



April 21, 2026

Project No. CA0037598.0394

## **CBM Aggregates**

55 Industrial Street  
Toronto,  
Ontario  
M4G 3W9

### **CBM CALEDON PIT AND QUARRY BELOW WATER, POPA 2022-0006 AND RZ 2022-0010, ADDENDUM TO SOCIO-ECONOMIC ASSESSMENT REPORT.**

In response to comments from the Caledon Aggregate Review Team (CAART) on September 18, 2025, the following is an addendum letter to the Socio-Economic Assessment Report prepared by WSP (July 2023). The following addendum are changes made to align with Statistics Canada terms and to avoid confusion in other terms used in the document. It should be noted that this addendum letter and the revisions outlined below do not change the outcomes of the socio-economic assessment and the findings and recommendations of the July 2023 report remain valid.

The following addendum is made to the **Socio-Economic Assessment Report**:

Section 5.4, Local and Regional Economy, page 23: *Potential effects to the local and regional economy include direct effects such as changes to employment at the site, changes to tax revenues for the Town of Caledon and the Region of Peel from property taxes and aggregate licence fees and indirect benefits such as reduced transportation costs, which in turn reduces the cost of aggregate needed for construction projects and benefits to local school boards through additional provincial tax revenue. In order to evaluate potential effects, input-output modelling was conducted to forecast economic benefits.*

Is revised to read:

*Potential effects to the local and regional economy include direct effects such as changes to employment at the site, changes to tax revenues for the Town of Caledon and the Region of Peel from property taxes and aggregate licence fees and **additional** benefits such as reduced transportation costs, which in turn reduces the cost of aggregate needed for construction projects and benefits to local school boards through additional provincial tax revenue. In order to evaluate potential effects, input-output modelling was conducted to forecast economic benefits.*

The following addenda are made to the **Economic Impact Report** (Appendix B):

Throughout the report (including the Executive summary, Introduction and other sections): “Indirect Benefits” is revised to read “Additional Benefits”

Executive Summary (page 4), first paragraph:

*The construction of a new pit/quarry in the Region will also have indirect effects on general construction costs, as reduced transport costs for construction aggregate (sand, gravel, crushed stone etc.) will be reflected in the cost of aggregate as a building material.*

Is revised to read:

*The construction of a new pit/ quarry in the Region will **reduce** general construction costs, as reduced transport costs for construction aggregate (sand, gravel, crushed stone, etc.) will be reflected in the cost of aggregate as a building material.*

**Employment** section of the Executive Summary (page 4):

Bullet Point 1:

*Employment estimates have been produced for site preparation and the project lifespan post-construction. During site preparation and project construction, it is estimated that 22 jobs will be generated directly , and 16 jobs will be generated in support industries that manufacture materials used at CBM Caledon Pit/Quarry.*

Is revised to read:

*Employment estimates have been produced for site preparation and the project lifespan post- construction. **The project will directly employ 22 workers and indirectly support 16 jobs during site preparation and project construction.***

Bullet Point 2:

*The project will also generate employment post- construction during the 34-year lifespan of the operation. It is estimated that the project will support from 25 to 30 jobs directly onsite and a total of approximately 48 jobs in nearby communities, including approximately 11 jobs in transporting the output of the pit/quarry.*

Is revised to read:

*The project will also generate employment post-construction during the 34-year lifespan of the operation. It is estimated that the project will support from 25 to 30 jobs directly on-site and a total of approximately 48 **indirect and induced** jobs in nearby communities, including approximately 11 jobs in transporting the output out of the pit/quarry.*

**Site Preparation Employment** (page 6):

*Based on overall expenditure on preparing the site, it is expected that a total of 22 jobs will be directly employed at the site. It is also expected to support an additional 16 jobs in Ontario providing goods and services to these activities, and 12 jobs from serving consumption activities from income earned by site and supporting workers (called "induced jobs").*

Is revised to read:

*Based on overall expenditure on preparing the site, it is expected that a total of 22 jobs will be directly employed at the site. It is also expected to support an additional 16 **indirect** jobs in Ontario providing*

goods and services to these activities, and 12 **induced** jobs from serving consumption activities from income earned by site and supporting workers (called “induced jobs”).

