authorized by the Ministry of Northern Development, Mines, Natural Resources and Forestry pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

MHBC Stamp
Christopher Poole
Is authorized by the Ministry of Northern Development, Mines, Natural Resources and Forestry pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

Draft

Applicant

CBM Aggregates a Division of St. Marys Cement Inc. (Canada)
55 Industrial Street
Toronto, Ontario
M4G 3W9

Project

Caledon Pit & Quarry

18722 Main Street, Caledon, Ontario

MNR~~F~~ Licence Reference No. 626600	Applicant's Signature
Plan Scale: 1:5000 (Arch E) (0 150 300 Metres)	Date ~~August 2023~~ May 2025
	Drawn By C.P.
	Checked By B.Z.
	File No. 8816AF

File Name

Rehabilitation Plan

Drawing No.

4 of 4

File Path N:\Brian\8816AF - CBM - Caledon Quarry\Drawings\Site Plan\CAD\8816AF - Site Plan.dwg

Appendix C: Assessor Qualifications

Assessor Qualifications

Heidy Schopf, MES, CAHP – Built and Landscape Heritage Team–Lead - Heidy Schopf the Built and Landscape Heritage Team Lead at WSP. She has over ten years' experience in Cultural Resource Management. She is a professional member of the **Canadian Association of Heritage Professionals (CAHP)** and is **MTO RAQs certified** in archaeology/heritage. She has worked on a wide variety of projects throughout Ontario, including: cultural heritage resources assessments, heritage impact assessments, documentation reports, cultural heritage evaluations, strategic conservation plans, heritage conservation district studies and plans and archaeological assessments. Ms. Schopf has extensive experience applying local, Provincial, and Federal heritage guidelines and regulations to evaluate protected and potential cultural heritage properties. She is skilled at carrying out impact assessments and developing mitigation measures to conserve the heritage attributes of properties where changes are proposed.

Henry Cary, Ph.D., CAHP, RPA, Senior Cultural Heritage Specialist - Dr. Henry Cary has over 20 years of public and private-sector experience directing archaeological and cultural heritage projects in urban, rural, Arctic and Sub-Arctic environments in Canada as well as the Republic of South Africa, Italy, and France. His career has included positions as project archaeologist and cultural resource management specialist for Parks Canada's Fort Henry National Historic Site Conservation Program and Western Arctic Field Unit, Heritage Manager for the Town of Lunenburg UNESCO World Heritage Site, and senior-level archaeologist and cultural heritage specialist for CH2M and Golder Associates. He currently holds a **Professional Archaeology Licence (P327)** issued by the Ontario MCM, is MTO RAQs certified in Archaeology/Heritage and is a member of the **Canadian Association of Heritage Professionals (CAHP)** and **Register of Professional Archaeologists (RPA)**. His education includes a B.A. in Prehistoric Archaeology and Anthropology from Wilfrid Laurier University, a MA in Historical Archaeology from Memorial University, and a Ph.D. in War Studies from the Royal Military College of Canada. Henry is also an Adjunct Professor of Anthropology at Saint Mary's University and over the past five years has taught archaeology courses in the Anthropology, Classics, and Visual & Material Culture departments at Mount Allison University.

Johanna Kelly, M.Sc. – Cultural Heritage Specialist- Ms. Kelly has worked in the field of Cultural Resource Management since 2007. She is skilled in the identification and evaluation of built heritage resources and cultural heritage landscapes and mitigation of proposed impacts on heritage resources. She has worked on a wide variety of projects throughout Ontario, including cultural heritage resources assessments, heritage impact assessments, cultural heritage evaluations, documentation reports, strategic conservation plans, heritage conservation district studies and plans, and archaeological assessments. Ms. Kelly has extensive experience applying local, Provincial, and Federal heritage guidelines and regulations to evaluate protected and potential cultural heritage properties. Ms. Kelly has completed cultural heritage projects under a variety of processes, including: the *Environmental Assessment Act*, *Planning Act*, *Ontario Heritage Act*, and the *Transit Project Assessment Process.* Ms. Kelly holds a **Professional Archaeological License** (P1017) issued by the Ministry of Citizenship and Multiculturalism.

Robert Pinchin, B.A. Hons, CAHP Intern - Cultural Heritage Technician - Mr. Pinchin holds an Honours, B.A. Degree in Canadian History from McMaster University and is currently working towards a Post-Graduate Certificate in Geographic Information Systems from Toronto Metropolitan University. Mr. Pinchin has experience working in cultural heritage preservation and conducting heritage assessments in a wide range of projects. He has experience conducting Environmental Assessments and authoring Cultural Heritage Resource Assessments, Archaeological Assessments, Heritage Impact Assessments, and Cultural Heritage Evaluation Reports. Mr. Pinchin has experience with conducting cultural heritage work for public and private clients in support of infrastructure development, oil and gas projects, utility upgrades, residential development, and more. Mr. Pinchin has experience interpreting and applying municipal, provincial, and federal legislation within the heritage context. He is an intern member of the Canadian Association of Heritage Professionals (CAHP). Mr. Pinchin has experience as an archaeologist during which he conducted stage 1-4 archaeological assessments, identified, and catalogued artifacts, and worked with GIS technologies to map units and site boundaries. In these endeavours Mr. Pinchin has worked closely with First Nation community members across the country in order to develop heritage framework in a comprehensive and compassionate manner.

Appendix D: Limitations

Limitations

1. The work performed in the preparation of this report and the conclusions presented are subject to the following:
   a. The Standard Terms and Conditions which form a part of our Professional Services Contract;
   b. The Scope of Services;
   c. Time and Budgetary limitations as described in our Contract; and
   d. The Limitations stated herein.
2. No other warranties or representations, either expressed or implied, are made as to the professional services provided under the terms of our Contract, or the conclusions presented.
3. The conclusions presented in this report were based, in part, on visual observations of the Site and attendant structures. Our conclusions cannot and are not extended to include those portions of the Site or structures, which are not reasonably available, in WSP's opinion, for direct observation.
4. The environmental conditions at the Site were assessed, within the limitations set out above, having due regard for applicable environmental regulations as of the date of the inspection. A review of compliance by past owners or occupants of the Site with any applicable local, provincial or federal bylaws, orders-in-council, legislative enactments and regulations was not performed.
5. The Site history research included obtaining information from third parties and employees or agents of the owner. No attempt has been made to verify the accuracy of any information provided, unless specifically noted in our report.
6. Where testing was performed, it was carried out in accordance with the terms of our contract providing for testing. Other substances, or different quantities of substances testing for, may be present on-site and may be revealed by different or other testing not provided for in our contract.
7. Because of the limitations referred to above, different environmental conditions from those stated in our report may exist. Should such different conditions be encountered, WSP must be notified in order that it may determine if modifications to the conclusions in the report are necessary.
8. The utilization of WSP's services during the implementation of any remedial measures will allow WSP to observe compliance with the conclusions and recommendations contained in the report. WSP's involvement will also allow for changes to be made as necessary to suit field conditions as they are encountered.
9. This report is for the sole use of the party to whom it is addressed unless expressly stated otherwise in the report or contract. Any use which any third party makes of the report, in whole or the part, or any reliance thereon or decisions made based on any information or conclusions in the report is the sole responsibility of such third party. WSP accepts no responsibility whatsoever for damages or loss of any nature or kind suffered by any such third party as a result of actions taken or not taken or decisions made in reliance on the report or anything set out therein.
10. This report is not to be given over to any third party for any purpose whatsoever without the written permission of WSP.
11. Provided that the report is still reliable, and less than 12 months old, WSP will issue a third-party reliance letter to parties that the client identifies in writing, upon payment of the then current fee for such letters. All third parties relying on WSP's report, by such reliance agree to be bound by our proposal and WSP's standard reliance letter. WSP's standard reliance letter indicates that in no event shall WSP be liable for any damages, howsoever arising, relating to third-party reliance on WSP's report. No reliance by any party is permitted without such agreement.

Appendix E: Summary of Responses to Town Comments

TOWN OF CALEDON

(CBM-Caledon Quarry Proposal)
HERITAGE COMMENT SUMMARY TABLE RESPONSE
1420 CHARLESTON SIDEROAD

Colour Code	Description
	Resolved
	Resolved subject to additional information being provided to Town Reviewers (e.g, Implementation Guide, Report Addendums)
(no colour)	Response provided, but no further action taken or required by Project Team

All HIAs

	Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: Comments for ALL HIAs			**Author: WSP**					
1.	3.	The Town is in agreement regarding the following principal conservation measures being proposed for the five properties within the subject lands identified as having cultural heritage resources: iii. 1420 Charleston Sideroad: 1. retention in situ of farmhouse and landscape elements 2. adaptive re-use of farmhouse as site office/laboratory for duration of operation. 3. Designation under Part IV of the OHA	Heritage Comments Doc	Acknowledged. Note that designation under Part IV of the OHA will be applied to a portion of the property as defined by the agreed upon R Plan.	Accepted			
2.	4.	Further to receipt of the HIAs and pursuant to the recommendations, the Town issued Notices of Intention to Designate the following four properties: i. 18667 Mississauga Road ii. 18501 Mississauga Road iii. 1420 Charleston Sideroad iv. 18722 Main Street	Heritage Comments Doc	Acknowledged	Accepted			

	Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: Comments for ALL HIAs			**Author: WSP**					
3.	5.	The Town has subsequently entered into a Heritage Designation By-law Extension Agreement with the Owner for each of these properties to continue conservation strategies and extend timing for passing of the designation by-laws.	Heritage Comments Doc	Acknowledged	Accepted			
4.	6.	The Town has been meeting regularly with GSAI and the applicant's heritage consultants regarding implementation processes and timelines for the proposed heritage conservation measures. Among other things, these meetings have identified the need for preparation of reference plans and Heritage Easement Agreements for the four properties to be designated, and Heritage Permits for implementation of the Heritage Conservation Plan work and building relocations.	Heritage Comments Doc	Note that reference to these discussions has been included in the updated HIA.	Accepted			
5.	7.	A draft Heritage Easement Agreement (HEA) template, prepared by the Town, is under review by the applicant's legal team . It is anticipated that the HEAs will be entered into upon completion of the reference plans.	Heritage Comments Doc	Acknowledged	Accepted			
6.	8.	Please revise the five HIAs based on the comments below and on the attached PDFs	Heritage Comments Doc	Updated as discussed below	Accepted			
7.	9.	Identify the proposed extraction phase in which each Study Area is located, as it is understood that the phasing will affect timing of implementation of conservation recommendations.	Heritage Comments Doc	The May 2025 site plan has been added to the reports as an appendix. Short-, medium-, and long-term conservation strategies are discussed in the associated forthcoming HCPs	Accepted			
8.	10.	Figures: • Revise list of figures in Indexes, as not all are included (typically missing Figs 10-12) • Figure numbers and titles are hard to find/read (especially Fig 2 onwards). Please revise figure layout to place the figure number and title closer together and make them more prominent. • Figure 1 – on legend, revise 'Limit of Extraction' to 'Proposed Limit of Extraction' as the aggregate application is not yet approved • Figure 3 – revise title to '1859 Tremaine Map of the County of Peel' • Figure 4 – revise title to '1877 Historical Atlas of Peel County'	Heritage Comments Doc	Table of contents in all reports have been updated to ensure all figures are captured. Figure frames are standard for the project and are being used across disciplines. Sources for maps and photographs are included in the bibliography as well	Accepted			

	Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: Comments for ALL HIAs			**Author: WSP**					
		• Figure 5 – revise title to '1937 Topographic Map' and include source • Figure 7 – revise title to '1954 Aerial Photograph' and include source • Figure 8 – revise title to '1973 Topographic Map' and include source • Figure 9 – revise title to '1994 Topographic Map' and include source o revise additional figures in similar fashion where necessary • Add Figures using selections from the 1980s-1990s aerial photographs provided by the Town. The site information provided in these aerial photographs is pertinent to revisions requested in the HIAs regarding dating of some site structures. • Add Figure showing proposed extraction phasing plan to help illustrate timing of anticipated impacts to the individual Study Areas.		as in text. As such, figures have been left unchanged. Photos provided from the 1980s and 1990s have been added to the reports where applicable. Site Plan has been added to the reports as an appendix.				
9.	11.	Section 2.1 Regulatory Requirements: add reference to Aggregate Resources Act requirements for cultural heritage assessments, as had been identified in section 3.2.1 of the Cultural Heritage Report.	Heritage Comments Doc	Updated	Accepted			
10.	12.	Section 2.1.1 Provincial Policy Statement: update to PPS 2024	Heritage Comments Doc	Updated	Accepted			
11.	13.	Section 2.1.2 OHA: update to reflect more recent OHA amendments regarding Bill 23 and Bill 200	Heritage Comments Doc	Updated	Accepted			
12.	14.	Section 2.1.4 Town of Caledon Official Plan: add reference to Future Caledon Official Plan policies where appropriate as this new OP was approved by Council in May 2024 and approval by the Province is expected imminently.	Heritage Comments Doc	Future Caledon was adopted by Caledon Council in March 2024 and has not yet been approved by MMAH. Since the Planning Act Applications were submitted in Dec 2022, the Future Caledon Official Plan is not applicable.	Accepted			

	Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: Comments for ALL HIAs			**Author: WSP**					
13.	15.	Section 2.3 Background Research: at end of first paragraph, revise 1858 date to 1859 to reflect correct date of Tremaine's Map of the County of Peel.	Heritage Comments Doc	Updated	Accepted			
14.	16.	Section 2.6 Cultural Heritage Evaluation: review and revise the last sentence regarding the section of the report in which the results are provided, as every report identifies the incorrect section.	Heritage Comments Doc	Updated	Accepted			
15.	17.	Table 2: revise title to include 'Aerial Photographs' and revise table to include selected 1980s90s air photos.	Heritage Comments Doc	Updated	Accepted			
16.	18.	See editorial comments made in the following sections of the 18667 Mississauga Road report that are common to these sections in all of the HIA reports: a. Section 2.8 Mitigation Measures b. Section 3.1 Physiography c. Section 3.2 Indigenous Land Use d. Section 3.3.2 Town of Caledon and Former Township of Caledon e. Section 4.2.1 Location Context	Heritage Comments Doc	Updated	Accepted			
17.	19.	Section 4.2.3: review description of the orientation of the farmhouses for consistency. All HIAs note the orientation will be described as north-south 'for ease of description', which makes sense, however this is then applied differently. For 18501 Mississauga, 1055 Charleston and 1420 Charleston north-south is aligned with the concession roads (i.e. Mississauga Rd), whereas for 18667 Mississauga and 18722 Main Street it is aligned with the sideroad (Charleston).	Heritage Comments Doc	This is defined individually for each property and not meant to be defined across reports	Accepted			
18.	20.	Section 5.2.4 summary statement that the study areas 'do not meet criteria for consideration as CHLs' is not substantiated by any CHL evaluation, apart from an earlier statement that these properties were not identified in the Town's CHL Inventory. The Town's CHL Inventory report acknowledges that the inventory was done at a high level and speaks to additional potential CHLs being identified through further evaluation of individual properties or areas; farmsteads are often described in CHERs as CHLs.	Heritage Comments Doc	The evaluation of the Study Area under 9/06 included an evaluation for consideration of a CHL. The evaluation found that the criteria for a CHL were not met.	Accepted			

	Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: Comments for ALL HIAs			**Author: WSP**					
19.	21.	Table 6: Indirect Impact re change in land use: Town disagrees with 'no impact' conclusion since the proposed land use requires rezoning and will result in a clear change in land use. Table 3 of the CHR also concludes that isolation is anticipated for the subject properties.	Heritage Comments Doc	Updated to reflect impacts from change in land use	Accepted			
20.	22.	Further to comment 2b) above, provide explanation for 50 metre no-go buffer as being an appropriate protection distance for cultural resources for construction activities related to blasting quarry.	Heritage Comments Doc	Updated	Accepted			
21.	23.	Further to comment 2e) above, provide explanation of a blast impact assessment prior to inclusion of this measure in Section 8. a. What is it, who undertakes it, timing and frequency of testing over duration of operation, monitoring, requirement for results to be shared with Town etc.	Heritage Comments Doc	This information is contained in the Blast Impact Assessment for the project. Updated to direct readers to this report.	Accepted			
22.	24.	Provide explanation of a vibration monitoring plan prior to inclusion of this measure in Section 8. a. What is it, who undertakes it, timing and frequency of testing over duration of operation, how are outcomes communicated/recorded, monitoring, requirement for results to be shared with Town etc. b. Further to comment 2c) above, explain/substantiate appropriateness of 60 m zone for vibration monitoring noted in Cultural Heritage Report	Heritage Comments Doc	a) This information is provided by the vibration specialist and reports have been updated to direct to the Blast Impact Assessment b) As referenced in the Cultural Heritage Report, 60 m was established in Carmen et al 2012 as an appropriate buffer for heritage structures. This has been refined to 50 m in the HIA's based on the experience of WSP's vibration specialists	Accepted			
23.	25.	Further to comment d) above, address fugitive dust impacts noted in Cultural Heritage Report and identify potential mitigation measures for 18667 Mississauga Road, 18501 Mississauga Road, 1420 Charleston Sideroad, 18722 Main Street.	Heritage Comments Doc	This information is contained in the Air Quality Impact Assessment and associated management and monitoring plans for the project. Updated to direct readers to this report.	Accepted			

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Report: Comments for ALL HIAs			**Author: WSP**					
24.	26.	Update/reorganize Section 8 to reflect outcomes of the on-going discussion between the Town and the applicant regarding status/timing of conservation measures and individual comments made on attached PDFs: a. Status of designation process under Part IV of the OHA for 18667 Mississauga Road, 18501 Mississauga Road, 1420 Charleston Sideroad, 18722 Main Street and when to be completed. b. Preparation of reference plans for above-noted properties denoting property boundaries to which the designation by-laws will apply and relocation sites. c. Requirement for Heritage Easement Agreements to be registered on title for the abovenoted properties until: i. relocations completed ii. properties inhabited iii. designation by-laws passed d. Heritage Conservation Plans for above-noted properties shall be completed in accordance with scope of work approved by the Town. e. Acknowledgement that relocation of farmhouses at 18501 and 18667 Mississauga Road shall not occur until aggregate license and planning approvals are in place. f. Requirement of Heritage Permits for implementation of approved Heritage Conservation Plans, relocation of buildings, salvage/dismantling of outbuildings.	Heritage Comments Doc	Updated	Accepted			
25.	27.	Provide all photographs of the cultural heritage resources to the Town in digital format.	Heritage Comments Doc	Completed	Accepted			
26.	28.	The statements of cultural heritage value and interest and list of heritage attributes will require some minor revisions, as noted, prior to passing of the designation by-laws.	Heritage Comments Doc	Noted however there is no requirement for the proposed SCHVI and list of attributes in the designation by-laws to match exactly with the proposed SCHVI and list of attributes in consultant reports.	Accepted			

1420 Charleston Sideroad HIA

	Town Comment No,	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: 1420 Charleston Sideroad		**Author: WSP**						
	36	See comments on marked-up PDF copy of HIA, attached	General	Updated where applicable	Accepted			
	36	replace 'subject property' with 'Study Area' throughout table	15/3.4.1	Updated	Accepted			
	36	include a copy of this plan in the report .	15/3.4.1	Updated	Accepted			
	36	2 x 200 acre lots would actually account for 400 acres .	16/3.4.1	Footnote added	Accepted			
	36	if calculating from 1877 Atlas, then it'd be 20 years. 1877-1897	16/3.4.1	Updated	Accepted			
	36	what change? George didn't get ownership of the property until 1901.	16/3.4.1	Updated for clarity	Accepted			
	36	for all, despite James Jr. owning the western 50 acres?	16/3.4.1	Updated for clarity	Accepted			

	Town Comment No,	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: 1420 Charleston Sideroad			**Author: WSP**					
	36	the full 200 acres or just 150 acres?	17/3.4.1	Updated	Accepted			
	36	either add District after Cochrane or delete, or replace with Ontario	17/3.4.1	Updated	Accepted			
	36	revise to reflect strong local oral history and Cameron's own interviews wherein he mentions spending summers at his grandfather's farm prior to it being sold in 1968. This connection was noted in Town's revised SCVI.	17/3.4.1	Revised wording to acknowledge this association. However we do not agree that this meets the threshold for a significant connection and typically caution commemorating a person until 50 years after their death, when their legacy (positive or negative) is better understood.	Accepted			
	36	add 1980s-90s air photos as necessary.	18/3.4.2	Updated	Accepted			
	36	need to qualify this by noting that the apparent L-shape of this outbuilding does not appear on any subsequent topo map or air photo nor align with the c.1900 historic photo.	18/3.4.3	Updated	Accepted			
	36	it's basically straight	28/4.2.2	Updated	Accepted			

	Town Comment No,	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: 1420 Charleston Sideroad			**Author: WSP**					
	36	dry	28/4.2.2	Updated	Accepted			
	36	revise to 1980 - see air photos	28/4.2.2	Updated	Accepted			
	36	insert (Figure 10) for visual reference	28/4.2.2	Updated	Accepted			
	36	add that the barn complex burned down in July 1964 and include colour photo	28/4.2.2	Added photo and date of fire to the land use history (Section 2.4.2) and included reference to the fire in this section as well.	Accepted			
	36	expand to note that it faces Charleston Sideroad	32/4.2.3	Updated	Accepted			
	36	expand to note it's the rear elevation of the rear and side addition.	33/4.2.3	Updated	Accepted			

	Town Comment No,	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: 1420 Charleston Sideroad			**Author: WSP**					
	36	revise outlines of rear tail and rear/side addition, as what is shown as rear tail here is actually part of the rear addition.	35/4.2.3	The purpose of this figure is to show a general approximate location of the house sections. Floorplans and measured drawings will be provided in the HCP that show the full extent of each section of the house.	Accepted			
	36	Here's the north/rear limit of the main block. The shadow of the main block roof falls over the one-storey rear tail.	35/4.2.3	The purpose of this figure is to show a general approximate location of the house sections. Floorplans and measured drawings will be provided in the HCP that show the full extent of each section of the house.	Accepted			
	36	truncated hip, originally with metal cresting	36/4.2.3.1	Updated	Accepted			
	36	delete 'and'	36/4.2.3.1	Updated	Accepted			
	36	insert 'of' and change 'are' to 'is'	36/4.2.3.1	Updated	Accepted			
	36	review sentence. 'On the foundation is..' is awkward phrasing	36/4.2.3.1	Updated	Accepted			

	Town Comment No,	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: 1420 Charleston Sideroad			**Author: WSP**					
	36	recessed [here and in next paragraph]	36/4.2.3.1	Updated	Accepted			
	36	projects from the east elevation of the two-storey...	36/4.2.3.1	Updated	Accepted			
	36	links? consider replacing with 'set between the tower element and the rear tail...'	36/4.2.3.1	Updated	Accepted			
	36	storms yes, but what indicates the double doors are not original?	36/4.2.3.1	Updated	Accepted			
	36	replace 'to the bay window' with 'of the tower element'	36/4.2.3.1	Updated	Accepted			
	36	Disagree. Plate 18 shows a screen door, not a window. Also, no sill visible as seen on adjacent front window	36/4.2.3.1	Agreed, updated	Accepted			

	Town Comment No,	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: 1420 Charleston Sideroad			**Author: WSP**					
	36	is basement access original or modern?	36/4.2.3.1	Updated	Accepted			
	36	plural as one is evident on west side elevation too. See Plate 17.	36/4.2.3.1	Updated	Accepted			
	36	and 17	36/4.2.3.1	Updated	Accepted			
	36	revise description to include original chimney	37/4.2.3.1	Updated	Accepted			
	36	identify elevation	38/4.2.3.1	updated	Accepted			
	36	such as?	41/4.2.3.1	Updated	Accepted			

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Report: 1420 Charleston Sideroad			**Author: WSP**					
	36	expand to note its flat roof	41/4.2.3.2	Updated	Accepted			
	36	for clarity revise sentence to say east window in-filled and east elevation reclad	41/4.2.3.2	Updated	Accepted			
	36	delete	41/4.2.3.2	Updated	Accepted			
	36	please expand to identify the tail's foundation material and if the brick cladding matches that of rear and side additions.	41/4.2.3.2	Updated	Accepted			
	36	and rear addition	42/4.2.3.3	Updated	Accepted			
	36	insert 'modern' [as described in Table 4]	42/4.2.3.3	Updated	Accepted			

	Town Comment No,	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: 1420 Charleston Sideroad			**Author: WSP**					
	36	no, it's different, with a rounded top, not flat.	42/4.2.3.3	updated	Accepted			
	36	replace with 'addition'	42/4.2.3.3	Updated	Accepted			
	36	of the side addition	42/4.2.3.3	Updated	Accepted			
	36	-separate the descriptions of the rear and side additions for clarity. - add description of roof line of side addition -note bay window on south facade of side addition	42/4.2.3.3	Updated where necessary	Accepted			
	36	add photo showing full south elevation of side addition.	42/4.2.3.3	Updated	Accepted			
	36	what supports this? why not contemporaenous with main block?	43/4.2.4	Updated	Accepted			

