



REPORT

ADDENDUM TO VISUAL IMPACT ASSESSMENT (VIA)

CBM Caledon Project

Submitted to:

CBM Aggregates

Submitted by:

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1 INTRODUCTION

This document is an addendum to the CBM Caledon Visual Impact Assessment report prepared by WSP Canada Inc. and dated July 2023, which was prepared in support of an application to the Ministry of Natural Resources and Forestry (MNR) for a Class A Licence (Pit and Quarry Below Water) and submitted to the Town of Caledon for an Official Plan Amendment and Zoning By-law Amendment to permit a mineral aggregate operation at the CBM site located at the northwest, northeast and southwest of the intersection of Regional Road 24 (Charleston Sideroad) and Regional Road 136 (Main Street). This addendum has been prepared in response to the Town of Caledon Aggregate Agency Review Team (CAART) comments received in March 2025 and CAART Chart received in final in August 2025, and this response dated October 24, 2025. Although a VIA is not a requirement of the Aggregate Resources Act (ARA) licensing process, a VIA is required for the Town of Caledon Official Plan / Zoning By-law amendment as per Sections 5.11.2.4.2(e) and 5.11.2.4.11 of the Official Plan (2018).

The following sections are provided to address CAART comments related visual Policy and to improve the visual mitigation of landscape design elements and visual simulations that are to be incorporated and/or referenced on the ARA Site Plans.

2 LANDSCAPE CONTEXT AND VISUAL DESIGN ELEMENTS

2.1 Landscape Setting

This section provides context to address CAART comments related to land owned / controlled by CBM and further defining of the lands proposed to be licensed and any adjacent lands, CBM owns / controls approximately 323 hectares of land located at the northwest, northeast and southwest intersection of Regional Road 24 (Charleston Sideroad) and Regional Road 136 (Main Street) as shown in the attached Figure 1. Of these lands, approximately 261 hectares are proposed to be licensed under the Aggregate Resources Act and designated / zoned under the Planning Act to permit the proposed CBM Caledon Pit / Quarry. These lands are mapped as a Caledon High Potential Mineral Aggregate Resource Area (CHPMARA) in the Town of Caledon Official Plan and High Potential Mineral Aggregate Resource Area (HPMARA) in the Region of Peel Official Plan and are protected for their aggregate potential.

The remaining approximately 62 hectares of land owned / controlled by CBM are not subject to the application. These lands are referred to as “CBM Additional Lands” and these lands include approximately 36 hectares of land that is located adjacent to the minor urban centre of Cataract as shown in Figure 1. As part of the application, CBM is proposing to create an upland forest and meadow grassland on these lands.

The lands proposed to be licensed under the Aggregate Resources Act are referred to as the “Subject Site” or “Site” and are legally described as Part of Lots 15-17, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former Geographic Township of Caledon). The Subject Site is approximately 261 hectares, and extraction is proposed on approximately 200 hectares. These lands are referred to as the “Extraction Area”. The remaining approximate 61 hectares within the Subject Site and outside of the Extraction Area are referred to as the “Setback / Buffer Lands”. The Setback / Buffer Lands are used to provide setbacks to surrounding land uses and natural heritage features and the majority of these lands include a 5-metre visual / acoustic berm and visual plantings. For the purpose of this study, “Adjacent Lands” are defined as lands within 120 m of the Subject Site and the Study Area for this assessment includes lands within 1 km¹ of the Subject Site.

¹ 1 km represents a foreground viewing distances which provides for the most discernible level of visual detail to be perceived.

2.2 Pit/Quarry Visual Screening Design Elements

This section provides context to address CAART comments related to natural features that are to remain or be removed, as well as the proposed extraction phasing. The proposed CBM Caledon Pit / Quarry is proposed to be operated in 7 phases. Phases 1, 2A, 3, 4, 5 (Figure 1) are located to the northwest of the intersection of Regional Road 24 and 136. This area is referred to as the “Main Area”. Extraction will begin in the west side of Phase 1 and progress in an easterly direction, leaving hedge rows and wood lots in place until reached by excavations and leaving time for the visual planting areas to grow and provide visual screening. All visual plantings in the Main Area will occur within one year of issuance of the licence and for the North and South Areas, within 5 years of issuance of the licence. Topsoil excavated from Phase 1 will be used to start building berms along Main Street, Charleston Sideroad and Mississauga Road, first in locations where there is not existing vegetation to provide visual screening. Phase 2B is located to the northeast of the intersection of Regional Road 24 and 136. This area is referred to as the “North Area”. Phases 6 and 7 are located to the southwest of the intersection of Regional Road 24 and 136. This area is referred to as the “South Area”. Visual planting areas adjacent to the “North Area” and “South Area” will also have ample time to grow and provide visual screening while excavations are taking place in the “Main Area”.

