

Town of Caledon

Regarding: File Number(s): POPA 2022-0006 and RZ 2022-0010

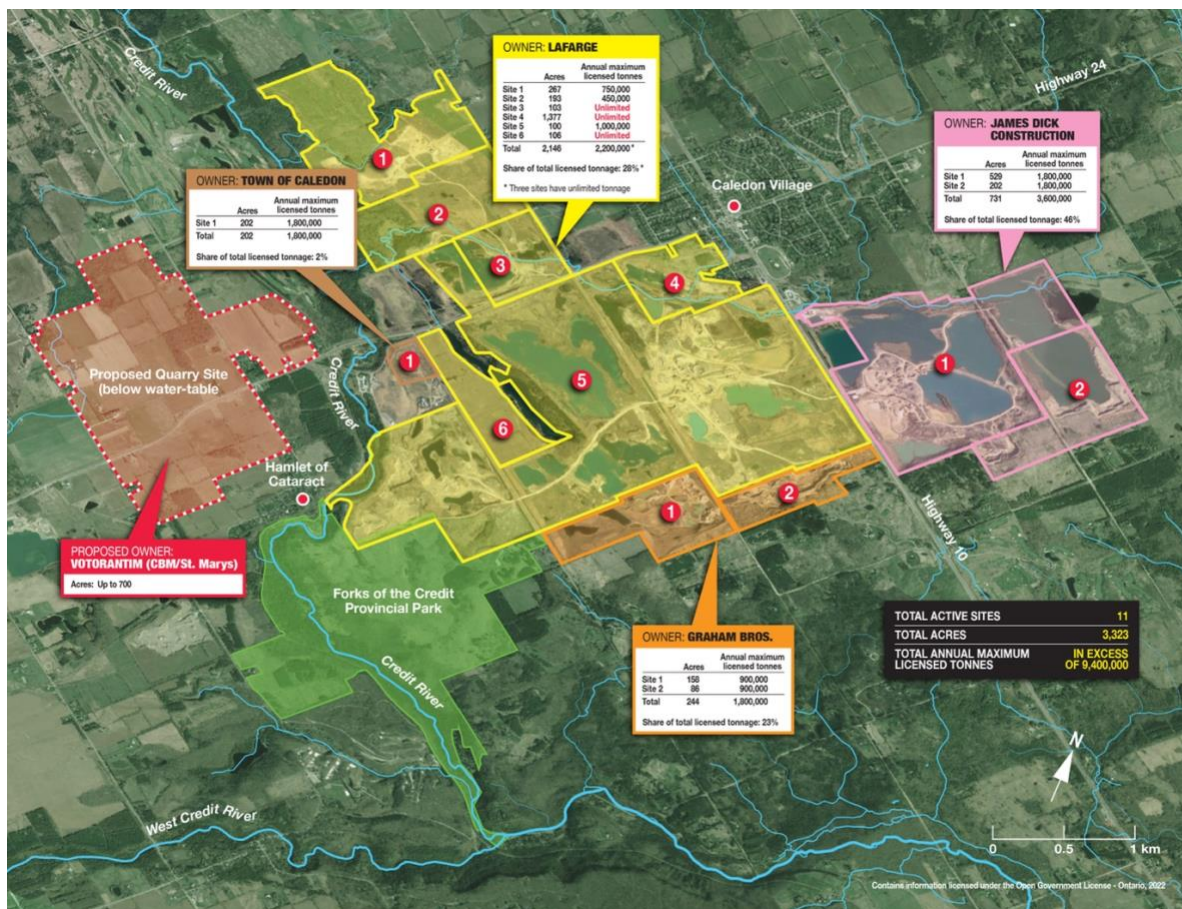
May 15, 2023

Dear Town Clerk and Sean Kenney,

Please accept this as a written submission opposing the proposed official plan amendment and zoning by-law amendment under file number POPA 2022-0006 and RZ 2022-0010 by Glen Schnarr and Associates on behalf of CBM – Caledon.

Please log my opposition and add me to the distribution list for updates on this file.

Approving these applications would mean Town of Caledon staff and council is failing to keep residents safe and failing to act to keep our water, resources, air quality, noise, safety and social well-being from being impacted by massive companies that intend to strip Caledon down to rubble. The Town's Aggregate policy is insufficient to protect residents from the impact these applications will have in granting approval. The Town is not prepared to approve a blasting quarry of this size and magnitude. Further, the Town already has in the immediate vicinity of this proposed project 11 active gravel pit taking over 3000 acres of precious land.



File POPA 2022-0006 and RZ 2022-0010 is deficient in many areas and harms residents in many ways. Below is a list of concerns and is not an exhaustive list:

- Air quality mitigations include spraying chemicals in the air- what are the long term cumulative effects of this as that is not “modelled” in the report. What are the effects on the ground water of the cumulative collection of the chemical mitigation this is not provided in the reports.
- The new truck traffic generated by this proposed project will cause further fatalities on an already deadly set of roads that include Charleston sideroad, Caledon village and Hwy 10. The Town roads are not prepared for 75 more trucks PER HOUR.
- The operation of the proposed quarry 23 hours a day 6 days a week is unacceptable.
- The traffic reports are grossly inaccurate as the modelling was done during Covid shut downs where traffic was less, building and truck traffic was less and furthermore, does not take into account FUTURE growth of the immediate community including the tripling of the size of Erin through the developments underway along Charleston sideroad (hwy 124).
- There are significant safety issues not addressed of the roads surrounding the proposed project. Trucks turning left onto Charleston at all hours and in peak hours at a rate of 1 a minute will be catastrophic.
- This quarry is going to further tax the Credit water shed. De-watering, waste and extraction will not only impact the credit water but also drinking water for kilometres around this project. The reports contained in the proposed project do not sufficiently mitigate the catastrophic impact to the Credit River water shed.
- Air quality, blasting, fly rock and dust will massively be increased and cause negative impacts on the entire surrounding area.

The Town has a duty to protect residents and so far it is very clear this application has absolutely zero benefit to the community. This will negatively impact the traffic, safety, health, well-being and water resources for the community. The Town has also failed to put policies in place to properly evaluate applications such as this.

For these reasons and more, The Town of Caledon must absolutely reject File POPA 2022-0006 and RZ 2022-0010.

Sincerely,

s. 14 - Personal privacy



Linda Lockyer
President of the Alton Grange Association

Mary Cooney
President of the Alton Village Association

April 10, 2023

Town of Caledon
6311 Old Church Road
Caledon ON
L7C 1J6

To:
Mayor Annette Groves
Regional Councillor for Ward 1, 2 and 3 Christina Early
Ward 1 Councillor Lynn Kiernan
Ward 2 Councillor David Sheen
Ward 3 Councillor Doug Maskell
Regional Councillor for Ward 4, 5, 6 Mario Russo
Ward 4 Councillor Nick deBoer
Ward 5 Councillor Tony Rosa
Ward 6 Councillor Cosimo Napoli
Chief Planner Antonietta Minichillo
Sean Kenney Lead Planner Town of Caledon
CAO Carey Herd
cc: Forks of the Credit Preservation Group – President David Sylvester

annette.groves@caledon.ca; christina.early@caledon.ca; lynn.kiernan@caledon.ca;
david.sheen@caledon.ca; doug.maskell@caledon.ca; mario.russo@caledon.ca;
nick.deboer@caledon.ca; tony.rosa@caledon.ca; cosimo.napoli@caledon.ca;
antonietta.minichillo@caledon.ca; sean.kenney@caledon.ca; carey.heard@caledon.ca

Re: Alton AVA and AGA Directors concerns regarding proposed Votorantim Cimentos owner
of CBM St Marys application

On behalf of Alton Village Association and Alton Grange Association Directors, we are writing to express our extreme disappointment and frustration with Town of Caledon's mishandling of the CBM / St. Marys Votorantim Cimentos applications for Official Plan and Zoning By-law Amendments to allow a mega below water table blasting limestone quarry.

The scale of this proposed quarry would make it the largest aggregate operation in Caledon much deeper, louder, and expansive than a standard gravel pit.

While we have a lengthy list of concerns, we want at this time to emphasize the gross errors of Planning staff.

- The Interim Control By-law was passed unanimously by Council in October 2022, to provide time to review and update Caledon's woefully inadequate aggregate regulations.
- The CBM / St. Marys Votorantim Cimentos application was received in December 2022 and should not have been accepted by staff.
- Furthermore, the application and associated information was not made public until March 2023, making for a second egregious bureaucratic error in this process.

It is our understanding that Mayor Groves, Ward 1 Councillor Kieran and Regional Councillor Early were not informed that Planning staff had accepted the application. We question who had this information and why was such a critical application not passed immediately on to our elected officials and the tax-paying public?

We also understand that an Aggregate Resources Community Working Committee is yet to be formed to assist the Town with updating its aggregate policies and regulations. We question why is it taking so many months to form this group? Time is certainly running out on the one year ICBL, and even if the Town were to apply for an extension, it could be appealed by Votorantim Cimentos along with other aggregate companies.

Another crucial area of concern is once the new updated policies and regulations are approved and adopted, will they apply to Votorantim Cimentos CBM/ St. Marys? Will the Company be grand-fathered under the old policies?

This proposed quarry is against the spirit of what we most treasure and are working to foster in Caledon. As our elected officials, we are calling upon you to act on the behalf of your constituents and not accept these applications. At this stage, only you have the ability to stop this quarry.

We respectfully ask you to abide by the ICBL and refuse the acceptance of Votorantim Cimentos *proposed Official Plan Amendment and Zoning By-law Amendment for a quarry*. This issue requires your full and immediate attention.

Should you wish to contact us at any point for further discussion of these concerns, please reach out to our emails below.

Sincerely

Mary Cooney | [s. 14 - Personal privacy](#)
President
Alton Village Association (AVA)

Linda Lockyer | [s. 14 - Personal privacy](#)
President
Alton Grange Association (AGA)

Archived: Thursday, April 20, 2023 12:14:03 PM
From: s. 14 -
Sent: Thu, 20 Apr 2023 14:09:46
To:
Subject: re: new pit application & Tuesday meeting
Sensitivity: Normal

CAUTION This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content to be safe.

Hello:
We attended the meeting on Tuesday at the Alton Legion

Communications:
The adjusted plan to notify homes 1000 meters from the pit area still doesn't make sense to us, or even extending it to the haul route – we live near Belfountain and drive all the area roads every day, we will be affected, we are south of the pit we will be affected by blasting noise and water challenges, air quality etc. All of Caledon needs to be notified when an application of this significance is made. We were appellants with the Rockford application and that was the only way to get all the information that was generated, we want to have the information provided to all Caledon residents.

s. 14 - Personal privacy

Sean Kenney

From: s. 14 - Personal privacy
Sent: Tuesday, April 25, 2023 5:05 PM
To: sylvia.jonesco@pc.ola.org; premier@ontario.ca
Cc: Annette Groves; Lynn Kiernan; christine.early@caledon.ca; CBMAApplication; cmments@fcpreservation.ca
Subject: several concerns

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Good Morning Sylvia,

I am writing to you about an issue that will affect my quality of life and that of my neighbours in Orangeville, the Village of Alton, Caledon Village, The Town of Erin and all those on the lines and side roads and hamlets that share this beautiful Headwaters Caledon Hills area :

- 1 There is an application pending with the Town of Caledon for rezoning of farmlands at the corner of Main St and Charleston Side Road. It is a huge amount of land including several 100 acre farms (world famous movie director James Cameron's family farm is one of the 100 acre parcels). Land on 3 corners of that intersection is included. I believe it is about 800 acres in total. Although there was a "year's moratorium" on any aggregate application, Town of Caledon staff (I believe by law they were required to accept the application) accepted the application for changing the zoning on the properties from Agriculture to Aggregate extraction, but neglected to inform Town of Caledon Council. Just recently, 6 months into the moratorium, Members of Town of Caledon Council and the Concerned Citizens were informed that the application had been accepted and staff were working on the project. It certainly doesn't give the public very much time to "Get their Ducks in a row." At a recent meeting, April 18th held at the Alton Legion by Forks of the Credit Preservation Group, It was indicated by Mayor Groves that Town of Caledon Council was not in favour of rezoning. But there has been no vote due to the "Moratorium" and that is not "Written in Stone". As you know, applications can go to the next level of government for consideration.(What I refer to as OMB but has been renamed) if the rezoning is rejected at the Town level. For your information there is another Community update meeting at the Alton Legion on Wed. May 17th at 7pm

The business, a Brazilian company, the 2nd largest gravel company in the world who owns St Mary's Cement, is looking to open a huge quarry/pit that will have blasting and crushing operations and proposes to mine below the water table. The quarry will be mining grade A dolomite rock which will then have to be crushed up on site for gravel.

I am sure you are well aware of this proposal but want to put my 2 cents in. It seems to be a Lunatic idea.

Within 15 mile of this site are the Headwaters of 5 of the main southern Ontario rivers.
Part of the parcel of land is just to the west of the Credit river.

There is planned approved housing going in on Charleston Side road (#24 highway) for 5000 people just on the east side of Erin, about a mile or 2 from the proposed site.

The Hamlet of Cataract borders the site.

Crystal Springs Well is just to the south of the site.

The Town of Caledon is promoting Tourism including the Village of Alton.

The TPC Toronto at Osprey Valley is just to the north of the site. With the 3 golf course and the planned hotel/convention complex, I am sure they will be pleased to put up with blasting, 24 hour operations, noise and dust taking place within a 1 mile of their facility! not to mention #136 Main St becoming a haulage route as well.!

We need to protect the Headwaters Aquifer/aquifers from potential harm and pollution! What will happen if the water is polluted or actually disappears from neighbouring wells; or the aquifer is adversely affected so that people, villages and towns that rely on that water supply have limited or no water ???? .Who would be responsible if the communities of Alton, Cataract, Erin, Caledon Village, Belfountain as well as all the People on the lines lose their water supply due to contamination or low water supply? I can't even imagine what would happen if the Credit Headwaters is compromised for those in the headwaters area as well as all communities to the south to lake Ontario that rely on this necessary resource.

IT IS THE HEADWATERS. IT IS THE DUTY OF THE ONTARIO GOVERNMENT,THE REGIONAL GOVERNMENT AND TOWN OF CALEDON to PROTECT OUR SOURCE WATER for local residents as well as for all Ontarian's now and in the future.

The haulage routes for this potential pit/quarry is another Huge problem. Haulage routes, as they now stand, would adversely affect Caledon Village; contribute to even more accident problems on #10 highway; affect efficient movement of traffic on Charlestown side road either to Caledon village or Town of Erin; adversely affect the Village of Alton on Regional road #136 which passes by Alton Public School (which you know has been in existence since 1837) and through the historic Village of Alton; adversely affect the Village of Erin passing the new Solmar subdivisions aimed at housing 5000 people just to the east of Erin; increase safety issues of our children/ school buses travelling on these routes ; add more "standing gravel trucks" on the side of Charleston (there is a long history of trucks lined up on the side of the road,(some idling) waiting for pits too open); as well as affect all the people on the lines and side roads using these highways; and produce even more truck traffic on the Orangeville bypass.

The company plan is to run a 24 hour gravel business.

What about the rights of the citizen here now? The right of enjoyment of their property; the right to peace and quiet without noise or dust pollution; the right to clean air; the right to expect safe roads; The right to a safe water source, which is available right now, and safe drinking water? (Some of these rights are in-shrined in the Canadian Charter of Rights and Freedoms I believe)

The Ontario Government is encouraging Tourism. The Ontario Government; the Regional Governments of Peel, Dufferin, Wellington; the Municipal government of Town of Caledon, Orangeville and, Erin are all actively involved in Promoting this area, The Headwaters (the 5 Headwater rivers in this area), as a Major Ontario Tourist Attraction. The Town of Caledon is actually promoting The historic Village of Alton as a tourist attraction. Orangeville, just minutes from this proposed quarry is also Promoting the Dufferin/Orangeville area as a wonderful area to visit and stay-In the Hills-at the Headwaters.

What tourist would want to visit an area that would definitely include the pollution, noise, dust, truck traffic and the quarry landscape in their visit?.