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Report: 1420 Charleston Sideroad			**Author: WSP**					
	36	are there additional historic photos?	43/4.2.4	Updated	Accepted			
	36	on the stone foundation	44/4.2.4	Updated	Accepted			
	36	Is this correct use of the term? Dichromatic means two colours, not two different materials . At minimum, should delete 'red'	44/4.2.4	Updated	Accepted			
	36	listed	45/4.2.5.1	Updated	Accepted			
	36	all? Section 4.2.3.1 suggests some are original with storms while others are vinyl replacements	45/4.2.5.1	Updated	Accepted			
	36	what about rear tail?	47/4.2.5.2	Updated	Accepted			

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Report: 1420 Charleston Sideroad			**Author: WSP**					
	36	Section 4.2.3.1 states eastern entrance storm door is original.	47/4.2.5.2	Updated	Accepted			
	36	and west	47/4.2.5.2	Updated	Accepted			
	36	truncated; metal cresting	47/4.2.5.2	Updated	Accepted			
	36	no evidence of this on brickwork. Internal room layout may explain its narrowness.	47/4.2.5.2	Noted	Accepted			
	36	see comment above	47/4.2.5.2	Updated	Accepted			
	36	and mansard	47/4.2.5.2	Updated	Accepted			

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Report: 1420 Charleston Sideroad			**Author: WSP**					
	36	also, projecting bays with recessed buff brick panels/niches	47/4.2.5.2	Updated	Accepted			
	36	and west	47/4.2.5.2	Updated	Accepted			
	36	spelling	47/4.2.5.2	Updated	Accepted			
	36	do you mean outbuildings?	50/5.2.1	Built or landscape components is referring to any of the built or landscape features in the Study Area	Accepted			
	36	until 1968	50/5.2.2	Updated	Accepted			
	36	? 18501 HIA states it was built for his grandfather John	50/5.2.3	Updated	Accepted			

	Town Comment No,	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: 1420 Charleston Sideroad			**Author: WSP**					
	36	replace with 'buff brick and...'	51/5.5	Updated	Accepted			
	36	what about the front porch?	51/5.5	Updated	Accepted			
	36	truncated	52/5.6	Updated	Accepted			
	36	delete as per previous comments on meaning of the word	52/5.6	Updated	Accepted			
	36	? the word 'chiseled' had been used in s.4.2.3.1	52/5.6	Updated	Accepted			
	36	insert 'recessed'	52/5.6	Updated	Accepted			

	Town Comment No,	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: 1420 Charleston Sideroad			**Author: WSP**					
	36	Dry	52/5.6	Updated	Accepted			
	36	perimeter berms	53/6.1	Updated	Accepted			
	36	no, Figure it shows it going around the Study Area.	53/6.1	Updated	Accepted via email (January 6 2026): *"revisions to the first sentence in the affected paragraph regarding the limit of extraction have satisfied the intent of Comment 76. Accordingly, all comments on the Sept 2025 HIA for 1420 Charleston Sideroad have been addressed."*			
	36	see previous comment	54/6.2	Updated	Accepted			
	36	expand to address barn foundations, stone wall	54/6.2	Updated	Accepted			

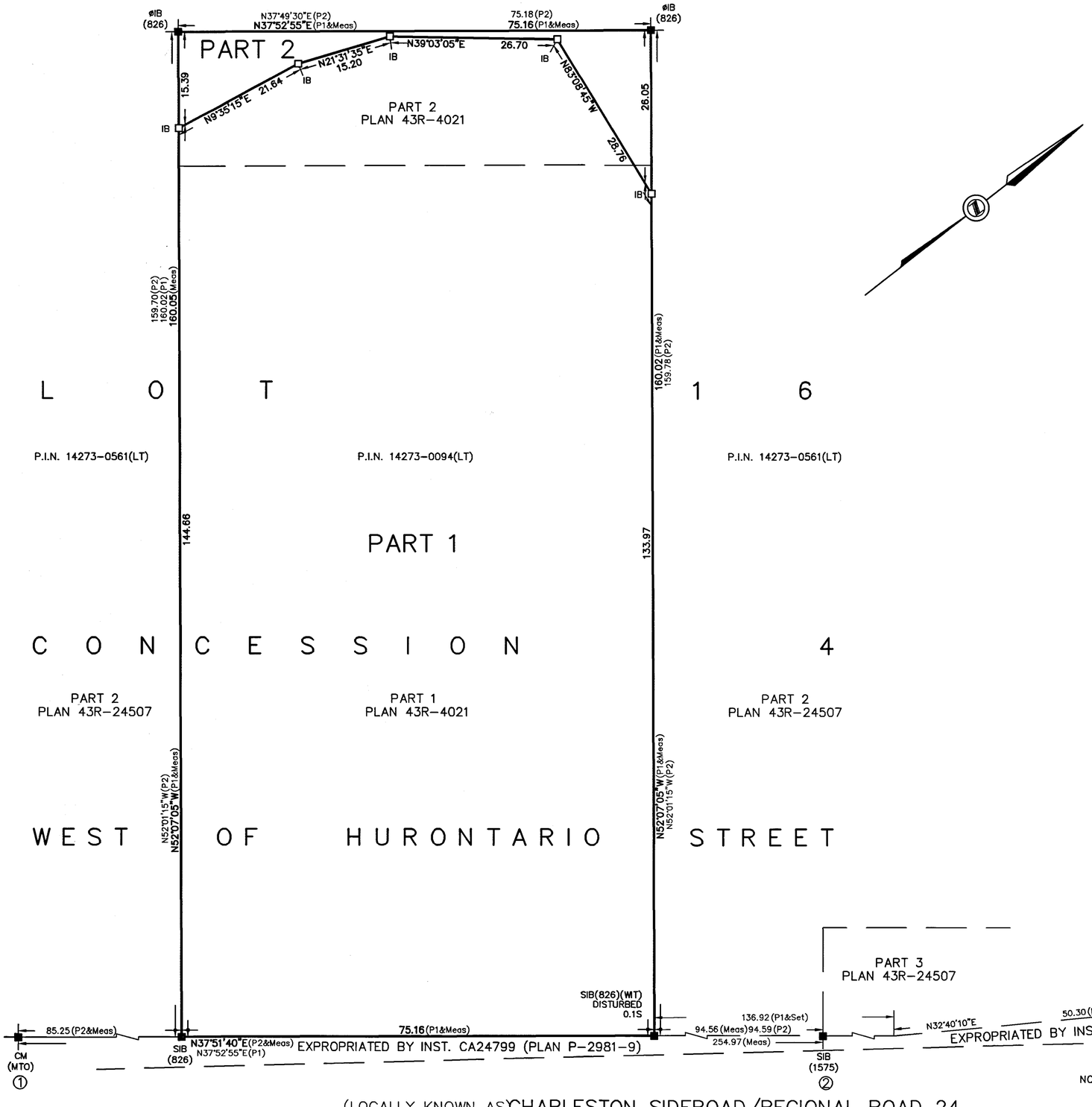
	Town Comment No,	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: 1420 Charleston Sideroad			**Author: WSP**					
	36	review / update	56/7.1	Update	Accepted			
	36	their	56/7.2	Updated	Accepted			
	36	review per earlier comment	57/7.2	Updated	Accepted			
	36	review broken sentence	57/7.2	Updated	Accepted			
	36	Bold this section as done in other reports	57/7.3	Updated	Accepted			
	36	update as all to be retained within amended buffer zone	58/7.4	Updated	Accepted			

	Town Comment No,	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: 1420 Charleston Sideroad			**Author: WSP**					
	36	update given agreement to expand buffer area and retain barn foundation, tree rows and stone wall	58/7.5	Updated	Accepted			
	36	update to reflect agreed upon extension of buffer limits to north; also determine where best to illustrate that perimeter berm is to be pulled back to edge of parcel frontage on Charleston, and not extending to driveway opening.	60/7.5	This has been produced for the HCP and will be provided in that report. The retention of the barn ruins and the extended berm opening along Charleston Sideroad are noted in Section 7.5 of the HIA.	Accepted			
	36	review statement as earlier summary stated main block was unaltered	61/8	Updated	Accepted			
	36	the	61/8	Updated	Accepted			
	36	delete as barn foundation now to be retained.	62/8	This has been produced for the HCP and will be provided in that report. Retention of barn is noted in Section 7.5 of the HIA.	Accepted			
	36	- clarify if these as measures identified in 2a) - How can they be temporary if site operations expected to last 40-50 years?o	62/8	Updated.	Accepted			

	Town Comment No,	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: 1420 Charleston Sideroad			**Author: WSP**					
	36	add direction that perimeter berm to leave road frontage of property clear.	62/8	This has been produced for the HCP and will be provided in that report. The retention of the barn ruins and the extended berm opening along Charleston Sideroad are noted in Section 7.5 of the HIA.	Accepted			
	37	Additional information provided by the Town: a. 1964 photo of barn fire from Answering the Call: A History of Firefighting in the Town of Caledon b. Caledon Heritage Foundation history of ghost hamlet of Coulterville, page 19: note comment in oral history from Carol Coulter Crews [lived on adjacent farm at 18473 Main Street] that from the Cameron barn fire they only managed to save the tractor, which was in the garage. https://caledonheritagefoundation.com/ghost-settlement-coulterville/	Heritage Comments Doc	Updated	Accepted			
	38	Through on-going discussions, the applicant has agreed to the following: a. Revision of the limit of extraction to allow retention of the barn foundations b. Termination of the proposed perimeter berm along Charleston Sideroad at the edges of the property to keep the road frontage and site lines to the farmhouse clear.	Heritage Comments Doc	This has been produced for the HCP and will be provided in that report. The retention of the barn ruins and the extended berm opening along Charleston Sideroad are noted in Section 7.5 of the HIA.	Accepted			

	Town Comment No.	Town Heritage Comments (December 21, 2025)	Page / Section	Applicant Response (February 23, 2026)	Town Response (Date)	Applicant Response (Date)	Town Response (Date)	Applicant Response
94	4.	The Town appreciates the inclusion of a comment response matrix as an appendix to each updated HIA.	n/a	Acknowledged				
95	5.	It is noted that following submission of the updated HIAs CBM advised Heritage staff that a further addendum to them may be required to ensure language within the reports is suitable to Ministry of Natural Resource governance through the Aggregate Resources Act process.	n/a	Acknowledged				
96	6.	It is further noted that, subsequent to submission of the updated HIAs, on-going discussions between CBM/WSP and Heritage staff have resulted in changes to the proposed heritage conservation strategies for the properties at 1420 Charleston Sideroad and 18722 Main Street. These changes were noted in WSP's CBM Caledon Pit / quarry Cultural Heritage Deliverable List Update, dated November 24, 2025, and include: a. 1420 Charleston Sideroad: a Documentation Report and Salvage Plan is no longer needed as CBM has adjusted the proposed site plan limits to retain the barn ruins.	n/a	Acknowledged. This approach is discussed further in the forthcoming HCP produced for the property.				
97	7.	The Town's comments applicable to all HIAs have been satisfactorily addressed in the updated HIAs.	n/a	Acknowledged				
98	10.	All but the following comment have been satisfactorily addressed: a. Comment 76 (per comment number in Appendix E Summary of Responses to Town Comments)	n/a	Discussed and accepted via email (January 6 2026): Sally Drummond confirmed via email that revisions to the first sentence in the affected paragraph regarding the limit of extraction have satisfied the intent of Comment 76. Accordingly, all comments on the Sept 2025 HIA for 1420 Charleston Sideroad have been addressed. No further updates necessary.				

Appendix F: Draft Reference Plan



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATE Nov 27, 2025

JANSKY T C LAU
Ontario Land Surveyor

PLAN 43R- 42250

RECEIVED AND DEPOSITED

DATE December 3, 2025

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (No.43)

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SCHEDULE

PART	PART OF LOT	CONCESSION	PIN	AREA(m^2)
1	16	4 WHS	ALL OF 14273-0094(LT)	11554.7
2				473.2

PLAN OF SURVEY OF
PART OF LOT 16
CONCESSION 4
WEST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF CALEDON)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

10m 0 10 20 30 40 50 meters

SCALE 1 : 500

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
CM	DENOTES CONCRETE MONUMENT
ØIB	DENOTES ROUND IRON BAR
IB	DENOTES IRON BAR
SIB	DENOTES STANDARD IRON BAR
WIT	DENOTES WITNESS
826	DENOTES MINOS B. WONG, O.L.S
1575	DENOTES J. R. FINNIE, O.L.S.
P1	DENOTES PLAN 43R-4021
P2	DENOTES PLAN 43R-24507
P3	DENOTES EXPROPRIATION PLAN CA24799 (P-2981-33)
WHS	DENOTES WEST OF HURONTARIO STREET

NOTE

PROPERTY LINES ARE UNFENCED UNLESS OTHERWISE NOTED.

BEARINGS SHOWN HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS ① AND ② BY REAL TIME CANNET NETWORK OBSERVATIONS AND REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81° WEST LONGITUDE (NAD 83, CSRS 2010).

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES, AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING THE DISTANCE BY COMBINED SCALE FACTOR 0.9996120.

FOR BEARINGS COMPARISONS, THE FOLLOWING ROTATION WAS APPLIED.
P1 – 0°39'05" COUNTER CLOCKWISE
P2 – 0°38'55" COUNTER CLOCKWISE
P3 – 0°40'20" COUNTER CLOCKWISE

THE COORDINATES SHOWN ON THIS PLAN, IN THEMSELVES, CANNOT BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

COORDINATES SHOWN ON THIS PLAN ARE IN COMPLIANCE WITH THE SURVEYORS ACT, URBAN ACCURACY PER O.REG. 216/10, SECTION 14(2).

OBSERVED REFERENCE POINTS UTM(NAD83, CSRS 2010)		
PLAN COORDINATES	NORTHING	EASTING
1	4853341.162	577764.037
2	4853542.371	577920.458

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. *THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.*
2. *THE SURVEY WAS COMPLETED ON THE 12TH DAY OF DECEMBER, 2024*

Nov 18 2025

DATE

JANSKY T C LAU – ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-79025

Delph & Jenkins North Ltd.
Ontario Land Surveyors
220 Industrial Parkway S., Unit 6, Aurora, Ontario L4G 3V6
www.djsurveyors.com info@djsurveyors.com
Tel.905-841-8526

22213-9

DRAWN : JL CHECKED : JL

ACAD FILE: 22213-9.DWG DATE: November 18, 2025

APPENDIX B

Municipal Designation By-law 2026-010

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2026-010

A by-law to designate a portion of the property municipally known as 1420 Charleston Sideroad as being of cultural heritage value or interest.

WHEREAS Section 29 of the *Ontario Heritage Act* authorizes the council of a municipality to enact by-laws to designate property to be of cultural heritage value or interest;

AND WHEREAS the Council of The Corporation of the Town of Caledon (the "Council") has, further to Staff Report 2024-0056, consulted with the municipal heritage committee, Heritage Caledon, with respect to the designation of the property as being of cultural heritage value or interest, and Council, by Council Resolution 2024-038, has authorized issuance of a Notice of Intention to Designate and the passage of a designation by-law;

AND WHEREAS the Council has caused notice of its intention to designate the property to be given in accordance with subsections 29(3), 29(4) and 29(4.1) of the *Ontario Heritage Act*;

AND WHEREAS the statement of cultural heritage value or interest and description of the heritage attributes in respect of the property are set out in Schedule "A" to this by-law;

AND WHEREAS no notice of objection to the proposed designation of the property has been served on the Clerk for The Corporation of the Town of Caledon;

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

1. The portion of the property municipally known as 1420 Charleston Sideroad, more particularly described in Schedule "B" (the "Property"), is designated as being of cultural heritage value or interest for reasons set out in Schedule "A" to this by-law.

2. A copy of this by-law to be registered against the Property described in Schedule "B" to this by-law in the proper Land Registry Office.

3. A copy of this by-law to be served upon the owner of the Property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published, as required by the *Ontario Heritage Act,* on The Corporation of the Town of Caledon website in accordance with its Ontario Heritage Act Alternative Notice Protocol.

Enacted by the Town of Caledon Council this 24th day of February, 2026.

Annette Groves, Mayor

Kevin Klingenberg, Municipal Clerk

SCHEDULE "A"

Description

The property municipally known as 1420 Charleston Sideroad is located on the north side of the road between Mississauga Road and Main Street. It features a c.1890s two-storey red brick Italianate style house with 20th century additions. The portion of the property with cultural heritage value or interest is identified in Schedule "B".

Statement of Cultural Heritage Value or Interest

Built between 1891 and 1901 for George Cameron, the red brick farmhouse at 1420 Charleston Sideroad is representative of the Italianate architectural style, characterized by its: two-storey massing; hipped roof with wide overhanging eaves and decorative brackets; buff brick and stone accents; wood framed window and door openings with arched head accents; and decorated wooden arcaded front and side porches.

The farmhouse is set back from the road, accessed by a long driveway lined with mature trees. Mature trees are located throughout the property. At the rear of the farmhouse are the fieldstone foundation ruins of the original barn, likely constructed at the same time as the main block of the house. A low dry-laid fieldstone wall extends from Charleston Sideroad to the rear of the property on the southwest side of the driveway and house.

The property is historically linked with the Cameron family, who farmed the east half of Lot 16 from the early 19th century to 1968.

The property has contextual value for being closely tied, both physically and historically, to other properties in the immediate vicinity that were owned by members of the Cameron family through the 19th and early 20th centuries. As a 19th century farmstead, the spatial organization and mix of structural elements at 1420 Charleston Sideroad maintains and supports the rural agricultural character of the wider area.

Description of Heritage Attributes

Heritage attributes that convey the property's design value and physical value:

1. Dwelling:
    - Two-storey Italianate style main block with red brick exterior
    - Cut stone foundations with top stones with chiselled margins
    - Truncated medium hip roof with projecting eaves and paired brackets
    - Symmetry of architectural wood elements such as paired windows, decorative brackets, and double door front entrance with rectangular transom.
    - Decorative accents such as the keystone eyebrow arches above windows and doors, bush hammered lug sills with chiselled margins, cut stone foundation, and recessed buff brick panel accents on bay windows
    - Decorative accents carved into the arched wooden window frame heads

- Wrap-around porch on the south and east elevations:
  - Wooden arcades and square posts with decorative scrollwork and filigree accents
  - Mansard roof of the portion on the south elevation, bellcast roof on the east elevation
  - Stone foundations
- Side porch with bellcast roof on east elevation
- Wood door and coloured glass transom window in side (east) entrance.
- Bay windows on south and east elevations:
  - Mansard roof with decorative brackets
  - The same carved stone window heads and lug sills as the rest of the main block windows
  - Recessed buff brick decorative panels below the windows
- Interior elements:
  - Plaster ceiling accents on main floor, specifically the medallions in the entryway, southwest/parlour room, and northeast/dining room, and fluted floral border in the southwest/parlour room.

Heritage attributes that convey the property's contextual value:

- Barn rubble stone foundation ruins
- Mature vegetation:
- Deciduous and coniferous trees lining the driveway
- Dry-laid fieldstone wall

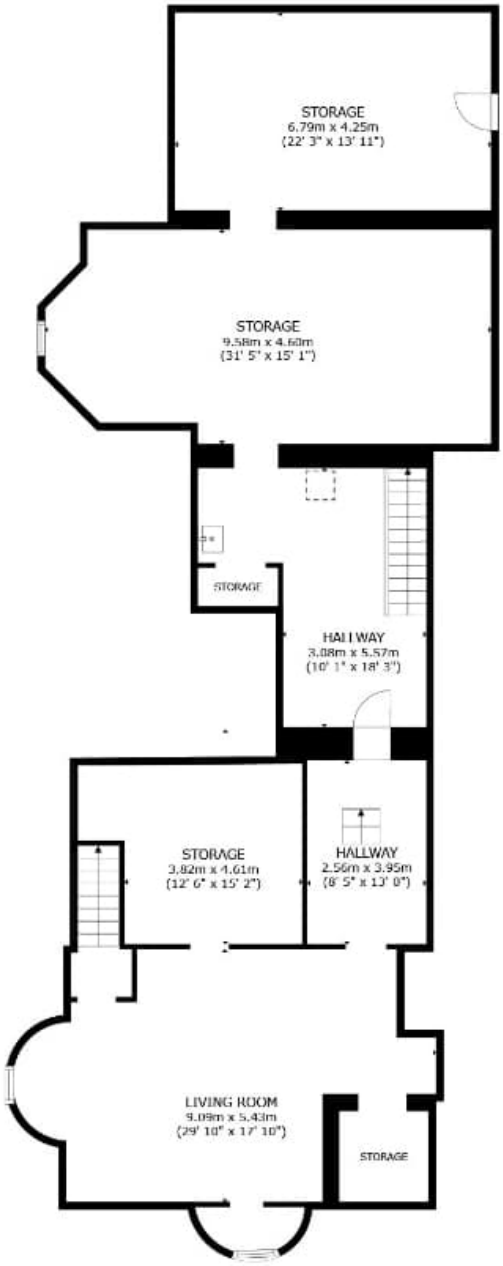
SCHEDULE "B"

Legal Description

Part of Lot 16, Concession 4 West of Hurontario Street (Caledon) designated as Part 1 on Plan 43R-42250; Town of Caledon; Regional Municipality of Peel; Being part of PIN 14273-0094 (LT)

APPENDIX C

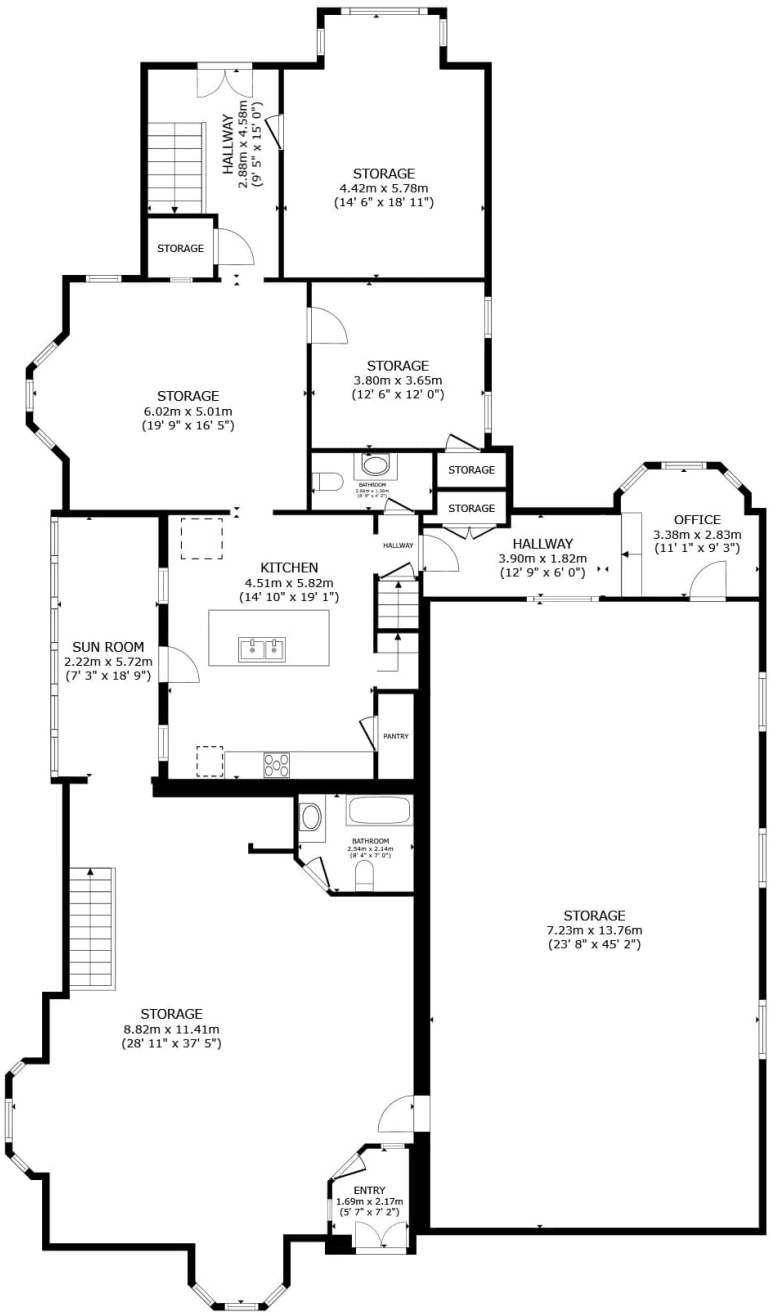
Floorplans



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 175.0 m² (1,884 sq.ft.) FLOOR 2 336.6 m² (3,623 sq.ft.) FLOOR 3 109.6 m² (1,180 sq.ft.)
TOTAL : 621.2 m² (6,687 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