Ongoing Employment (page 7):

*Production activities will employ, on an ongoing basis, an estimated 30 jobs at the site. An additional 11 workers are expected to be required to truck the output of the pit / quarry to customers (based on output and the type of material produced). Additional jobs in supporting and induced activities are expected to generate an overall total of 55 jobs annually for workers in nearby communities and 116 jobs annually in Ontario. Given the decades-long lifespan of the operation, a substantial share of these jobs is expected to represent stable, long-term employment for workers in the community.*

Is revised to read:

*Production activities will employ, on an ongoing basis, an estimated 30 **direct** jobs at the site. An additional 11 **indirect** workers are expected to be required to truck the output of the pit / quarry to customers (based on output and the type of material produced). Additional jobs in ~~supporting indirect~~ and induced activities are expected to generate an overall total of 55 jobs annually for workers in nearby communities and 116 jobs annually in Ontario. Given the decades-long lifespan of the operation, a substantial share of these jobs is expected to represent stable, long-term employment for workers in the community.*

**Tables 1 through 4** are updated to read as follows:

**Table 1: Employment from Site Preparation (page 7)**

Geography	Site	Supporting	Induced	Total
Local	22	2	5	29
Additional Regional	+0	+5	+1	+6
Additional Provincial	+0	+9	+6	+16
Total Provincial	22	17	12	51

Source: Statistics Canada Input-Output Multipliers, 2017, Geographic distribution by Prism Economics and Analysis

Is revised to read:

Geography	Direct	Indirect	Induced	Total
Local	22	2	5	29
Additional Regional	+0	+5	+1	+6
Additional Provincial	+0	+9	+6	+16
Total Provincial	22	17	12	51

Source: Statistics Canada Input-Output Multipliers, 2017, Geographic distribution by Prism Economics and Analysis

**Table 2: Employment from Ongoing Operations, Annual (page 7)**

Geography	Site	Transport	Supporting	Induced	Total
Local	30	11	2	5	48
Additional Regional	+0	+0	+6	+1	+6
Additional Provincial	+0	+0	+40	+22	+62
Total Provincial	30	11	48	28	116

Source: Statistics Canada Input-Output Multipliers, 2017, Geographic distribution by Prism Economics and Analysis

Is revised to read:

**Table 2: Employment from Ongoing Operations, Annual**

Geography	Direct	Indirect-Transport	Indirect-Other	Induced	Total
Local	30	11	2	5	48
Additional Regional	+0	+0	+6	+1	+6
Additional Provincial	+0	+0	+40	+22	+62
Total Provincial	30	11	48	28	116

Source: Statistics Canada Input-Output Multipliers, 2017, Geographic distribution by Prism Economics and Analysis

**Table 3: Labour Income from Site Preparation (page 8)**

Geography	Site	Supporting	Induced	Total
Local	\$2,016,000	\$124,353	\$260,236	\$2,400,589
Additional Regional	+0	+\$391,569	+\$37,546	+\$429,115
Additional Provincial	+0	+\$636,078	+\$314,218	+\$950,297
Total Provincial	\$2,016,000	\$1,152,000	\$612,000	\$3,780,000

Is revised to read:

**Table 3: Labour Income from Site Preparation**

Geography	Direct	Indirect	Induced	Total
Local	\$2,016,000	\$124,353	\$260,236	\$2,400,589
Additional Regional	+0	+\$391,569	+\$37,546	+\$429,115
Additional Provincial	+0	+\$636,078	+\$314,218	+\$950,297
Total Provincial	\$2,016,000	\$1,152,000	\$612,000	\$3,780,000

**Table 4: Labour Income from Ongoing Operations, Annual (page 8)**

Geography	Site	Transport	Supporting	Induced	Total
Local	\$2,801,405	\$641,724	\$245,366	\$394,517	\$4,083,011
Additional Regional	+0	+0	+\$990,276	+\$147,990	+\$1,138,265
Additional Provincial	+0	+0	+\$2,242,877	+\$831,245	+\$3,074,122