We do not need this huge new pit. I understand we have a huge surplus supply of gravel. This quarry is definitely not needed. It would be criminal to approve it.

As one of your many constituents and concerned residents on this issue, I am asking for you to support "NO QUARRY" at this site. Please talk to your colleagues at Queens Park and try to elicit their support as well for the citizens of Dufferin/Peel in fighting this Quarry.

As responsible community members and responsible government, it is our collective duty to protect the land and water for each other and for future generations

We need your support and the support of the Ontario Gvernment to stop this quarry.

Sincerely yours



Virus-free. www.avast.com

Sean Kenney

From: s. 14 - Personal privacy
Sent: Sunday, May 7, 2023 1:44 PM
To: CBMAApplication
Cc: comments@fcpreservation.ca
Subject: Concerned Alton Village Citizen

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Dear Town of Caledon Council and Staff,

My name is s. 14 - Personal privacy I grew up in Alton Village and have loved biking, trail running and cross country skiing all over west Caledon, but most especially in the Cataract and Fork of the Credit area, for as long as I can remember. After leaving Caledon for university and work (I have a BSc in Geological Engineering and an MSc in Hydrogeology -- relevant to my concerns below), s. 14 - Personal privacy

We cannot wait to show him the natural wonders of the area -- one of the main reasons we moved out of the city.

With this context, I want to convey my deep concerns about the blasting quarry application that you are in the process of reviewing. Mainly, these concerns are:

- **Traffic safety:** Living <100m from Main St, I am very worried about the massive, fast, debris-flinging dump trucks that are set to go through Alton as part of the haul route. I'm already wary of the truck traffic through town and this would increase that traffic massively, making it extremely unsafe for all of the young children in the area. These trucks would be going right past our community school. **Alton's Main Street should not be used as a haul road for aggregate. Additionally, anyone living along the proposed haul routes should be notified of this application by the Town in order to alert them to this potential change.**
- **Ecological damage:** A blasting quarry of this size is very different from the gravel pits we are accustomed to in the area. The ongoing extraction of groundwater has the potential to impact drinking water availability in the area. I do not believe that there is an adequate representation of the climate change risk in the application materials submitted. We are increasingly at risk of drought conditions and high-intensity rainfall events, in which more water runs off the ground surface into water ways than percolating to recharge our aquifers. Overall this form of aggregate extraction is antiquated and does not factor in necessary climate resilience for our community. Furthermore, the reintroduction of extracted water back into the Credit River is potentially problematic to our cold water ecosystem. On top of this, the application states that brush and trees felled on the site will be burned, which will harm the quality of air our children breathe -- again, an outdated practice for which there are alternatives. **At a minimum, were the quarry to go ahead, extraction below the water table should not be permitted and burning should not be permitted on site.**
- **Enjoyment of the natural environment:** It is worrying to me that land currently set aside for environmental protection would be considered for a mining operation. The Town and CVC, along with many community groups, have laboured to make Caledon the destination for many looking to connect with nature, something that enriches us as individuals but also benefits our community economically. Permitting an irreversible and potentially round-the-clock operation of a quarry would diminish the experience of everyone who enjoys our beautiful natural environment. It goes against the spirit of what we all cherish most in Caledon. **At a minimum, were the quarry to go ahead, the hours of operation should be restricted to weekdays and not overnight and there should be greater setbacks from roads, trails, and people's properties.**

Having worked in the environmental consulting space, I know that data can be engineered to look however a client would like. Rigorous, unbiased peer reviews and adequately weighted consideration of public opinion is nonnegotiable. There is an opportunity here for you to work more closely with relevant groups during this process, including the CVC, the Forks of the Credit Preservation Group, EcoCaledon, the Alton Village Association, PitSense, and more. The Rockfort Quarry is an excellent example of how the Town can collaborate more closely with concerned citizens to achieve a fair outcome. As our elected officials, we are calling you to act on behalf of your constituents and represent our wishes, which can most certainly be backed by our own representation of the facts.

Should you ever need to speak with a concerned citizen, I would welcome connecting with anyone at the Town.

s. 14 - Personal privacy

Many thanks for your dedicated work,

s. 14 - Personal privacy

Sean Kenney

From: s. 14 - Personal privacy
Sent: Thursday, April 13, 2023 12:13 PM
To: Sean Kenney; Antonietta Minichillo; Bailey Loverock
Cc: Annette Groves; brandonkrane
Subject: Objection to Official plan and Zoning by law amendment file # POPA 2022-0006 and RZ 2022-0010

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Dear Sean Kenney or to whom it might concern,

We would like to formally appeal file number POPA 2022-0006 and RZ 2022-0010. As residents of Caledon, we find it unbelievable that a Mega quarry that blasts below the water table would even be considered in an area that has residential housing and a very busy public, environmentally sensitive park.

Like many residents in the surrounding area of the proposed CBM mega quarry we have many concerns with this proposal.

Health and Safety concerns to residents

- Mining and quarrying are high risk activities. There are many health and safety concerns for both human and non-human life near the quarry. Flyrock is an extremely dangerous by-product of blasting rock and can be launched in any direction. The potential damage to disable or kill will increase the closer the proximity. There are many well documented cases of flyrock hitting or coming into close proximity of residents near quarry operations.
- Noise pollution is another concern for human and non-human life. Blasting, operation of heavy equipment and increased truck traffic hauling out aggregate will cause excessive noise pollution daily. Loud blasting can cause anxiety and trigger PTSD in residents and their pets.
- Dust is another byproduct of quarrying that can aggravate residents' allergies and trigger Asthma which will force residents indoors.
- Flyrock, noise pollution and dust are only just a few of the health and safety concerns that residents in the area will face. These concerns will ultimately mean residents will face a loss of enjoyment or normal use of the property.

Dangers of additional road traffic

- Charleston side road will already have increased traffic coming over the next few years between the new Osprey Mill estate housing development in Alton, as well as the Solmar housing development just south of Charleston side road west of Winston Churchill. These new housing developments will greatly increase the number of vehicles on this road.
- In fall, spring and summer months, visitors flock from all over the GTA to visit the Forks of Credit Provincial Park. Each year this park generates more and more visitors. Due to its popularity, traffic congestion in this area combined with

visitors' lack of familiarity when driving in the area, we often see cars parked in unsafe locations, drivers not maintaining posted speed limits as well as many unsafe maneuvers to avoid missing turns and missing the park.

- Charleston side road is only a two-lane roadway and already sees a large volume of transport trucks with a posted speed limit of 80 KPH. These trucks combined with the existing large number of residential traffic and commuter traffic from the west, we already see fatal accidents on the rise. The addition of a mega blasting quarry would mean more high-speed transport trucks travelling this stretch daily which will lead to more traffic congestion and accidents, ultimately increasing fatalities on this already dangerous stretch of road.

Damage to homes in close proximity

- Residential properties near blasting quarries will have a significantly greater chance of potential damage as a direct result from weekly blasts. Both flyrock and blast vibrations can cause significant damage to homes in the nearby area. There are several well documented cases where vibrations from rock blast or flyrock have caused significant damage to properties.

Well quality and water levels

- The proposed CBM quarry is set to blast below the water table. This will cause adverse effects to residential wells in the area with water quality and water levels being the biggest concern. Homeowners that have wells run dry due to the quarry operations will require large plastic tanks. Not only are these an eyesore but they will take up square footage from the residential property. These tanks will also require frequent filling which will mean added traffic to the residents' property, which is a safety concern for families with small children and pets.
- Water quality is also a concern. Beneze runoff from the ammonium nitrate explosives could contaminate ground water therefore contaminating residential well water.

Decrease in Property Values

- Part of the appeal of living in Caledon is that in 2011 the town was recognized as the Greenest town in Ontario. Many people move to Caledon to avoid the loud hustle and bustle of everyday life. The addition of a mega quarry will make residential properties in the area less desirable as they will no longer boast the quiet, serene setting they once possessed, and that current homeowners would have paid for prior to these zoning amendments. Several proximity studies have concluded that residential properties near blasting quarry operations are less marketable resulting in a significant loss in property value. Homeowners who bought property before any notice of these changes means they paid a higher market value to be in an area designated as Agricultural, only now for it to potentially be designated a less attractive/marketable Extractive Industrial.

We do not support and formally appeal this rezoning. The adverse effects a blasting quarry would have on local residents are but not limited to: negative impacts on health and safety of both human and non human life, increased road traffic and congestion resulting in more road fatalities, damages to residential property, issues with well water quality and water levels and last but not least a decline in property values. Municipalities are responsible for the health, safety and welfare of its citizens, and as citizens of Caledon we do not believe this quarry will impact Caledon in any meaningful way.

Concerned residents,

s. 14 - Personal privacy

Sean Kenney

From: s. 14 - Personal privacy
Sent: Monday, April 17, 2023 11:30 AM
To: CBMApplication
Cc: Annette Groves; Tony Sevelka
Subject: Formal objection to CBM quarry application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Dear Mr.Kenney,

As property owners whose land abuts the proposed quarry we must formally object to this application being approved. We have lived at our present location for seventeen years and during that time have consistently had to deal with gravel pit issues around us with little or no support from the town of Caledon.

Setting aside issues which we are dealing with presently such as dirt/dust/ noise pollution, truck traffic, home value, etc from the currently operating pits I would like to comment on this particular application.

Caledon has born the brunt of aggregate operations in the area for many years. While that may have been acceptable 20 years ago times are changing. Towns in the area are expanding rapidly, families are moving here and the area has become very popular as a tourist/ day trip destination.

The town of Caledon has been actively promoting this change which will bring jobs and revenue into the area. As such the approval of a mega quarry would seem to fly in the face of the direction the town would like to take.

The quarry if approved will have a devastating environmental affect on the area which cannot be undone in addition to providing virtually no jobs and little in the way of revenue stream for the town. As I'm sure you are aware CBM is a subsidiary of a Brazilian owned company with a less than stellar environmental track record. We are allowing a foreign company to profit while destroying what is one of the most scenic areas of Caledon. The area chosen for the proposed quarry seems to reflect corporate greed and convenience over anything else.

In summary this proposal has virtually nothing in the way of "pros" for Caledon but rather a whole sea of "cons". I would hope that the town will do everything in its power to stop this application from moving forward.

Sincerely,

s. 14 - Personal privacy

From: s. 14 - Personal privacy

Sent: Wed, 31 May 2023 17:58:47

To:

Cc:

Subject: CBM submission traffic study to Director of Planning Town of Caledon

Sensitivity: Normal

Archived: Monday, June 19, 2023 11:33:29 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Dear Ms. Minichillo,

A portion of the CBM submission to the town with regard to its Quarry Application was reviewed by the meeting hosted by the Forks of the Credit Preservation Group in May 2023. During the presentation it was evident that there are a number of glaring omissions which makes the study unusable and should be returned for a proper presentation of actual traffic patterns.

The fact that the author of this portion of the submission (traffic impact study) completed the review in 2019, 2020, and 2021 during the lighter traffic patterns with COVID 19 and associated travel restrictions make it an inaccurate representation of actual traffic flows. Couple that with the fact that the study was done during the days of Tuesday and Thursday and did not incorporate the busy days of Monday and Friday further skews their data and does not reflect an accurate analysis.

I look forward to your comments with regard to my submission.

Yours sincerely,

s. 14 - Personal privacy

Sean Kenney

From: s. 14 - Personal privacy
Sent: Wednesday, April 19, 2023 8:54 PM
To: CBMAApplication
Subject: restoring emptied pits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Hello Antoinotta Minch,

Saw you 'n heard you at the meeting the other night in Alton. Thanks for being there. While I totally concur with all the opposition to the St. Mary's Cement application to desecrate a greenbelt zone within a UNESCO Biosphere Reserve, thus effectively destroying the adjoining Cataract Village, I'd like to raise a connected issue--the timely restoration of used pits.

I'm specifically interested in the long emptied HolcimLafarge pit on Shaw's Creek Road just north-west of Belfountain. After a decade-long war of words and documents, the 1886-built stone Pinkney House on the property was a couple of years ago heritage designated. The property--the ancestral Pinkney Farm--was mined out by the Smythe gravel moguls in the 1950s. Perhaps three acres remain unexcavated--including the land on which the house sits empty, derelict, dying of neglect.

The gravel company makes the minimal repairs (usually after I call/email and remind them), but as we all know: an empty house is a dying house. So the former farm lies a wasteland and the lovely old house will eventually be declared dangerous and will be demolished (as was its heritage designated barn).

(My wife and I, as Sally Drummond and indeed your predecessor at Caledon planning well know, offered to loan the money interest-free to restore the house and have it sold with one acre on the open market if the gravel company would first gift the single acre to the Headwaters Hospital. The company would get a mega-charitable tax receipt, the hospital would sell the restored house on the open market and pocket the profit. But the gravel company has turned us down.)

This is just one of the mined out pits littering Caledon. Surely Caledon could pass a rule insisting on pits being environmentally restored and sold or gifted within perhaps two years of finishing extracting gravel. It is expensive to rehabilitate an emptied pit--so the companies tend to stop mining an acre or two before the end and then pretend they intend to come back a finish the pit later. That way they just have to pay a small land tax and hundreds of acres continue lying waste. The rules permitting mining should be changed to stop this practice... And save the Pinkney House.

s. 14 - Personal privacy

From: s. 14 - Personal privacy
Sent: Tue, 13 Jun 2023 01:26:31
To:
Cc:
Subject: Proposed Alton Quarry
Sensitivity: Normal
Archived: Monday, June 19, 2023 10:25:03 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Good afternoon,

I am writing to express my concern regarding the proposed mega quarry that will directly impact all residents of our small community in Alton. The Quarry have a profound impact on the environment, specifically air quality, noise pollution, source aquifer water and our rivers, but will also be incredibly disruptive on our daily lives with increased truck, traffic, and strain on our roadway infrastructure.

Alton is a heritage community and is a destination location for people, wishing to enjoy the beauty. Our community has to offer. This is evident by the investment in the established businesses, such as the Alton Mill and Osprey golf course to highlight the beauty of our natural environment.

The town of Alton it's surrounded by gravel pits, and within the town of caledon there are more than I can count. Our community wants pride in itself on being the greenest community, but sadly, this is becoming further and further from the truth.

The existing road infrastructure cannot support a quarry business with hundreds of gravel trucks travelling these roads daily. This will impact the livelihood of all community residents, who commute for work, wants enjoyment of their property, and to maintain the integrity of their community that they moved into the area to raise their family.

A mega Quarry has no place in a residential community and is not welcome in our backyard.

I oppose town of caledon approval of the quarry in the village of Alton.

From: s. 14 - Personal privacy
Sent: Wed, 19 Apr 2023 16:44:14
To:
Cc:
Subject: May 17 Cbm application meeting
Sensitivity: Normal
Archived: Thursday, April 20, 2023 2:38:16 PM

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It was extremely disappointing to learn about how the town blindsided caledon residents by hiding the cbm application for 6 months. This is unjust coming from a new mayor who campaigned for our votes on a support platform against the quarry proposal.

Further, to hear the chief planner stand up and say how she knows nothing about quarries and that she is one year new to the job is very unsettling and placed her inadequacies on public display. One can only hope that she is a great more learned by the time she appears at the next meeting.

This has broken our trust with the town. The only way forward in beginning to repair that relationship is for the town to get us back on track in the process outlined by David Donnelley if that is possible. However the damage may have already been done beyond repair and one wonders whether or not that was intentional given the cozy relationship between the town and the gravel industry which is the largest tax base contributor to caledon.

I think the message from the residents was very clear: to the Mayor and Caledon admin
GET ON IT. Show us you can do you job properly and support us in the fight.

s. 14 - Personal privacy



FORKS OF THE CREDIT PRESERVATION GROUP

www.fcpreservation.ca

board@fcpreservation.ca

May 7, 2023

- Sent by Email to; cbmapplication@caledon.ca; agenda@caledon.ca

Letter of objection to OPA and Zoning By-law Amendment Application

Town File Number(s): POPA 2022-0006 and RZ 2022-0010

Project Name: Glen Schnarr and Associates on behalf of CBM - Caledon

Mr. Sean Kenney
Senior Planner – Town of Caledon

Dear Mr. Kenny,

Please be advised that our community group, Forks of the Credit Preservation Group, is opposed to the proposed Official Plan Amendment and Zoning By-law Amendment application detailed above. There are a multitude of reasons to justify our objections and these include but are not limited to the following points.