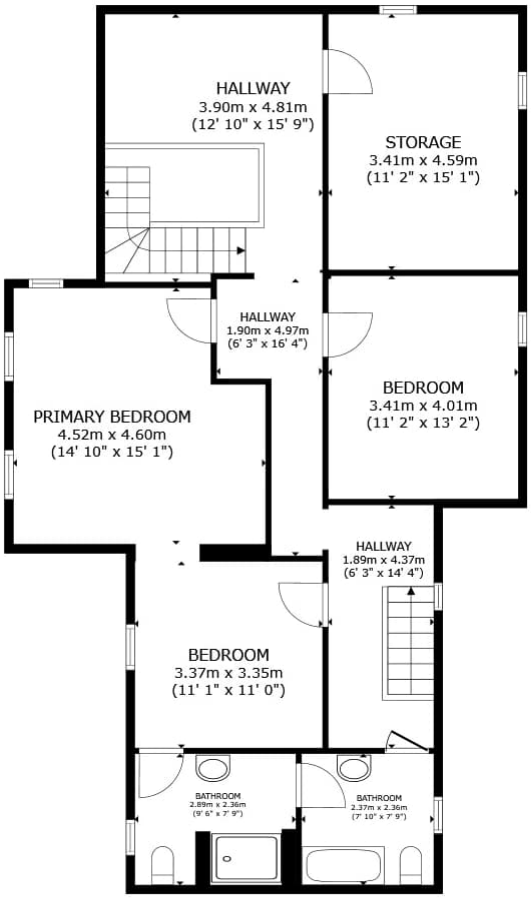
Figure A- 1: Basement floorplan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 175.0 m² (1,884 sq.ft.) FLOOR 2 336.6 m² (3,623 sq.ft.) FLOOR 3 109.6 m² (1,180 sq.ft.)
TOTAL : 621.2 m² (6,687 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

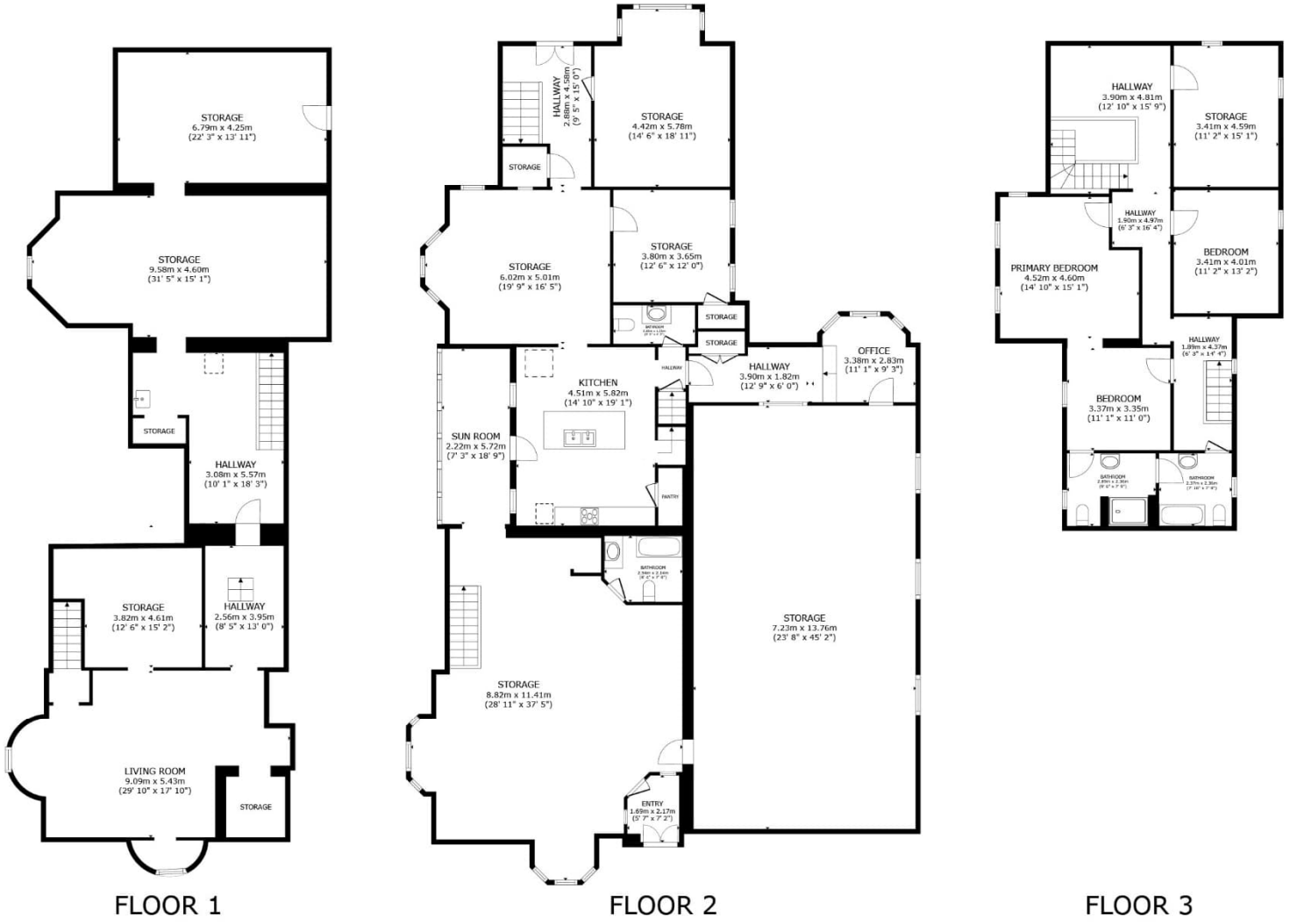
Figure A- 2: Main floor floorplan



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 175.0 m² (1,884 sq.ft.) FLOOR 2 336.6 m² (3,623 sq.ft.) FLOOR 3 109.6 m² (1,180 sq.ft.)
TOTAL : 621.2 m² (6,687 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Figure A- 3: Second floor floorplan



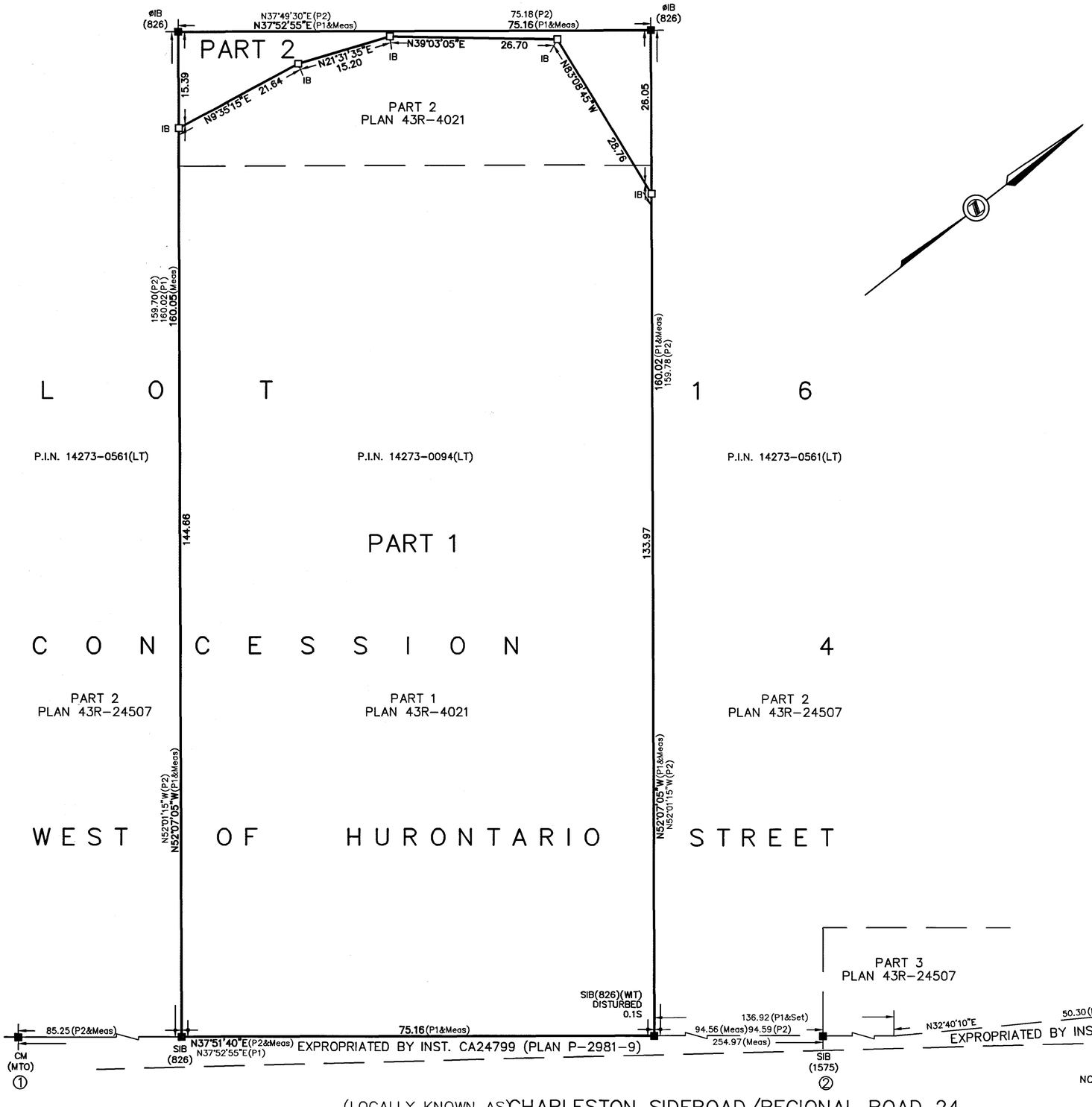
GROSS INTERNAL AREA
FLOOR 1 175.0 m² (1,884 sq.ft.) FLOOR 2 336.6 m² (3,623 sq.ft.) FLOOR 3 109.6 m² (1,180 sq.ft.)
TOTAL : 621.2 m² (6,687 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Figure A- 4: Complete floorplan showing all levels

APPENDIX D

Reference Plan



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATE Nov 27, 2025

JANSKY T C LAU
Ontario Land Surveyor

PLAN 43R- 42250

RECEIVED AND DEPOSITED

DATE December 3, 2025

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (No.43)

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SCHEDULE

PART	PART OF LOT	CONCESSION	PIN	AREA(m^2)
1	16	4 WHS	ALL OF 14273-0094(LT)	11554.7
2				473.2

PLAN OF SURVEY OF
PART OF LOT 16
CONCESSION 4
WEST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF CALEDON)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

10m 0 10 20 30 40 50 meters

SCALE 1 : 500

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
CM	DENOTES CONCRETE MONUMENT
ØIB	DENOTES ROUND IRON BAR
IB	DENOTES IRON BAR
SIB	DENOTES STANDARD IRON BAR
WIT	DENOTES WITNESS
826	DENOTES MINOS B. WONG, O.L.S
1575	DENOTES J. R. FINNIE, O.L.S.
P1	DENOTES PLAN 43R-4021
P2	DENOTES PLAN 43R-24507
P3	DENOTES EXPROPRIATION PLAN CA24799 (P-2981-33)
WHS	DENOTES WEST OF HURONTARIO STREET

NOTE

PROPERTY LINES ARE UNFENCED UNLESS OTHERWISE NOTED.

BEARINGS SHOWN HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS ① AND ② BY REAL TIME CANNET NETWORK OBSERVATIONS AND REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81° WEST LONGITUDE (NAD 83, CSRS 2010).

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES, AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING THE DISTANCE BY COMBINED SCALE FACTOR 0.9996120.

FOR BEARINGS COMPARISONS, THE FOLLOWING ROTATION WAS APPLIED.
P1 – 0°39'05" COUNTER CLOCKWISE
P2 – 0°38'55" COUNTER CLOCKWISE
P3 – 0°40'20" COUNTER CLOCKWISE

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COORDINATES SHOWN ON THIS PLAN ARE IN COMPLIANCE WITH THE SURVEYORS ACT, URBAN ACCURACY PER O.REG. 216/10, SECTION 14(2).

OBSERVED REFERENCE POINTS UTM(NAD83, CSRS 2010)		
PLAN COORDINATES	NORTHING	EASTING
1	4853341.162	577764.037
2	4853542.371	577920.458

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. *THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.*
2. *THE SURVEY WAS COMPLETED ON THE 12TH DAY OF DECEMBER, 2024*

Nov 18 2025

DATE

JANSKY T C LAU – ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-79025

Delph & Jenkins North Ltd.
Ontario Land Surveyors
220 Industrial Parkway S., Unit 6, Aurora, Ontario L4G 3V6
www.djsurveyors.com info@djsurveyors.com
Tel.905-841-8526

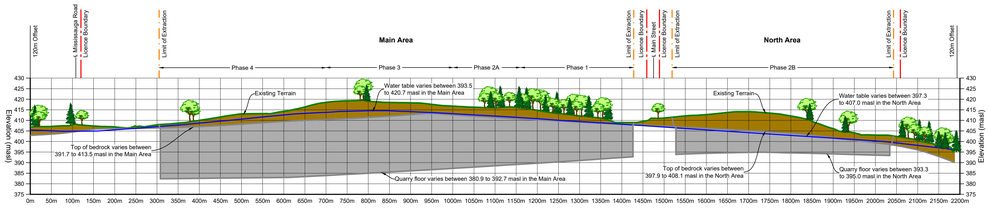
22213-9

DRAWN : JL CHECKED : JL

ACAD FILE: 22213-9.DWG DATE: November 18, 2025

APPENDIX E

Site Plan (May 2026)



Section A-A1
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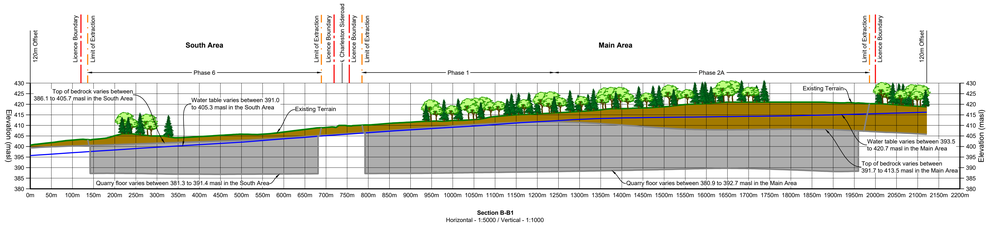

Section B-B1
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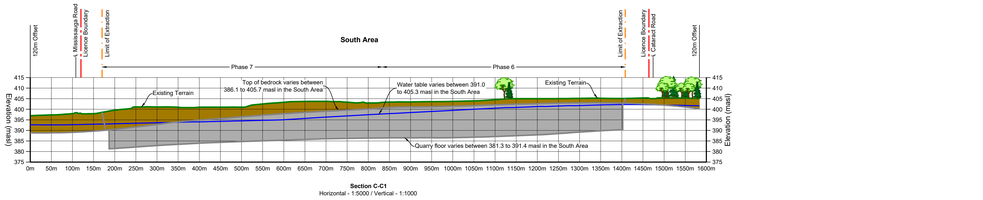
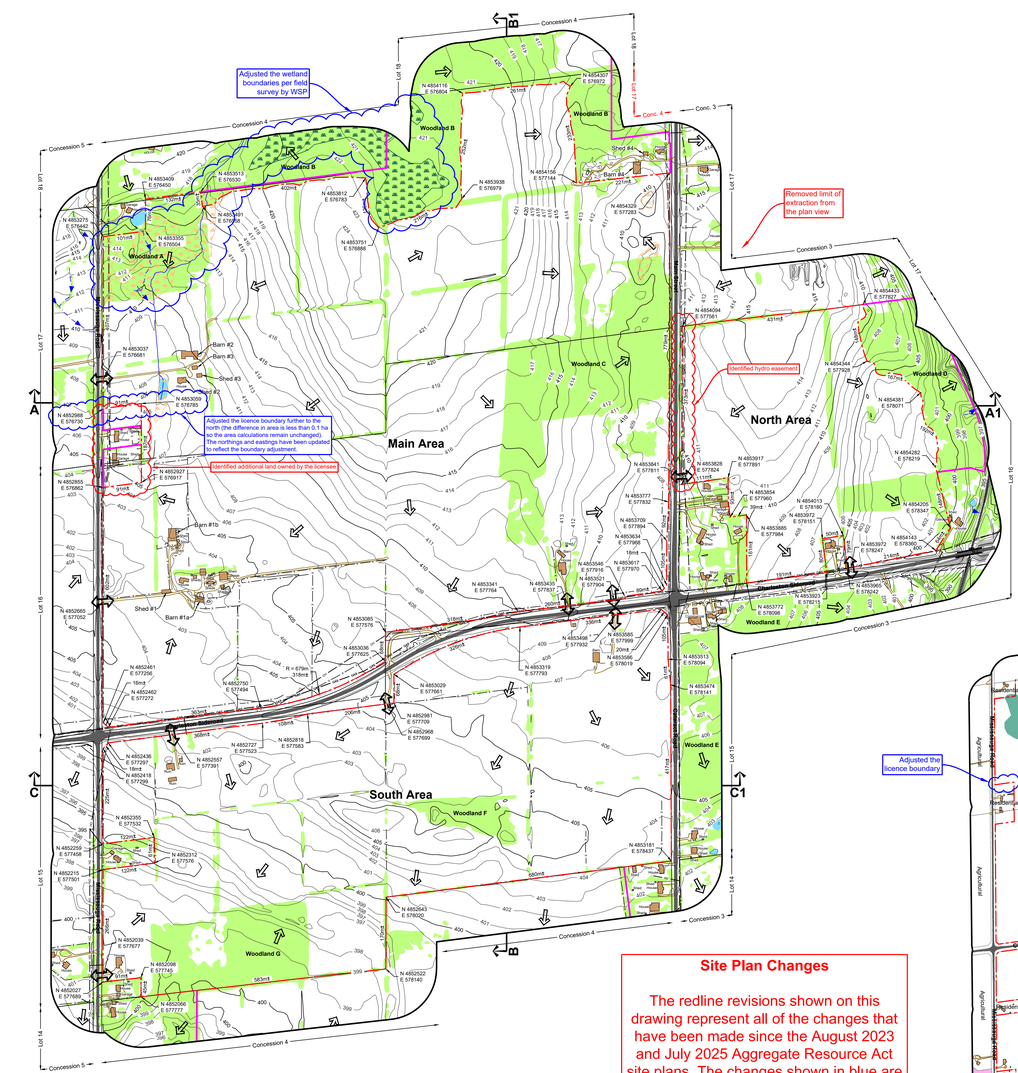


Section C-C1
Horizontal - 1:5000 / Vertical - 1:1000



Site Plan Changes

The redline revisions shown on this drawing represent all of the changes that have been made since the August 2023 and July 2025 Aggregate Resource Act site plans. The changes shown in blue are revisions made to the July 2025 site plan.

A. General

1. This site plan is prepared under the Aggregate Resources Act for a Class 'A' licence for a pit and quarry below the ground water table.
2. Area Calculations:
   - 2.1. Licence (total) **261.2 hectares**
     - Main Area 151.5 hectares
     - North Area 30.3 hectares
     - South Area 79.4 hectares
3. Northing and easting coordinates have been provided for select corners of the licence boundaries and at the centre point of every entrance and exit that intersects the licence boundaries on the plan view of this drawing.

B. References

1. Contours were obtained from First Base Solutions and are displayed in one metre intervals. Elevations shown are in metres above sea level (MASL).
2. Topographic information was obtained from numerous sources including First Base Solutions, Land Information Ontario and field investigations for technical reports.
3. All topographic features and structures are shown to scale in Universal Transverse Mercator (UTM) with North American Datum 1983 (NAD83), Zone 17 (metre), Central Meridian 81 degrees west coordinate system.
4. The Main Area licence boundary was established based on a compiled plan of survey completed by Delph & Jenkins North Limited, Ontario Land Surveyors, on February 14, 2022 which utilized the following information: Plan 43R-39683, 43R-24507, 43R-22355, 43R16517, 43R-17782, 43R-4021, 43R-21423, 43R-2743, and instruments RO1146974 and RO1014831. The North and South Area licence boundaries are based on the Municipal Property Assessment Corporation's parcel fabric.
5. Existing zoning on and within 120 metres of the licence boundaries are from the Town of Caledon Zoning By-law 2006-50, Schedule 'A', Zone Maps: 64 (last updated August 21, 2015), 74 (last updated March 24, 2016) and 75 (last updated August 21, 2015). The Main Area is currently zoned Agricultural Zone (A1) and Environmental Policy Area 2 Zone (EPA2) while the North and South Areas are currently zoned Agricultural Zone (A1).
6. Existing land use designations within 120 metres of the licence boundaries are from the Niagara Escarpment Plan - Map 4, dated June 1, 2017.
7. Land use information and structures identified on and within 120 metres of the licence boundaries were determined using aerial photography captured in the spring of 2021 from First Base Solutions.

C. Drainage

1. Surface drainage on and within 120 metres of the licence boundaries is by overland flow in the directions shown by arrows on the plan view, or by infiltration.

D. Groundwater

1. The maximum predicted groundwater table, based on groundwater levels monitored over a 12 month period from January to December 2021, are as follows:
   - 1.1. Main Area - Ranges from 420.7 to 393.5 masl (north to southwest)
   - 1.2. North Area - Ranges from 407.0 to 397.3 masl (northwest to southeast)
   - 1.3. South Area - Ranges from 405.3 to 391.0 masl (northeast to south)
2. The maximum predicted groundwater table elevations are shown in each cross section on drawing 1 of 54 and ~~4 of 4~~ 5 of 5.

E. Site Access and Fencing

1. The Main Area has four existing access points (two on Mississauga Road and two on Charleston Sideroad), the North Area has two existing access points (one on Main Street and one on Charleston Sideroad), and the South Area has four existing access points (one on Mississauga Road and three on Charleston Sideroad). None of the existing access points are gated.
2. Post and wire fencing (unless noted otherwise) exists in the locations shown on the plan view.

F. Significant Natural and Human-Made Features on and Within 120 Metres

1. There is a pond and Ministry of Natural Resources ~~and Forestry~~ (MNR~~F~~) and WSP identified ~~un~~evaluated wetlands (other) within the Main Area licence boundary.
2. There is Significant Wildlife Habitat and habitat for endangered and threatened species within the Main and South Area licence boundary.
3. There are Significant Woodlands, Significant Wildlife Habitat, habitat for endangered and threatened species and MNR~~F~~ and WSP identified evaluated wetlands (~~non-significant~~ Provincially Significant and other) outside of the licence boundaries within 120 metres.
4. See Key Natural Heritage Features Schematic on this drawing or drawing 2 of 54 for additional information.
5. There are no human-made features on or within 120 metres of the licence boundaries.

G. Aggregate Related Site Features

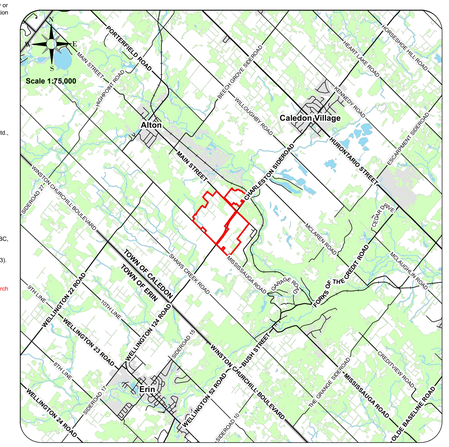
1. There are no existing aggregate operations or features on-site such as processing areas with stationary or portable equipment, stockpiles, recyclable materials, scrap, fuel storage, haul roads, berms or excavation faces.

H. Cross Sections

1. Cross sections depicting existing conditions are shown on this drawing.
2. Cross sections depicting post rehabilitation conditions are shown on drawing ~~4 of 4~~ 5 of 5.
3. Cross section locations are identified on the plan view of each drawing.

I. Technical Reports - References

1. Agricultural Impact Assessment, Colville Consulting Inc., December 16, 2022 (Revised July 2023).
2. Stage 1 and 2 Archaeological Assessment, Golder Associates Ltd., November 14, 2022.
3. Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
4. Air Quality Impact Assessment, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
5. Noise Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
6. Blast Impact Assessment, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
7. Natural Environment Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
8. Water Resources Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
9. Visual Impact Assessment Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
10. Planning Justification Report and Aggregate Resources Act Summary Statement, GSAI and MHBC, December 16, 2022 (Revised July 2023).
11. Maximum Predicted Water Table Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
12. Socio-Economic Assessment Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
13. Transportation Impact Study and Haul Route Assessment, TYLin, December 16, 2022 (Revised March 2025).
14. Water Resources Addendum Report, WSP Canada Inc., March 2025.
15. Stage 3 Archaeological Assessment - Location 1 (AkHa-23), WSP Canada Inc., August 2, 2024.
16. Stage 3 Archaeological Assessment - Location 2 (AkHa-24), WSP Canada Inc., August 2, 2024.
17. Stage 3 Archaeological Assessment - Location 4 (AkHa-25), WSP Canada Inc., August 2, 2024.
18. Stage 3 Archaeological Assessment - Location 7 (AkHa-26), WSP Canada Inc., August 2, 2024.
19. Stage 3 Archaeological Assessment - Location 09 (AkHa-27), WSP Canada Inc., August 2, 2024.
20. Stage 3 Archaeological Assessment - Location 10 (AkHa-28), WSP Canada Inc., July 10, 2024.
21. Stage 3 Archaeological Assessment - Location 12 (AkHa-29), WSP Canada Inc., August 2, 2024.
22. Stage 3 Archaeological Assessment - Location 15 (AkHa-52), WSP Canada Inc., August 2, 2024.
23. Stage 3 Archaeological Assessment - Location 16 (AkHa-30), WSP Canada Inc., July 12, 2024.
24. Stage 3 Archaeological Assessment - Location 18 (AkHa-31), WSP Canada Inc., August 2, 2024.
25. Stage 3 Archaeological Assessment - Location 22 (AkHa-32), WSP Canada Inc., July 10, 2024.
26. Stage 3 Archaeological Assessment - Location 26 (AkHa-33), WSP Canada Inc., July 10, 2024.
27. Stage 3 Archaeological Assessment - Location 27 (AkHa-34), WSP Canada Inc., August 2, 2024.
28. Stage 3 Archaeological Assessment - Cameron Site (AkHa-9), WSP Canada Inc., August 2, 2024.
29. Fluvial Geomorphic Assessment, GEO Morphix Ltd., February 15, 2025.
30. Water Report Addendum, WSP Canada Inc., March 2025.
31. Groundwater Mitigation System Design Report, WSP Canada Inc., May 2025.