All natural features, including vegetation and tree stands within the 3-metre-wide buffer, between the berms and licence boundary (property limited) will be retained. Areas where there is vegetation (i.e., woodland, hedge rows, tree stands, plantations, wetlands) that are outside of the extraction limit yet within the licence area that will remain in place will act as visual screening and will retain the existing landscape character, as shown on Figure 1. Similarly, there are also vegetated areas on other adjacent lands owned by CBM that are not part of the licence area and will remain in place, as shown on Figure 1. There are no known orchards or gardens that would significantly influence the outcome of the visual impact assessment however, if discovered, these features will remain in place if they are on CBM controlled lands and outside the extraction limit.

3 VISUAL ASSESSMENT CONSIDERATIONS FOR CAART COMMENTS

3.1 Visibility Analysis

This section provides context to address CAART comments related to visibility (viewshed) mapping. An individual plan-view map of the viewshed and the location of the cross-section line has been prepared for each individual viewpoint as shown in Figures 3 through 16.

3.2 Policy Compliance Considerations

This section provides context to address CAART comments related regulatory compliance review to assess the visual effects of the pit/quarry (the Project) on potential receptors in the Study Area, particularly in relation to the natural and cultural landscape. From a policy perspective, the WSP Terms of Reference (TOR) for the VIA, agreed to follow the 2018 Office Consolidation Town of Caledon Official Plan, as per sections 5.11.2.4(e), WSP has completed a VIA as described by Section 5.11.2.4.11 and demonstrated that the proposal will not have any unacceptable impacts.

Also agreed to in the TOR, the VIA was to address section 5.11.2.4.11 from the 2018 Office Consolidation Town of Caledon Official Plan below.

The Visual Impact Report required by Section 5.11.2.4.2(e) shall address the following:

Assess the significant views and how they might be affected by the proposed extractive operation;

This is true only if the suggested modifications in the CAART are incorporated

Assess the changes to the natural landscape and the cultural landscape that would result from the operation;

Identification of any required mitigation measures, and the visual character of such measures. This may include berms, entrance designs, vegetation, landscaping, and operational matters such as small phases, screening of equipment, direction of extraction which would seek to minimize visual impacts.

Section a) above has been addressed by WSP in the VIA report by following professional assessment frameworks that provide standard criteria, techniques, and mitigation measure to evaluate and address potential Site effects on visual quality. The frameworks used in this assessment are from:

- 1) The Landscape Institute and Institute of Environment Management and Assessment's Guidelines for Landscape and Visual Impact Assessment (LI/IEMA 2013);
- 2) Elements of the United States Bureau of Land Management's Visual Resource Management Systems (USDI 1986);
- 3) Generally following the Niagara Escarpment Commission Visual Impact Assessment Technical Criteria (2020); and
- 4) Professional judgement and experience from conducting previous visual impact assessments.

A desktop visibility analysis was conducted to determine the visibility of site features and their visual prominence from highly visible viewpoints. The degree of visual contrast was determined based on visually referencing the photo-composite simulations and evaluating the site's visual character to determine the compatibility of the Site with the visual characteristics of the existing landscape setting.


Section b) above has been addressed in the WSP VIA report by first establishing the existing landscape character, which includes natural and man-made features, then evaluating how the Project would contrast with the existing landscape character, or in effect, how the project would change the visual aesthetics of the natural landscape.

Additional reporting has been added to address the changes to the cultural landscape in the VIA Addendum, such as describing the style and cultural heritage value of farm structures within the cultural landscape. Some context will also be given regarding the Canada's Historic Places (CHP) Standards and Guidelines which define conservation treatments, preservation, rehabilitation, and restoration of heritage properties with reference to the WSP Cultural Heritage Report.