Natural Heritage Features

There are a multitude of extraordinary natural heritage features immediately adjacent to this proposed quarry. These include the Credit River, Forks of the Credit Provincial Park (enjoyed by over 100,000 visitors per year), the Bruce Trail, the Niagara Escarpment (a UNESCO World Biosphere Reserve), the Alton Grange, the Cataract to Elora Rail Trail, and the newly designated Orangeville to Mississauga Rail Trail. All these natural assets are less than 1 km from the proposed quarry. And this area is adjacent to the largest metropolitan center in Canada. Seven million GTA residents have convenient access to this unique area, considered “the jewel in the crown” of southern Ontario’s recreational retreats. Simply put, this is no place for a mega-quarry.

Water Resources

Given the vast expanses of ground water that will be permanently exposed to the environment as a result of this quarry, it is only reasonable to expect profound impacts on this ground water will be inevitable. Additionally, with millions of liters of this ground water continuously pumped out of the quarry (dewatering), much of this water will be discharged directly into the adjacent Credit River. It is inconceivable that significant, adverse impacts on this historic and vital watercourse will not occur.

Scores of local residential wells rely on groundwater for their domestic supply. The applicant acknowledges that many will likely be adversely impacted and admits “it is CBM’s responsibility to restore the water supply, at their expense”. They do not, however, state how this restoration will be accomplished in cases where wells simply cannot be re-established. Do they intend to leave refillable cisterns parked on these properties indefinitely? How do they propose to compensate such homeowners for the catastrophic drop in resale value of homes resulting from the loss of potable well water?

Traffic Impacts

There are no assurances that the roads shared by local residents and heavily loaded aggregate trucks will be safe. The applicant acknowledges that the vast majority of their trucking will utilize Charleston Sideroad and Highway 10, mainly traveling south on Hwy 10 via this intersection. Presently, traffic volumes along this specific route are already at, or have exceeded the safe capacity of these roadways. Indeed, there are frequently gridlock issues at this intersection during mornings and afternoons, with gravel trucks comprising a significant portion of this traffic. Furthermore, as the now-approved major housing developments in Erin are completed in the coming years, these traffic volumes will increase substantially. If the above application is approved, an additional 100+ vehicles per hour, primarily dump trucks, will be added to this problem in mornings and evenings. Traffic safety will be further impacted, and traffic congestion will be appalling. Additionally, these routes are currently used as school bus routes, which merits added attention.

Air Quality Impacts

Adverse impacts on local air quality will be inevitable. Predictable fugitive emissions include PM 2.5 particles and crystalline silica particles, all of which can be carcinogenic. We maintain that the effects of this industrial operation on air quality will be unacceptable, particularly when considered as part of the cumulative impacts of all local strip-mining operations.

Noise Impacts

Noise impacts from this proposal are a significant concern. Noise emissions from this operation will persist for 12 hours per day, six days per week for 50 years. We have no confidence that the applicant can adequately and consistently mitigate these noise emissions to acceptable levels, particularly in worst case scenarios.

Blasting Impacts

Regrettably, we expect our blasting impact analysis will clearly reveal that the risks associated with this operation cannot be safely managed. The potentially catastrophic impacts of fly rock, as well as vibrational damage to nearby structures will be difficult to control with absolute certainty.

Socio-economic Impacts

The social impacts of this colossal industrial complex on local residents defy the imagination. Incessant noise, dust, blasting, vibrations, truck traffic, back-up beepers, horns, etc. will prevail 12 hours per day, six days per week. This will go on for the next 50 years. Most locals will acknowledge that nothing can begin to compensate for this loss of their cherished rural lifestyles.

The applicant has suggested there will be net economic benefits for the Town of Caledon as a result of these quarry operations. Previous fiscal analyses of aggregate operations in Caledon have clearly demonstrated these operations are a financial liability, not an asset. They create a net loss in revenues for the Town of Caledon.

Agricultural Impacts

The applicant has acknowledged this quarry will permanently destroy 258 ha of productive, crop lands, much of it "Prime Agricultural Areas". Ontario currently has a vast surplus of aggregate supply. Is this diminished food security justifiable?

Summary

In summary, there is a host of technical deficiencies and other shortcomings in this application which in our view, render this proposal unsafe and inappropriate for this unique area of southern Ontario.

Sincerely yours,

David Sylvester

Chair-Forks of the Credit Preservation Group

Sean Kenney

From: s. 14 - Personal privacy
Sent: Thursday, March 30, 2023 4:52 PM
To: Sean Kenney
Subject: CBM quarry, Alton

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Mr. Kennedy

I learned of the CBM quarry application in the Caledon Citizen of 30Mar23. On reaching the town's "materials submitted" page I was disappointed that the hydrogeological report, though included, was not available. In light of the coldwater fish habitat of the Credit River immediately east and south of the study area the hydro-g document is critical to the assessment of likely impacts to the groundwater discharge to the stream bed, upon which successful brook and brown trout is entirely dependent. Similarly, the Credit River riparian wetlands are directly linked to groundwater discharge.

I write to you as a retired ecologist and natural heritage planner whose early career included nearly 10 years experience as the Credit Valley Conservation biologist.

I look forward to your earliest communication.

s. 14 - Personal privacy

From: s. 14 - Personal privacy

Sent: Thu, 15 Jun 2023 10:48:55

To:

Subject: Please add me to the notification list regarding CBM QUARRY and my concerns regarding this

Sensitivity: Normal

Archived: Monday, June 19, 2023 11:05:34 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

To whom it may concern:

As a west Caledon area resident I am concerned about the consideration in processing approval for a blasting quarry in the Cataract/Alton area. Feel that this quarry will add to the already busy and risky traffic patterns along Charleston side road. A major commuter route and connector to highways 400/ 10- it is not safe to add more truck traffic on this route without adding more lanes, signals etc.

Most importantly, I feel that it will have major effects on the small communities of Cataract, south Alton and those on Mississauga road (Caledon Ski Club)- affecting their quality of life, livability, right to peace and isn't in keeping with the draw Caledon has - peaceful life in a country community.

I find it ironic that across the road from the proposed site there is a sign welcoming people to the UNESCO Niagara Escarpment World Biosphere- it would seem very contradictory.

I have just read the Town of Caledon's Strategic Plan draft and again find that this plan contradicts what is currently being considered,

"We will preserve green spaces and the personalities of the villages and hamlets that define Caledon today, while preparing for the larger, more diverse community we will become, to ensure a high quality of life for future generations that will call Caledon home."

Please seriously consider the community's concerns and lack of support in allowing this quarry to be approved. This is their home, refuge and place to raise their family- a quarry will degrade the peace, livability and will not "protect and enhance its natural heritage".

Thank you and kind regards,

s. 14 - Personal privacy

June 13, 2023

Sean Kenney, MCIP, RPP
Senior Planner, Development
Planning Department
Town of Caledon

905-584-2272 x. 4199

cbmapplication@caledon.ca

Re: CBM-Caledon QUARRY Application

Dear Mr. Kenney,

I write this letter to express the deep concerns that I have with the CBM-Caledon Quarry proposal for our quality of life here in Caledon. I will begin with the last sentence in an update to stakeholders that you sent out on April 14, 2023.

“It’s a goal we all share so we can **protect our community and our lands for future generations.**”

The CBM-Caledon Quarry will not help Caledon to meet that shared goal in any way, shape or form. In my opinion, this is a disruptive, destructive proposal by a foreign-owned billion dollar company that will have a long-term massive impact for life in our community. Caledon is under pressure with some enormous challenges, and this is one of them. I ask the Mayor, Councillors and Staff to stand up with our communities and **SAY NO** to this blasting quarry proposal.

If you could wish anything for your children, what would it be? No doubt your wishes would include hope and the ability to live good, healthy lives. The decisions made today

will determine the hope for tomorrow. This blasting quarry proposal is wrong on so many levels. We must say no to protect our community and our lands for future generations.

Concerns and questions are as follows:

CUMULATIVE EFFECTS

Have Cumulative Impact Studies been completed on how this blasting quarry will affect all life and our water in the Credit River watershed?

Ward 1 has the largest concentration of gravel pits in Caledon. If you look at the [pit locations identified on MNR mapping](#), it is astounding to see how many are located in the Credit River watershed. Then you add in new development upstream and Erin's new wastewater treatment plant.

A [document put out by the Canadian Institute for Environmental Law and Policy](#) talks about Cumulative Effects and states: "While pits and quarries may have relatively benign environmental impacts in comparison to other mining activities that produce toxic by-products, the secondary impacts and cumulative impacts of a number of small aggregate operations located close together may have a significant net effect." There are still knowledge gaps on the cumulative impact of multiple aggregate extraction operations located in close proximity to one another.

RESILIENCE and SUSTAINABILITY

Climate change is one of the greatest global challenges of our time. In 2020, the Town of Caledon declared a "**Climate Change Emergency**". It has been dry and smoky in our community. Fires are burning across the country.

How will a mega blasting quarry blowing up our farmland, exposing our water, removing trees, and increasing heavy truck traffic on our roads, impact the Town's ability to

implement an effective [Resilient Caledon Community Climate Change Action Plan](#) to prepare and protect us?

FOOD PRODUCTION and FOOD SECURITY

The COVID Pandemic highlighted the challenges and importance of this issue on a local level and the problems of being dependent on foreign sources of food and global supply chains.

Currently, Ontario is losing 319 acres of farmland every day (Statistics Canada, 2021). In order for future generations to have access to fresh, local food, Ontario's farmland must be protected. "[Farmlands are also whole ecosystems that many species at risk rely upon for food and shelter. When we lose productive farmland, we are also losing productive ecosystems.](#)"

We have local farmers in Caledon who are sustainability leaders, growing ingredients on their farms to use in the products and food they make available to our communities. Their practices help us to build resiliency, create community connections and support our local economy, while allowing our soils to thrive. These are the practices and tools that we need more of to protect our communities against climate change or an unexpected pandemic.

What will the impact of turning another 800 acres of farmland into a polluting wasteland have on our ability to build resilience and support a local, sustainable economy in Caledon?

WATER

Our communities are built on the waters of the Credit River. The United Nation says "[Water is at the core of sustainable development and is critical for socio-economic development, energy, food production, healthy eco-systems and for human survival](#)

[itself. Water is also at the heart of adaptation to climate change, serving as the crucial link between society and the environment.](#)”

Climate change affects our water in complex ways like the droughts and fires we are seeing across Canada right now to unpredictable rainfall patterns that cause flooding. Rising temperatures disrupt precipitation patterns and the entire water cycle. Water quality is affected by climate change. For example. [“Higher water temperatures and more frequent floods and droughts are projected to exacerbate many forms of water pollution – from sediments to pathogens and pesticides.”](#)

You don’t have to search far to read about the risks and warnings for this critical resource. In June of 2015, a [Washington Post headline](#) read: ‘The water table is dropping all over the world’: NASA warns we’re on the path to global drought. ‘We need to get our heads together on how we manage groundwater...because we’re running out of it,’ one NASA scientist said

The proposed CBM-Caledon Quarry is below the water table where more than 20,000 tonnes of bedrock aggregate will be removed annually. Removal of the rock includes blasting with controlled explosives. We are told millions of litres of water from the quarry floor will be necessary.

With massive volumes of discharged water we have been made aware that Brook Trout habitats may collapse, but what studies have been done on what other systems and wildlife may be affected? Could native brook trout be “the canary in the coal mine” for the future health of the river and the life that depends on it?

The term [“death by a thousand cuts” is being used to describe the global decline of insects.](#) The complexities and combinations of many identified and unidentified stressors like pollution, urbanization, climate change can unexpectedly cause decline or collapse.

In an [article published by Conversation Canada](#), “Ultimately, we have an opportunity to make where we live a better place and to get our own watersheds in order. This will help us create a better, more just, equitable and sustainable world for all. The alternative is, quite simply, unthinkable.”

[Water Canada writes](#) “When we care for and invest in our waterways—wetlands, peatlands, headwater rivers, lakes and more—we are more resilient in the face of climate change. We make great strides in protecting biodiversity. We enable clean drinking water. We preserve traditions and, when done properly, we uphold Indigenous rights. Protecting our waterways is the single biggest water issue for our next government to embrace.”

Water is the source of all life.

Again, what does cumulative effects analysis tell us about how this mega blasting quarry, along with all the other stressors mentioned above, is going to affect our water and future life in the Credit River watershed?

RECREATION, TOURISM, SMALL BUSINESS

This proposed mega blasting quarry is located in the heart of a tourist area, known and loved for [bicycle trails](#), [hiking and walking trails](#), [heritage walking tours](#), rivers and the scenic views of the [Niagara Escarpment, a World Biosphere Reserve](#), and the [Greenbelt](#).

The [Town of Caledon’s own website](#) describes Caledon as a unique mix of communities and countryside, rich in history and natural beauty. Explore our picturesque landscapes, rolling hills and charming villages.” Why would we allow this to be ruined by the approval of a mega blasting quarry?

The concentration of [trails in Caledon](#) are located in this area. We have the [Trans Canada Trail](#), (the longest network of multi-use recreational trails in the world!), [Caledon Trailway](#), [Greenbelt Cycling Route](#), [Bruce Trail](#) and [Credit Valley Trail](#).

Will visitors and residents be exposed to flyrock or air quality risks, as they bicycle from Alton to the Forks of the Credit and the Cataracts?

Will hikers, families or golfers be exposed to flyrock or dust risks along the trails in the surrounding area?

Visitors will be less able to enjoy the outdoor cafes in Alton with an increase in heavy truck traffic. As it is now, if you are sitting outside at the four corners in Alton when a gravel truck passes, you have to stop talking because you can't hear, in addition to the exhaust fumes and dust. Our small businesses, like the bicycle shop, cafes and galleries, will surely feel the impact.

How does a mega blasting quarry factor into the kind of experience Caledon wants to offer visitors?

SAFETY and QUALITY of LIFE

If Main Street and Queen Street in Alton remain as “haulage routes” the increased truck traffic will be driving through a residential neighborhood, past our public school, seniors home, and fire station, in addition to areas where residents and visitors gather. What are the risks? How will safety be impacted with a greater number of large trucks operating in our residential and recreational areas? What will the costs be?

It is sad to think about the future of the beautiful heritage home in the middle of the proposed quarry blasting area, but what is even worse is the impact on quality of life for residents who live in areas around the proposed quarry who are forced to fight this proposal, live in a changed place or move.

Increased truck traffic, air quality and dust contamination, exhaust (GHG emissions), vibration, noise, local water issues, loss of farmland and country views destroyed. This proposal is an environmental and social disaster.

The vision of the Draft [Town of Caledon Draft Strategic Plan 2023-2035](#) is that Caledon offers the best of rural and urban life for everyone. Two, out of the four priorities to deliver that vision, are **Community Vitality** and **Livability** and **Environmental Leadership**. I expect both would be severely impacted with the approval of a mega blasting quarry and Caledon therefore unable to deliver the vision and strategic plan successfully.