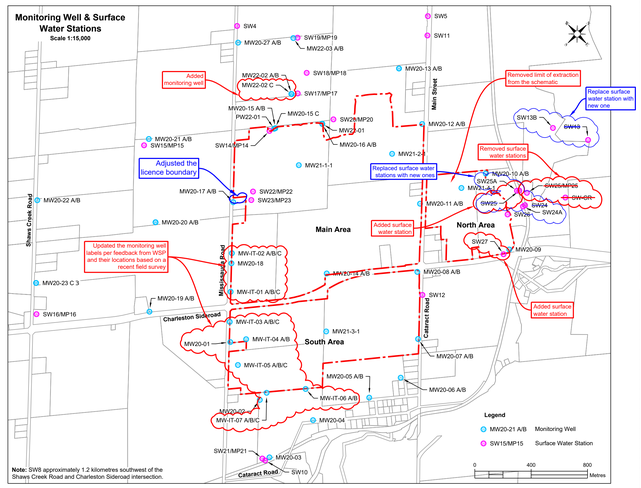


Table 1 Notes:

1. Groundwater level to be monitored by logger set to record on 15-min intervals, with quarterly logger downloads and quarterly manual measurements.
2. Surface water level and temperature to be monitored by logger set to record on 15-min intervals, with quarterly logger downloads and quarterly manual measurements.
3. Water discharge from the Settling Pond to be monitored as per requirements to be approved by the MECP based on the Permit to Take Water and Environmental Compliance Approval to be obtained by the Applicant prior to the initiation of any off-site discharge.
4. These wells only need to be monitored until they are required to be decommissioned in accordance with MECP requirements to allow for on-site operations.
5. Groundwater level to be monitored as per requirements to be approved by the MECP based on the Permit to Take Water and Environmental Compliance Approval to be obtained by the Applicant prior to the implementation of groundwater mitigation measures.
6. Groundwater will be sampled in the shallowest piezometer of the well nest annually (spring) and analysed for general chemistry, nutrients, inorganics and metals, as well as PHC (F1 to F4).

Table 2 Notes:

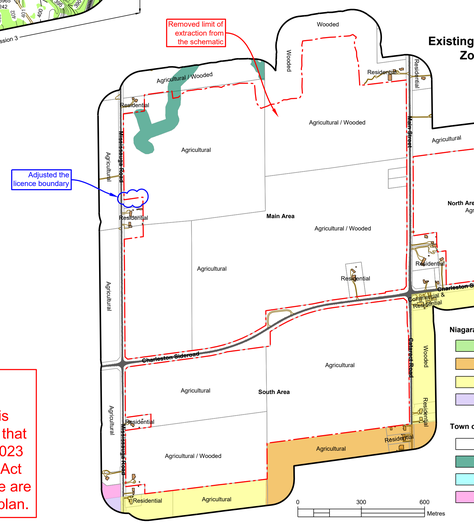
1. Groundwater level to be monitored by logger set to record on 15-min intervals, with quarterly logger downloads and quarterly manual measurements.
2. Surface water level and temperature to be monitored by logger set to record on 15-min intervals, with quarterly logger downloads and quarterly manual measurements.
3. Located on lands owned or / controlled by the licensee. ~~or where the licensee has an agreement in place for long-term monitoring~~.
4. ~~Located on public lands and~~ Located on railroad right-of-way. Monitoring to be completed subject to permission by the applicable public authority.
5. ~~Water quality to be sampled and monitored in the Credit River 2x / year (April and September) for Hardness (CaCO3); General Chemistry (i.e., pH, temperature, conductivity, dissolved oxygen, turbidity); Total Ammonia-N; Total Phosphorus; Alkalinity (Total as CaCO3); Dissolved Chloride (Cl-); Nitrite (N); Nitrate (N); Nitrate + Nitrite (N); Total Kjeldahl Nitrogen (TKN); Total Suspended Solids; Total Oil & Grease; Total Metals.~~ Groundwater will be sampled in the shallowest piezometer of the well nest annually (spring) and analysed for general chemistry, nutrients, inorganics and metals, as well as PHC (F1 to F4).

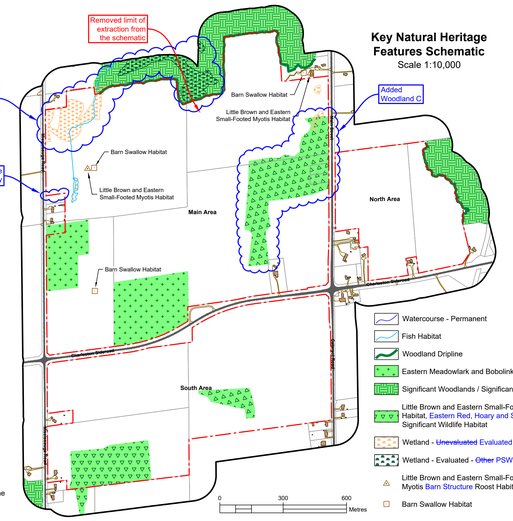
Table 1: On-Site Groundwater and Surface Water Monitoring Program

Name	Type	Northing	Easting	Monitoring Scope
MW20-01 ~~A/B~~	Mon Well	4852268	577459	Water level [1]
MW20-07 A/B	Mon Well	4853250	578360	Water level [1]
MW20-08 A/B	Mon Well	4853575	578010	Water level, ~~water quality~~ [1,5]
MW20-09	Mon Well	4854157	578344	Water level, ~~water quality~~ [1,5]
MW20-10 A/B	Mon Well	4854407	577838	Water level, ~~water quality~~ [1,5]
MW20-11 A/B	Mon Well	4853921	577672	Water level [1]
MW20-12 A/B	Mon Well	4854321	577272	Water level, ~~water quality~~ [1,5]
MW20-14 A/B	Mon Well	4853100	577576	Water level [1]
MW20-15 A/B	Mon Well	4853544	576577	Water level, ~~water quality~~ [1,5]
MW20-15 C	Mon Well	4853544	576577	Water level [1]
MW20-16 A/B	Mon Well	4853807	576785	Water level [1]
MW20-17 A/B	Mon Well	4852966	576752	Water level [1]
MW20-18	Mon Well	4852659	577058	Water level [1]
MW21-1-1	Mon Well	4853485	576882	Water level, [1,4]
MW21-2-1	Mon Well	4854021	577279	Water level [1,4]
MW21-3-1	Mon Well	4852814	577872	Water level [1,4]
MW21-4-1	Mon Well	4854211	577793	Water level [1,4]
MW22-01	Mon Well	4853808	576782	Water level [1]
MW22-02 A/B	Mon Well	4853795~~4~~	576411~~76~~	Water level [1]
MW22-02 C	Mon Well	4853794	576476	Water Level [1]
MW22-03 A/B	Mon Well	4854078	576201	Water level [1]
PW22-01	Mon Well	4853535	576574	Water level [1]
SW14/MP14	SW/MP	4855098	578165	Water level & temperature [2]
SW23/MP23	SW/MP	4853125	576900	Water level & temperature [2]
SW23/MP23	SW/MP	4853050	576840	Water level & temperature [2]
SW26	SW	4854320	578155	TBD by MECP PTTW & ECA Approvals [1]
SW27	SW	4854105	576540	Water level and temperature [1,2]
MW-IT-01 A/B/C	Mon Well	4852~~1~~6746	577~~2~~1509	Water level, ~~water quality~~ [1,5]
MW-IT-02 A/B/C	Mon Well	4852710598	577~~2~~10904	Water level, ~~water quality~~ [1,5]
MW-IT-03 A/B/C	Mon Well	4852356~~9~~	5773~~2~~46	Water level, ~~water quality~~ [1,5]
MW-IT-04 A/B	Mon Well	4852354~~8~~	577521~~9~~	Water level, ~~water quality~~ [1,5]
MW-IT-05 A/B/C	Mon Well	4852195~~9~~	5776~~1~~67	Water level, ~~water quality~~ [1,5]
MW-IT-06 A/B	Mon Well	4852420~~8~~48	57~~2~~05~~8~~966	Water level, ~~water quality~~ [1,5]
MW-IT-07 A/B/C	Mon Well	4852~~2~~04434	57~~7~~897~~8~~66	Water level, ~~water quality~~ [1,5]

Table 2: Off-Site Groundwater and Surface Water Monitoring Program

Name	Type	Northing	Easting	Monitoring Scope
MW20-02	Mon Well	4852138	577900	Water level [1,3]
MW20-03	Mon Well	4851907	578244	Water level, ~~water quality~~ [1,3]
MW20-04	Mon Well	4852313	578265	Water level, ~~water quality~~ [1,3]
MW20-05 A/B	Mon Well	4852713	578423	Water level, ~~water quality~~ [1,3]
MW20-06 A/B	Mon Well	4852973	578474	Water level, ~~water quality~~ [1,3]
MW20-13 A/B	Mon Well	4854473	576973	Water level [1,3]
MW20-13 C	Mon Well	4854473	576873	Water level [1,3]
MW20-19 A/B	Mon Well	4852000	576907	Water level [1,3]
MW20-20 A/B	Mon Well	4852468	576476	Water level [1,3]
MW20-20 C	Mon Well	4852468	576476	Water level [1,3]
MW20-21 A/B	Mon Well	4852840	576014	Water level [1,3]
MW20-22 A/B	Mon Well	4851966	575785	Water level [1,3]
MW20-23 A/B	Mon Well	4851556	576206	Water level [1,3]
MW20-23 C	Mon Well	4851556	576206	Water level [1,3]
MW20-27 A/B	Mon Well	4853770	575954	Water level [1,3]
SW4	SW	4852963	574760	Water level and temperature [2,4]
SW5	SW	4853846	575863	Water level and temperature [2,4]
SW8	SW	4851688	576054	Water level and temperature [2,3]
SW10	SW	4850628	579128	Water level and temperature [2,3]
SW11	SW	4851869	578238	Water level and temperature [2,4]
SW12	SW	4854781	576842	Water level and temperature [2,4]
SW13B	SW	485497~~8~~6486	577~~9~~318~~8~~455	Water level and temperature [2,3]
SW15/MP15	SW/MP	4853501	576562	Water level and temperature [2,3]
SW16/MP16	SW/MP	4852785	576024	Water level and temperature [2,3]
SW17/MP17	SW/MP	4853803	576488	Water level and temperature [2,3]
SW18/MP18	SW/MP	4853993	576396	Water level and temperature [2,3]
SW19/MP19	SW/MP	4854106	576226	Water level and temperature [2,3]
SW20/MP20	SW/MP	4853890	576819	Water level and temperature [2,3]
SW21/MP21	SW/MP	4851865	578215	Water level and temperature [2,3]
SW24A	SW	485443~~0~~86	578~~1~~0980	Water level and temperature [2,4]
SW25A	SW	485448~~5~~497	578~~0~~7989	Water level and temperature [2,4]
SW25/MP25	SW/MP	4854~~0~~525	578~~1~~35	Water level and temperature [2,4]
SW~~1~~2R	SW	4854~~7~~09	578~~0~~350	Water quality [1,4]





Legal Description

Part of Lots 15-~~17~~18, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former geographic Township of Caledon)
Township of Caledon
Regional Municipality of Peel

Legend

- Licence Boundary
- Limit of Extraction
- Contours with Elevation (Metres above sea level (MASL))
- Public Road
- Driveway
- Railway
- Watercourse (Permanent (Direction of flow indicated by arrows))
- Watercourse (Intermittent (Direction of flow indicated by arrows))
- Water Feature
- Wooded Area
- Wetland (WSP Evaluated - PSW; ~~MNRF Evaluated - Other~~)
- Wetland (WSP Evaluated - Other; ~~MNRF - Unevaluated~~)
- Additional Land Owned by Licensee
- 120m Offset From Draft Licence Boundaries
- Lots and Concessions
- Parcel Fabric
- Easement (Updated the legend to include easements)
- Overhead Hydro
- Pipeline (Enbridge Gas Inc.)
- Fence (1.2 m post & wire fence unless otherwise noted)
- Entrance / Exit
- Direction of Surface Drainage
- Building/Structure
- Cross Sections

Legend - Cross Sections

- Licence Boundary
- Limit of Extraction
- Existing Grade
- Maximum Predicted Water Table
- Maximum Depth of Excavation
- Topsoil and/or Overburden
- Aggregate Available for Extraction

Site Plan Acronyms

1. ARA - Aggregate Resources Act
2. MECP - Ministry of the Environment, Conservation and Parks
3. MGCS - Ministry of Government and Consumer Services
4. DFO - Department of Fisheries and Oceans Canada
5. MNR~~F~~ - Ministry of Natural Resources ~~and Forestry~~
6. MCM - Ministry of Citizenship and Multiculturalism
7. TSSA - Technical Standards and Safety Authority
8. MTCS - Ministry of Tourism, Culture and Sport
9. ECA - Environmental Compliance Approval
10. BMPP - Best Management Practices Plan
11. WWIS - Water Well Information System
12. PSW - Provincially Significant Wetland
13. HIA - Heritage Impact Assessment
14. CVC - Credit Valley Conservation
15. MASL - Metres above sea level
16. PTTW - Permit to Take Water
17. NTS - Not to Scale

Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licencing)

No.	Date	Description	By
6	May 2026	Update the site plan to address agency comments	C.P.
5	July 2025	Update the site plan to address agency and public comments	C.P.
4	May 2025	Update the site plan to address agency and public comments	C.P.
3	March 2025	Update the site plan to address agency and public comments	C.P.
2	August 2024	Updated the site plan to address the MNR's comments from their letter dated January 11, 2024 and the Town of Caledon's comments from their letter dated November 17, 2023	C.P.
1	August 2023	Revised drawing to incorporate updated technical report recommendations	C.P.

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
113 COLLIER STREET, BARRIE, ON, L4M 1H2 | P: 705.728.0045 F: 705.728.2010 | WWW.MHBCPLAN.COM

MHBC Stamp
Brian Zeman
Is authorized by the Ministry of ~~Northern Development~~, Mines, Natural Resources ~~and Forestry~~ pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

MHBC Stamp
Christopher Poole
Is authorized by the Ministry of ~~Northern Development~~, Mines, Natural Resources ~~and Forestry~~ pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

Draft

Applicant
CBM Aggregates a Division of St. Marys Cement Inc. (Canada)
55 Industrial Street
Toronto, Ontario
M4G 3W9

Project
Caledon Pit & Quarry
18722 Main Street, Caledon, Ontario

MNR~~F~~ Licence Reference No. 626600

Applicant's Signature

Plan Scale: 1:5000 (Arch E)
0 150 300 Metres

Date ~~August 2023~~ May 2026
Drawn By C.P.
Checked By B.Z.
File No. 8816AF

File Name
Existing Features

Drawing No.
1 of 54

File Path B:\Brian\8816AF - CBM - Caledon Quarry\Drawings\Site Plan\CAD\8816AF - Site Plan.dwg

A. General

1. Area Calculations:

   1.1. Licence (total) **261.2 hectares**

Main Area	151.5 hectares
North Area	30.3 hectares
South Area	79.4 hectares

   1.2. Limit of Extraction (total) **199.36 hectares**

Main Area	123.46 hectares
North Area	16.0 hectares
South Area	59.9 hectares

2. The maximum annual tonnage is 2,500,000.
3. The following structures shall be permitted within the Building Location Area Facility Pad, Building Location and Recycling Area identified on the plan view of this drawing:

Building	Width	Length	Area
Scale House	3.7 m	12.2 m	45.1 m²
Quality Control Lab	3.7 m	12.2 m	45.1 m²
Maintenance Shop	36.6 m	45.7 m	1,672.6 m²
Office	13.7 m	18.3 m	250.7 m²

4. ~~The licensee intends to retain ownership or control of additional land containing a house (to the northwest of the Main Area) during the extraction operation which shall be vacated prior to, and remain vacant while, extraction is occuring within 500 metres. Should the house remain occupied or the property sold, the licensee shall notify the MNR immediately and provide mitigation necessary to ensure Provincial noise, air, dust and ground vibration limits are satisfied.~~
4. Table 3 on this drawing 3 of 4 identifies the number of sensitive receptors within 500 metres of the licence boundary and the distance from the licence boundary to each receptor.
5. The licence boundaries are within the Credit Valley Source Protection Area but are not located within a wellhead protection area or an intake protection zone and there will be no impacts to municipal water supplies.

B. Hours of Operation

1. Activities to prepare the Site, such as the stripping of topsoil, construction of the berms, or activities related to the rehabilitation of the Site after the extraction is completed are considered to be construction activities and are only permitted to occur during the daytime period (7:00am to 7:00pm) Monday to Friday except statutory holidays.
2. Activities for site operations, such as extraction, processing and drilling are permitted to occur during the daytime period (7:00am to 7:00pm) Monday to Saturday, except statutory holidays.
3. Activities related to shipping are permitted from 6:00am to 7:00pm Monday to Saturday, except statutory holidays. Shipping is permitted from 7:00pm to 6:00am only where required to support public authority contracts that necessitate the delivery of aggregates during these hours. Shipping activities from 7:00pm to 6:00am shall be limited to highway trucks and shipping loaders and no other operations shall be permitted.
4. Blasting is permitted from 8:00am to 6:00pm Monday to Friday, except statutory holidays.

C. Site Access and Fencing

1. The existing eastern access point on Charleston Sideroad and the southern access point on Mississauga Road for the Main Area (as shown on drawing 1 of 54) shall be removed during site preparation of the Main Area. The existing western access point on Charleston Sideroad (as shown on the plan view) shall remain to access the CBM Caledon Pit / Quarry office and quality control lab. The northern access point on Mississauga Road (as shown on the plan view) may remain for maintenance purposes only.
2. The two existing access points for the North Area (as shown on drawing 1 of 54) may remain, and shall not be gated, while the North Area is utilized for agricultural purposes (see Section N Variations from Control and Operation Standards). The existing access points on Main Street and Charleston Sideroad (as shown on the plan view) may remain for maintenance purposes only.
3. The four existing access points for the South Area (as shown on drawing 1 of 54) may remain, and shall not be gated, while the South Area is utilized for agricultural purposes (see Section N Variations from Control and Operation Standards). During site preparation of the South Area, the three existing access points on Charleston Sideroad shall be removed. The site access on Mississauga Road (as shown on the plan view) may remain for maintenance purposes only.
4. The main operational entrance/exit is proposed in the location shown on the plan view of this drawing, subject to an agreement with the Region of Peel applicable road authority. See site entrance simulation on this drawing.
5. The North and South Areas shall be accessed by tunnels beneath both Main Street and Charleston Sideroad in the locations shown on the plan view of this drawing, subject to an agreement with the Region of Peel applicable road authority (see Section N Variations from Control and Operation Standards). Temporary access points shall be permitted in the North and South Areas to facilitate tunnel construction.
6. The operational, office / quality control lab, maintenance and/or temporary access points shall be gated, kept closed during hours of non-operation and maintained throughout the life of the licence.
7. Page wire and/or hi-tensile fencing, a minimum 1.2 metres in height, shall be erected along the licence boundaries and the perimeter of the cell tower area (see Cell Tower Detail on this drawing) in a phased approach (see Section N Variations from Control and Operation Standards). If the cell tower area is removed, fencing shall be erected along the licence boundary. Prior to site preparation commencing in the Main, North or South Areas, fencing shall be installed along the perimeter of that Area.
8. In order to minimize disturbance to existing vegetation, perimeter fencing may be offset up to five metres from the licence boundary (see Section N Variations from Control and Operation Standards). Where perimeter fencing is offset from the licence boundary, the licence boundary shall be demarcated with highly visible T-bars with PVC every 30 metres, or less, to maintain visibility from one T-bar to the next.
9. All fencing shall be maintained for the life of the licence.
10. A sign of at least 0.5 metres by 0.5 metres in size shall be erected and maintained at the operational entrance/exit that says in legible words "This site is licensed under the Aggregate Resources Act licence # 626600."

D. Drainage and Siltation Control

1. Drainage of undisturbed areas will continue in the directions shown on drawing 1 of 54.
2. Silt fencing shall be installed in a phased approach. Prior to site preparation commencing in the Main, North or South Areas, silt fencing shall be installed on the exterior side toe of perimeter berms and along the dripline of significant woodlands as shown on the plan view of this drawing. See Natural Environment note 9.j under Section O Technical Recommendations on drawing 3 of 4 4 of 5 for additional information.
3. Silt fencing shall be inspected prior to site preparation activities to ensure it was installed correctly and during extraction operations to ensure that the fencing is being maintained and functioning properly. Any issues that are identified shall be rectified immediately.
4. Silt fencing shall not be removed until re-vegetation and soil stabilization has occurred to limit sedimentation of the setbacks.

E. Site Preparation

1. Existing structures within the licence boundary not deemed to have cultural heritage potential outside of the Cultural Heritage Potential areas shall be demolished or removed from each Area. Structures with cultural heritage potential within the Cultural Heritage Potential areas shall be subject to the cultural heritage technical recommendations in Section O.4 on drawing 3 of 54.
2. Timber resources shall be salvaged for use as saw logs, fence posts and fuel wood where appropriate. Cleared stumps and brush may be burned (with applicable permits), used for aquatic habitat enhancement or mulched for use in progressive rehabilitation.
3. Remove all requirements for natural environment notes 9.a to 9.d under Section O Technical Recommendations on drawing 3 of 4 4 of 5 are met, if applicable.
4. Topsoil and overburden shall be stripped and stored separately.
5. Topsoil and overburden shall be placed in noise attenuation/visual berms or used immediately for progressive rehabilitation.
6. Excess topsoil and overburden not required for immediate use in berms or progressive rehabilitation may be temporarily stockpiled within the limit of extraction in the location shown on the plan view of this drawing. Topsoil and overburden stockpiles in this location shall not exceed eight metres in height and may be located within 30 metres of the licence boundary (see Section N Variations from Control and Operation Standards).
7. In situations where excess topsoil and overburden has to be temporarily stockpiled outside the area shown on the plan view of this drawing, stockpiles shall be located within the limit of extraction and remain a minimum of 30 metres from the licence boundary and 90 metres from a property with a residential use.
8. Temporary topsoil and overburden stockpiles which remain for more than one year shall have their slopes vegetated to control erosion. Seeding shall not be required if these stockpiles have vegetation naturally in the first year.
9. No topsoil shall be removed from the site (see Section N Variations from Control and Operation Standards).
10. Ensure the cultural heritage and archaeology technical recommendations in Sections O.4 and O.5 on drawing 3 of 4 4 of 5 have been completed for the phase undergoing site preparation, if applicable.

F. Berms and Screening

1. Berms shall not be located within three metres of the licence boundary or cell tower area.
2. Berms shall be a minimum of five metres in height, except for a section of the berm along the western extent of the Main Area, which shall be a minimum of seven metres in height (see plan view for location).
3. Berm side slopes shall not exceed 2:1 (horizontal : vertical).
4. The minimum width of the berm crest shall be two metres.
5. See Typical Acoustic and Visual Berm detail on this drawing for additional information.
6. Berms shall be seeded in accordance with visual note 6.c under Section O Technical Recommendations on drawing 3 of 54.
7. Existing vegetation within the setbacks shall be maintained where berms are not required.

G. Site Dewatering

1. Refer to the water technical recommendations in Section O.7 on drawing 3 of 4 4 of 5 for information regarding site dewatering.