Also addressed is Region of Peel Official Plan, April 2022, (Glossary) pg. 273, definition of "Heritage attributes": *"the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. views or vistas to or from a protected heritage property)."*

Section c). As recommended by WSP in the Heritage Impact Assessment Update (September 2025), retention of the existing heritage listed dwelling at 1420 Charleston Sideroad for an adaptive reuse to use the building as an office for the quarry site is proposed. This approach will conserve the identified heritage attributes in their current location within the property, while retaining the farmhouse's heritage attributes in their original location. As noted by WSP (Sept 2025), this will present an opportunity for the house to retain a 'progressive authenticity', or 'successful adaptation of a historic place over time'. Also, in an effort to preserve the heritage, aesthetic and

visual value of the property at 1420 Charleston, the proposed berm along Charleston Sideroad has been reduced such that there is no portion of the berm on the lot fabric of 1420 Charleston Sideroad.

As well, there are two heritage listed dwellings, each located at 18667 Mississauga Road and at 18501 Mississauga Road. Both of these dwellings are proposed to be relocated and rehabilitated within the existing lot fabrics of 18667 and 18501 Mississauga Road, respectively. The heritage advantages of this are outlined in detail in the Heritage Impact Assessment Updates completed for each property by WSP (both dated September 2025). Essentially, in proposing relocation and rehabilitation on site, the historic significance of each site can be revitalized while also allowing for easier maintenance and protection and allowing for the heritage attributes to be more widely understood, recognized and celebrated. From a visual perspective, this option will conserve the physical connection of the farmhouse to its original land parcel, while maintaining much of the contextual and visual linkages and value.  Recommend a noise fence or 5 m berm on the perimeter of the lot to block views into extraction area.

Other mitigation measures have already been addressed in the VIA report, such as recommending berms and visual planting areas to provide visual screening of any temporary internal roads, tunnels, equipment and structures on the Site. Other mitigation measures will be expanded upon in this addendum, such as planting berms with grass species that is indigenous to the area and is very similar to the grass currently growing along roadsides. The front entrance has been redesigned to mitigate any views into the quarry.

While the visual effects to the cultural landscape (i.e. agricultural fields, wood lots, Cataract Village) is described in in the WSP VIA report, section 5.11.2.4.11 (b) of the Official Plan specifically requires that WSP address any changes to the cultural landscape from a visual perspective, and (c) requires WSP to identify mitigation measures and the visual character of such measures, described in section 2.3 below.

3.3 Cultural Heritage Integration and Visual Assessment

This section provides context to address CAART comments related to the visual effects on cultural heritage in the Study Area and any recommended mitigation measures. Additional reporting has been added to address the changes to cultural heritage properties in the VIA Addendum, such as describing the style and cultural heritage value of farm structures and mitigation measures recommended to protect their visual aesthetic. Some context will also be given regarding the Canada's Historic Places (CHP) Standards and Guidelines that define conservation treatments, preservation, rehabilitation, and restoration of heritage properties with reference to the 2025 WSP Cultural Heritage Report and the 2025 Heritage Impact Assessment Updates for 18667 Mississauga Road, 18501 Mississauga Road, 1420 Charleston Sideroad, 18722 Main Street and 1055 Charleston Sideroad.(WSP, September 2025).

Also addressed is Region of Peel Official Plan, April 2022,, (Glossary) pg. 273, Heritage attributes*: the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. views or vistas to or from a protected heritage property).

Properties listed (not designated) on the Town of Caledon Heritage Register or properties of potential built heritage resource are shown on Figure 17. The woodland planting that is being proposed between the Hamlet of Cataract and the South quarry, along with the visual planting areas, shown on Figure 17, will provide a visual screen for the majority of properties within the Hamlet of Cataract. Views of the extraction area from the properties at 18667 and 18501 Mississauga Rd. will be screened by visual planting areas, berms or vegetation that will be left in place within the Licence Boundary or Additional Lands Owned / Controlled by CBM. The existing

vegetation, residence and any other structures to remain at 1420 Charleston Sideroad will provide a visual screen of the extraction area from Charleston Sideroad.

There are four heritage properties that are listed and have received 'Notice of Intention to Designate' by the Town, which WSP's cultural heritage team has studied and have recently completed Heritage Impact Assessment updates for and are actively working on Heritage Conservation Plans (18667 and 18501 Mississauga Rd., 18772 Main Street and 1420 Charleston Sideroad).