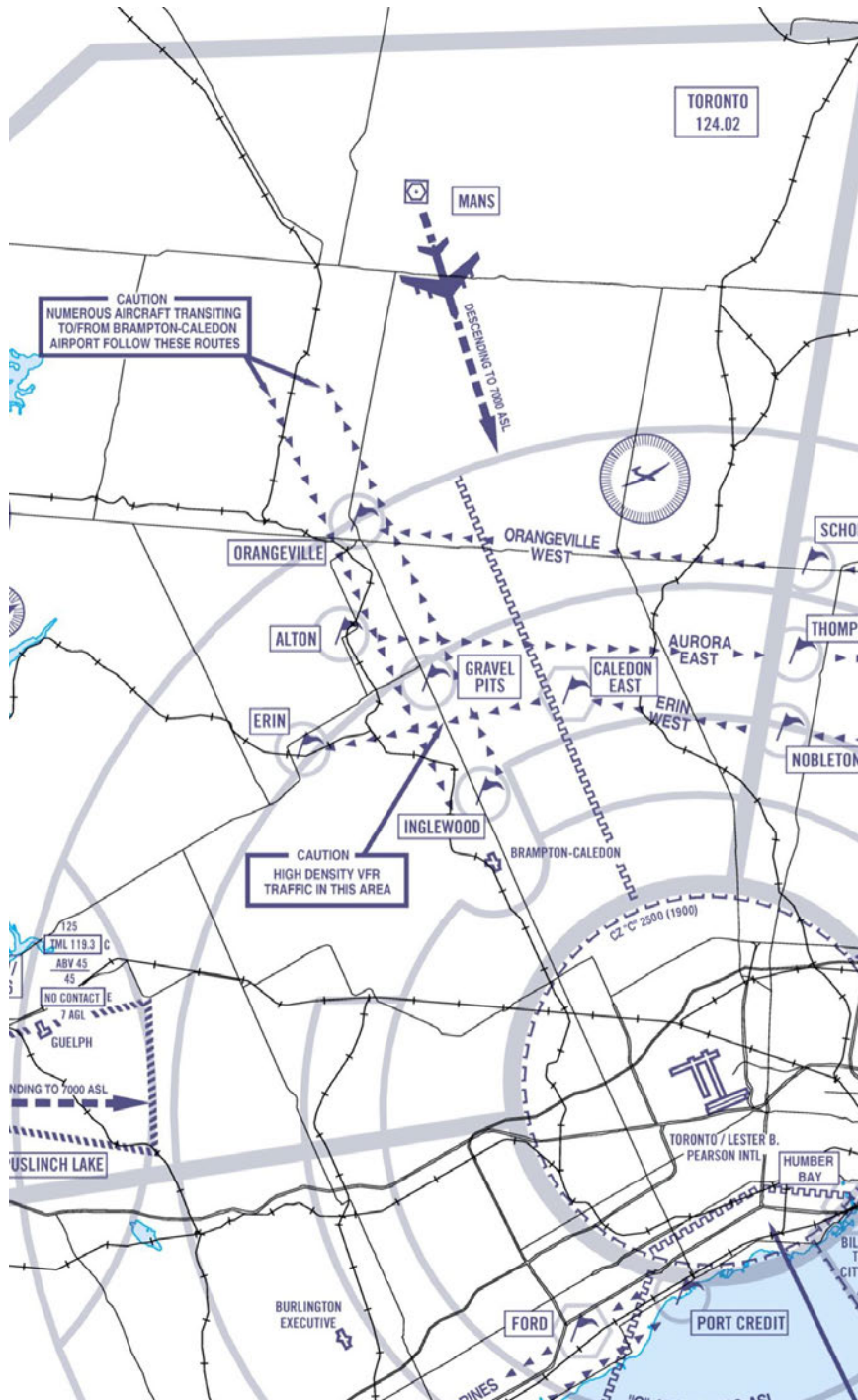
There is so much more that could be said, but I will end this letter with the concern I want to raise about flight safety.

FLIGHT SAFETY

I am a Sustaining Member of the Brampton Flying Club (BFC) and a commercial pilot. The Brampton Flying Club has been in operation since 1946. Last year BFC was inducted into the [Canadian Aviation Hall of Fame](#) for its contributions to aviation in Canada. In addition to owning the Brampton-Caledon Airport and the services it provides, BFC operates a world class flight school and college. Students and their instructors transition to areas north and west of Orangeville for their studies and practice. Their flights take them over the site of the proposed CBM-Caledon blasting quarry. Alton is a reporting point for small VFR aircraft in the Toronto area and part of this highly utilized flight corridor, which was published to improve the **safety** of flights around the busy Toronto/GTA Pearson Airport airspace.

If the blasting quarry has restricted airspace above and around, it could increase congestion as aircraft are forced into other corridors, increasing the **risk of mid-air collisions**. Aircraft would have to go around or higher than what is currently in place.

What happens if a pilot or student studying in Caledon unknowingly overflies the blasting quarry or gets caught in the dust or flyrock from a blast?



Here is a map of the flight corridor and reporting point that I am referring to, taken from a Toronto Air Navigation Map.

Has a study been done on what the impact this proposed quarry would have on flight safety?

In conclusion,

I have been told there is plenty of gravel and stone for building with the massive number of pits we already have in Caledon and surrounding areas. A [YouTube video](#), produced by the Forks of the Credit Preservation Group, states that the government of Ontario has authorized the gravel mining industry to extract thirteen times more gravel each year than is required to meet average annual consumption.

No mega blasting quarry is going to protect our community and our lands for future generations.

I urge the Town of Caledon to work with our communities as expeditiously as possible, with as much support and resources as necessary, to STOP this disruptive and devastating proposal.

Sincerely,

s. 14 - Personal privacy

CC.

Councillor Christina Early, Town of Caledon christina.early@caledon.ca

Councillor Lynn Kiernan, Town of Caledon lynn.kiernan@caledon.ca

Forks of the Credit Preservation Group comments@fcpreservation.ca

Mary Cooney, President, Alton Village Association avadirectors@gmail.com

Archived: Monday, June 19, 2023 11:3 :1 AM

From: s.14 - Personal p

Sent: ed, 31 May 2023 1 : 9:34

To: c: [comments](#) [cpresser.aton.ca](#) [lynn.ierman](#) [c.caledon.ca](#)

Subject: BM quarry application P PA 2022 0006 2022 0010

Sensitivity: Normal

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Would like to register my opposition to this apocalyptic 100 acre quarry that has been proposed for Ward 1, Caledon. This quarry will directly impact the Credit River with respect to water temperature, volume and quality, as well as local aquifer, water table and will destroy the trout fishery. Caledon has been promoted as a tourist destination with great expense and effort applied to this. This quarry will directly affect the work of the Credit River Provincial Park as well as the Toronto Olympic Valley. The Council of Caledon does not have any idea what is being proposed for their doorstep. Can you imagine trying to golf while blasting underway, while you are choking on the dust and being subjected to the continual noise so much for the UNESCO Biosphere designation. The dust itself is a proven carcinogen and there is no way residents will be spared especially Cataract. The Hamlet of Cataract will be basically destroyed. There is no way they can escape the noise, fly rock, polluted dust and likely the loss of their water supply. Who would want to live there? Their property values will plummet. The truck traffic will be at a level that is hard to imagine and will continue almost some of this traffic will travel north through the village of Alton, past the elementary school destroying the tranquility of the village. We all know that it is only a matter of time before there is a tragic accident as a result. Precious farmland, mainly Class 1 & 2 will be forever lost when it is more important than ever that we can be self-sufficient. Maybe Brazil, the home country of Portantim Cimento can supply us, as they have up till now been cutting down the Amazon for more farmland there. And Brazil is precisely where much of the profit from this quarry will go. All this devastation for a resource that is not even required. We have lost the gravel we need already.

Never mind any consideration for quality of life for people, the health implications for the Credit River Watershed are incapable, as are the health implications for every living thing in the area.

I implore Caledon Council to put aside any political or economic pressure and act to save this treasure that is part of Ward 1 and part of what makes Caledon a beautiful and special place that up until now has been considered a desirable place to live.

s.14 - Personal p

Alton

Sean Kenney

From: s. 14 - Personal privacy
Sent: Wednesday, April 26, 2023 10:39 AM
To: CBMAApplication
Cc: comments@fcpreservation.ca
Subject: Proposed Mega Quarry

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Hello Town of Caledon Officials,

I am a lifelong Town of Caledon Resident for the past 40 years. I grew up in Palgrave, and now live in Alton with my family. We are on Queen Street East, just up the street from the Main Street/Charleston Sideroad area that is being considered as a quarry site.

My family drives through this area every day on our way to work, to appointments, and to lessons for our kids in our neighbouring towns.

I am deeply concerned about the proposed Mega Quarry being considered near our home. Caledon is such a beautiful and quiet place, and it is very upsetting to think that a blasting quarry is even being considered here.

We have two young children at home, and I am worried that the air quality outside will be impacted and they won't be able to play outside in our yard. I also have chronic health challenges, and I need my home and our town to be a safe place to live and recover.

With so many quarries already in the area, how is this necessary?

I would like to hear more information about what the proposed quarry will mean for the Town of Caledon, how the blasting would effect air quality, and how much dust and debris would be on the roads as a result of the extra trucks in and out of the area.

What type of noise would be produced by the blasting? How would air quality change? Has the town of Caledon been working with any scientists to study the impacts this would have on water and air in our community?

Please provide any updates about where the Town of Caledon is with reviewing this application, and if there is anything that Caledon residents can do to voice their concerns and share their strong opposition to this happening.

Thank you for noting my concerns and for keeping residents updated with any information on this application.

Kind regards,
s. 14 - Personal privacy

Archived: Monday, June 19, 2023 11:22 AM
From: s.14 - Persona
Sent: at 2 May 2023 22:13:36
To:
c:
Subject: BM Quarry Application
Sensitivity: Normal

CAUTION This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content to be safe.

The proposed CBM quarry will only be realized with **unacceptable** costs to

1. The health and well being of the surrounding communities, farms and rural residences
- . The municipality of Caledon

The environment and the fight against climate change

The health and well being of those living in the communities of Caledon village, Alton, Cataract and Belfountain plus those living in the surrounding countryside would be severely impacted by:

the noise of quarry operation hours days a week,
the shock of blasting,
the danger of fly rock,
the marked deterioration of air quality,
the threat to clean water supply, in particular properties with wells,
the noise, congestion and hazards of gravel trucks per hour
travelling to and from the quarry, day and night.
the resulting negative impact on land home values and on local business.

In short, all the benefits of living in a peaceful rural setting would be wiped out.

or the municipality of Caledon, there are likely to be increased infrastructure costs at a time when the town is already facing costs associated with the provincial government's insistence on growth in the southern end and letting developers off the hook for the many infrastructure needs associated with those developments. Currently only 1% of the 100 cents per ton of extracted material goes to the Town. It is unlikely that would cover the costs of continual wear and tear on Charleston sideroad and Hwy 10, as well as other haul routes through Alton village. Then there is the question of what changes would have to be made to the intersection in Caledon village in order to handle the huge increase in traffic. Note that the applicant assessed normal traffic flow during the pandemic when it was much reduced. Also, two new subdivisions under construction, one on Charleston sideroad, just east of Erin, and one on the west side Alton, will add significant numbers of vehicles.

Perhaps the most disastrous effect of the quarry would be the destruction of the current ecosystems – trees, plants, wildlife and water ways. At a time when we are becoming increasingly aware of the vital importance of ecosystems to human life, destroying 100 acres of farmland and green space is short sighted and foolish, particularly given the incursions on these spaces happening all over the province. A quarry cannot be rehabilitated to its former state.

The quarry will be emptying water collected in its excavated areas into the Credit River. The downstream effect of this polluted water on the river habitat is a serious concern

The energy used for the quarry operation itself as well as the transportation of its product will significantly add to CO2 emissions. It will impede the attainment of emission reduction targets for 2030 and beyond. The concrete industry along with steel manufacture and fossil fuel extraction are the biggest industrial contributors to CO2 emissions in Canada. Therefore another mining operation is not desirable or smart.

I am one of hundreds of concerned citizens that oppose the quarry. We are fighting for our land against a foreign owned company whose interest is strictly financial no matter the impact on the environment or on the people who live and work in the area. This is not good for Caledon and not good for Ontario.

Sean Kenney

From: s. 14 - Personal privacy
Sent: Friday, May 19, 2023 9:25 PM
To: CBMApplication; FC Preservation
Subject: traffic concerns

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Hi,

I have many concerns about this CBM Application. I didn't realize there would be 60-75 more trucks per hour? Driving on Charleston is scary enough with the huge trucks that fly along that highway. I am also concerned about the 1400 homes being built in Erin in the next 3-5 years. Assuming there will be many multi-generational families in those homes, we conservatively can count on 3-4 cars per home. We don't have different generations in our home in Cataract, but we have two older teenagers, so we have four cars. That's an additional 5600 cars driving in the area, many of which will be using Charleston Sideroad and coming through Caledon Village. Is the Town of Caledon increasing the infrastructure and preparing for additional lights, widening of roads for this impact? Along with the trucks from the quarry we will have gridlock, accidents, and mayhem.

s. 14 - Personal privacy

Sean Kenney

From: s. 14 - Personal privacy
Sent: Saturday, May 13, 2023 7:47 AM
To: CBMApplication
Cc: comments@fcpreservation.ca
Subject: Objections to Votorantim Cementos, owner of CBM St Marys, proposed quarry

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

May 13, 2023

s. 14 - Personal privacy are writing today to notify you of our objections to Votorantim Cementos, owner of CBM St Marys, proposed quarry.

As described and noted by the Forks of the Credit Preservation Group, this proposed quarry will be blasting and excavating over 80 feet deep and below the water table. It is situated on 800 acres of forest and farmland in the heart of the Caledon Greenbelt and Greenlands System in Peel. This blasting quarry will have a profound impact on the quality of life for thousands of local residents and visitors. Water issues for the Credit River, loss of farmland, dust contamination, loss of ecological features, and increased truck traffic are just some of the concerns that would affect all of us.

The list is endless.

We implore the Town of Caledon to tighten all current policies and add protection where you are able to.

As a life time residents in this area we thank you for your support

Sincerely

s. 14 - Personal privacy

s. 14 - Personal privacy

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From: s. 14 - Personal privacy
Sent: Tue, 4 Apr 2023 07:38:49
To:
Subject: CBM Caledon Quarry
Sensitivity: Normal
Archived: Monday, June 19, 2023 11:18:25 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Good Morning Sean

We would like to go on record or on file for are voice to be heard that we oppose of this quarry as a resident of Caledon for 25 years. This application is right in are front and back yard. s. 14 - Personal privacy Main St. in Caledon (Coulterville)directly across from phase 1 and 2 and 2B. My understanding was that the town was not excepting any new submitted applications, as the Mayor and Council, had suspended any applications for aggregates last year for 1 year to be reviewed. Thanks for your time look forward to your response.

s. 14 - Personal privacy

Archived: Tuesday, June 20, 2023 : 1:3 AM
From: [Christina Early](#)
Sent: Mon, 19 Jun 2023 1:03:22 -0000 Authentication
To: [Lynn Kiernan](#) s. 14 - Personal privacy [Annette Groves](#)
Cc: [CBMApplication](#)
Subject: : June 20th pm Planning & Development Committee Agenda item 1 Quarry
Sensitivity: Normal

Thank you for your email Melanie and your valid concerns.

Christina

r Lynn Kiernan <Lynn.Kiernan@caledon.ca>
e t Monday, June 19, 2023 1:41 PM
s. 14 - Personal privacy Annette Groves <Annette.Groves@caledon.ca>; Christina Early <Christina.Early@caledon.ca>
Cc CBMApplication <CBMApplication@caledon.ca>
b e c t Re: June 20th 7pm Planning & Development Committee Agenda item 5.1 (Quarry)

Thank you s. 14 - Personal p

You have raised valid concerns.
I am including the specific email address for this application so that your questions can be added to the record.
Take care,
L

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r **s. 14 - Personal privacy**
e t Monday, June 19, 2023 1:31:58 PM
Annette Groves <[Annette.Groves@caledon.ca](#)>; Lynn Kiernan <[Lynn.Kiernan@caledon.ca](#)>; Christina Early <[Christina.Early@caledon.ca](#)>
b e c t June 20th 7pm Planning & Development Committee Agenda item 5.1 (Quarry)

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Good afternoon Mayor Groves and Councillors Kiernan and Early,

While I recognize the need for aggregate due to the development pressures across the GTA, I have a few concerns about this agenda item, specifically:

1. well water impacts; and
2. hours of operation

Well water impacts:

While CBM states that there are several peer reviews of key studies (p.27 of their presentation), the Region of Peel, in its response to the application, has pointed out that there are no peer reviews for the Water Report Level prepared by Golder:

"These investigations, conclusions and impact mitigation recommendations have not been peer reviewed. Further comment on whether the application and technical submission satisfy policy requirements that the proposal will protect, improve or restore water resources will be provided when technical peer review findings are available and have been considered."