H. Extraction Sequence

1. ~~This plan depicts a schematic operations for the property based on the best information available at the time of preparation.~~
1. Extraction shall occur in eight phases (Phases 1, 2A, 2B, 3, 4, 5, 6 and 7) as shown on the plan view.
3. ~~Notwithstanding the operational and rehabilitation notes; demand for certain products or blending of materials may require minor deviations in the extraction and rehabilitation sequence. Any major deviations from the operations sequence shown shall require approval from the MNRF.~~
2. Phase 1
   2.1. Prepare Phase 1 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
   2.2. Strip Phase 1 and use the material to construct the perimeter berm for the Main Area.
   2.3. Extract sand and gravel in a northeasterly direction to top of bedrock.
   2.4. Once bedrock is reached, establish faciliy pad for permanent processing area at an elevation of 397.0 masl.
   2.5. Commence quarrying operations through sinking cut.
   2.6. Continue extracting the pit and quarry in a northeasterly direction before proceeding in a northwesterly direction.
   2.7. Phase 1 may be extracted to a maximum depth between 384.0 and 392.7 masl.
   2.8. Progressive rehabilitation shall consist of backfilling the southeast and northeast phase boundary to establish the final elevations and grades depicted on the plan view for drawing 4 of 4 5 of 5.
   2.9. Prepare Phases 2A and 2B for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
3. Phases 2A
   3.1. Strip Phase 2A and use the material to construct the perimeter berm for the North Area, for progressive rehabilitation in Phase 1 or temporarily stockpile the material in the topsoil and overburden stockpile area.
   3.2. Extract pit and quarry in a northwesterly direction before proceeding in a southwesterly direction.
   3.3. Phase 2A may be extracted to a maximum depth between 387.2 and 392.7 masl.
   3.4. Establish tunnel beneath Main Street to connect with Phase 2B.
   3.5. Progressive rehabilitation shall consist of backfilling a portion of the phase to pre-extraction grades as well as the side slopes to establish the final elevations and grades depicted on the plan view of drawing 4 of 4 5 of 5.
4. Phase 2B
   4.1. Strip Phase 2B and use the material for progressive rehabilitation in Phases 1 and 2A or temporarily stockpile the material in the topsoil and overburden stockpile area.
   4.2. Create sinking cut to establish tunnel beneath Main Street to connect with Phase 2A.
   4.3. Extract pit and quarry in a northeasterly direction before proceeding in a southeasterly direction.
   4.4. Phase 2B may be extracted to a maximum depth between 393.3 and 395.0 masl.
   4.5. Progressive rehabilitation shall consist of backfilling the side slopes and quarry floor to establish the final elevations and grades depicted on the plan view of drawing 4 of 4 5 of 5.
   4.6. Prepare Phase 3 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
5. Phase 3
   5.1. Use the topsoil and overburden stockpiled in Phase 3, as well as the existing material, for progressive rehabilitation in Phases 2A and 2B.
   5.2. Construct a slurry wall / grout zone in the southwest setback of the Main Area prior to extraction in Phase 3.
   5.3. Extract pit and quarry in a southwest direction.
   5.4. Phase 3 may be extracted to a maximum depth between 383.9 and 388.6 masl.
   5.5. Progressive rehabilitation shall consist of backfilling a portion of the phase to pre-extraction grades and side sloping to establish the final elevations and grades depicted on the plan view of drawing 4 of 4 5 of 5.
   5.6. Prepare Phase 4 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
6. Phase 4
   6.1. Use the topsoil and overburden stockpiled in Phase 4, as well as the existing material, for progressive rehabilitation in Phases 2A, 2B, 3, 4 and backfilling the tunnel beneath Main Street.
   6.2. Construct infiltration trenches in the southwest setback of the Main Area prior to extraction in Phase 4.
   6.3. Extract pit and quarry in a southwest direction before proceeding in a northwesterly direction.
   6.4. Phase 4 may be extracted to a maximum depth between 382.3 and 385.9 masl.
   6.5. Progressive rehabilitation shall consist of backfilling a portion of the phase to pre-extraction grades as well as side slopes to establish the final elevations and grades depicted on the plan view of drawing 4 of 4 5 of 5.
   6.6. Prepare Phase 5 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
7. Phase 5
   7.1. Strip Phase 5 and use the material for progressive rehabilitation in Phases 4 and 5 and any other areas requiring backfilling within the Main Area. Any remaining topsoil and overburden shall to used for the future progressive rehabilitation in Phases 6 and 7.
   7.2. Extract pit and quarry in a southeasterly direction.
   7.3. Phase 5 may be extracted to a maximum depth between 380.9 and 384.7 masl.
   7.4. Progressive rehabilitation shall consist of backfilling the side slopes (where applicable) to establish the final elevations and grades depicting on the plan view of drawing 4 of 4 5 of 5.
   7.5. A portion of the quarry face in the southwest corner of Phase 5 shall remain vertical (see Section N. Variations from Control and Operation Standards). The exposed rock face will be approximately 128 metres in length.
   7.6. Prepare Phase 6 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
8. Phase 6
   8.1. Strip Phase 6 and use the material to construct the perimeter berm for the South Area or temporarily stockpile for future use with progressive rehabilitation.
   8.2. Construct slurry wall / grout zone and infiltration trenches in the southwest and southeast setback of the South Area prior to extraction in Phase 6.
   8.3. Create sinking cut to establish tunnel beneath Charleston Sideroad to connect with Phase 1.
   8.4. Extract pit and quarry in a southeasterly direction.
   8.5. Phase 6 may be extracted to a maximum depth between 385.0 and 391.4 masl.
   8.6. Progressive rehabilitation shall consist of backfilling the quarry floor and side slopes to establish the final elevations and grades depicted on the plan view of drawing 4 of 4 5 of 5.
   8.7. Prepare Phase 7 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
9. Phase 7
   9.1. Strip Phase 7 and use the material for progressive rehabilitation in Phases 6 and 7.
   9.2. Extract pit and quarry in a southwesterly direction before proceeding in a southeasterly direction.
   9.3. Phase 7 may be extracted to a maximum depth between 381.3 and 386.6 masl.
   9.4. Extract facility pad in Main Area.
   9.5. Progressive rehabilitation shall consist of backfilling the quarry floor (including tunnel) and side slopes (where applicable) to establish the final elevations and grades depicted on the plan view of drawing 4 of 4 5 of 5.
   9.6. Upon completion of extraction in Phase 7, the slurry wall adjacent to the infiltration trenches in the southwest and southeast corner of the South Area shall be excavated and backfilled with sand.
   9.7. A portion of the quarry face in the southwest and southeast corner of Phase 7 shall remain vertical (see Section N. Variations from Control and Operation Standards). The exposed rock face will be approximately 465 metres in length. Two access points with 2:1 slopes from the existing grade to the final quarry floor shall be provided in the locations shown on the plan view of drawing 4 of 4 5 of 5. The access points shall be backfilled with highly permeable sandy material (10-5) or un-compacted till (10-6). Should un-compacted till be utilized, the access points shall not exceed 30 metres in width.

I. Extraction Details

1. All trees within five metres of the excavation face inside the limit of extraction shall be removed.
2. The maximum height of a lift within the pit shall not be greater than 1.5 metres above the highest reaching excavating equipment being utilized on-site.
3. The maximum height of a lift within the quarry shall be 25 metres.
4. The maximum depth of material below top of bedrock in Phase 1 is approximately 27 metres. Areas of Phase 1 that are less than 25 metres in depth shall be extracted in one lift while areas greater than 25 metres in depth shall be extracted in two lifts.
5. The maximum depth of material below top of bedrock in Phase 2A is approximately 26 metres. Areas of Phase 2A that are less than 25 metres in depth shall be extracted in one lift while areas greater than 25 metres in depth shall be extracted in two lifts.
6. The maximum depth of material below top of bedrock in Phase 2B is approximately 14 metres and shall be extracted in one lift.
7. The maximum depth of material below top of bedrock in Phase 3 is approximately 27 metres. Areas of Phase 3 that are less than 25 metres in depth shall be extracted in one lift while areas greater than 25 metres in depth shall be extracted in two lifts.
8. The maximum depth of material below top of bedrock in Phase 4 is approximately 27 metres. Areas of Phase 4 that are less than 25 metres in depth shall be extracted in one lift while areas greater than 25 metres in depth shall be extracted in two lifts.
9. The maximum depth of material below top of bedrock in Phase 5 is approximately 25 metres and shall be extracted in one lift.
10. The maximum depth of material below top of bedrock in Phase 6 is approximately 18 metres and shall be extracted in one lift.
11. The maximum depth of material below top of bedrock in Phase 7 is approximately 16 metres and shall be extracted in one lift.
12. Extraction may occur concurrently in Phases 2A and 2B.
13. Extraction shall be permitted in two phases simultaneously to allow for transition between phases.
14. Blasting shall be permitted daily Monday to Friday, excluding statutory holidays, (during the hours specified in note B.4 on this drawing). However, it is anticipated that the frequency of blasts will typically be blasts per week.
15. As excavation reaches the limit of extraction or maximum depth, progressive rehabilitation shall commence in the locations to be backfilled.
16. Aggregate stockpiles (including recyclable material) shall be located within the limit of extraction and remain a minimum of 30 metres from the licence boundary and 90 metres from a property with a residential use.
17. Berms that encroach within the limit of extraction shall be removed, and the underlying aggregate may be extracted, as part of final extraction/rehabilitation of the site.
18. Internal haul road locations will vary on the pit and quarry floor as extraction progresses.

J. Equipment and Processing

1. Equipment used on-site may include jaw crushers, excavators, bulldozers, skid steers, screeners, conveyors, hoppers, mobile cone crushers, drill rigs, generators, front end loaders, shipping loaders, shipping trucks, haul trucks, and water trucks.
2. Processing equipment shall remain a minimum of 30 metres from the licence boundary and 90 metres from a property with a residential use.
3. Processing equipment in the Main Area will initially be portable and shall be situated in the location identified on the Noise Mitigation Schematic on this drawing or drawing 3 of 4 4 of 5. As operations progress and the top of bedrock is exposed, a permanent processing plant will be constructed within the facility pad area (Main Area) as shown on the plan view of this drawing. Once the permanent processing plant is operational within the facility pad area, the temporary processing plant in the Main Area shall be dismantled. In Phase 6 (South Area) a processing plant consisting of a primary crusher and primary screen (relocated from the Main Area) shall be constructed in the location identified on the Noise Mitigation Schematic on this drawing or drawing 3 of 4 4 of 5 once sufficient area is extracted within Phase 6. During Phase 6, the remaining permanent processing equipment located in the facility pad area (Main Area) will remain operational until extraction of the facility pad area is required in Phase 7. Prior to the extraction of aggregate from beneath the facility pad area in Phase 7, the remaining permanent processing equipment in the facility pad area will be dismantled and portable processing equipment will be relocated to the quarry floor in the Main Area for the duration of the operation.

K. Fuel Storage

1. Fuel storage tanks shall be located in close proximity to the maintenance shop. Fuel storage tanks shall be installed and maintained in accordance with the Technical Standards and Safety Act and Liquid Fuels Regulation 217/01.
2. All fuel tanks shall be double sided or placed in containment facilities large enough to hold the tanks maximum volume.
3. Fuel trucks shall be used to transfer fuel to on-site equipment in accordance with the Liquid Fuels Handling Code.
4. A Spills Contingency Plan shall be prepared and implemented prior to site preparation. The Spills Contingency Plan shall be available on-site and all employees and contractors shall be informed and required to comply with this plan.

L. Scrap and Recycling

1. Scrap may be stored on-site within the Facility Pad, Building Location and Recycling Area identified on the plan view of this drawing (see note 2.b on this drawing for additional information) and shall be removed on an on-going basis.
2. Scrap shall only include material generated directly as a result of the aggregate operation such as refuse, debris, scrap metal, lumber, discarded machinery, equipment and motor vehicles.
3. All fluids shall be drained from any discarded equipment, machinery or motor vehicle prior to storage and disposed of in accordance with the Environmental Protection Act.
4. Scrap shall not be stored within 30 metres of any body of water or the licence boundary, and shall be kept in close proximity to the main processing plant.
5. Recycling of concrete shall be permitted on-site.
6. Recyclable material shall be kept in close proximity to the main processing plant within the Facility Pad, Building Location and Recycling Area identified on the plan view of this drawing (see note 2.b on this drawing for additional information).
7. Rebar or other structural steel shall be separated from recyclable aggregate material during processing and placed in a designated scrap pile on-site which shall be removed on an on-going basis.
8. Recycled aggregate shall be removed on an on-going basis.
9. Recycling activities shall not interfere with the operational phases of the site or with rehabilitation.
10. Once the site is depleted, no further importation of recyclable material shall be permitted.
11. Once final rehabilitation has been completed and approved in accordance with the site plan, all recycling operations shall cease.
12. The site shall be kept in an orderly condition.

M. Maximum Disturbed Area

1. The maximum disturbed area is 95.0 hectares. Disturbed areas shall include active extraction areas, stockpile areas, internal haul routes, areas being progressively rehabilitated and berms until they are vegetated. Areas that have been side-sloped and vegetated, and the adjacent un-vegetated or flooded vacated quarry floor (eg. stockpiles and equipment removed), shall not constitute disturbed area.

N. Variations from Control and Operation Standards

Section 8.13 Standard	Variation	Rationale
(1) i & 2	1. A gate shall not be required for the tunnel crossings. 2. Gates shall not be required in an Area that is not currently undergoing site preparation.	1. The tunnel crossings are beneath the road allowance. Therefore, access is already restricted. 2. This will enable agricultural operations to continue without being site preparation.
(1) 3	A clear view of the road in both directions shall not be provided at the tunnel crossings.	The tunnel crossings are beneath the road allowance. Therefore, visibility in both directions is not possible.
(1) 9 & 10.ii.A	1. Excavation may occur within the setback at the tunnel crossings. 2. Excavation may occur within the setbacks where the groundwater infiltration trenches and slurry walls are located.	1. This will facilitate construction associated with the tunnel. 2. This will facilitate construction associated with the groundwater infiltration trench and slurry wall.
(1) 11	1. Aggregate / overburden may be removed from the setback at the tunnel crossings. 2. Aggregate / overburden may be removed from the setbacks where the groundwater infiltration trenches are slurry walls are located.	1. This will facilitate construction associated with the tunnel. 2. This will facilitate construction associated with the groundwater infiltration trench and slurry wall.
(1) 13.i.	Topsoil and overburden within the "Topsoil and Overburden Stockpile Area" may be stockpiled within 30 metres of the licence boundary.	The "Topsoil and Overburden Stockpile Area" is adjacent to additional land owned by the licensee.
(1) 17	Topsoil and/or overburden may be transferred between the Main, North and South Areas.	This will allow stripped material from site preparation to be used for berm construction, progressive rehabilitation and/or temporarily stockpiled in any Area.
(1) 19.i. & 19.ii.	1. The minimum side slope within the sand and gravel deposit areas shall be 2:1. 2. A portions of the extraction face shall remain vertical in the southwest corner of Phase 5 and the southwest/southeast corner of Phase 7.	1. This will enable side slopes to transition seamlessly between the pit and quarry excavation areas. 2. Leaving a portion of the extraction face in Phases 5 and 7 vertical will meet the water mitigation requirements.
(3) (a)	1. Fencing shall be installed in a phased approach. 2. Fencing may be offset up to five metres from the licence boundary. 3. Fencing shall be installed around the perimeter of the cell tower area.	1. This will enable agricultural production to continue with minimal disruption and accounts for the long life expectancy of the operation. 2. This will minimize the removal of existing trees to accommodate the perimeter fencing. 3. It is the responsibility of the cell tower operator to control access to the area in a manner that they deem appropriate.

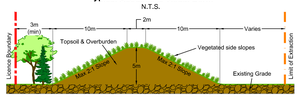
Move Table 3 from previous drawing 3 of 4 to this drawing

Table 3: Receptors Within 500m of Licence Boundaries

Receptor	Address	Distance	Receptor	Address	Distance
POR001	18147 Mississauga Road	260 m	**POR040**	18137 Cataract Road	290 m
POR002	18189 Mississauga Road	180 m	**POR041**	18120 Cataract Road	290 m
POR003	18205 Mississauga Road	160 m	**POR042**	10 Deagle Lane	210 m
POR004	18221 Mississauga Road	160 m	**POR043**	38 William Street	280 m
POR005	18234 Mississauga Road	280 m	**POR044**	42 William Street	290 m
POR006	18309 Mississauga Road	170 m	**POR045**	48 William Street	290 m
POR007	833 Charleston Sideroad	470 m	**POR046**	1498 Cataract Road	380 m
POR008	18615 Mississauga Road	150 m	**POR047**	33 William Street	340 m
POR009	18627 Mississauga Road	160 m	**POR048**	47 William Street	320 m
POR010	18682 Mississauga Road	320 m	**POR049**	61 William Street	330 m
POR011	18785 Mississauga Road	220 m	**POR050**	71 William Street	340 m
POR012	18837 Mississauga Road	260 m	**POR051**	77 William Street	340 m
POR013	18906 Main Street	460 m	**POR052**	89 William Street	330 m
POR014	18942 Main Street	580 m	**POR053**	26 Albert Street	340 m
POR015	18842 Main Street	240 m	**POR054**	1392 Cataract Road	380 m
POR016	18810 Main Street	240 m	**POR055**	18051 Cataract Road	440 m
POR017	18796 Main Street	200 m	**POR056**	1501 Cataract Road	440 m
POR018	18775 Main Street	320 m	**POR057**	1460 Cataract Road	400 m
POR019	18772 Main Street	100 m	**POR058**	1446 Cataract Road	390 m
POR020	18719 Main Street	150 m	**POR059**	1463 Cataract Road	450 m
POR021	18659 Main Street	150 m	**POR060**	1453 Cataract Road	450 m
POR022	18473 Main Street	150 m	**POR061**	1437 Cataract Road	460 m
POR023	18471 Main Street	150 m	**POR062**	1434 Cataract Road	390 m
POR024	1700 Charleston Sideroad	150 m	**POR063**	1432 Cataract Road	390 m
POR025	PIN 142710181	310 m	**POR064**	1404 Cataract Road	400 m
POR026	1626 Charleston Sideroad	150 m	**POR065**	1425 Cataract Road	470 m
POR027	1540 Charleston Sideroad	220 m	**POR066**	1411 Cataract Road	450 m
POR028	1522 Charleston Sideroad	150 m	**POR067**	1391 Cataract Road	450 m
POR029	1531 Charleston Sideroad	180 m	**POR068**	1375 Cataract Road	410 m
POR030	1529 Charleston Sideroad	150 m	**POR069**	1369 Cataract Road	400 m
POR031	1521 Charleston Sideroad	100 m	**POR070**	1357 Cataract Road	380 m
POR032	18217 Cataract Road	150 m	**POR071**	1341 Cataract Road	360 m
POR033	18201 Cataract Road	170 m	**POR072**	1327 Cataract Road	320 m
POR034	18198 Cataract Road	150 m	**POR073**	1342 Cataract Road	290 m
POR035	18182 Cataract Road	160 m	**POR074**	1311 Cataract Road	300 m
POR036	18164 Cataract Road	160 m	**POR075**	1297 Cataract Road	290 m
POR037	18148 Cataract Road	190 m	**POR076**	1275 Cataract Road	280 m
POR038	18140 Cataract Road	240 m	**ROR077**	1195 Cataract Road	330 m
POR039	18130 Cataract Road	260 m			

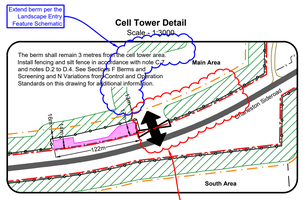
Typical Acoustic & Visual Berm

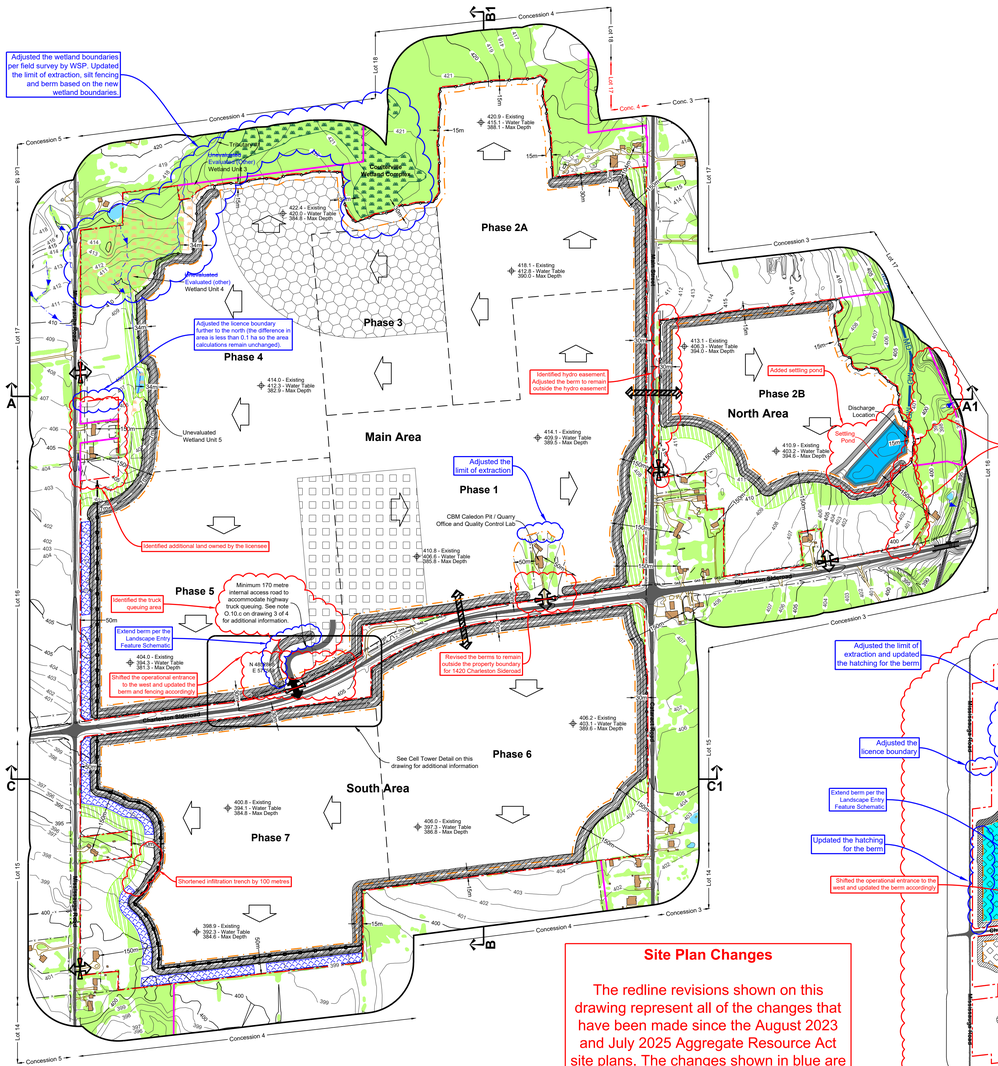
N.T.S.



Cell Tower Detail

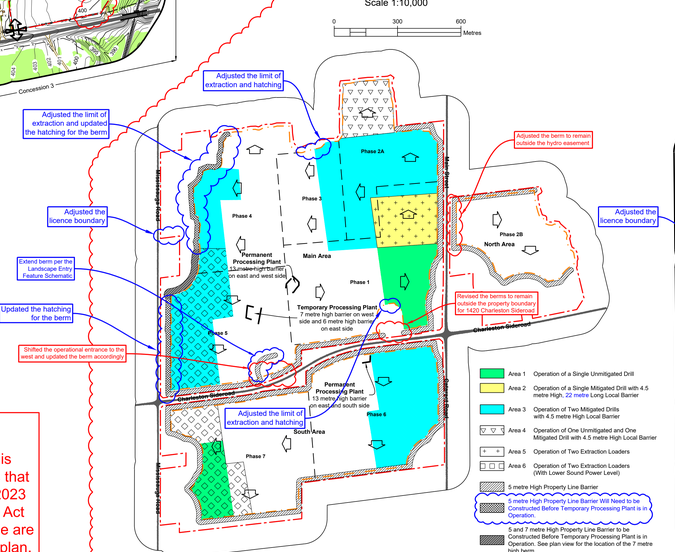
Scale - 1:3000





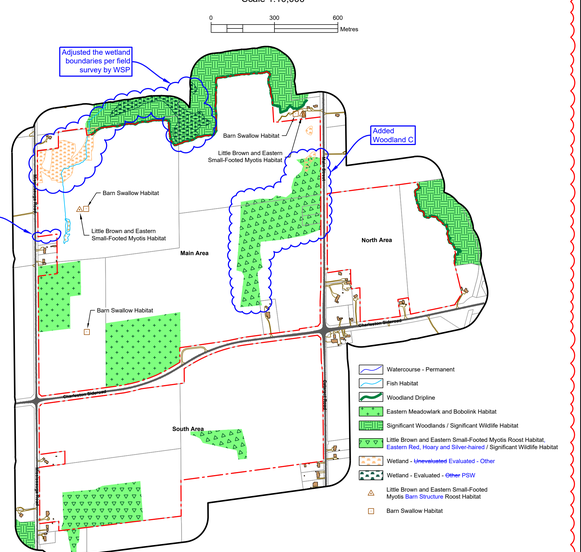
Noise Mitigation Schematic

Scale 1:10,000



Key Natural Heritage Features Schematic

Scale 1:10,000



Added the Noise Mitigation and Key Natural Heritage Features Schematics as requested by the Town of Caledon

Site Plan Changes

The redline revisions shown on this drawing represent all of the changes that have been made since the August 2023 and July 2025 Aggregate Resource Act site plans. The changes shown in blue are revisions made to the July 2025 site plan.