18667 Mississauga Road:

WSP 2025. Heritage Impact Assessment, 18667 Mississauga Road, Town of Caledon, Regional Municipality of Peel, Ontario. Report on file with WSP.

The farmhouse currently located at 18667 Mississauga Road is a one-and-a-half storey vernacular style residence constructed between 1846 and 1858 with several additions built between the 19th and 20th centuries. The farmhouse exhibits architectural detailing of styles common to the first half of the 19th century, such as the one-and-a-half storey massing, low pitched roof with returned eaves, and five bay façade, elements which create a vernacular Neoclassical or Classical Revival appearance. The main block of the house sits atop fieldstone foundations.

The Cultural Heritage Value or Interest of this property is principally linked to its farmhouse and summer kitchen, which has physical value as a well-preserved and representative example of a mid-19th century vernacular farmhouse, and contextual value for its physical and historical connections to its surroundings and since it is important in defining, maintaining, and supporting the agricultural and rural character of the area. The barn complex and drive shed represent late 19th to early 20th century additions to the Study Area as it evolved over time and served to support the continued use of the farm.

The proposed farmhouse and summer kitchen relocation site is approximately 200 m southwest, remaining within the original land parcel but fronting Mississauga Road. This relocation strategy will conserve the physical connection of the farmhouse and summer kitchen to its original land parcel and will maintain much of the contextual, historical and visual aesthetic linkages to similar heritage properties within the area.

As such, the Heritage Impact Assessment recommends that CBM relocate the farmhouse and summer kitchen within the property to retain the general geographic and visual setting of the structures and conserve the contextual value of the farmhouse and summer kitchen. Relocation must occur after a decision to approve the proposed quarry and prior to the commencement of extraction activities. Once relocation is complete, the HIA has recommended that the portion of the property where the relocated dwelling is sited (to be defined by an R-Plan) should be designated through a heritage designation by-law.

18501 Mississauga Road:

WSP 2025. Heritage Impact Assessment, 18501 Mississauga Road, Town of Caledon, Regional Municipality of Peel, Ontario. Report on file with WSP.

The farmhouse currently located at 18501 Mississauga Road is a one-and-a-half storey vernacular style residence constructed between 1836 and 1848 with later additions built in the 20th century. The original main block of the house features Georgian and Neoclassical style architectural elements such as horizontal proportions, moderately pitched roof, and symmetrical fenestration. The centre plan layout is also demonstrative of early 19th century Ontario farmhouses.

The Cultural Heritage Value or Interest of this property is principally linked to its farmhouse, which has physical value as a rare surviving example of an early 19th century vernacular style farmhouse and contextual value for its physical and historical connections to its surroundings. The property was found to be important in defining, maintaining, and supporting the agricultural and rural character with the landscape.

The proposed farmhouse relocation site is approximately 250 m west, remaining within the original land parcel but fronting Mississauga Road. This relocation strategy will conserve the physical connection of the farmhouse to its original land parcel and maintain much of the contextual, historical and visual aesthetic linkages to similar heritage properties within the area.

As such, the Cultural Heritage Impact Assessment recommends that CBM relocate the farmhouse to a new lot that retains the general geographic and visual setting of the structure and supports understanding of its cultural heritage value or interest as a rural farmhouse. Relocation must occur after a decision to approve the proposed quarry and prior to the commencement of extraction activities. Once relocation is complete, the HIA has recommended that the portion of the property where the relocated dwelling is sited (to be defined by an R-Plan) should be designated through a heritage designation by-law.

1420 Charleston Sideroad:

WSP 2025. Heritage Impact Assessment, 1420 Charleston Sideroad, Town of Caledon, Regional Municipality of Peel, Ontario. Report on file with WSP.

The farmhouse located at 1420 Charleston Sideroad is a two-storey red brick Italianate style residence constructed between 1891 and 1901 with later additions built in the 20th century. The house displays architectural features characteristic to the Italianate style, such as the simple form with hipped roof, symmetrical façade with offset entrance, projecting front piece on the side elevation, projecting eaves with brackets, dichromatic red brick and stone accents (window cornices, sills, foundation), carved stone window heads with keystones, and wooden arcaded porch.