Geography	Site	Transport	Supporting	Induced	Total
Total Provincial	\$2,801,405	\$641,724	\$3,478,519	\$1,373,752	\$8,295,399

Source: Statistics Canada Input-Output Multipliers, 2017, Geographic distribution by Prism Economics and Analysis

Is revised to read:

**Table 4: Labour Income from Ongoing Operations, Annual**

Geography	Direct	Indirect-Transport	Indirect- Other	Induced	Total
Local	\$2,801,405	\$641,724	\$245,366	\$394,517	\$4,083,011
Additional Regional	+0	+0	+\$990,276	+\$147,990	+\$1,138,265
Additional Provincial	+0	+0	+\$2,242,877	+\$831,245	+\$3,074,122
Total Provincial	\$2,801,405	\$641,724	\$3,478,519	\$1,373,752	\$8,295,399

Source: Statistics Canada Input-Output Multipliers, 2017, Geographic distribution by Prism Economics and Analysis

**Conclusion (page 11)**

*The proposed CBM Aggregates pit / quarry near the Town of Caledon will generate economic activity in the region and raise revenue for governments in the form of direct and indirect taxes, property taxes, and licence fees on production.*

*Annually the project is expected to support*

*22 on-site jobs, 16 supporting jobs, and 12 jobs induced by economic activity over the site preparation phase;*

- *30 on-site jobs, 11 transport worker jobs, 48 supporting jobs, and 28 jobs induced by economic activity annually in Ontario over the operational life of the site;*
- *property taxes for the Town of Caledon, the Region of Peel, and the Peel District School Board average a total of \$128,000 annually over the operation life of the site ; and*
- *aggregate licence fees for the Town of Caledon, the Region of Peel, the Province of Ontario, and the Aggregate Resource Trust averaging a total of \$426,000 annually over the operation life of the site.*

*Indirect benefits to the region’s economy include reduced costs for transporting raw materials essential for the construction and maintenance of transportation infrastructure.*

Is revised to read:

*The proposed CBM Aggregates pit / quarry near the Town of Caledon will generate economic activity in the region and raise revenue for governments in the form of direct and indirect taxes, property taxes, and licence fees on production.*

*Annually the project is expected to support*

- *22 **direct** on-site jobs, 16 supporting jobs, and 12 jobs induced by economic activity over the site preparation phase;*

- **30 direct on-site jobs, 11 ~~transport worker jobs~~ indirect jobs in transportation, 48 supporting other indirect jobs, and 28 jobs induced by economic activity annually in Ontario over the operational life of the site;**
- *property taxes for the Town of Caledon, the Region of Peel, and the Peel District School Board average a total of \$128,000 annually over the operation life of the site ; and*
- *aggregate licence fees for the Town of Caledon, the Region of Peel, the Province of Ontario, and the Aggregate Resource Trust averaging a total of \$426,000 annually over the operation life of the site.*

**Additional** benefits to the region's economy include reduced costs for transporting raw materials essential for the construction and maintenance of transportation infrastructure.

This addendum letter in combination with the Socio-Economic Assessment Report prepared by WSP (July 2023) represents the final Socio-Economic Assessment Report. As noted above, this addendum letter does not change the outcomes of the socio-economic assessment and the findings and recommendations of the July 2023 report remain valid.

If you have any questions, please do not hesitate to contact the undersigned.

**WSP Canada Inc.**



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SR/AB/al

[https://wsponline.sharepoint.com/sites/gld-114392/project files/6 deliverables/ph 6100 socio-economics/01 revised report - july 2023/addendum - april 2026/ca0037598.0394\\_rev0\\_cbm caledon socio economic addendum\\_21apr2026.docx](https://wsponline.sharepoint.com/sites/gld-114392/project%20files/6%20deliverables/ph%206100%20socio-economics/01%20revised%20report%20-%20july%202023/addendum%20-%20april%202026/ca0037598.0394_rev0_cbm%20caledon%20socio%20economic%20addendum_21apr2026.docx)