Legal Description

Part of Lots 15-1718, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former geographic Township of Caledon)
Township of Caledon
Regional Municipality of Peel

Legend

- Licence Boundary
- Limit of Extraction
- Contours with Elevation (Metres above sea level (MASL))
- Public Road
- Driveway
- Railway
- Entrance / Exit (Operational Access)
- Entrance / Exit (Office/lab and Maintenance Access)
- Tunnel Crossing
- Gate
- Watercourse (Permanent (Direction of flow indicated by arrows))
- Watercourse (Intermittent (Direction of flow indicated by arrows))
- Water Feature
- Wooded Area
- Wetland (WSP Evaluated - PSW; ~~MNRF Evaluated - Other~~)
- Wetland (WSP Evaluated - Other; ~~MNRF - Unevaluated~~)
- Visual Planting Area
- Additional Land Owned by Licensee
- 120m Offset From Licence Boundary
- Easement (Updated the legend to include easements)
- Pipeline (Enbridge Gas Inc.)
- Fence (1.2 m post & wire fence unless otherwise noted)
- Silt Fence
- Main Discharge
- ~~Secondary Discharge (Discharge not to exceed existing surface water flow)~~
- Berm (with 2:1 side slopes) (5.0 m in height except for section along the western extent of the Main Area identified as 7.0 m on the plan view
- General Direction of Excavation & Boundary
- Building/Structure
- Topsoil & Overburden Stockpile Area (Maximum Height 8.0 m)
- Facility Pad, ~~and~~ Building Location and Recycling Area
- Archaeological Protection Area (Including 10 metre buffer)
- Infiltration Trench
- Slurry Wall
- Spot Elevation (Top - Existing (MASL) / Middle - Water Table (MASL) Bottom - Maximum Depth of Extraction (MASL))
- Cross Sections

Removed from plan view and placed in detail on drawing 3 of 4

Site Plan Acronyms

1. ARA - Aggregate Resources Act
2. MECP - Ministry of the Environment, Conservation and Parks
3. MGCS - Ministry of Government and Consumer Services
4. DFO - Department of Fisheries and Oceans Canada
5. MNRF - Ministry of Natural Resources ~~and Forestry~~
6. MCM - Ministry of Citizenship and Multiculturalism
7. TSSA - Technical Standards and Safety Authority
8. MTCS - Ministry of Tourism, Culture and Sport
9. ECA - Environmental Compliance Approval
10. BMPP - Best Management Practices Plan
11. WWIS - Water Well Information System
12. PSW - Provincially Significant Wetland
13. HIA - Heritage Impact Assessment
14. CVC - Credit Valley Conservation
15. MASL - Metres above sea level
16. PTTW - Permit to Take Water
17. NTS - Not to Scale

Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licencing)

No.	Date	Description	By
6	May 2026	Update the site plan to address agency comments	C.P.
5	July 2025	Update the site plan to address agency and public comments	C.P.
4	May 2025	Update the site plan to address agency and public comments	C.P.
3	March 2025	Update the site plan to address agency and public comments	C.P.
2	August 2024	Updated the site plan to address the MNR's comments from their letter dated January 11, 2024 and the Town of Caledon's comments from their letter dated November 17, 2023	C.P.
1	August 2023	Revised drawing to incorporate updated technical report recommendations	C.P.

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
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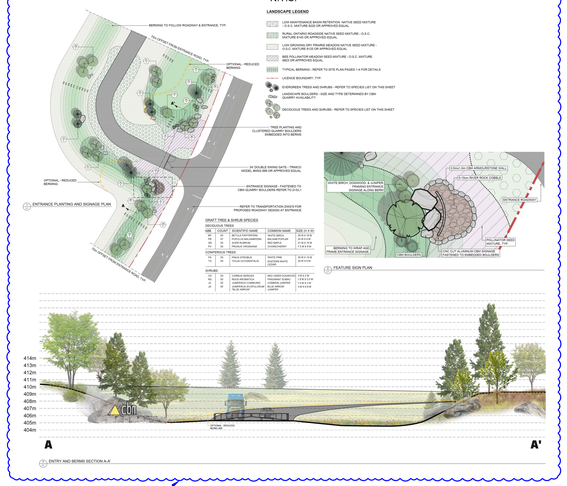
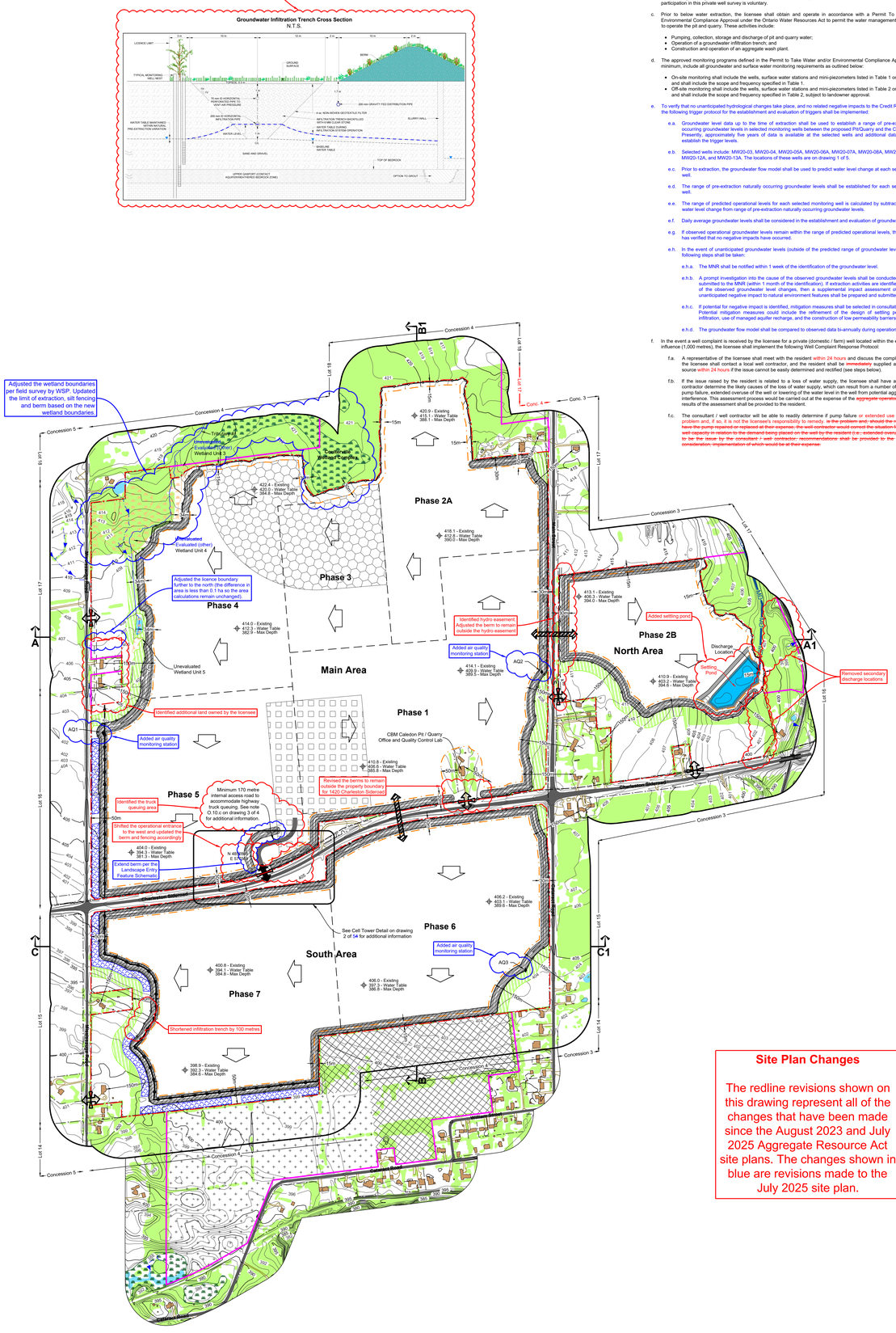
**MHBC

Landscape Entry Feature Schematic

N.T.S.


LANDSCAPE LEGEND
LOW MAINTENANCE BASIN RETENTION, NATIVE SEED MIXTURE (NATIVE SEED OR APPROVED EQUAL)
RURAL ENTARIO ROADSIDE NATIVE SEED MIXTURE - O.S.C. MIXTURE 8140 OR APPROVED EQUAL
LOW GROWING DRY PRAIRIE MEADOW NATIVE SEED MIXTURE - O.S.C. MIXTURE 8125 OR APPROVED EQUAL
MID POLLINATOR MEADOW SEED MIXTURE - O.S.C. MIXTURE 8523 OR APPROVED EQUAL
TYPICAL BERMING - REFER TO SITE PLAN PAGES 1-4 FOR DETAILS
LICENCE BOUNDARY - TYP.
EVERGREEN TREES AND SHRUBS - REFER TO SPECIES LIST ON THIS SHEET
DECIDUOUS TREES AND SHRUBS - REFER TO SPECIES LIST ON THIS SHEET
TREE PLANTING AND ILLUSTRATION - REFER TO DETAILS ON SUBSEQUENT SITE SERIES
BERMING TO FOLLOW ROADWAY & ENTRANCE, TYP.
OPTIONAL - REDUCED BERMING
AT DOUBLE SWING GATE - TRIADIC WIDEL AND BAR OR APPROVED EQUAL
ENTRANCE BERMING - PARTNERS TO CBM QUARRY WILLIAMS (REFER TO NOTE 2)
ENTRANCE PLANTING AND SIGNAGE PLAN
REFER TO TRANSPORTATION DWGS FOR PROPOSED ROADWAY DESIGN AT ENTRANCE
DRAFT TREE & SHRUB SPECIES
DECIDUOUS TREES
CONIFEROUS TREES
SHRUBS
SIGN STRUCTURE - SIGN AND ILLUMINATION TO BE DESIGNED TO MINIMIZE LIGHT POLLUTION
BERMING TO WRAP AND FRAME ENTRANCE SIGNAGE
ENTRANCE SIGN
LOCATION OF ENTRANCE SIGN
ENTRY AND BERMS SECTION A-A'
SANITE BRICK, HORIZONTAL & CENTER SPLIT FACE, COLOUR: GRANITE & GRAY BLEND
1.5 thick SILL
SOLDIER COURSE
SOLDIER COURSE
SOLDIER COURSE



O. Technical Recommendations - Continued

7. Water

a. The maximum predicted groundwater table, based on groundwater levels monitored over a 12 month period from January to December 2021, are as follows:

- Main Area - Ranges from 420.7 to 393.5 masl (north to southwest)
- North Area - Ranges from 407.0 to 397.3 masl (northwest to southeast)
- South Area - Ranges from 405.3 to 391.0 masl (northeast to south)

b. Prior to below water extraction, the licensee shall complete a follow-up door-to-door survey of private wells for properties within 1,000 metres of the licence area, to supplement and verify the MECP Water Well Information System (WWIS) information, to confirm neighbouring water users and confirm baseline conditions prior to below water extraction commencing. Landowner participation in this private well survey is voluntary.

c. Prior to below water extraction, the licensee shall obtain and operate in accordance with a Permit To Take Water and Environmental Compliance Approval under the Ontario Water Resources Act to permit the water management activities needed to operate the pit and quarry. These activities include:

- Pumping, collection, storage and discharge of pit and quarry water;
- Operation of a groundwater infiltration trench; and
- Construction and operation of an aggregate wash plant.

d. The approved monitoring programs defined in the Permit to Take Water and/or Environmental Compliance Approval shall, at a minimum, include all groundwater and surface water monitoring requirements as outlined below:

- On-site monitoring shall include the wells, surface water stations and mini-piezometers listed in Table 1 on drawing 1 of 54, and shall include the scope and frequency specified in Table 1.
- Off-site monitoring shall include the wells, surface water stations and mini-piezometers listed in Table 2 on drawing 1 of 54, and shall include the scope and frequency specified in Table 2, subject to landowner approval.

e. To verify that no unanticipated hydrological changes take place, and no related negative impacts to the Credit River Valley occur, the following trigger protocol for the establishment and evaluation of triggers shall be implemented:

e.a. Groundwater level data up to the time of extraction shall be used to establish a range of pre-extraction naturally occurring groundwater levels in selected monitoring wells between the proposed Pit/Quarry and the Credit River Valley. Presently, approximately five years of data is available at the selected wells and additional data will be used to establish the trigger levels.

e.b. Selected wells include: MW20-03, MW20-04, MW20-05A, MW20-06A, MW20-07A, MW20-08A, MW20-09, MW20-10A, MW20-12A, and MW20-13A. The locations of these wells are on drawing 1 of 5.

e.c. Prior to extraction, the groundwater flow model shall be used to predict water level change at each selected monitoring well.

e.d. The range of pre-extraction naturally occurring groundwater levels shall be established for each selected monitoring well.

e.e. The range of predicted operational levels for each selected monitoring well is calculated by subtracting the predicted water level change from range of pre-extraction naturally occurring groundwater levels.

e.f. Daily average groundwater levels shall be considered in the establishment and evaluation of groundwater triggers.

e.g. If observed operational groundwater levels remain within the range of predicted operational levels, then the monitoring has verified that no negative impacts have occurred.

e.h. In the event of unanticipated groundwater levels (outside of the predicted range of groundwater level conditions), the following steps shall be taken:

e.h.a. The MNR shall be notified within 1 week of the identification of the groundwater level.

e.h.b. A prompt investigation into the cause of the observed groundwater levels shall be conducted and a summary submitted to the MNR (within 1 month of the identification). If extraction activities are identified to be the cause of the observed groundwater level changes, then a supplemental impact assessment of the potential of unanticipated negative impact to natural environment features shall be prepared and submitted to the MNR.

e.h.c. If potential for negative impact is identified, mitigation measures shall be selected in consultation with the MNR. Potential mitigation measures could include the refinement of the design of settling ponds to enhance infiltration, use of managed aquifer recharge, and the construction of low permeability barriers.

e.h.d. The groundwater flow model shall be compared to observed data bi-annually during operations.

f. In the event a well complaint is received by the licensee for a private (domestic / farm) well located within the estimated zone of influence (1,000 metres), the licensee shall implement the following Well Complaint Response Protocol:

f.a. A representative of the licensee shall meet with the resident within 24 hours and discuss the complaint. If warranted, the licensee shall contact a local well contractor, and the resident shall be immediately supplied a temporary water supply within 24 hours if the issue cannot be determined and rectified (see steps below).

f.b. If the issue raised by the resident is related to a loss of water supply, the licensee shall have a consultant / well contractor determine the likely causes of the loss of water supply, which can result from a number of factors, including pump failure, extended overuse of the well or lowering of the water level in the well from potential aggregate operations interference. This assessment process would be carried out at the expense of the aggregate operator licensee and the results of the assessment shall be provided to the resident.

f.c. The consultant / well contractor will be able to readily determine if pump failure or extended use of the well is the problem and, if so, it is not the licensee's responsibility to remedy. It the problem and, should the resident choose to have the pump repaired or replaced at their expense, the well contractor would correct the situation for the resident. If well capacity in relation to the demand being placed on the well by the resident (i.e., extended overuse) is determined to be the issue by the consultant / well contractor, recommendations shall be provided to the resident for their consideration, implementation of which would be at their expense.

f.d. If, however, well interference is determined to potentially have been caused by aggregate extraction and dewatering activities relating to this licence, then water well supply mitigation shall be reviewed with the resident and the best course of action to restore an equivalent water supply to the resident shall be implemented at ~~CBM's~~ the licensee's expense. For instance, if the water level in the well is lowered to a point where it has interfered with pumping, then potential solutions shall be evaluated including adjusting the pump pressure and / or lowering the pump level in the well.

f.e. In the event that the well is incapable of providing an adequate supply of water (i.e., the water level is too low in comparison to the depth of the well), or the repair to the pumping system will be more than a day, the consultant / well contractor shall continue to supply a potable water source to the resident (until restoration of the well is complete). These actions would be carried out at the expense of the licensee. In rare cases where the water level in the well has been lowered significantly, the well may have to be deepened, widened or relocated (also at the licensee's expense). Any replacement well shall be constructed in accordance with O.Reg. 903, as amended Standards.

f.f. If the issue raised by the land owner is related to water quality, the licensee shall have a consultant/contractor determine the likely causes of the change in water quality, and then monitoring results at the property and background monitoring results from the baseline well survey to determine if there is any potential correlation with the quarry. If it has been determined that the quarry caused a water quality issue, the quarry shall continue to supply water at the licensee's expense until the problem is rectified. The licensee shall be responsible for restoring the water supply by replacing the well or providing a water treatment system. Only at the request of a landowner would a cistern be supplied. The licensee shall be responsible for the expense to restore the water quality.

f.g. For issues deemed to be related to the licensee's extraction and dewatering activities, the licensee shall immediately notify the Peel District office of the MECP at 1-800-335-5906 to notify them of the issue. Follow-up correspondence shall be provided to the MECP to indicate what mitigation measures were implemented and that the issue has been resolved.

g. The licensee shall submit an annual water resources monitoring report to MNRF, MECP, Town of Caledon and Credit Valley Conservation (CVC). The annual report shall also include a summary of any water related complaint and the actions taken by the licensee to address the issue.

h. During operations, the sump in each pit and quarry area shall be located near the lowest point of elevation on the current pit and quarry floor. The position of the sump at a given point in time will be dictated by direction of extraction and elevation of the base of the current pit and quarry floor within each quarry area, and shall generally be as follows:

- Main Area - the sump shall be located in the most southwestern area of the current pit and quarry floor, at the point of lowest elevation.
- North Area - the sump shall be located in the most southeastern area of the current pit and quarry floor, at the point of lowest elevation.
- South Area - the sump shall be located in the most southeastern area of the current pit and quarry floor, at the point of lowest elevation.

h. Subject to an agreement with the Osprey Valley Golf Course, the licensee shall construct a discharge pipe from the licence area to the irrigation system infrastructure at the golf course to convey the water from the settling pond to the golf course for irrigation, with the excess water stored or discharged through the existing pond system to the Credit River.

i. Subject to an agreement with the Region of Peel applicable road authority, the licensee shall construct piping under Main Street and Charleston Sideroad for the transfer of water from the Main and South Areas to the North Area.

j. The licensee shall construct a slurry wall / grout zone prior to the start of Phase 3 and infiltration trenches prior to the start of Phase 4 as a groundwater mitigation system in the west setback of the Main Area, and similarly, a slurry wall / grout zone and infiltration trenches in the west and south setback of the South Area prior to the start of Phase 6. The mitigation system (the infiltration trenches) shall continue to be operated to maintain groundwater levels, following the cessation of extraction, until the water levels in the South Area reach their post-rehabilitation levels. The location of the infiltration trenches are shown on the plan view of drawings 2 and 3 of 4, 2, 3 and 4 of 5 (refer to the Groundwater Infiltration Trench Cross Section detail on this drawing for additional information). Water to supply the infiltration trenches shall be collected from the pit and quarry sumps during operations and stored in the Settling Pond an up to 1 to 2 ha stand pond located in the Main Area or North Area. The system shall be operated in accordance with the Permit To Take Water and Environmental Compliance Approval under the Ontario Water Resources Act.

k. An aggregate washing operation may be established in the Main and South Area, utilizing up to a 1 to 2 hectare sized pond for the storage of wash water in a closed-loop system. Wash water will be sourced from the pit and quarry sump, and top-up water will be added to the wash pond as needed during operations, in order to maintain sufficient water for the operation. Aggregate washing operations shall be completed in accordance with the Permit To Take Water and Environmental Compliance Approval under the Ontario Water Resources Act.

l. All fuel storage and handling on-site shall be completed in accordance with applicable Technical Standards and Safety Authority (TSSA) standards. The on-site storage and servicing of machinery shall be carried out in accordance with established best practices and is protective of the environment. The use and storage of hazardous substances shall follow applicable workplace hazardous materials regulations, including Ontario Regulation 860/93, as amended.

m. Once operations in the North Area, South Area and Main Area have been completed and the rehabilitated landform has been created, pumping will cease and allowed to flood and to form the Main, North and South ponds. The Main, North and South pond water levels post-rehabilitation are predicted to reach a level of approximately ~400, ~399 and ~393.5 masl, respectively.

- The South pond would be self contained and not require an overflow outlet;
- The Main pond overflow shall be directed via a culvert under Main Street to the North pond with its outlet invert at ~400 masl; and
- The North pond overflow shall be directed via main outlet to the Osprey Valley Golf Course irrigation pond system with its outlet invert at ~399 masl.

n. All rehabilitated pond levels and outlets will be passive and not require pumping.

8. Noise

a. On-site equipment shall meet the following sound level limits as indicated in the table below:

Source ID	Source Description	Quantity	Overall Sound Power Level [dBA] [1]
Generator	Temporary Processing Plant - Generator	1	113
Screen 1-2	Temporary Processing Plant - Screen	2	115
Jaw Crusher	Temporary Processing Plant - Jaw Crusher	1	111
Cone Crusher	Temporary Processing Plant - Cone Crusher	1	110
Loader PP	Processing Plant Loader	4	107 [2]
Loader EX	Extraction Loader	3 [3]	110 [2]
Drill 1-2	Rock Drill	2 [3,4]	116
Screen 1-7	Permanent Processing Plant - Screen	7	108
Jaw Crusher 1-2	Permanent Processing Plant - Jaw Crusher	2	111
Cone Crusher 1-3	Permanent Processing Plant - Cone Crusher	3	107
Wash Plant Screen 1-2	Permanent Processing Plant - Screen	2	106
Haul Truck	Articulated Haul Truck	26 [5]	107
Haul Truck Unloading	Haul Truck Unloading	26 [5]	114
Shipment Truck	Highway Truck	38 [6]	103
Aggregate Recycling Plant	Portable Aggregate Recycling Plant	1	116

Notes:
1. Values presented in table do not include adjustments that were considered in the modelling (i.e., time weighting) where applicable
2. Average sound power level representing various loader activities
3. Number of round trips in a given hour
4. 26 unloading events
5. Number of Extraction Loaders reduced to two in Area 5
6. PWL of Extraction Loaders operating in Area 6
7. Number of drills reduced to one in Area 1
8. Number of drills reduced to one in Area 2

b. Activities to prepare the Site, such as the stripping of topsoil, construction of the berms, or activities related to the rehabilitation of the Site after the extraction is completed are considered to be construction activities and are only permitted to occur during the daytime period (i.e., 7:00am to 7:00pm) Monday to Friday except statutory holidays.

c. Activities for site operations, such as extraction, processing and drilling are permitted to occur during the daytime period (i.e. 7:00am to 7:00pm) Monday to Saturday, except statutory holidays.

d. Activities related to shipping are permitted from 6:00am to 7:00pm Monday to Saturday, except statutory holidays. Shipping is permitted from 7:00pm to 6:00am only where required to support public authority contracts that necessitate the delivery of aggregates during these hours. Shipping activities from 7:00pm to 6:00am shall be limited to highway trucks and shipping loaders and no other operations shall be permitted.

e. A 5-m high visual/acoustical barrier berm shall be installed around constructed in the locations identified on the plan view of this drawing for the Main Area, North Area and South Area prior to extraction commencing in the identified areas. A 265 m portion of this the berm along the west part of the Main Area shall be constructed to a 7 m high acoustic/visual barrier berm (see plan view for location). The berm along the west part of the Main Area property boundary shall be constructed prior to the commencement of the use of the temporary processing plant.

f. The temporary processing plant shall be mitigated by noise controls in the form of barriers or acoustically equivalent treatment (e.g., equipment mounted) to reduce the noise emissions. A 7.5 m high, approximately 117 m long barrier located 20 m west and a 6 m high, approximately 80 m long barrier located east of the temporary processing plant shall be installed.

g. Prior to the commencement of operations of the temporary processing plant, noise measurements to determine performance of the proposed noise barriers shall be undertaken by a qualified professional. If measurements indicate MECP noise limits are not being met at an adjacent sensitive receptor, the licensee will reduce operations as directed by the qualified professional to ensure operations will be brought back into compliance with MECP noise limits. Prior to full operations being permitted to continue in the affected area, a qualified professional shall advise on the required revisions to the operation and mitigation measures to ensure MECP limits will be met and once full operations continue noise measurements will be completed by a qualified professional to ensure the operation is in compliance with MECP noise limits.

h. The permanent processing plant shall be mitigated by noise controls in the form of barriers or acoustically equivalent treatment (e.g., equipment mounted) intended to reduce the noise emissions. A 13 m high, approximately 108 m long barrier located 20 m north and east and a 13 m high, approximately 56 m long barrier located at 20 m east of the processing plant shall be installed. In addition, a 13 m high, approximately 69 m long barrier located at 20 m east and south of the processing plant equipment located in Phase 6 lands.

i. Prior to the commencement of operations of the permanent processing plant, noise measurements to determine performance of the proposed noise barriers shall be undertaken by a qualified professional. If measurements indicate MECP noise limits are not being met at an adjacent sensitive receptor, the licensee will reduce operations as directed by the qualified professional to ensure operations will be brought back into compliance with MECP noise limits. Prior to full operations being permitted to continue in the affected area, a qualified professional shall advise on the required revisions to the operation and mitigation measures to ensure MECP limits will be met and once full operations continue noise measurements will be completed by a qualified professional to ensure the operation is in compliance with MECP noise limits.

j. At any point of the Site lifetime the temporary and permanent processing plant shall not operate concurrently.

k. Prior to use any changes in location or modification of the processing equipment shall be evaluated by a qualified acoustical consultant to ensure the noise guideline limits are met at all noise sensitive receptor locations.

l. A minimum pit working face of 2 m to 6 m, based on resource depth, in the direction of the nearest offsite receptor shall be maintained. If the specified minimum height of the pit working face cannot be maintained, noise levels at the offsite receptors shall be evaluated by a qualified acoustical consultant to confirm compliance with the applicable noise limits. Pit extraction shall occur in a single lift for the full depth of the available resource.

m. A minimum quarry working face of 14m in the direction of the nearest offsite receptor shall be maintained. If the specified minimum height of the pit working face cannot be maintained, noise levels at the offsite receptors shall be evaluated by a qualified acoustical consultant to confirm compliance with the applicable noise limits.

n. Proposed Barriers can shall be constructed of earth berms, product stockpiles or other suitable acoustic barriers such as trailers or shipping containers, as long as the height and the density requirements of 20 kg/m² without gaps are maintained.

o. Extraction loaders shall be generally operating operate within 30 m of the active working face to maximize noise screening by the working face.

p. Drills procured for the Site operations shall be mitigated (e.g., manufacturer installed noise controls) resulting in a sound power level of 116 dBA, or less, when operating within the identified areas on the Noise Mitigation Schematic on this drawing or drawing 2 of 54, the drills shall be equipped with a 4.5 m high "C - shaped" and 22 m long local barriers located at the distance of 5 m from the equipment (or acoustically equivalent). In addition, operational restriction shall be considered for drills operating in specifics areas as indicated on the Noise Mitigation Schematic on this drawing or drawing 2 of 54:

- Area 1 - operation of a single unmitigated drill;
- Area 2 - operation of a single mitigated drill;
- Area 3 - operation of two mitigated drills; and,
- Area 4 - operation of one mitigated and one unmitigated drill.

q. The number of extraction loaders shall be reduced from three to two units when equipment operates in the areas identified as Area 5 through Area 6 and shown on the Noise Mitigation Schematic on this drawing or drawing 2 of 54. In addition, the loaders operating in Area 5 shall be similar to the plant loader with sound power levels of 107 dBA.

r. Gravel extraction shall be completed using a single loader with a sound power level of 107 dBA.

s. Haul trucks shall be equipped with additional noise controls reducing the equipment sound power level to 107 dBA. Prior to usage of haul trucks, the performance of the installed noise controls shall be verified by a qualified professional.

t. The licensee shall utilize an alternative to narrow band back up alarms that meet Ministry of Labour safety requirements for on-site equipment.

u. 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.

v. A portable crushing plant shall be used to support occasional aggregate recycling operations. The portable plant shall have the maximum sound power level of 116 dBA and the equipment shall be placed behind a C-shaped noise barrier extending at minimum 3 m above the top edge of the equipment. The noise barrier shall be placed a minimum distance of within 10 m of from the equipment. Prior to operation of the equipment, noise measurements shall be carried out by a qualified professional to confirm equipment noise emissions and performance of the noise barrier. If any modifications to the equipment and the barrier are needed, those shall be verified by a qualified professional prior implementation.

w. To confirm that sound levels from the Site operations are in compliance with the MECP noise guideline limits, an acoustical audit shall be completed by a qualified professional once extraction and processing activities commence in the Main Area.

x. Proposed mitigation may be substituted through equipment modification, other control measures and/or local barriers if an assessment by a qualified professional is completed in accordance with MECP requirements and demonstrates the modification complies with MECP noise limits at surrounding sensitive receptors. Prior to any modification, notification shall be given to MNRF.