To preserve the physical connection of the property to its original land parcel and maintain much of the contextual, historical and visual aesthetic linkages to similar heritage properties within the area, the berm along Charleston Sideroad has been adjusted (as shown on Figure 17) to create an 'opening' so that there is no berm encroaching onto the lot fabric for 1420 Charleston. The property at 1420 Charleston will be occupied for CBM's office during the life of the quarry and will be designated through a heritage designation by-law on a slightly smaller parcel defined through an R-Plan to include all heritage features.

18772 Main Street:

The property at 18722 Main Street features a turn of the century farm complex including a two-storey red brick Italianate style house (constructed between 1899 and 1905) Central Ontario type barn, a driveshed, and a tree-lined driveway. The red brick farmhouse is representative of the Italianate architectural style with its two-storey massing, hipped roof with wide overhanging eaves and decorative brackets, stone accents (including segmental stone eyebrow arches and carved lug sills on window and door openings) producing a dichromatic effect, and wood frames with carved arched head accents on window and door openings. The farmhouse is set back from the road, accessed by a driveway lined with mature trees. At the rear of the driveway, to the southeast of farmhouse, is a three-bay timber-framed barn built in the gable-roof Central Ontario style, likely constructed at the same time as the house.

As the evaluation of the farmhouse and its associated parcel determined that the property meets two or more criteria under the Ontario Heritage Act, it is eligible for designation under Part IV. As such, the Heritage Impact Assessment recommends that the farmhouse and a portion of the parcel associated with the heritage attributes (to be defined by an R-Plan) be considered for designation under Part IV of the Ontario Heritage Act.

The dwelling and barn structures at 18772 Main will stay as is and will continue to be occupied for residential (no change) to preserve the historical and visual aesthetic linkages to similar heritage properties within the area.

3.4 Entrance Design Updates

This section provides context to address CAART comments related to the need for a conceptual landscape grading architecture design plan and 2D cross-section for the front entrance. WSP has created a conceptual 2D landscape architecture plan with a cross-section for the front entrance, attachment 18. The photo simulation for the front entrance during operations is below and has been modified and assessed in section 3.5 below.

3.5 Intersection High Quality Conceptual Design Simulations and Planning Updates

This section provides context to address CAART comments related to the visual quality of the photo simulation for the new conceptual front entrance design and the intersection of Mississauga Road and Charleston Sideroad. The simulation for the front entrance has been modified, as shown in Figure 19 below, and assessed in Section 3.5.1. The berm in the Viewpoint 28B, Year 38 visual simulation for the intersection of Mississauga Rd. and Charleston Side Road has been updated to achieve a higher degree of visual quality, as shown in Section 3.5.2 and Figure 20 below.

The front entrance simulation has significantly changed since the 2023 VIA report and qualitative visual assessment was conducted again to identify and describe the visible elements of the project and its effects on the existing visual quality within the Study Area. The professional visual assessment frameworks listed in Section 3.2 were employed again to provide standardized criteria, techniques, and mitigation measure to evaluate and address potential Site effects on visual quality.

The qualitative assessment and characterization of potential visual effects of the site to existing viewing conditions from representative key viewpoints was conducted using the following criteria:

- **Visibility of the Site** – the visible extent of the site footprint and prominent visible site features.
- **Visual Contrast of the Site** – the level of visual contrast between the character of the visible site features and the existing landscape.
- **Visual Effect** – summary of the alterations to specific views and to the overall existing landscape character.

The degree of visual contrast was determined based on visually referencing the photo-composite simulations and evaluating the site's visual character to determine the compatibility of the Site with the visual characteristics of the existing landscape setting. The degree of contrast was determined based on the following definitions (USDI 1986):

- **None** – The element is not visible or perceived
- **Weak** – The element contrast can be seen but does not attract attention

- **Moderate** – The element contrast begins to attract attention and begins to dominate the characteristic landscape
- **Strong** – The element contrast demands attention, will not be overlooked, and is dominant in the landscape.

A characterization of the Site's visual effect was completed for the front entrance viewpoint to determine the degree to which Site-related disturbances would create a visual change in the landscape and affect the existing level of visual quality.

3.5.1 Front Entrance Design Simulation and Visual Effects Assessment



Figure 19: Viewpoint 22A – Site Simulation, Front Entrance, Operations Year 6 (Viewing NW)

Receptors: Residents, motorists, pedestrians, and recreational users.