- p.9 of Region's response (and they continue to ask for peer reviews in the following pages)

Please request from CBM that these peer review studies form a necessary part of the application. In addition, these peer reviews are subject to bias, as they were commissioned by the applicant. The Town should commission its own studies to be fair, transparent, and impartial and to do its own due diligence to protect its property owners. The CVC also has several concerns about water levels and what is/isn't included as "significant" in CBM's studies.

As Ward 1 is a predominantly rural area, residents are deeply concerned about the quality and flow of their private wells, as well as the general impact to the environment by this type of operation.

Hours of operation:

The applicant, in its submission/presentation, has indicated the following hours:
"site preparation and rehabilitation" operating hours of 7-7 Monday-Friday
"site operations (extraction, processing and drilling)" hours of 7-7 Monday-Saturday
"shipping" hours of 6am-7pm Monday-Saturday
ADDITIONAL "shipping" hours 7pm-6pm to "complete public infrastructure projects"
(see Public Meeting Information Report, Planning Department p.7)

I respectfully suggest that all operations be limited to Monday-Friday, 7-7 hours as residents will never get a moment's peace with CBM's proposed hours. "Public infrastructure projects" are ongoing and will be used to justify a 24-7 operation, completely counter to any possibility of peace and quiet. A reasonable approach is for the applicant to operate within the work week ONLY. The traffic and noise impacts during the day, while not favourable, are likely more palatable than a 24/7 operation.

Unrelated to the first two issues, are quarry operators expected to pay for road repairs, as their trucks disproportionately impact road lifespan?

When considering the details of the quarry application, I ask that you and your other Council colleagues (please share these concerns) consider the negative impacts to quality of life to local area residents, and that you do what you can to minimize these (specifically, private well impacts, noise, dangerous traffic).

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Sean Kenney

From: s. 14 - Personal privacy
Sent: Friday, May 5, 2023 9:35 AM
To: CBMAApplication
Subject: The Brazilian Quarry

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An Open Letter to Mayor Groves, Caledon Councillors and Town staff,

I realize that whether or not Votorantim's application for a massive blasting quarry near Cataract is approved is not up to you. But you have an important role to play in ensuring the operation is at least as environmentally and socially responsible as possible. I realize you cannot take a stand against the project or the application, but you are uniquely positioned to ask the hard questions and demand requirements that favour the environment, specifically the Credit River, and our communities, particularly Cataract and Alton, and our heritage, particularly nearby historic buildings and stone fences.

Your role, as I understand it, is to ensure the safety, integrity and environmental and heritage health of your constituency. This requires a well-thought-out plan so that all the bases are covered in analyzing the impact of this mega-project. As citizens, we expect you to work in conjunction with other individuals and organizations forming a cohesive team that works on the behalf of residents and nature.

Many Caledon residents believe Caledon has done its share in providing aggregates to the province, and given the extensive network of existing aggregate pits, Caledon will go on for decades as a supplier of this necessary and highly valuable resource. The aggregate industry has failed to be responsible in terms of setback distances, care and maintenance of historic structures, hours of operation, road safety, noise, dust and restoration of pits. For instance, I understand the current Votorantim application is to operate 24 hours a day, six days a week. Set back distances are entirely inadequate for safety, especially from a blasting quarry, and we've seen proof of the care they take of historic buildings. The Pinkney House being a case in point. Moreover, the 100+-year old barn associated with James Dick's operation on Winston Churchill Blvd. has a large hole in its roof, which will inevitably lead to it collapsing.

This is the level of respect Caledon receives from local operators. I can only imagine how a Brazilian multi-national with \$8-billion in annual revenues and over 70,000 employees worldwide will treat our precious landscape.

These are precarious times. What will it be for Caledon? Will we become Brampton with holes or will we at least maintain our enviable natural environment, our rivers, streams, hills and valleys? Will we focus on healthy recreational operations or cave to the will of the companies with no interest in Caledon than to extract a resource that we know is ancient, precious and only ours to steward, never own. We live on the land of the Mississaugas. The Town of Caledon writes on its website, "This land is part of the Treaty Lands and Territory of the Mississaugas of the Credit First Nation, and part of the traditional Territory of the Huron-Wendat, Haudenosaunee Peoples, and the Anishnabek of the Williams Treaties." As such, the Town acknowledges that we do not own the land, Votorantim does not own the land, we are only borrowing it – and hopefully looking after it – for generations to come.

I was born in Belfountain and have lived almost my entire life in Caledon. As you know, I've written extensively for over 20 years for *In the Hills* magazine about environmental and growth threats to the place that is part of my DNA. For years I headed up the Caledon Countryside Alliance, hoping to encourage other residents to love and care for our Town. I've written a coffee table book about Caledon as well as a hiking guide. I'm currently

working on an exciting hiking trail initiative for the unique and wonderful place we all call home. I care deeply not because of loss of property value but because of the integrity of our landscape and our responsibility to our piece of Turtle Island.

I encourage you, in fact I beg you, to care for our municipality as you would your child. I have no children, but hope that I can be proud of what I leave behind. I trust you wish for that too.

s. 14 - Personal privacy

From:

s. 14 - Personal privacy

To:

[Annette Groves](#); [Lynn Kiernan](#); [Christina Early](#); [Tony Rosa](#); [Nick de Boer](#); [Dave Sheen](#); [Mario Russo](#); [Cosimo Napoli](#); [Doug Maskell](#); [Antonietta Minichillo](#); [Sean Kenney](#); [Steven Burke](#); [Rob Hughes](#); [Kyle Munro](#); [Bailey Loverock](#); [Sally Drummond](#); [Mark Dorfman](#) (dmark@mldpi.ca); [Jeff Hignett](#)

Cc:

[Alexis Alyea](#); [Alexis Alyea](#); [Joel Wittnebel](#); [Rachel Morgan](#); [Alexis Wright](#); susan@peopleplancommunity.com; [Allan Ramsay](#); ["David Donnelly"](#); cbarnett@osler.com; zachary@lpcmedia.ca; [Jesse D Cole](#); amopresident@amo.on.ca; sally.gaikhezheyongai@coo.org; sfoxton@northdumfries.ca; citizensagainstmining3@gmail.com; deriksen@caledonskiclub.on.ca; campaign@reformgravelmining.ca; cmacdonald@caledonskiclub.on.ca; info@oakridgestrail.org; andrew@ontarioheadwaters.ca; ["Muller, Joe \(NDMNRE\)"](#); wccag.email@gmail.com; valleywoodsecretary@gmail.com; info@oakridgestrail.org; mschreiner@ola.org; abrylowski@brucetrail.org; info@ecocaledon.org; limebeerfarm@sympatico.ca; board@fcpreservation.ca; sball@inthehills.ca; Terri.LeRoux@cvc.ca; [Rundle, Laura](#); [DeJager, Jesse](#); ["Maneka Kaur"](#); caledoncyclingclub@gmail.com; CaledonRidingClub@gmail.com; info@municipalwatch.ca; knoxunitedcaledon@gmail.com; mayor@mississauga.ca; s.wiggins@ontarioplanners.ca; info@oakridgestrail.org; info@miningwatch.ca; info.awareontario@gmail.com; ndolker@greenbelt.ca; peggy.brekfeld@ofa.on.ca; info@craa.on.ca; complaints@peo.on.ca; ppothen@environmentaldefence.ca; PitSense@gmail.com; info@gravelwatch.org

Subject:

Objection submission to CBM - Caledon Quarry (Files: POPA 2022-0006 and RZ 2022-0010)

Date:

Saturday, July 8, 2023 7:39:39 AM

NR - Not Responsive

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Mayor Groves, Councillors, Town Planners and Fellow Residents,
Votorantim Cimentos (St Marys/CBM)'s contemplated 800-acre mega quarry poses an existential threat to the Town of Caledon and its residents, as documented and as described below:

Proponent-Driven Golder Water Study (December 16, 2022) Prepared on Behalf of Votorantim Cimentos (St Marys/CBM) Not Credible

Hamlet of Cataract and Niagara Escarpment

(Land in the southwest quadrant of Charleston Sideroad and Cataract Road/Main Street)

On April 5, 1974, a memo from C.A. Louis (Manager – Development Control, Niagara Escarpment Commission) to S. Gutfreund, (Subdivisions Section, Plans Administration Branch) in response to Draft Plan of Subdivision 21T-24814 for a 46-lot residential subdivision (subsequently reduced to 40 lots by Ontario Cabinet on April 16, 1980) on the 48 acres of the 186-acre parcel, now owned by Votorantim Cimentos (St Marys/CBM) and situated within the Settlement Area of the historic Hamlet of Cataract established in 1858, recommended that the application not be approved.

A February 23, 1989, report (revised October 4, 1989) prepared by Niagara Escarpment Commission (NEC) responded to a proposal by Lawgren Group Inc. regarding Development Permit Application P/S/88-89/168 (Part Lot 16, Concession 3, W.H.S., Town of Caledon), intended to provide an off-site source of domestic water as a condition of approval of Draft Plan of Subdivision 21T-24814:

Proposal: To establish two wells controlled by a one-storey, 88.2 sq. m. (± 980 sq.ft.) pumphouse building and install a waterline to service a 40-lot Plan of Subdivision in the Village [Hamlet] of Cataract. The wells and pumphouse will be located on the north side of Highway 24 [Charleston Sideroad] east of the Credit River. The waterline will cross to the south side of Highway 24 [Charleston Sideroad] east of the Credit River. The waterline will cross to the south side of Highway 24 [Charleston Sideroad], tunnel under the Credit River, continue along Highway 24 [Charleston Sideroad] to the 3rd Concession Line West [Main Street/Cataract Road] and then travel south to the Lawson Lands (into the [40-lot] subdivision).

The lack of available ground water onsite to service the proposed 40-lot residential subdivision (48 acres) in 1974 and in 1990 within the boundaries of the Settlement Area of the Village (Hamlet) of Cataract proved problematic, and according to the applicant the drastic measure of running a waterline at a depth of 2 metres for a distance of 1.9 kilometres (1,900 metres or 1.18 miles) was the only alternative option:

The applicant has indicated that the choice for the well and pumphouse system after an exhaustive search is the only alternative in the immediate area [p. 2]. [emphasis added]

- If there wasn't enough water onsite in 1974 and 1990 to service a 40-lot residential subdivision on the undeveloped 48 acres within the boundaries of the Settlement Area of the Hamlet of Cataract, pumping out water perpetually (i.e., 100 years) below the water table to a depth of 80 to 100 feet to accommodate Votorantim Cimentos (St Marys/CBM)'s contemplated 800-acre mega quarry, will cause all of the domestic wells in the surrounding area, including those in the Hamlet of Cataract, most of which are only about 15 to 45 feet deep, to go dry. One well in the Hamlet of Cataract is 170 feet deep, but on occasion silt has been encountered, making the water undrinkable.
- There are 10 homes with inground pools, 2 homes with above-ground pools, and more homes with hot tubs, within the Cataract area, but because of concerns over the availability of onsite well water, the pools and hot tubs are filled with trucked-in (delivered) water paid for by the individual homeowners.
- Three homes in the Hamlet of Cataract have cisterns, as a consistent flow of onsite well water is not available.
- There are three homes in Cataract that each spring would have hoses extending from their basements to the culvert with water

pumped out 24-7 for months during the spring runoff. One of the houses has had hoses buried permanently underground with water pumped directly into the culvert. This same house has four sump pumps operating during the spring runoff.

- There is one home in the northeast quadrant of Charleston Sideroad and Main Street/Cataract Road, which has had underground pipes permanently installed that pump out water from the basement directly into the culvert with water pumped out 24-7 for months during the spring runoff. There are four sump pumps, two in the basement and two installed outside next to the perimeter of the home.
- Two of the homes in the Hamlet of Cataract, and one in the northeast quadrant of Charleston Sideroad and Main Street/Cataract Road are hardwired with a permanent generator to prevent sump pump failure during the spring runoff and avoid basement flooding. Other homes in Cataract have portable generators to prevent sump pump failure and basement flooding during the spring runoff.
- Cataract Road, just south of Charleston Sideroad, is prone to surface water ponding each year from the spring runoff.

Blasting and pumping water perpetually would cause redirection of underground water flow and disruption of water flow over Cataract Falls (21-metre drop), and possibly stop water flow entirely over the scenic Cataract Falls. (Vibration from blasting will also affect the integrity of the (viewing) bridge supports and the remains of the historical hydro generation plant “sitting precariously on the side of the falls” [\[1\]](#) within the 685-acre Forks-of-the-Credit Provincial Park adjacent to the Hamlet of Cataract and on the Bruce Trail and Elora Cataract Trailway. Collectively, Forks-of-the-Credit Provincial Park, Bruce Trail and Elora Cataract Trailway provide hundreds of thousands of annual visitors with opportunities for hiking, jogging, cross-country skiing and snowshoeing, biking, horseback riding, dog walking, fishing, sightseeing, birdwatching, picnicking, etc. (Any one of these hundreds of thousands of annual visitors could become an unintended target of the potentially deadly consequences of flyrock from quarry blasting, detonation of explosives, for 100 years, as

an aggregate licence issued under the Aggregate Resources Act has no expiry date.)

The demise of water powered hydro generation from the Deagle plant c.1930...is directly indicative of the denigration of the [Credit] river. In 1915 the average water flow was gauged by Deagle at 35 to 40 cu. ft. per sec. Fifteen years later [1930] spring runoffs of as much as 5,000 cu. ft. per sec. were rushing over the falls but the summertime head was down to 5 cu. ft. per sec. during some periods, too little for the constant generation of electricity. The actual closing of the plant in 1947 by Ontario Hydro led eventually to the dynamiting of the dam at 'Cataract Lake' and the disappearance of this man-made feature, which had become a part of area life. The ruins of Deagle's mill are the most visible remnant of the historic period of water-powered milling on this section of the Credit River and of Deagle's pioneering work in hydro-electric generation.^[2] [underscoring added]

- Many of the homes in the Hamlet of Cataract are prone to flooding and every spring the Town of Caledon removes the snow from the ditches.
- The homes in the Hamlet of Cataract are downgradient from the 800-acre mega quarry contemplated by Votorantim Cimentos, which intends to eliminate the availability of ground water (perpetually pumped out) and divert water flow to the Credit River approximately one mile (1,600 metres) to the east, impacting water quality, fish habitat and species at risk. "The Credit River is 90 kilometres long, with over 1,500 kilometres of tributaries, streams and creeks feeding into it, and is home to 244 bird species, 64 fish species, 41 kinds of mammals, 5 turtle species, 8 kinds of snakes, 17 amphibians (frogs, salamanders & newts) and 1,330 species of plants."
- According to a 2009 study undertaken by the Pembina Institute and the Credit Valley Conservation Authority, the Credit River Watershed provides at least \$371 million per year in ecological services to the 757,600 residents of the watershed, and saves watershed taxpayers \$100 million in water supply costs every year. Adjusted for inflation to 2023, the annual ecological benefit is \$508 million, and the

taxpayers save \$137 million in water supply costs. (see attached Natural Credit Fact Sheet) An 800-acre quarry would be a permanent and irreversible ecological disaster with costly financial ramifications for the Town of Caledon, its residents and the 757,600 people who rely on the Credit River Watershed.

- The availability of groundwater downgradient to the Hamlet of Cataract will be further compromised by Humeniuk-controlled TPC Osprey Golf Course (east side Main Street, north of Charleston Sideroad), pumping ground water to support three existing 18-hole golf courses, and the addition of two new club houses, onsite accommodations, event and gathering facilities, and new home of Golf Canada's National Headquarters and Canadian Golf Hall of Fame and Museum.
- Homes in the Cataract area would also sink (experience subsidence) without the support of the underlying water caused by perpetual pumping (removal of water to a depth of 80 to 100 feet) and removal of water upstream to operate an 800-acre blasting mega quarry and the ground-water taking by TPC Osprey Golf Course.
- Without a reliable supply of domestic well water, conventional mortgage financing on favourable terms and conditions is not available, and both the value and saleability of the homes in the surrounding communities, including the Hamlet of Cataract, would be severely impacted.
- The inevitable loss in property value and damage to homeowners property from either perpetual dewatering or repeated blasting (detonation of explosives) from an 800-acre quarry operating for the next 100 years will force innocent victimized homeowners to engage in costly and time-consuming litigation to sue Votorantim Cimentos (St Marys/CBM) for damages under *nuisance*, *trespass* and *the rule of Rylands v. Fletcher* (strict liability). Votorantim Cimentos will vigorously defend any civil suit while denying financial liability for the loss of property value and property damage, and drag out each civil action for as long as possible.