9. Natural Environment

a. Barn #1b, Barn #2, Barn #3 and Woodlands C, F and G (as shown on drawing 1 of 54) shall only be removed outside of the bat active period of March 15th - November 30th.

b. Habitat for eastern meadowlark and bobolink (as shown on the Key Natural Heritage Features Schematic on drawing 1 of 54) shall only be removed outside of the nesting period of May 1st - July 31st.

c. To comply with the Migratory Birds Convention Act, Barn #1a, Barn #2, Barn #3 and Shed #3 (as shown on the plan view on drawing 1 of 54) shall not be removed during the active season for barn swallow (May 1st - August 31st), unless disturbance is preceded by a nesting survey conducted by a qualified biologist. If any active nests are found during the nesting survey, the structure shall not be removed until the young have fledged the nest.

d. To comply with the Migratory Birds Convention Act, removal of vegetation shall not be permitted during the active season for breeding birds (April 15th - August 15th), unless construction disturbance is preceded by a nesting survey conducted by a qualified biologist. If any active nests are found during the nesting survey, a buffer will shall be installed around the nest to protect against disturbance. Vegetation within the protection buffer shall not be removed until the young have fledged the nest.

e. Implement a minimum setback for extraction of 15 metres from significant woodlands (as shown on this drawing). There shall be no disturbance, including berms, within 10 metres of these significant woodlands.

f. Implement a minimum setback for extraction of 30 metres from the Coulterville Wetland Complex PSW (as shown on this drawing). There shall be no disturbance, including berms, within 10 metres of the wetland.

g. Implement a minimum setback for extraction of 30 metres from Tributary #1 and the pond (as shown on this drawing). There shall be no disturbance, including berms, within 10 metres of these features.

h. Implement a minimum setback for extraction of 30 metres from unevaluated wetlands units 3, 4 and 5 (as shown on this drawing). There shall be no disturbance, including berms, within 10 metres of these features.

i. All conditions of Endangered Species Act approvals/permits shall be followed.

j. Sediment and erosion control measures shall be installed along the dripline of the significant woodlands in areas where runoff has the potential to enter the woodland, and adjacent to the Coulterville Wetland Complex PSW prior to commencement of activities within 30 metres of the significant woodlands (e.g., Site preparation) and shall be actively monitored and maintained for the duration of the proposed operations. Following rehabilitation of the areas adjacent to the significant woodlands, the control measures shall be removed.

k. Excess water collected in the sump(s) shall be pumped to a settling pond located on the east side of the North Area, from which water will flow by gravity for off-site be discharge to the Osprey Valley Golf Course irrigation pond system, with the excess water stored or discharged through the existing pond system to the Credit River.

l. Water collected from quarry operations and discharged off-Site shall be monitored for total suspended solids and temperature to ensure it meets the discharge objectives for those parameters, as specified in the Environmental Compliance Approval.

m. Implement the water monitoring requirements for Locations 1, 2, 3 and 4:

- Location 1: Main Quarry - Northwest Area - Tributary #1 (SW14/MP14, SW23/MP22, SW23/MP23, MW20-15A/B/C)
- Location 2: Main Quarry - Northwest Area - Coulterville Wetland Complex (SW17/MP17, SW18/MP18, SW19/MP19, SW20/MP20, MW22-02A/B, MW22-03A/B)
- Location 3: Main Quarry - Southwest Ecological Features - Monitoring Wells for the Main Area Mitigation System (MW-IT-01A/B, MW-IT-02A/B/C)
- Location 4: South Quarry - Southwest Ecological Features - Monitoring Wells for the South Area Mitigation System (MW-IT-03A/B, MW-IT-04A/B, MW-IT-05A/B/C, MW-IT-06A/B, MW-IT-07A/B/C)

n. The off-site meadow and off-site woodland (as shown on this drawing and drawing 5 of 5) shall be planted within 5 years of issuance of the licence. See drawing 5 of 5 for the planting details.

o. If species at risk are encountered within the licence area, the licensee shall proceed as follows:

o.a. Stop Work Immediately: Halt all ground-disturbing activities (machinery, excavation) in the immediate vicinity.

o.b. Secure the Area and Report: Establish a protective buffer zone - 10 to 30 m around the individual to prevent further disruption. Notify the site Operations Manager.

o.c. Allow Wildlife to Depart: Leave the wildlife to vacate the area on its own, if possible, to a safe area.

o.d. Care and Removal: Should wildlife require transfer to a safe zone or be observed to be visibly injured, contact a qualified ecologist to assess the situation and actions required and notify the MECP SAR Branch.

o.e. Record Details: Document the location using GPS and take photographs of the individual or the area it was observed. Document any wildlife protection initiatives or mitigation undertaken to manage the species at risk encounter.

10. Traffic

a. Prior to shipping, the licensee shall enter into an agreement with the Region of Peel applicable road authority for the construction of the:

a.a. Entrance / exit
a.b. Charleston Sideroad improvements

b. Prior to below water operations commencing in the Main Area and prior to any site disturbance to operations commencing in the North and South Areas, the licensee shall enter into an agreement with the Region of Peel applicable road authority for a crossing underneath Main Street and Charleston Sideroad, respectively.

c. A minimum 170 metre long internal access road to accommodate highway truck queuing shall be constructed on-site (the location shown on the plan view of this drawing is schematic only). The scale house shall be located a minimum of 170 metres from the commencement of the internal access road to accommodate highway truck queuing.

11. Socio-Economics

a. The licensee shall hold an annual Community Liaison Committee meeting once a year. The Community Liaison Committee shall consist of up to 5 members of the public that live within 500 m of the licence area and representatives of the licensee. The Community Liaison Committee is intended to provide a forum for dialogue and exchange of information between the surrounding community and the licensee relative to ongoing operations, rehabilitation, monitoring, reporting and any complaints received and actions taken by the licensee. The licensee shall also invite the MNRF, Town of Caledon, the Region of Peel and the CVC to attend the Community Liaison Committee meetings.

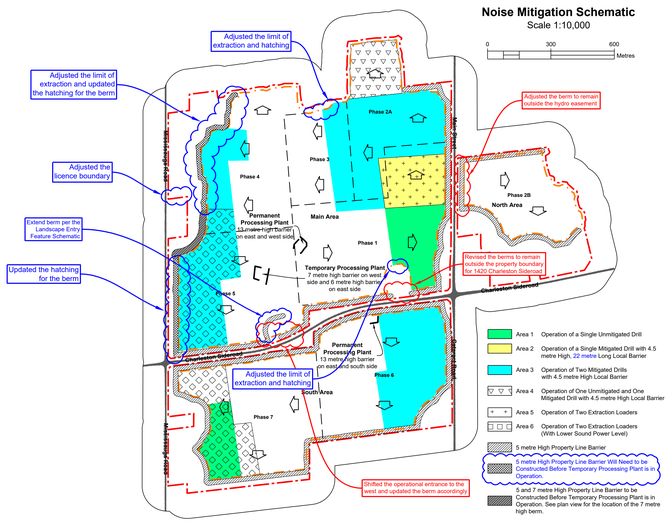
Site Plan Changes

The redline revisions shown on this drawing represent all of the changes that have been made since the August 2023 and July 2025 Aggregate Resource Act site plans. The changes shown in blue are revisions made to the July 2025 site plan.

Noise Mitigation Schematic

Scale 1:10,000

0 300 600 Metres



Legal Description

Part of Lots 15-~~17~~18, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former geographic Township of Caledon)
Town~~ship~~ship of Caledon
Regional Municipality of Peel

Legend

- Licence Boundary
- Limit of Extraction
- Contours with Elevation (401 / 395) — Metres above sea level (MASL)
- Public Road
- Driveway
- Railway
- Entrance / Exit — Operational Access
- Entrance / Exit — Office/lab and Maintenance Access
- Tunnel Crossing
- Gate
- Watercourse — Permanent (Direction of flow indicated by arrows)
- Watercourse — Intermittent (Direction of flow indicated by arrows)
- Water Feature
- Wooded Area
- Wetland — WSP Evaluated - PSW; ~~MNRF Evaluated - Other~~
- Wetland — WSP Evaluated - Other; ~~MNRF - Unevaluated~~
- Visual Planting Area
- Off-site Woodland
- Off-site Meadow
- Additional Land Owned by Licensee
- 120m Offset From Licence Boundary
- Easement — Updated the legend to include easements
- Pipeline (GAS) — Enbridge Gas Inc.
- Fence — 1.2 m post & wire fence unless otherwise noted
- Silt Fence
- Main Discharge (MD)
- ~~Secondary Discharge~~ — ~~(Discharge not to exceed existing surface water flow)~~
- Berm (with 2:1 side slopes) — 5.0 m in height and for section along the western extent of the Main Area identified as 7.0 m on the plan view
- General Direction of Excavation & Boundary
- Building/Structure
- Topsoil & Overburden Stockpile Area (Maximum Height 8.0 m)
- Facility Pad, ~~and~~ Building Location and Recycling Area
- Archaeological Protection Area (Including 10 metre buffer) — Removed from plan view and placed in detail on drawing 3 of 5
- Infiltration Trench
- Slurry Wall
- Spot Elevation (410.8 / 406.6 / 388.8) — Top - Existing (MASL) / Middle - Water Table (MASL) / Bottom - Maximum Depth of Extraction (MASL)
- Air Quality Monitoring Station — Location Approximate Only
- Cross Sections (A1)

Site Plan Acronyms

1. ARA - Aggregate Resources Act
2. MECP - Ministry of the Environment, Conservation and Parks
3. MGCS - Ministry of Government and Consumer Services
4. DFO - Department of Fisheries and Oceans Canada
5. MNR~~F~~ - Ministry of Natural Resources ~~and Forestry~~
6. MCM - Ministry of Citizenship and Multiculturalism
7. TSSA - Technical Standards and Safety Authority
8. MTCS - Ministry of Tourism, Culture and Sport
9. ECA - Environmental Compliance Approval
10. BMPP - Best Management Practices Plan
11. WWIS - Water Well Information System
12. PSW - Provincially Significant Wetland
13. HIA - Heritage Impact Assessment
14. CVC - Credit Valley Conservation
15. MASL - Metres above sea level
16. PTTW - Permit to Take Water
17. NTS - Not to Scale

Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licencing)

No.	Date	Description	By
6	May 2026	Update the site plan to address agency comments	C.P.
5	July 2025	Update the site plan to address agency and public comments	C.P.
4	May 2025	Update the site plan to address agency and public comments	C.P.
3	March 2025	Update the site plan to address agency and public comments	C.P.
2	August 2024	Updated the site plan to address the MNR's comments from their letter dated January 11, 2024 and the Town of Caledon's comments from their letter dated November 17, 2023	C.P.
1	August 2023	Add drawing to incorporate updated technical report recommendations	C.P.

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MHBC Stamp
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Draft

Applicant

CBM Aggregates a Division of St. Marys Cement Inc. (Canada)
55 Industrial Street
Toronto, Ontario
M4G 3W9

Project

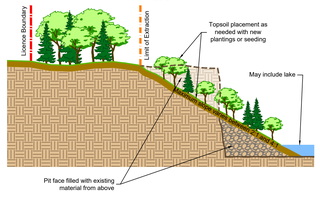
Caledon Pit & Quarry

18722 Main Street, Caledon, Ontario

MNR~~F~~ Licence Reference No. 626600	Applicant's Signature
Plan Scale: 1:5000 (Arch E) 0 150 300 Metres	Date ~~August 2023~~ May 2026
	Drawn By C.P.
	Checked By B.Z.
	File No. 8816AF
File Name **Technical Recommendations 2**	
Drawing No. **4 of 5**	
File Path B:\Brian\8816AF - CBM - Caledon Quarry\Drawings\Site Plan\CAD\8816AF - Site Plan.dwg	

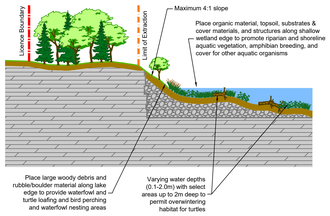
Typical Cut and Fill Side Slope Detail - Pit

N.T.S.



Typical Wetland Detail

N.T.S.



Typical Backfilled Side Slope Detail - Pit

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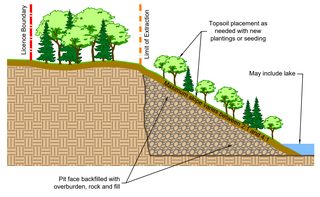

Typical Backfilled Side Slope Detail - Quarry

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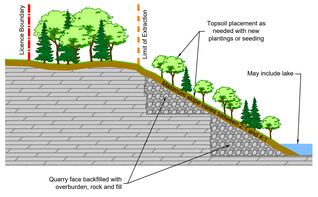

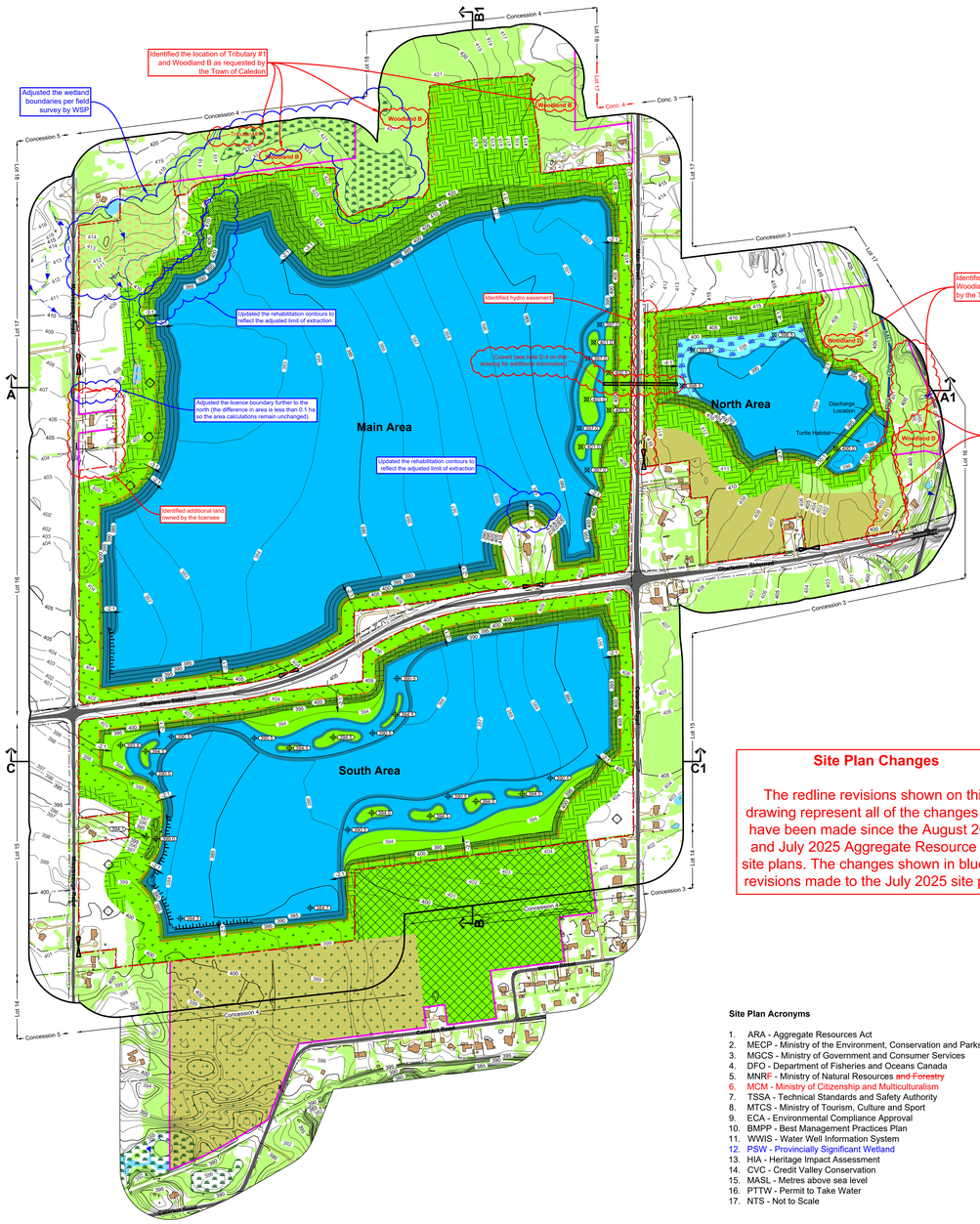

Site Plan Changes

The redline revisions shown on this drawing represent all of the changes that have been made since the August 2023 and July 2025 Aggregate Resource Act site plans. The changes shown in blue are revisions made to the July 2025 site plan.

Site Plan Acronyms

1. ARA - Aggregate Resources Act
2. MECP - Ministry of the Environment, Conservation and Parks
3. MCGS - Ministry of Government and Consumer Services
4. DFO - Department of Fisheries and Oceans Canada
5. MNRF - Ministry of Natural Resources ~~and Forestry~~
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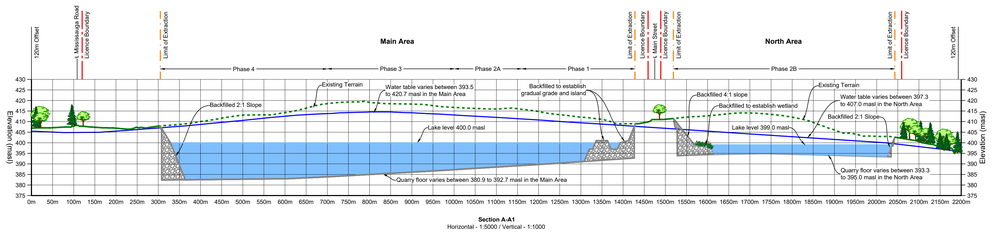

Section A-A1
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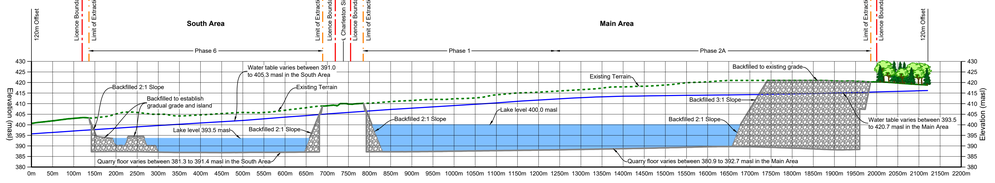

Section B-B1
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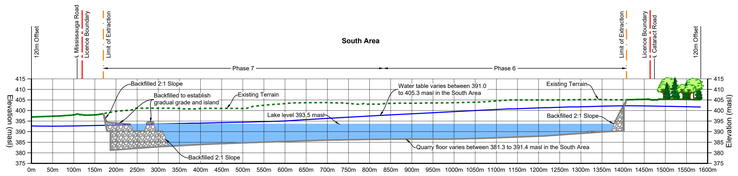

Section C-C1
Horizontal - 1:5000 / Vertical - 1:1000

PROGRESSIVE REHABILITATION

A. General

1. Area Calculations:

1.1.	Licence (total)	**261.2 hectares**
	Main Area	151.5 hectares
	North Area	30.3 hectares
	South Area	79.4 hectares
1.2.	Limit of Extraction (total)	**199.36 hectares**
	Main Area	123.46 hectares
	North Area	16.0 hectares
	South Area	59.9 hectares
1.3.	Final rehabilitation within licence (total)	**261.2 hectares**
	Gradual grade or island	7.8 hectares
	Grassland	25.3 hectares
	Lake	157.79 hectares
	Meadow	7.6 hectares
	Wetland	1.6 hectares
	Woodland	46.2 hectares
	Existing conditions	15.0 ~~14.8~~ hectares

B. Phasing

1. As excavation reaches the limit of extraction or maximum depth, progressive rehabilitation shall commence. See note M.1 on drawing 2 of 5~~4~~ for the maximum disturbed area requirement for rehabilitation of the site.
2. Progressive rehabilitation shall follow the general direction and sequence of extraction identified on the plan view and described in the notes on drawing 2 of 5~~4~~.
3. ~~Minor deviations in operational and rehabilitation sequence shall be permitted in order to adjust for any variable resource or market conditions.~~
3. Each phase of extraction shall undergo progressive rehabilitation, prior to proceeding to the next phase of extraction.
4. Progressive rehabilitation activities shall include sloping and grading, placement of overburden and topsoil, tree and shrub planting.

C. Slopes and Grading

1. Progressive rehabilitation shall consist of backfilling the excavation faces (where applicable), tunnels and quarry floors to establish the final elevations and slopes depicted on the plan view of this drawing using topsoil and overburden available on-site. A portion of the extraction face in the ~~southeast~~ southwest corner of Phases 5 and 7 (as shown on the plan view) shall remain vertical (see notes H.9.5 and H.11.7 on drawing 2 of 5~~4~~ for additional information).
2. Upon completion of extraction in Phase 7, the slurry wall adjacent to the infiltration trenches in the southwest ~~and southeast~~ corner of the South Area shall be excavated and backfilled with sand.
3. Side sloping on-site will range from 2:1 to 4:1 as well as gradual grades (see Section N Variations from Control and Operation Standards on drawing 2 of 5~~4~~).
4. No excess soil shall be imported on-site for rehabilitation purposes.
5. Prior to the placement of subsoil and topsoil in locations where the quarry floor has been backfilled to establish gradual grades, islands and wetlands, the quarry floor shall be ripped and tilled to alleviate compaction, if required.

D. Drainage

1. Final surface drainage will follow the rehabilitated contours and directional arrows shown on the plan view of this drawing.
2. Once operations in the North Area, South Area and Main Area have been completed and the rehabilitated landform has been established, pumping shall cease, and the land allowed to flood and form the Main, North and South ponds. The Main, North and South pond water levels post-rehabilitation are predicted to reach a level of approximately ~400, ~399 and ~393.5 masl, respectively.
3. The South pond will be self contained and not require an overflow outlet.
4. The Main pond overflow shall be directed via a culvert under Main Street (as shown on the plan view of this drawing) to the North pond with its outlet invert at ~400 masl.
5. The North pond overflow shall be directed via main outlet to the Osprey Valley Golf Course irrigation pond system with its outlet invert at ~399 masl.
6. All rehabilitated pond levels and outlets will be passive and not require pumping.