Visibility: The entrance to the quarry will be developed in this area at the initiation of Operations. Visible components will include a driveway, an entrance gate and sign, and well-maintained landscaping with trees (Figure 19). The entrance will be controlled by a proposed new traffic light and the installation of taper lanes and acceleration lanes on Charleston Sdrd / Regional Road 24. Adjacent to the entrance, prominent features include the grassed noise/visual barrier berms extending along Charleston Sdrd / Regional Road 24. Any internal roads, tunnels, equipment and structures within the extraction area will not be visible. In Operations Year 38, other than the growth of more mature landscape vegetation, there will be no difference in the view from Operations Year 6 as the quarry entrance and roadside berm will already be constructed.

Visual Contrast: The visible portion of the quarry entrance components is of a similar scale to other commercial and industrial developments in the Caledon rural area landscape. The built forms of the entrance structures are evident and initially may begin to attract the attention of viewers. The duration of the view for motorists is brief due to the screening effect of the grassed berms. During the initial berm construction, visual contrast will be strong temporarily; however, once the berms are vegetated and the plants begin to grow the berm grasses reduce the contrast at this viewpoint to moderate during Operations. The colour and fine texture of the berm grasses reduce the contrast within the setting and integrate effectively within the landscape. The post-rehabilitation landscape is compatible with the surrounding landscape character and visual contrast may be considered **weak**.

Visual Effect: Alteration to the existing landscape during Operations based on the introduction of earth-formed berm features to screen the proposed pit; and quarry entrance infrastructure adjacent to Charleston Sdrd/ Regional Road 24. The post-rehabilitation landscape is compatible with the surrounding landscape character.

3.5.2 Charleston Sideroad and Mississauga Road Intersection Simulation and Visual Effects Assessment

This section provides context to address CAART comments related to visual quality of the major road intersection of Mississauga Road and Charleston Side Road



Figure 20: Viewpoint 28B – Site Simulation, Operations Year 38 (Viewing SE)

The visual simulation for the intersection of Mississauga Rd. and Charleston Side Road has been updated to achieve a higher degree of visual quality. The texture of the berm grass has been revised to achieve a more natural appearance, and the view has been adjusted to remove perceived dimensional inaccuracy, providing a more realistic view of the proposed landscape, offering a higher quality vista. The proposed trees on either side of the infiltration trench were previously depicted in this image with a high degree of photo realistic quality and have not been modified. A qualitative visual effects assessment was not completed again for this simulation because the visibility, visual contrast and visual effect has not changed.

A mix of deciduous and coniferous trees would increase visual quality during winter. A commitment to a higher quality landscape, including groupings of shrubs, wildflowers, boulders, should be included.

3.5.3 Charleston Side Road and Main Street Intersection Simulation

The Charleston Sideroad and Main Street simulation, depicted in the 2023 Visual Impact Assessment report, has been reviewed to address two considerations; visual quality and the potential development of this intersection with future commercial interest that would be initiated as part of a future municipal planning process. The simulation reflects a proposal to create an acceptable visual landscape, and no rendering revisions are recommended. In addition, the recommendation to align the proposed intersection with potential future commercial and municipal upgrades would be subject to future planning studies and approvals related to the planned uses in this vicinity and further stakeholder collaboration at the time of detailed design. Future commercial uses in this vicinity are not currently permitted pursuant to the Town of Caledon Official Plan or Zoning By-Law and this is currently not applicable to the quarry visual assessment. CBM supports being engaged in any future intersection upgrades that may influence this intersection or CBM's future operations.

4 AGGREGATE RESOURCES ACT SITE PLAN RECOMMENDATIONS

Based on the VIA Addendum, and the updated conceptual front entrance design, the visual Site Plan Technical Recommendations found on Drawing 3 of 4 of the July 2025 MHBC ARA Site Plans shall be updated to include the following Technical Recommendations. These recommendations pertain to the conceptual front entrance design only which is shown on Figure 18 in the VIA Addendum.