- An 800-acre blasting quarry would ultimately destroy the surrounding communities, including the historic Hamlet of Cataract established in 1858, and given the significant number of homes that have turned-over (sold) in the past couple of years, the process of destabilization and stigmatization of the communities is underway.
- Votorantim Cimentos (St Marys/CBM)'s consultants refuse to identify and consider in detail each *adverse effect* as defined by the Environmental Protection Act and the Provincial Policy Statement (2020), and the consultants' failure to protect the health, safety and welfare of the public as mandated by their umbrella organizations (e.g. Ontario Professional Engineers, Ontario Professional Planners Institute, etc.) is troubling and disturbing.
- Votorantim Cimentos (St Marys/CBM)'s proponent-driven consultants' reports simply conclude with a speculative statement to the effect that "there will be no adverse effects" without ever conducting any independent research or citing documented *adverse effects* experienced by people who have either lived or live in proximity to operational Pits or Quarries.

Other objections and concerns expressed in 1974 and again in 1990 by the Niagara Escarpment Commission with respect to the proposed 40-lot residential subdivision on the 48 acres within the boundaries of the Settlement Area of the Hamlet of Cataract are equally valid to Votorantim Cimentos (St Marys/CBM)'s application seeking Official Plan and Rezoning amendments to permit an unsightly and incompatible 800-acre mega quarry (blasting below the water table) with a processing plant:

- The [Niagara Escarpment] Commission has given the above proposal [21T-24814] its consideration, and recommends that the application not be approved.
- It is felt that the development would not be compatible with the goal and objectives of the Niagara Escarpment Planning and Development Act, 1973. More specifically the Commission feels that the scenic and historic character of the Village [Hamlet] of Cataract, and the nearby Credit River Valley would be adversely affected by the introduction of a subdivision.
- By making this recommendation, it is hoped that the character of Cataract and its environs – as part of the overall character of the Niagara Escarpment – may be substantially in its present state. [In 1990, these lands were designated a World Biosphere Reserve by

UNESCO]

The NEC classifies Forks-of-the-Credit Provincial Park as “Natural Environment” which is “characterized by natural heritage resources, scenic landscapes and cultural heritage” and is “supportive of a range of recreational activities.”^[1] The purpose of the *Niagara Escarpment Planning and Development Act* and the Niagara Escarpment Plan is:

“To provide for the maintenance of the Niagara Escarpment and land in its vicinity substantially as a continuous natural environment, and to ensure only such development occurs as is compatible with that natural environment.”^[2]

An October 18, 1991, brief report from Geo-Environ Limited to Cataract Lands Limited (M. Grenier), regarding Nitrate Dilution Calculations, provides a number of observations, including the following with respect to a 40-lot residential subdivision on 48 acres within the boundaries of the Settlement Area of the Hamlet of Cataract, which never materialized:

- The development will be serviced with communal water [1.18-mile waterline extending from the east side of the Credit River to the 48 acres within the Hamlet of Cataract] and individual septic systems.
- The Quaternary geology of the area is mapped and described in a report on the Orangeville area by the Ontario Division of Mines (Cowan, 1976). According to this report, the surficial deposits which underlie the northern part of the site consist of “glaciofluvial outwash gravel and gravelly sand, frequently overlain by several feet of sand and silt”. The southern portion of the site is underlain by glaciolacustrine sediments consisting mainly of “fine to very fine sand”. The glaciofluvial outwash deposit is identified as a selected sand and gravel resource area on the Peel Region Aggregate Resources Inventory which was prepared by the Ontario Geological Survey (OGS, 1981).
- Soils mapping for Peel County indicates that the subject property [48 acres] is underlain by Dumfries and Lily Loam which are derived from coarse stony till and by Caledon Loam which is derived from well-sorted outwash (Ontario Agricultural College and the Department of Agriculture, 1953).
- The CRA report provides borehole logs and grain-size analyses for 17 test holes which were drilled on the subject property in 1974 and 1976. The borehole logs suggest that the superficial soils contain significant amounts of clay, however, the grain-size curves indicate that soils are predominantly sandy and gravelly. We prefer to rely on the grain-size analyses (which quantify actual characteristics) rather than the subjective field descriptions and therefore conclude that the surficial deposits which underlie the site are primarily sands and gravels. The logs of three wells drilled on the property as part of an on-site

groundwater supply investigation also indicate that the local overburden consists of gravel.

- Notwithstanding the acceptable nitrate dilution calculation [pre-August 6, 1991 MOE guidelines], it must be recognized that parts of the [48-acre] site are underlain by coarse-textured granular soils over fractured bedrock which supplies water to downgradient residents [in the Hamlet of Cataract].

The study of groundwater flow through fractured rocks faces several challenges. First, fractured rocks are often characterized by multi-scale heterogeneity due to the geometrical features that exhibit variations in surface roughness, fracture apertures, fracture density and connectivity ([Neuman, 2005](#); [Pyrak-Nolte and Nolte, 2016](#); [Yang et al., 2016](#)). The hydraulic and geomechanical properties of fractured rocks are strongly dependent on these spatially varying geometrical parameters ([Barton et al., 1985](#); [Olsson and Barton, 2001](#); [Rutqvist and Stephansson, 2003](#); [Hyman et al., 2016](#); [da Silva et al., 2019](#); [Hu et al., 2019b](#)). Second, the hydraulic properties of fractured rocks and the seepage field can undergo complex, long-term evolutionary changes due to disturbance caused by engineering activities during construction and operation such as excavation, grouting, and reservoir impoundment ([Chen et al., 2015c, 2021](#); [Liu et al., 2016b](#)). Third, predictive modeling of groundwater flow in fractured rocks at the field scale can be challenging because of the difficulties, e.g. in obtaining accurate hydraulic parameters of fractured rocks and in high-fidelity representation of engineering and geological structures given the computational resources restrictions ([Chen, 2022](#)). [Zhou, et al., 2023^[1]]

- Review of a MOE report (MOE, 1978) on the Amabel limestone aquifer which underlies the site and is the source of water to most local drilled wells indicates that flow in this aquifer in the vicinity of Cataract is in a southeast direction toward the Escarpment under a hydraulic gradient (i) of about 0.015. Specific capacities for the aquifer are reportedly in the range of “0.6 to 5.0 gpm/ft of drawdown” and according to a specific capacity-transmissivity relationship based on Walton (1962), this is equivalent to a transmissivity range of about 10 to 100 square metres per day. This calculation is based on a 600 metre (L) property width perpendicular to the direction of groundwater flow. [underscoring added]

Please feel free to use, circulate or post this email and attachments in any manner you consider appropriate.

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- [1] "Niagara Escarpment Views, Summer 2015, p. 23. <https://neviews.ca/Samples/31%20cataract.pdf>.
- [2] Town of Caledon Cultural Heritage Landscapes Inventory, 7-30. https://www.caledon.ca/en/living-here/resources/Documents/recreation-leisure/Cultural_Heritage_Landscapes_Inventory_Section7.pdf.
- [1] Niagara Escarpment Plan (2017) Peel 2041 Discussion Paper October 2019.
<https://www.peelregion.ca/officialplan/review/pdf/niagara-escarpment-plan-discussion-paper.pdf>
- [2] <https://escarpment.org/wp-content/uploads/2022/05/2022-2025-Business-Plan-Final-Submission.pdf>
- [1] Zhou, C., Chen, Y., Hu, R. and Yang, Z. "Groundwater flow through fractured rocks and seepage control in geotechnical engineering: Theories and practices," *Journal of Rock Mechanics and Geotechnical Engineering*, Vol 15, Issue 1, January 2023, p. 1-36. <https://www.sciencedirect.com/science/article/pii/S1674775522002013>.

Archived: Monday, June 19, 2023 11:16:01 AM
From: s.14 - Perso
Sent: Fri, 2 Jun 2023 14:09:43
To:
Cc:
Subject: No More Quarries in Caledon
Sensitivity: Normal

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

As a resident of Caledon for over 15 years, I was dismayed to hear of the proposed quarry by a foreign conglomerate to be operated near Alton, Ontario.

There are already several gravel pits in this area. Thus, it horrifies and disappoints me to realize that politicians are actually considering the possibility of yet another quarry for this area.

This proposed quarry will bring dust, stone debris, noise, excess truck traffic and will have a considerably negative influence and ecological damage on a great many lives.

Caledon has been, for all of my 15 years here, a peaceful, clean, calm, quiet place of residence, with fresh air and clear skies. Perhaps a change of provincial government will be necessary to halt this heinous idea.

I fail to see any benefits to our community in having this quarry approved.

Thank you

Sincerely,
s.14 - Perso

Archived: Monday, June 19, 2023 1:01: 6 PM
From: s.14 - Personal p
Sent: Mon, 19 Jun 2023 1:01:33
To:
Subject: : BM A and my concerns
Sensitivity: Normal

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

To whom it may concern:

I am sending this letter to be added to the list of other concerned neighbours and residents of the area with regards to the consideration of processing approval for a quarry in the Caledon area

I have many concerns and will keep them brief and to the point. I know these and other concerns have already been received and I trust ALL will be taken into consideration.
the size of the potential site is enormous especially if you consider the fact that this is a residential community with a balance of homes families and green forest space.

adding to the already busy Charleston ideroad and Main treet in Alton. Traffic has already increased with commuters to the city as more people come to Caledon to enjoy wide open spaces and quiet living. It is not safe to add more truck traffic on these roads. There are already a number of accidents each year.

there are lots of concerns about the affects on the small communities of Cataract, Alton and Belfountain Affecting the quality of life with the dangers of fly rock, the noise, the air quality, additional pot holes and all the dangers associated with the increase in truck traffic on the small roads.

How can it be considered to build this project right next to the UN CO Niagara scarpment World Biosphere Again air quality, water quality, noise, safety....

The Town of Caledon's strategic lan draft says We will preserve green spaces and the personalities of the villages and hamlets that define Caledon today, while preparing for the larger, more diverse community we will become, to ensure a high quality of life for future generations that will call Caledon home. urely an enormous quarry being added into the neighbourhood does not align with a plan for a high quality of life for future generations.

lease seriously consider the community's concerns and lack of support in allowing this quarry to be approved. The research has shown that a quarry will degrade the peace, livability and safety of this area.

Thank you,

s.14 - Personal pr

From: s. 14 - Personal privacy

Sent: Wed, 19 Apr 2023 11:20:04

To:

Cc:

Subject: Re Quarry at the Cataract

Sensitivity: Normal

Archived: Wednesday, April 19, 2023 9:16:31 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Please take note of my objections to this proposed quarry and lack of timely info from Town staff.

Unfortunately now due to six month delay in timely action the deadline is looming and may be difficult to meet the one year ICBL deadline.

Further its disheartening to see the lack of disclosure of a material fact vis-a-vis the Town Planner failing to disclose the application for re-zoning by CBM which is a material fact.

Residents are via the Planning Act entitled legally to be fully informed.

In addition the convenience of calling a closed meeting on this matter should not be used to obscure the public's interest which appears to be the case with this file since it has huge ramifications environmentally, socially, degradation of roads, health issues property values, noise and blasting concerns.

Thank you.

Yours truly,

s. 14 - Personal privacy

Sean Kenney

From: CBMApplication
To: s. 14 - Personal privacy
Subject: RE: CBM blasting quarry

From: s. 14 - Personal privacy
Sent: Saturday, May 6, 2023 12:32 PM
To: CBMApplication <CBMApplication@caledon.ca>
Subject: CBM blasting quarry

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

I am writing to express strong opposition to this blasting quarry being allowed to proceed. I am concerned both as a resident of Caledon and as a biologist whose research at the University of Toronto is on freshwater ecology. I detail my concerns below but the essential message is that allowing this quarry to go forward is ill advised from a social and environmental perspective. It will enrich a small number of people while negatively affecting the lives and livelihoods of many more. Environmentally it is almost guaranteed to degrade our natural habitats including some of the only habitat for Brook Trout in the region and to have a negative impact on our drinking water.

As a resident of Alton I am concerned about several factors that will affect our quality of life and our property values. This quarry will introduce more large truck traffic. The traffic study which suggests the effects will be minimal but this really doesn't pass the smell test. Large equipment will be moved in and out and unless they plan to quarry this material and then leave it onsite, it must be trucked out. These vehicles have a disproportionate impact on traffic as they create more noise, they scatter materials (I had to replace a windshield because of a rock that flew out of a gravel truck, not a problem with passenger cars), and their weight causes heavy damage to the roads. The roads around here are already poor and I expect this increase of large vehicle traffic will make them akin to driving in many developing nations. We will look like the worst of Appalachia, not a positive development for a region that depends extensively on tourism dollars. This type of traffic and the damage it creates will likely lead to an increase in traffic risks and a decrease in tourism to our region. Many of us, including the small business I own with my husband and many of our neighbours depend on these tourism dollars and the loss of tourism will have a far greater effect on jobs in this region than this quarry could ever hope to ameliorate. Additionally, it will decrease our property values. People buy in Caledon because it offers a quieter lifestyle. The addition of a large blasting quarry and its associated increased traffic will make our properties less attractive and therefore less valuable. Between the effects on tourism and property values this quarry will literally take money out of our pockets and funnel it into a Brazilian corporation with a small amount going into the pockets of already rich landowners. This is bad economic policy.

Environmentally this quarry is likely to lead to devastating consequences for life and water quality in the Credit River. Dewatering the quarry will result in increased inflow of warmer water to the river. Warmer water holds less oxygen meaning that as it infiltrates the Credit from storage ponds etc it will literally choke the life out of the Brook Trout and other organisms in this river. Myself and my graduate students have studied the insects in the Credit River and its tributaries. The headwaters support a diverse set of insects, a core part of the food webs in these systems. However, many of these species are highly sensitive to depleted oxygen in the water and the warmer temperatures this quarry will create will likely eliminate them from these waterways. It may seem like worrying about a bunch of insects is silly - who cares about bugs when there's money to be made? The best estimate for how long humans, as a species, would persist if the global insect fauna disappeared is 3 months. We may have a poor

understanding of these insects but we have a deep reliance on them. Additionally, these insects are critical to the food webs that sustain the fish which again draw tourists to our region. The Brook Trout will likely disappear because they are also sensitive to warm temperatures and low oxygen but as these food webs are diminished and simplified other species of fish that are less directly sensitive will also disappear. No food, no fish and then no one fishing. There are arguments to be made about biodiversity and its intrinsic value and I certainly believe in those but these are also economic arguments. You are devaluing the ecosystem services of these environments which could easily cost billions to replace. From the role of green and blue spaces in maintaining mental health to water purification that natural systems provide to the tourism dollars they bring in - this quarry will cost our community more in the long run than it will ever bring in.

Allowing this quarry to go forward is **economically** bad policy. You are transferring enormous costs to the residents and tax payers of Caledon in order to enrich a few, including a multinational company who will move those profits away from Canada. It's also terrible social and environmental policy but looking at the brass tacks of costs it simply doesn't make sense.

I am asking you to not allow this quarry to move forward.

s. 14 - Personal privacy

Sean Kenney

From: s. 14 - Personal privacy
Sent: Tuesday, April 25, 2023 9:38 AM
To: CBMAApplication; info@fcpreservation.ca
Subject: Concern about St. Mary's Quarry proposal for Cataract Area of Caledon close to Forks of the Credit Provincial Park

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Good morning.

I'm writing to express my concern for a proposed blasting quarry I heard is being explored in the area of Cataract Rd. in Caledon.