E. Natural Environment

1. Lake Shoreline - Main, North and South Area
   - 1.1. The shoreline of the lakes shall be contoured ~~where possible~~ to create convoluted or irregular shoreline gradients.
   - 1.2. Where sloping and excavation depths allow, shoals or islets shall be created to increase habitat diversity.
   - 1.3. Stumps and logs shall be placed along the shoreline as wildlife habitat structure. Boulders and rock rubble from the extraction shall also be used for wildlife habitat structure.
2. Woodland - Main Area
   - 2.1. The woodland in the Main Area, as shown on the plan view, shall be planted with tree species representative of the woodland communities that will be removed, such as sugar maple, American beech, paper birch, white elm, white cedar, balsam fir, eastern hemlock, red maple, trembling aspen, black cherry, alternate-leaved dogwood, gray dogwood, red-osier dogwood.
   - 2.2. Trees shall be planted at approximately 2.5 m spacing to achieve a density of 1,600 seedlings per hectare. ~~Two years after planting, the target density shall be 1,200 seedlings per hectare with a survival rate of 75%. Infill plantings shall be completed, if required, in year two after planting.~~ The trees shall be monitored for five years to achieve a 75% survival rate. During the monitoring period, infill plantings shall be completed, if required to ensure the woodland achieves a minimum density of 1,200 trees per hectare.
   - 2.3. Herbivory control shall be implemented at the time of planting for deer, rabbits and rodents and shall include guards and/or stem repellents.
3. Habitat for eastern small-footed myotis, ~~and~~ little brown myotis, eastern red, hoary and silver-haired - Main Area
   - 3.1. Rock piles shall be placed in the locations shown on the plan view to create habitat for eastern small-footed myotis. Rock piles shall vary in size and height between 0.5 m and 2 m. Crevices shall be created through stacking slabs of flat rock varying in size from several centimeters to one meter long.
   - 3.2. Bat boxes shall be installed in the same location as the rock piles to provide habitat for little brown myotis.
4. Setback areas / Slopes - Main, North and South Area
   - 4.1. All slopes located above the final water level shall be seeded with an appropriate native, non-invasive seed mix to prevent erosion during operations.
   - 4.2. Nodal plantings shall be expanded naturally through seed rain.
   - 4.3. Along the setback to significant Woodland B, as shown on drawing 1 of 5~~4~~, plant species representative of the existing woodland, such as sugar maple (Acer saccharum), American beech (Fagus grandifolia), paper birch (Betula papyrifera), American elm (Ulmus americana), white cedar (Thuja occidentalis), balsam fir (Abies balsamea), eastern hemlock (Tsuga canadensis), red maple (Acer rubrum), trembling aspen (Populus tremuloides), black cherry (Prunus serotina), alternate-leaved dogwood (Cornus alternifolia), gray dogwood (Cornus racemosa), red-osier dogwood (Cornus sericea), shall be planted.
   - 4.4. Along the setback to significant Woodland D, as shown on drawing 1 of 5~~4~~, plant species representative of the existing woodland, such as sugar maple (Acer saccharum), American beech (Fagus grandifolia), red oak (Quercus rubra), paper birch (Betula papyrifera), black walnut (Juglans nigra), American elm (Ulmus americana), alternate-leaved dogwood (Cornus alternifolia), shall be planted.
   - 4.5. On north-facing slopes and setbacks which are expected to be cooler and moister, plant species such as white cedar (Thuja occidentalis), white spruce (Picea glauca), Norway spruce (Picea abies), red maple (Acer rubrum), paper birch (Betula papyrifera), American basswood (Tilia americana), shall be planted.
   - 4.6. On the east/west-facing slopes and setbacks, plant species such as white pine (Pinus strobus), white cedar (Thuja occidentalis), white spruce (Picea glauca), European larch (Larix decidua), trembling aspen (Populus tremuloides), balsam poplar (Populus balsamifera), sugar maple (Acer saccharum), black cherry (Prunus serotina), red oak (Quercus rubra), bur oak (Quercus macrocarpa), shall be planted.
   - 4.7. Within the setback and slope areas shrubs shall also be planted to add diversity and increase wildlife/pollinator diversity, such as: serviceberry (Amelanchier spp.), nannyberry (Viburnum lentago), ninebark (Physocarpus opulifolius), dogwoods (Cornus spp.), highbush cranberry (Viburnum opulus), elderberry (Sambucus spp.), choke cherry (Prunus virginiana).
5. Shoreline Wetland - Main, North and South Areas
   - 5.1. Organic material shall be placed in shallow water areas to promote the establishment of shoreline and aquatic vegetation and to create habitat for aquatic fauna and amphibians. Stumps and trees of non-commercial value shall be stockpiled during clearing operations and used as habitat structure. Boulders and rock rubble from the extraction operation shall also be used to increase habitat diversity along the shoreline area ~~where possible~~.
   - 5.2. In the shoreline wetland areas, shallow emergent marsh vegetation shall be planted in the water with species that may consist of, but are not limited to: red-osier dogwood (Cornus stolonifera), slender willow (Salix petiolaris), and herbaceous plants such as water plantain (Alisma plantage-aquatic), lake sedge (Carex lacustris), swamp milkweed (Asclepias incarnate), softstem bulrush (Schoenoplectus tabernaemontani) and common cattail (Typha latifolia).
6. Riparian Plantings - Main Area
   - 6.1. Riparian plantings along Tributary #1, as shown on drawing 2 of 5~~4~~, shall include a variety of native species including, but not limited to, white cedar (Thuja occidentalis), balsam poplar (Populus balsamifera), pussy willow (Salix discolor), slender willow (Salix petiolaris), red-osier dogwood (Cornus sericea), nannyberry (Viburnum lentago), elderberry (Sambucus canadensis), meadowsweet (Spiraea sp.), fowl bluegrass (Poa palustris), lake sedge (Carex lacustris), lake sedge (Carex lasiocarpa), fox sedge (Carex vulpinoidea), blue vervain (Verbena hastata), and spike rush species (Eleocharis spp.).
7. Turtle Habitat - North Area
   - 7.1. Turtle habitat shall be created in the North Area in the location shown on the plan view.
   - 7.2. The turtle habitat pond shall include sediment on the pond bottom to provide a growing medium for plants, and provide habitat for turtles (e.g., overwintering).
   - 7.3. Plant emergent macrophytes shall include species such as pickerelweed (Pontederia cordata), broad-leaved arrowhead (Sagittaria latifolia), water plantain species (Alisma spp.), cattail (Typha sp.), common arrowhead (Sagittaria latifolia), and greater water dock (Rumex hydrolapathum).
   - 7.4. Plant submergent macrophytes shall include species such as eelgrass (Zostera marina), broad waterweed (Elodea canadensis), slender naiad (Najas flexilis), common hornwort (Ceratophyllum demersum).
   - 7.5. Basking features such as logs or rocks shall be placed throughout the shallow shoreline areas.
   - 7.6. Areas of suitable nesting substrate shall be constructed along or adjacent to the shoreline.
8. Meadow in North Area
   - 8.1. Meadow habitat for eastern meadowlark and bobolink shall be created in the North Area outside of the limit of extraction at the location shown on the plan view.
   - 8.2. A minimum of 60-80% of the meadow shall be covered by at least three different grass species, such as: poverty oatgrass (Danthonia spicata), bottlebrush grass (Elymus hystrix), common panic grass (Panicum capillare), big bluestem (Andropogon gerardi), Canada wild rye (Elymus canadensis), switch grass (Panicum virgatum), wood-grass (Scirpus cyperinus), Virginia wild rye (Elymus virginicus).
   - 8.3. At least one of the grass species shall be taller than 50 cm, which shall include at least one of the following: bottlebrush grass (1.3 m), big bluestem (>3.0 m), Canada wild rye (1.3 m), switch grass (1.6 m).
   - 8.4. Remaining 20-40% shall be covered by forbs or legumes such as Canada anemone (Anemone canadensis), black-eyed susan (Rudbeckia hirta), common evening primrose (Oenothera biennis), common milkweed (Asclepias syriaca), yarrow (Achillea millefolium), New England aster (Symphyotrichum novae-angliae), and wild bergamot (Monarda fistulosa).
   - 8.5. Meadow seed mixes shall be sown at a rate of 25kg/ha.
9. The off-site meadow and off-site woodland (as shown on this drawing and drawings 3 and 4 of 5) shall be planted within 5 years of tissuance of the licence in accordance with the following requirements:

   Off-site Ecological Enhancement Plan - Meadow
   - 9.1. Meadow habitat shall be created in the off-site meadow habitat area in the location as shown on the plan view.
   - 9.2. A minimum of 60-80% of the meadow will be covered by at least three different grass species, such as: poverty oatgrass (Danthonia spicata), bottlebrush grass (Elymus hystrix), common panic grass (Panicum capillare), big bluestem (Andropogon gerardi), Canada wild rye (Elymus canadensis), switch grass (Panicum virgatum), wood-grass (Scirpus cyperinus), Virginia wild rye (Elymus virginicus).
   - 9.3. At least one of the grass species will be taller than 50 cm, which includes the following: bottlebrush grass (1.3 m), big bluestem (>3.0 m), Canada wild rye (1.3 m), switch grass (1.6 m).
   - 9.4. Remaining 20-40% will be covered by forbs or legumes such as: Canada anemone (Anemone canadensis), black-eyed susan (Rudbeckia hirta), common evening primrose (Oenothera biennis), common milkweed (Asclepias syriaca), yarrow (Achillea millefolium), New England aster (Symphyotrichum novae-angliae), and wild bergamot (Monarda fistulosa).
   - 9.5. Meadow seed mixes will be sown at 25kg/ha.

   Off-site Ecological Enhancement Plan - Woodland
   - 9.6. Woodland habitat shall be created in the off-site woodland habitat area in the location as shown on the plan view.
   - 9.7. This woodland will be planted with tree species representative of the woodland communities that will be removed, such as: sugar maple (Acer saccharum)), American beech (Fagus grandifolia), black cherry (Prunus serotina), American basswood (Tilia americana), Eastern hop-hornbeam (Ostrya virginiana), Eastern hemlock (Tsuga canadensis), and American elm (Ulmus americana).
   - 9.8. Trees shall be planted at approximately 2.5 m spacing to achieve a density of 1,600 seedlings per hectare. The trees shall be monitored for five years to achieve a 75% survival rate. During the monitoring period, infill plantings shall be completed, if required to ensure the woodland achieves a minimum density of 1,200 trees per hectare.
   - 9.9. This woodland will also be planted to include shrub species representative of the woodland communities that will be removed, such as: alternate-leaved dogwood (Cornus alternifolia), choke cherry (Prunus virginiana), smooth serviceberry (Amelanchier laevis), round-leaved dogwood (Cornus rugosa), red elderberry (Sambucus racemosa).
   - 9.10. Other species that may be added to supplement the woodland include species such as: red oak (Quercus rubra), white oak (Quercus alba), black maple (Acer nigrum), mountain maple (Acer spicatum), northern bush honeysuckle (Diervilla lonicera), Canada fly honeysuckle (Lonicera canadensis), pin cherry (Prunus pensylvanica), and maple-leaved viburnum (Viburnum acerifolium).
   - 9.11. Herbivory control shall be implemented at the time of planting for deer, rabbits and rodents and shall include guards and/or stem repellents.

FINAL REHABILITATION

A. General

1. All equipment and buildings/structures on the quarry floor shall be removed from the site. The building/structures located at 1420 Charleston Sideroad (utilized as an office and quality control lab during operations) may remain on-site.
2. No internal haul roads shall remain.
3. The anticipated final end use will be naturalized open spaces with the creation of lakes, vegetated shorelines, islands, vertical faces, wetlands, upland forested areas, riparian plantings adjacent to the existing watercourse, nodal shrub and tree planting on upland areas, grassland meadows and specialized habitat features for bats and turtles.
4. The long term average lake levels are:
   - Main - 400.0 masl
   - North - 399.0 masl
   - South - 393.5 masl
5. ~~All plantings completed as part of rehabilitation will be audited two years after planting to assess planting survival rates and additional plantings shall be completed if required to create the habitat conditions as specified on this page.~~ All plantings completed as part of rehabilitation and the off-site ecological enhancement areas shall be monitored for five years after planting to assess planting survival rates and additional plantings shall be completed, if required, to create the habitat conditions as specified on this drawing.
6. During monitoring of rehabilitated areas and the off-site ecological enhancement areas, invasive species control methods may include (if required) mowing, soil tillage, spot burning using a drip torch, and flooding. Herbicide application shall be undertaken on a species-specific basis and shall only be applied judiciously and as a last measure. Spot sprayers and/or wicking devices shall be used to minimize the inadvertent spread of herbicide to native vegetation.
7. During monitoring of rehabilitated areas and the off-site meadow area, the licensee shall also complete visual inspection of the following habitat features for species use: Bat boxes and rock piles for the presence of bats and guano twice during the active period between May and August; turtle habitat twice during the active period between May and July; and meadow habitat twice during the breeding season between May and July.

Legal Description

Part of Lots 15-1718, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former geographic Township of Caledon)
Township of Caledon
Regional Municipality of Peel

Legend

- Licence Boundary
- Limit of Extraction
- Contours with Elevation (Metres above sea level (MASL))
- Watercourse (Permanent (Direction of flow indicated by arrows))
- Watercourse (Intermittent (Direction of flow indicated by arrows))
- Water Feature
- Wooded Area
- Wetland (WSP Evaluated - PSW ~~MNRF Evaluated - Other~~)
- Wetland (WSP Evaluated - Other ~~MNRF - Unevaluated~~)
- Gradual Grade / Island
- Grassland
- Woodland
- Wetland
- Lake
- Meadow
- Off-site Woodland
- Off-site Meadow
- Additional Land Owned by Licensee
- 120m Offset From Licence Boundary
- Easement (Updated the legend to include easements)
- Pipeline (Enbridge Gas Inc.)
- Main Discharge
- ~~Secondary Discharge~~ (~~Discharge not to exceed surface water flow based on existing conditions~~)
- Fence (1.2 m post & wire fence unless otherwise noted)
- Extraction Face (Below Water)
- Public Road
- Driveway
- Railway
- Gate
- Building/Structure
- Proposed Floor Elevation (Metres above sea level (MASL))
- Proposed Final Grade (Horizontal : Vertical)
- Rock Pile & Bat Box Locations (Approximate)
- Cross Sections

Legend - Cross Sections

- Licence Boundary
- Limit of Extraction
- Existing Grade - Removed / Altered
- Existing Grade - Undisturbed
- Maximum Predicted Water Table
- Quarry Floor
- Backfilled
- Lake

Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licencing)

No.	Date	Description	By
6	May 2026	Update the site plan to address agency comments	C.P.
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M4G 3W9

Project

Caledon Pit & Quarry

18722 Main Street, Caledon, Ontario

MNRF Licence Reference No. 626600

Applicant's Signature

Plan Scale: 1:5000 (Arch E)

0 150 300 Metres

Date ~~August 2023~~ May 2026

Drawn By C.P.

Checked By B.Z.

File No. 8816AF

File Name

Rehabilitation Plan

Drawing No. 4 of 4 5 of 5

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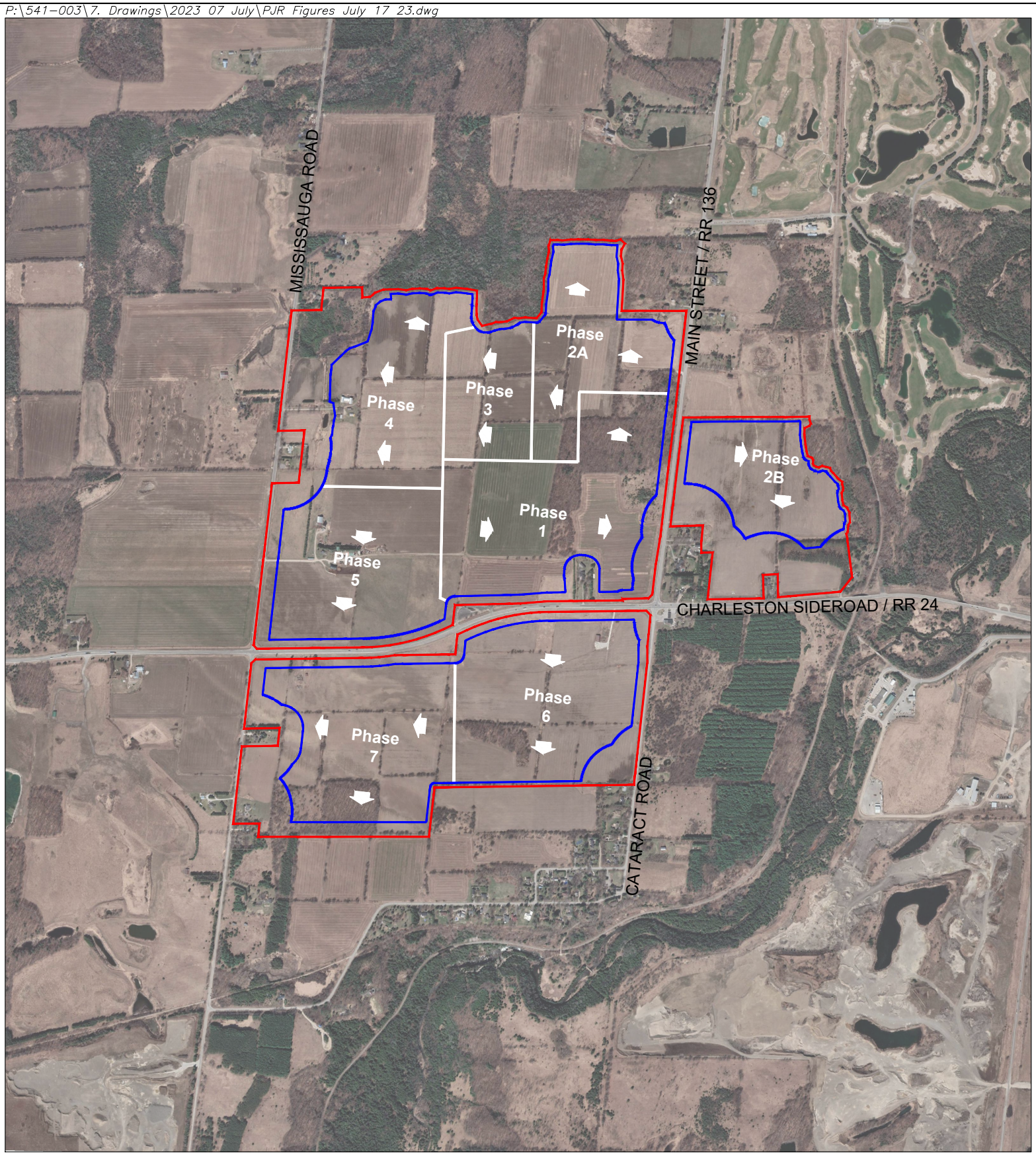

FIGURE 4

OPERATIONS / PHASING PLAN

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

LEGEND

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

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

GSAI
Glen Schnarr & Associates Inc.

APPENDIX F

Assessor Qualifications

Heidy Schopf, MES, CAHP – Cultural Heritage and Social Sciences Team Lead

Heidy Schopf is the Cultural Heritage and Social Sciences Team Lead at WSP. She has worked in the field of cultural resource management since 2007. She is a **Professional Member of the Canadian Association of Heritage Professionals (CAHP)** and is RAQs certified. She has worked on a wide variety of projects throughout Ontario, including Cultural Heritage Reports: Existing Conditions and Preliminary Impact Assessments (Cultural Heritage Reports), Heritage Impact Assessments (HIAs), heritage documentation reports (photographic and 3D/LiDAR), Cultural Heritage Evaluation Reports (CHERs) using Ontario Regulation 9/06 and 10/06, Strategic Conservation Plans (SCP), Heritage Conservation District (HCD) studies and plans, heritage feasibility studies, cultural heritage peer review, and archaeological assessments. Ms. Schopf has extensive experience applying local, Provincial, and Federal heritage guidelines and regulations to evaluate protected and potential cultural heritage properties. She is skilled at carrying out impact assessments and developing mitigation measures to conserve the heritage attributes of properties where changes are proposed. Ms. Schopf has completed hundreds of cultural heritage projects under a variety of processes, including: Environmental Assessment Act, Planning Act, Ontario Heritage Act, Transit Project and Rail Assessment Process, Renewable Energy Approval, Ontario Energy Board, and projects completed under the Impact Assessment Act.

Henry Cary, Ph.D., CAHP, RPA – Senior Cultural Heritage Specialist and Principal Archaeologist

Dr. Henry Cary has over 20 years public and private sector experience directing cultural heritage projects in diverse environments across southern and northern Canada. His expertise is in the historic architecture and cultural landscapes of North America, with specialization in industrial and military heritage. He has produced heritage evaluations, impact assessments and conservation plans for a wide range of properties in Ontario, from a pre-War of 1812 stone house in Niagara to the 1930 Glengrove Transformer Station in Toronto, and multiple properties in heritage conservation districts and character areas in the City of Hamilton, City of Vaughan, and Town of Collingwood. He has also evaluated several industrial sites for Hydro One Networks Inc. and the City of Hamilton and has provided policy advice to the City of Cambridge on managing its heritage structural walls. Prior to joining WSP E&I Canada Limited, Dr. Cary worked for Parks Canada, notably for the Fort Henry National Historic Site Conservation Program and Western Arctic Field Unit, then served as Heritage Manager for the Town of Lunenburg UNESCO World Heritage Site before moving to consulting positions with CH2M and WSP Golder. He is a member of the **Canadian Association of Heritage Professionals (CAHP)** and Register of Professional Archaeologists (RPA).

Johanna Kelly, MSc., CAHP – Senior Cultural Heritage Specialist

Ms. Kelly has worked in the field of Cultural Resource Management since 2007, focusing on above ground heritage resources since 2015. She is fascinated by the way we shape the landscape and structures we interact with and is passionate about telling the story of the places we inhabit and how we can conserve and manage these places for future generations. She is skilled in the identification and evaluation of built heritage resources and cultural heritage landscapes, mitigation of proposed impacts on heritage resources, and conservation methods. She has worked on a wide variety of projects throughout Ontario, including cultural heritage resources assessments, cultural heritage evaluations, heritage impact assessments, documentation reports, conservation plans, heritage conservation district studies and plans, and Stage 1-4 archaeological assessments. Ms. Kelly has extensive experience applying local, Provincial, and Federal heritage guidelines and regulations to evaluate protected and potential cultural heritage properties. Ms. Kelly has completed cultural heritage projects under a variety of processes, including: the *Environmental Assessment Act*, *Planning Act*, *Ontario Heritage Act*, and the *Transit Project Assessment Process.* She is a professional member of the **Canadian Association of Heritage**

Professionals (CAHP) and holds a **Professional Archaeological License** (P1017) issued by the Ministry of Citizenship and Multiculturalism.

Robert Pinchin, B.A. Hons, CAHP – Cultural Heritage Specialist

Mr. Pinchin holds an Honours, B.A. Degree in Canadian History from McMaster University and a Post-Graduate Certificate in Geographic Information Systems from Toronto Metropolitan University. Mr. Pinchin has experience working in cultural heritage preservation and conducting heritage assessments in a wide range of projects. He has experience conducting Environmental Assessments and authoring Cultural Heritage Resource Assessments, Archaeological Assessments, Heritage Impact Assessments, and Cultural Heritage Evaluation Reports. Mr. Pinchin has experience with conducting cultural heritage work for public and private clients in support of infrastructure development, oil and gas projects, utility upgrades, residential development, and more. Mr. Pinchin has experience interpreting and applying municipal, provincial, and federal legislation within the heritage context. He is a professional member of the **Canadian Association of Heritage Professionals (CAHP).** Mr. Pinchin has experience as an archaeologist during which he conducted stage 1-4 archaeological assessments, identified, and catalogued artifacts, and worked with GIS technologies to map units and site boundaries. In these endeavours Mr. Pinchin has worked closely with First Nation community members across the country in order to develop heritage framework in a comprehensive and compassionate manner.

Meghan Mckay, BA, PGD – Junior Cultural Heritage Specialist

Meghan is a passionate heritage professional who strives to conserve heritage for the future. She studied history at Wilfrid Laurier University receiving an honours BA and went on to receiving a Post Graduate Diploma in heritage and interpretation from the University of Leicester. Meghan has worked in the Cultural Resource Management field since 2022.

Meghan has worked on several archaeological and cultural heritage projects throughout Ontario as a heritage professional and archaeological field technician. She has experience working on all stages of archaeological sites as well as working in multiple types of heritage reports such as heritage designations and Heritage Impact Assessments. She also has experience with mapping analysis and archival research.

In addition to her educational and career experience Meghan is also the committee chair for the City of Cambridge Archives and a committee member for the Municipal Heritage Advisory Committee (MHAC) of Cambridge.

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