This is an outrageous idea. The negative effects includeing blasting, loud noise, dust and rock fragment hazards, poor air quality, increased truck traffic will be terrible for both residents of the areas, as well as the many animals that call this place home. I'd venture to say this will be catastrophic to one of Caledon's most peaceful and beautiful areas. Not to mention the ecological damage this project will cause to the Credit River and all those who live down stream of the proposed site.

I implore you to look closely at these concerns and evaluate whether this is the type of legacy you wish to leave for our children and future generations.

I have a few questions about the pending ICBL studies proposed:

What is the timeline for ICBL studies to be completed?

When will the ICBL studies be conducted?

When will the new policies be presented to Council for review?

Concerned citizen.

s. 14 - Personal privacy



s. 14 - Personal privacy

Updating Town of Caledon Aggregate Extraction Policies

1 message

s. 14 - Personal privacy

Wed, May 22, 2024 at 8:19 AM

To: Annette Groves <annette.groves@caledon.ca>, Martin Bamford <bamford@rogers.com>, Cheryl Connors <cconnors@cnrhome.net>, Christina Early <christina.early@caledon.ca>, Ian Sinclair <ian_sinclair@sympatico.ca>, Tony Sevelka <info@intval.com>, Jane Thompson <jane@grangewood.ca>, Joe Nethery <joe@nethery.ca>, Lynn Kiernan <lynn.kiernan@caledon.ca>, Neil Morris <neilmorris@msn.com>, Renée Leake <renee@netheryplanning.ca>, Steve Burke <steven.burke@caledon.ca>, David Sylvester <sylvesterortho@gmail.com>, Mark Dorfman <dmark@mldpi.ca>, Glenn Pothier <glenn@glpi.com>, Jeff Hignett <jeff.hignett@caledon.ca>, Nick DeBoer <nick.deboer@caledon.ca>, Tony Rosa <Tony.Rosa@caledon.ca>, "Dave.Sheen@caledon.ca" <Dave.Sheen@caledon.ca>, "Mario.Russo@caledon.ca" <Mario.Russo@caledon.ca>, "Cosimo.Napoli@caledon.ca" <Cosimo.Napoli@caledon.ca>, "Doug.Maskell@caledon.ca" <Doug.Maskell@caledon.ca>

s. 14 - Personal privacy

Mr. Nethery, BES, MPA, MCIP, RPP,

This recommendation provides one (of many needed) effective mechanism to control Aggregate Extraction Operations; to protect Caledon's residents from the *adverse effects* from Aggregate Extraction Operations; and to ensure the *health, safety* and *welfare* of Caledon's communities from Aggregate Extraction Operations.

CALEDON NEEDS TO IMPOSE A 1-FOOT (0.30-METRE) RESERVE ALONG THE PERIMETRE OF EVERY SITE PLAN FOR A PIT AND QUARRY

Caledon communities have been victimized by the aggregate industry for far too long. The aggregate industry is responsible for the scarred landscape (moonscape) of lifeless water-filled craters stretching along Charleston Sideroad, east and west of Highway 10. The visually jarring and lifeless moonscape of thousands of acres of productive agricultural land laid barren by the rapacious activities of the aggregate industry are an "ecological Holocaust."

For decades, aggregate operations have left entire sections of the town scarred, with massive mounds of extracted earth and gaping craters left unfilled by the companies, because they so often stop just before the point when they are contractually obligated to fill in these gaping cavernous holes and mitigate the damage to restore the landscape to a semblance of its former natural state. As a result, parts of Caledon look more like a moonscape than a continuation of the GTA's largest remaining greenscape untouched by human hands.[1]

As part of the Town of Caledon's initiative to update its Aggregate Extraction Policies, it would be prudent to impose a 1-foot (0.30-metre) reserve along the entire perimeter of every Pit and Quarry Site Plan,[2] except for points of vehicular ingress and egress. This proactive and protective measure would

- prevent owners of existing Pits and Quarries from eliminating side yard and rear yard setbacks through acquisition of abutting properties

- prevent the domino effect occasioned by simply expanding aggregate extraction operations from one property to the next, effectively eliminating the land mass between each property
- prevent Aggregate Extraction Operations from postponing rehabilitation or restoration indefinitely (below water table extraction has no prospect of rehabilitation to a productive use of the land)
- require a new (fresh) application accompanied by supporting studies in assessing the merits of a request seeking amendments to the Zoning By-law and Official Plan for land not covered under an existing Licence to permit aggregate extraction
- provide the Town of Caledon with greater oversight, input and effective control over Aggregate Extraction Operations, and the accompanying *adverse effects* on the surrounding communities, while enacting adequate and appropriate provisions for the protection of the *health, safety* and *welfare* of the surrounding communities.

Respectfully submitted,

s. 14 - Personal privacy

[1] Morgan, Rachel. "800-acre blasting quarry could hurt local Caledon businesses," *The Pointer*, February 26, 2024. <https://www.msn.com/en-ca/news/other/800-acre-blasting-quarry-could-hurt-local-caledon-businesses-and-tourism-industry/ar-BB1iWjcG>

[2] A Site Plan agreement is registered on Title, and "runs with the land," which means that the agreement is binding between the municipality and the Pit or Quarry owner of the site. See "Site Plans: What Are They and Why Do I Need Them?" *Tierney Stauffer LLP*, December 15, 2023. [Site Plans in Ontario and the Approval Process | Ottawa Lawyers \(tslawyers.ca\)](#). Retrieved May 22, 2024.



Objection to Votorantim Cimentos' (St Marys/CBM) Licence and Rezoning Applications

s. 14 - Personal privacy

Sun, 16

Io: Annette Groves <annette.groves@caledon.ca>, Martin Bamford <bamford@rogers.com>, Cheryl Connors <cconnors@cnrhome.net>, David Sylvester <sylvesterortho@gmail.com>, "Eric.I" <Eric.Lucic@caledon.ca>, Glenn Pothier <glenn@glpi.com>, Jeff Hignett <jeff.hignett@caledon.ca>, Nick DeBoer <nick.deboer@caledon.ca>, Tony Rosa <Tony.Rosa@caledon.ca>, "Dave.Sh" <Dave.Sheen@caledon.ca>, "Mario.Russo@caledon.ca" <Mario.Russo@caledon.ca>, "Cosimo.Napoli@caledon.ca" <Cosimo.Napoli@caledon.ca>, "Doug.Maskell@caledon.ca" <Doug.Maskell@caledon.ca>, Christina Early <christina.early@caledon.ca>, Lynn Kiernan <lynn.kiernan@caledon.ca>
Cc: "sylvia.jonesco@pc.ola.org" <sylvia.jonesco@pc.ola.org>, Premier of Ontario | Premier ministre de l'Ontario <Premier@ontario.ca>, "ARAapprovals@ontario.ca" <ARAapprovals@ontario.ca>, "Graydon.Smith@pc.ola.org" <Graydon.Smith@pc.ola.org>, "genevieve@cuestaplanning.com" <genevieve@cuestaplanning.com>, "Ryan.jones@cbc.ca" <Ryan.jones@cbc.ca>

Objections to Planning Applications POPA-2022 and RZ-2022-0010, Town of Caledon

&

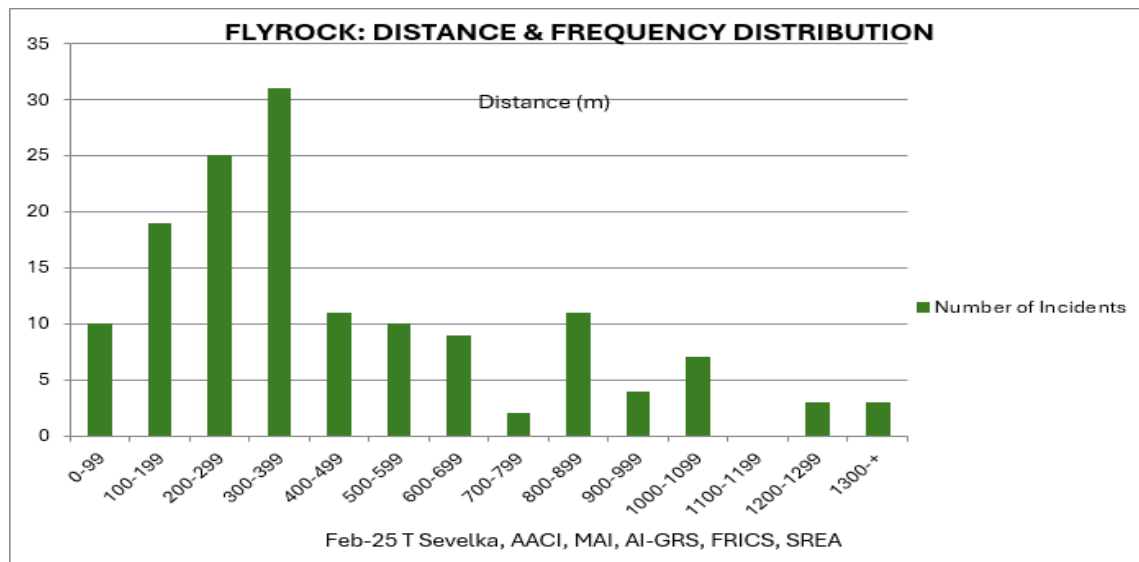
Licence Application #626600-CBM/St Marys (Votorantim Cimentos),

Part of Lots 14-18, Concession 3 & 4, Town of Caledon, Municipality of Peel, File 8816AF

Caledon Council, fellow residents and concerned citizens,

The investigative piece of journalism by The Pointer into the proposed CBM blasting quarry is a must-read, not only for residents of Caledon every municipality in Ontario. [See the link to the article at the bottom of this email and attached as a PDF.](#)

- Every resident in Ontario has a right to the uninterrupted use and enjoyment of their property to the fullest extent permitted under the law, and municipalities have a statutory¹ and common law obligation to protect the health, safety, and welfare of the public.
 - Blasting operations are expected to generate flyrock debris, and the distance launched can significantly impact the surrounding environment.[1] Flyrock debris comes in all shapes, sizes and weights, and can launch or shower in multiple directions over a considerable distance, reaching speeds up to 400 hundred miles per hour. As of February 2025, the statistics reveal a total of 253 flyrock incidents onsite and offsite, 48 of which resulted in death. This translates to a staggering "kill" rate of 19.0% (48 ÷ 253), making blasting rock one of the most perilous industrial activities. Additionally, in the same 48 flyrock incidents, 103 people were injured.



- An analysis of 145 *flyrock* incidents, where the distance from the blast site is known, indicate that 96% (139) of the *flyrock* incidents occurred within 1,099 metres, and 98% (142) occurred within 1,299 metres.
- The number of *flyrock* incidents within each interval, starting at between 0-99 metres, and the average distance travelled within each interval are summarized as follows:

Metres	0-99	100-199	200-299	300-399	400-499	500-599	600-699	700-799	800-899	900-999	1000-1099	1100-1199	1200-1299	1300+
Incidents	10	19	25	31	11	10	9	2	11	4	7	0	3	3
Cumulative	-	29	54	85	96	106	115	117	128	132	139	139	142	145
Average (m)	54	150	241	326	443	511	618	701	803	912	1013	-	1206	2307
% of Total	7%	13%	17%	21%	8%	7%	6%	1%	8%	3%	5%	0%	2%	2%
Cumulative %	-	20%	37%	59%	66%	73%	79%	81%	88%	91%	96%	96%	98%	100%

- At 91% of the 145 *flyrock* incidents, 132 *flyrock* incidents in ascending order reached a distance up to the 900 – 999 metre interval, and, at 96%, which accounts for the first 139 *flyrock* incidents in ascending

- Based on this updated study of *flyrock* incidents (February 2025), the designated blast area (onsite safety zone) would have to be approximately 1,000 metres to effectively prevent 96% of *flyrock* incidents from leaving the boundaries of a blasting quarry site, equivalent to a 1,000-metre setback (excavation limit).
- I'm requesting that this investigative piece of journalism be filed with the Town of Caledon as part of the official record of my ongoing objection to Votorantim Cimentos' (St Marys/CBM) application seeking zoning and Official Plan amendments to permit a Processing Plant and 800-acre Quarry blasting and perpetually dewatering below the water table for 100 years (five generations) or more.
- I'm also requesting that this investigative piece of journalism be filed with the Ministry of Natural Resources and Forestry (MNRF) as part of the official record of my ongoing objection to Votorantim Cimentos' (St Marys/CBM) licence application.

1. Role of council, councillor, and staff. <https://www.ontario.ca/document/ontario-municipal-councillors-guide/1-role-council-councillor-and-staff?form=MGOAV3>

Caledon couple raises alarm over flyrock risks from proposed CBM blasting quarry
In the peaceful village of Cataract in northwest Caledon, Tony Sevelka and his wife, Eileen Markell, imagined spending their retirement years in the serene haven where they chose to settle down in 1999. But their dreams took an unexpected turn in 2019 when they learned of a proposed blasting quarry just down the road proposed by one of the world's largest aggregate consortium's. The couple has since taken up a fight against the disruptive impacts of the powerful gravel industry in a community known as one of the "greenest towns in Ontario".

[Click here to read full article](#) (The Pointer Article – March 2, 2025)

Respectfully submitted,

s. 14 - Personal privacy

[1] Mishra, A. K. & Rout, M. (2012). Flyrocks – Detection and Mitigation at Construction Site in Blasting Operation. World Environment, https://www.researchgate.net/publication/271102244_Flyrock_Detection_and_Mitigation_at_Construction_Site_in_Blasting_Operation

 **article.pdf**
3981K



s. 14 - Personal privacy

Objection submission to CBM - Caledon Quarry (Files: POPA 2022-0006 and RZ 2022-0010)

1 message

s. 14 - Personal privacy

Wed, Apr 3, 2024 at 6:57 AM

To: "joe@netheryplanning.ca" <joe@netheryplanning.ca>, "genevieve@cuestaplanning.com" <genevieve@cuestaplanning.com>, "steven.burke@caledon.ca" <steven.burke@caledon.ca>, "Jeff.Hignett@caledon.ca" <Jeff.Hignett@caledon.ca>, Sally Drummond <sally.drummond@caledon.ca>, "Rob.hughes@caledon.ca" <Rob.hughes@caledon.ca>, "Kyle.Munro@caledon.ca" <Kyle.Munro@caledon.ca>, Bailey Loverock <Bailey.Loverock@caledon.ca>, "Matthew.Binkle@caledon.ca" <Matthew.Binkle@caledon.ca>, Allan Ramsay <allan@ramsayplanning.com>, "susan@peopleplancommunity.com" <susan@peopleplancommunity.com>, "Mark Dorfman (dmark@mldpi.ca)" <dmark@mldpi.ca>, Annette Groves <Annette.Groves@caledon.ca>, "Lynn.Kiernan@caledon.ca" <Lynn.Kiernan@caledon.ca>, Christina Early <Christina.Early@caledon.ca>, "Mario.Russo@caledon.ca" <Mario.Russo@caledon.ca>, Nick DeBoer <nick.deboer@caledon.ca>, "Dave.Sheen@caledon.ca" <Dave.Sheen@caledon.ca>, "Doug.Maskell@caledon.ca" <Doug.Maskell@caledon.ca>, Tony Rosa <Tony.Rosa@caledon.ca>, "Cosimo.Napoli@caledon.ca" <Cosimo.Napoli@caledon.ca>, Rachel Morgan <rachel.morgan@thepointer.com>, "zachary@lpcmedia.ca" <zachary@lpcmedia.ca>, "Nathan.Hyde@caledon.ca" <Nathan.Hyde@caledon.ca>, Joel Wittnebel <joel.wittnebel@thepointer.com>, "editor@wellingtonadvertiser.com" <editor@wellingtonadvertiser.com>, "articles@local-news.ca" <articles@local-news.ca>, Debra Wilson <debra.wilson@fcpreservation.ca>, "s.wiggins@ontarioplanners.ca" <s.wiggins@ontarioplanners.ca>, Ryan Des Roches <r.desroches@ontarioplanners.ca>, "r.lindgren@sympatico.ca" <r.lindgren@sympatico.ca>, "ppothen@environmentaldefence.ca" <ppothen@environmentaldefence.ca>

Planning Staff, Town Councillors and Fellow Residents, the following excerpts are from the attached objection to the Votorantim Cimentos (St Marys/CBM) application. Also, notice the reference to "*not adversely effect values of neighbouring properties*," in the 1975 Ontario Court of Appeal ruling in the *Township of Uxbridge v. Timber Brothers Sand & Gravel Ltd.*

MNRF, AGGREGATE INDUSTRY & EXPLOSIVES ENGINEERS PLAY "RUSSIAN ROULETTE" WITH PEOPLE'S LIVES (UNSUSPECTING PARTICIPANTS) AS THEY IGNORE THE POTENTIALLY DEADLY CONSEQUENCES OF FLYROCK (13-06-23)

Any one of these three flyrock incidents had the potential to injure, permanently disable or kill someone, including non-human life (pets, livestock, wildlife), but MNRF and the Aggregate Industry are strictly focused on maximizing profits, while playing "Russian Roulette" with flyrock, which only takes one blast to kill someone (onsite and offsite).

Zeman, a Planner (and advocate of the Aggregate Industry) and one of the co-authors of the proponent-driven December 2022 Planning Justification Report prepared on behalf of Votorantim Cimentos (St Marys/CBM),^[1] provided testimony in 2022 at the Ontario Land Tribunal (OLT) in connection with a quarry expansion in Ramara Township by Fowler Construction regarding setbacks, testimony which was less than truthful (or perhaps lacking awareness). When asked if there were any quarries in Ontario with an onsite setback, Zeman responded to the effect that "there

are none,” though it is well within a municipality’s jurisdiction to impose an onsite mandatory minimum setback (permanent extraction limit), as has been done in the,

- Township of Uxbridge, Ontario
- Township of McNab/Braeside, Ontario (By-law 2015-03)
- Townships of Dysart, Dudley, Harcourt, Guilford, Harburn, Havelock, Eyre and Clyde (By-law 2003-95, “A By-law to Regulate the Operation of Pits and Quarries”):[2]

Setback Limits

16) In this By-law, “Excavation Setback Area” means the area within the setbacks for a pit or quarry established by the Municipality’s Comprehensive Zoning By-law.

17) No person shall excavate aggregate within the “Extraction Setback Area” of a site.

It is within the jurisdiction of a municipality to enhance minimum setbacks beyond those mandated for Pits and Quarries under the Aggregate Resources Act (ARA), as ruled by the Ontario Court of Appeal in *Township of Uxbridge v. Timber Brothers Sand & Gravel Ltd.*[1975][3]

The provincial legislation [ARA] does no more than set minimum set-back requirements or standards and in no way attempts to restrict the right of a municipality to enhance these standards. This the municipality may do provided it acts within its delegated legislative powers and does not enact provisions in by-laws which are inconsistent with statutory provisions.

The fact that the township requires a pit operator to enter into an agreement when the latter seeks an extension of his operations, which in turn would require an amendment to By-law 1517, is regulatory and not discriminatory. It has for its purpose a controlled development scheme which would occasion minimum inconvenience to other ratepayers and at the same time provide maximum restorative and rehabilitative procedures which would not adversely effect values of neighbouring properties. These matters came before this Court in Re Township of Pelham, an unreported case decided on March 5, 1970, by way of a stated case from the Ontario Municipal Board. The Court held that the particular by-laws and agreements set out in the stated case fell within the legislative competence of the municipality. Whether an agreement is discriminatory depends upon the terms contained in the agreement and the good faith or bad faith of the municipality.

The only effective remedy (or mitigation measure) to protect Caledon residents, workers and visitors against the potentially deadly consequences of *flyrock debris* is *distance*, a binding legal requirement which the Town of Caledon has the authority to impose as a land use measure under the Official Plan or Zoning By-law (or both) or under the Municipal Act as a *health, safety* and *welfare* measure:

- impose a permanent minimum onsite *setback* (excavation limit) of 500 metres on all quarries; and
- impose a minimum *separation* distance of 1,000 metres between the boundary of limit of a quarry and a *settlement area, rural cluster, residential land, businesses* (e.g., restaurants, gas bars and home occupations, lodging facilities, tourist attractions), *sensitive lands* (e.g. wet lands, creeks, rivers, areas prone to flooding, domestic water sources).[4]

Note: Because of importance of the Credit River in sustaining human and non-human life a minimum separation distance of 2,000 metres (2 kilometres) between the boundary of a quarry and the banks of the Credit River is warranted.

s. 14 - Personal privacy

-
- [1] Planning Justification Report & Aggregate Resources Act Summary Statement, GSAI, Dec 2022. <https://www.caledon.ca/en/town-services/resources/Business-Planning--Development/Development-Services/CBM---Caledon/Planning-Justification-ARA-Summary-Statement---12.16.2022.pdf>.
- [2] By-law 2003-95, <https://www.dysartetal.ca/en/municipal-government/By-Law%20Enforcement/By-Law%202003-95%20Pits%20and%20Quarries.pdf>.
- [3] *Township of Uxbridge v. Timber Brothers Sand & Gravel Ltd.*, 1975 CanLII 507 (ON CA), <<https://canlii.ca/t/g1cpz>>, retrieved on 2021-04-30. Leave to appeal to the Supreme Court of Canada denied.
- [4] See Township of Algonquin Highlands Official Plan (Office Consolidation – January 1, 2019), Section 4.3.8.10 “A new Aggregate Quarry requiring an amendment to this Plan shall be limited to areas farther than 1,000 metres from a residential or sensitive land use; farther than 1,000 metres from a boundary of a Settlement Area; and farther than 1,000 metres from the Waterfront designation.” Section 4.3.8.11 states that “All extraction operations should be undertaken in a manner that minimizes impacts on the physical environment and adjacent land uses, after issues of public health, public safety and environmental impact have been addressed.” <https://www.algonquinhighlands.ca/deptdocs/Official%20Plan%20OFFICE%20CONSOLIDATION%2001-Jan-2019.PDF>. Also see “Blasting Quarry Operations: Land Use Compatibility Issues and Potential Value Impacts,” *journal of Environmental Law and Policy*, December 2022: 1-78. <https://grassrootsjournals.org/jelp/jelp02-03-01-sevelka-m00310.pdf>.

Sean Kenney

From: s. 14 - Personal privacy
Sent: Tuesday, March 28, 2023 5:26 PM
To: Sean Kenney
Subject: FW: Pits & Quarries - Blasting Quarry Operations
NR - Not Responsive

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Mr. Kenney, thank you for taking the time to chat with me. The attached materials are my initial submission expressing my opinion that the Application for OP and Zoning-By-law Amendments submitted by Glenn Schnarr and Associates on behalf of CBM (St Marys/Votorantim Cimentos) be denied due to the potential *adverse effects* that a quarry blasting below the water table will have on the environment and the inhabitants living, working and playing in Caledon. I would urge you to take the time to educate yourself on the adverse effects occasioned by blasting quarry operations.

Regards,

s. 14 - Personal privacy

s. 14 - Personal privacy

Sent: Thursday, February 23, 2023 1:05 PM
To: 'trudyk@vegreville.com' <trudyk@vegreville.com>
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Subject: Pits & Quarries - Blasting Quarry Operations

President Rudyk,
Federation of Canadian Municipalities

As the scale of aggregate extraction operations is becoming increasingly larger, their operations, especially quarries accompanied by blasting below the water table, are having profound *adverse and cumulative effects* on the environment and its habitants in impacted municipalities all across Canada. Municipalities are responsible for the health, safety and welfare of its citizens.

Most municipalities have failed to enact and implement land use policies and by-laws that shield the environment and the people who live, work and play in their communities from the adverse and cumulative effects associated with aggregate extraction operations. Three simple remedies available to a municipality that would either eliminate or substantially reduce the impact of blasting quarry operations are listed as follows:

- Mandatory permanent minimum setback (extraction limit) of 500 metres measured inward along the entire perimeter of an existing or proposed quarry site. (Without this internal safeguard, quarry operations are permitted to extract aggregate and

blast anywhere onsite, regardless of their proximity to sensitive and vulnerable land uses, including areas of human and non-human activity).

As a legal term, “environment” is broadly defined and includes all life forms, habitats, areas of the earth, ecosystems and organisms, as well as all land, marine and atmospheric resources.^[1] Setbacks are important in preventing (or containing onsite) the *adverse effects* (Ontario Provincial Policy Statement 2020, p. 39) associated with blasting quarry operations on the environment and its inhabitants:

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant or animal life;
- c) harm or material discomfort to any person;
- d) an adverse effect on the health of any person;
- e) impairment of the safety of any person;
- f) rendering any property or plant or animal life unfit for human use;
- g) loss of enjoyment of normal use of property; and
- h) interference with normal conduct of business.

“City Sand [a blasting quarry operation] carried on a legitimate but inherently dangerous operation. It constituted a danger to persons and property outside the quarry site. Prior to the development of Jane Heights, neither the owner of the land comprising that development, nor Metro Board, found it necessary to take legal action in respect of fly-rock [on two occasions] landing outside the quarry site. City Sand could not however compel Metro Board to restrict development of adjacent land so that a public danger would not be created [para. 54].” (City Sand and Gravel Limited v. Newfoundland (Municipal and Provincial Affairs), 2007 NLCA 51 (CanLII), <<https://canlii.ca/t/1sfny>>, retrieved on 2022-12-12. Leave to appeal to the Supreme Court of Canada denied.)

“An early municipal jurisdiction case over gravel pits was Uxbridge Township v. Timber Brothers Sand and Gravel Ltd., [1975]. In that case the Ontario Planning Act explicitly provided for the power for municipalities to make bylaws prohibiting pits and quarries in certain areas. Uxbridge Township had imposed a bylaw providing land uses and residential setbacks for pits and quarries.” ([1975] O.R. (2d) 484 (Ont. C.A.) Leave to appeal to Supreme Court of Canada Dismissed.)

“We strongly recommend that the [onsite] hazard zone [setback] be increased to 500m when firing any future blasts.” (Explotech Report, September 25, 2009, in response to an investigation of two flyrock incidents in July, 2009, at the Pakenham Quarry in Arnprior, Ontario.)

“[14] In January 2015, an entirely new Council adopted a new By-law, By-law No. 2015-03 (“the 2015 By-law”). The latter almost doubled setbacks from neighbouring

residential properties, from 180 metres ("m") to 300 m. This reduced the proposed extraction zone by 9.7 hectares ("ha"), compared to the 2013 By-law. The Board calls that 9.7 ha "the disputed setback area." It represented about one seventh of the total area which the applicant proposed to quarry, and about 7% of the applicant's total landholding....[249] Concerning the ARA Licence, the Board has found that the licence should issue, but the extraction zone should be subject to the 300 m setback from the [quarry] property line now recommended by the Township." (Miller Paving Ltd. v. McNab/Braeside (Township), 2015 CanLII 70369 (ON LPAT))

Setbacks are a quintessential land use control, and it remains the responsibility of the incoming use (i.e., blasting or non-blasting quarry operation) to provide its own mandatory and permanent setbacks onsite and not discharge *adverse effects* by encroaching or trespassing on adjoining third-party property, and, in turn, diminishing the use and enjoyment and value of nearby third-party property.

- Mandatory external separation distance farther than 1,000 metres from sensitive land uses similar in content to Algonquin Highlands Official Plan (section 4.3.8.10):

4.3.8.10 A new Aggregate Quarry requiring an Amendment to this Plan shall be limited to areas:^[2]

- *Farther than 1,000 metres from a residential or sensitive land use;*
- *Farther than 1,000 metres from a boundary of a Settlement Area; and*
- *Farther than 1,000 metres from the Waterfront designation.*

4.3.8.11 All extraction operations should be undertaken in a manner that minimizes impacts on the physical environment and adjacent land uses, after issues of public health, public safety and environmental impact have been addressed.

- Pass a Noise and Nuisance By-law similar to Burlington's Noise and Nuisance By-law (No. 19-2003):

The City of Burlington Noise and Nuisance by-law (No. 19-2003),^[4] in part, states, *No noise or vibrations shall be made, caused or created so as to be heard or felt or otherwise perceived outside the property and which are, in the view of all the circumstances including the nature of the neighbourhood and the use to which adjoining properties are put and the time of day during which such noise or vibrations are made, caused or created excessive or which are, or may cause a nuisance to the public generally or to others residing or carrying on a manufacture, trade or business in the vicinity.*^[5]

Attached are a number of materials/documents that you might wish to make available to member municipalities in the Federation of Canadian Municipalities in order to formulate

effective aggregate extraction land use planning policy, including the preservation of property values (including homeowner equity):

- 472-page objection submission in response to the Nelson (LeFarge) application to expand the existing blasting quarry operation in Burlington, Ontario (includes a number self-published research papers, and Power Point presentations) (Aug 12, 2022)
- Quarry Blasting and Deadly Flyrock – The Hits Just Keep on Coming (Aug 31, 2022)
- Response to March 2021 MECP Draft Land Use Compatibility Guidelines (July 12, 2021)
- Township of Ramara, Ontario, response to March 2021 MECP Draft Land Use Compatibility Guidelines (June 21, 2021)
- The Issue of Quarry Flyrock – June 2021 Member Advisory issued by Ontario Professional Planners Institute (OPPI)
- Presentation to Riverside County Planning Board (see attached) and Study by Professor Smith showing that the demand for aggregate is not correlated with population growth: <https://onlinelibrary.wiley.com/doi/epdf/10.1111/nrm.12144>

Having spent three years researching and writing about Blasting Quarry Operations, I have been able to use that knowledge and experience in getting two papers published in recognized journals, with a third paper scheduled for publication in April 2023.

I thought these two papers published in open source journals would be of interest and assistance to your member municipalities (see attached):

- ***Blasting Quarry Operations: Land Use Compatibility Issues and Property Value Impacts*** (Journal of Environmental Law and Policy, December 2022); and
- ***Preventing the Potentially Deadly Consequences of Flyrock: Mandatory Minimum Setbacks and Separation Distances Required*** (Journal of Natural Resources, December 2022)

Regards,

s. 14 - Personal privacy

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- [1] Bruce Pardy *Environmental Law: A guide to Concepts* (Butterworths, Toronto, 1996) at 99, cited at p. 23 of Dale Peter Scott's master's thesis, Victoria University of Wellington.
<https://researcharchive.vuw.ac.nz/xmlui/bitstream/handle/10063/5199/thesis.pdf?sequence=1>
- [2] <https://www.algonquinhighlands.ca/deptdocs/Official%20Plan%20OFFICE%20CONSOLIDATION%2001-Jan-2019.PDF>.
- [4] [file:///C:/Users/Windows%207%20PC/Downloads/19-2003%20\(5\).pdf](file:///C:/Users/Windows%207%20PC/Downloads/19-2003%20(5).pdf).
- [5] *Nuisance* is “the unreasonable, unwarranted and/or unlawful use of property, which causes inconvenience or damage to others, either to individuals and/or the general public. Nuisances can include noxious smells, noise, burning, misdirection of water onto other property...and a host of bothersome activities. Where illegal they can be abated (changed, repaired or improved) by criminal or quasi-criminal charges. If a nuisance interferes with another person's quiet or peaceful or pleasant use of his/her property, it may be the basis for a lawsuit for damages and/or an injunction ordering the person or entity causing the nuisance to desist (stop) or limit the activity (such as closing down an activity in the evening).” ALM Law.Com Dictionary. <https://dictionary.law.com/Default.aspx?selected=1358>.

From: s. 14 - Personal privacy
Sent: Mon, 24 Apr 2023 18:14:13 +0000ARC
To:
Cc: comments@fcpreservation.ca
Subject: Concerns about the CBM St Marys submission
Sensitivity: Normal
Archived: Tuesday, April 25, 2023 10:32:45 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

To the Town,

I speak for our family when I express my concern over the St Marys submission. There are so many environmental impacts that are inevitable in an endeavour that size and depth, from water table to erosion to land leaching and wildlife disruption. Please review this case carefully and keep the citizens of YOUR town in mind. We are not all in a concentrated urban area but we are your constituents. We call for transparency. How will this benefit us/the town. What do we/you gain in allowing this to move forward. And look what we stand to maintain if we don't.

Thank you,

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