- 1) The site entrance shall be planted with the following grasses in the areas identified on Figure 18 in the VIA Addendum:

Grass

Low maintenance basin retention native seed mixture - O.S.C. Mixture 8220

- Fowl Bluegrass (*Poa palustris*)
- Fox Sedge (*Carex vulpinoidea*)
- Virginia Wild Rye (*Elymus virginicus*)

Rural Ontario roadside native seed mixture - O.S.C. Mixture 8145

- 2% Black Eyed Susan (*Rudbeckia hirta*)
- 2% Blue Vervain (*Verbena hastata*)
- 1% Boneset (*Eupatorium perfoliatum*)
- 24% Canada Wild Rye (*Elymus canadensis*)
- 1% Dense Blazing Star (*Liatris spicata*)
- 2% Foxglove/Beardtongue (*Penstemon digitalis*)
- 20% Indiangrass (*Sorghastrum nutans*)
- 20% Little Bluestem (*Schizachyrium scoparium*)
- 2% New England Aster (*Aster novae-angliae*)
- 3% Showy Tick Trefoil (*Desmodium canadense*)
- 22% Virginia Wild Rye (*Elymus virginicus*)
- 1% Wild Bergamot (*Monarda fistulosa*)

Low growing dry prairie meadow native seed mixture - O.S.C. Mixture 8125

- Fowl Bluegrass (*Poa palustris*)
- Canada Wild Rye (*Elymus canadensis*)
- Little Blue Stem (*Schizachyrium scoparium*)
- Sand Dropseed (*Sporobolus cryptandrus*)

Bee pollinator meadow seed mixture - O.S.C. Mixture 6823

- Black Eyed Susan (*Rudbeckia hirta*) (P)
- Blanket Flower (*Gaillardia aristata*) (P)
- Borage (*Borage officinalis*) (A)
- Butterfly Weed (*Asclepias tuberosa*) (P)
- White Clover (*Trifolium repens*) (P)
- Corn Poppy (*Papaver rhoes*) (A)
- Eastern Columbine (*Aquilegia canadensis*) (P)
- Forget-me-not (*Cynoglossum amabile*) (A)
- Lance Leaf Coreopsis (*Coreopsis lanceolata*) (P)
- Lemon Mint (*Monarda citriodora*) (A)
- New England Aster (*Aster novao-angalis*) (P)

- Partridge Pea (*Chamaecrista fasciculata*) (A)
- Purple Coneflower (*Echinacea pupurea*) (P)
- Sweet Mignonette (*Reseda odorata*) (A)
- Wild Bergamot (*Monarda fistulosa*) (P)
- Wild Lupin (*Lupin perennis*) (P)

2) The site entrance shall be planted with the number and size of tree and shrub species in the areas identified on Figure 18 in the VIA Addendum.

Deciduous Trees

- White Birch (*Betula Papyrifera*)
- Balsam Poplar (*Populus Balsamifera*)
- Red Maple (*Acer Rubrum*)
- Chockcherry (*Prunus Virginiana*)

Coniferous Trees

- White Pine (*Pinus Strobus*)
- Eastern White Cedar (*Thuja Occidentalis*)re

Shrubs

- Red Osier Dogwood (*Cornus Sericea*)
- Fragrant Sumac (*Rhus Aromatica*)
- Common Juniper (*Juniperus Communis*)
- Blue Arrow Juniper (*Juniperous Scopulorum*) “Blue Arrow”

3) The site entrance simulation found on Drawing 3 of 4 of the July 2025 MHBC ARA Site Plans shall be replaced with Figure 18 of the VIA Addendum.

5 CONCLUSION

WSP is of the opinion that this VIA Addendum addresses the comments raised in the CAART/Peer Review comments table that was received March 2025 along with the final CAART Chart in August 2025. It is confirmed that the Site and Proposal will not have any unacceptable visual impacts on surrounding land uses. The Project effect will remain as a **weak** (USDI 1986) level of visual contrast with the surrounding landscape character.

In summary, based on this Visual Impact Assessment and this supporting addendum, it is concluded that:

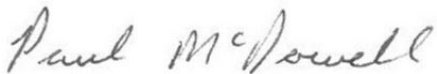
- Significant views and how they might be affected by the proposed Caledon Pit / Quarry have been considered, including the changes to the natural landscape and the cultural landscape;
- Mitigation measures such as berms, vegetation, landscaping and operational matters have been recommended to minimize visual impacts, in particular with the front entrance design.

With implementation of the recommendations, the proposed operation has been designed to not result in any unacceptable visual impacts on surrounding land uses.

Please reach out to WSP with any questions or concerns.

Signature Page

WSP Canada Inc.



Paul McDowell, Bio.Tech., Cert.GIS
Senior GIS Analyst and Visual Assessment Specialist

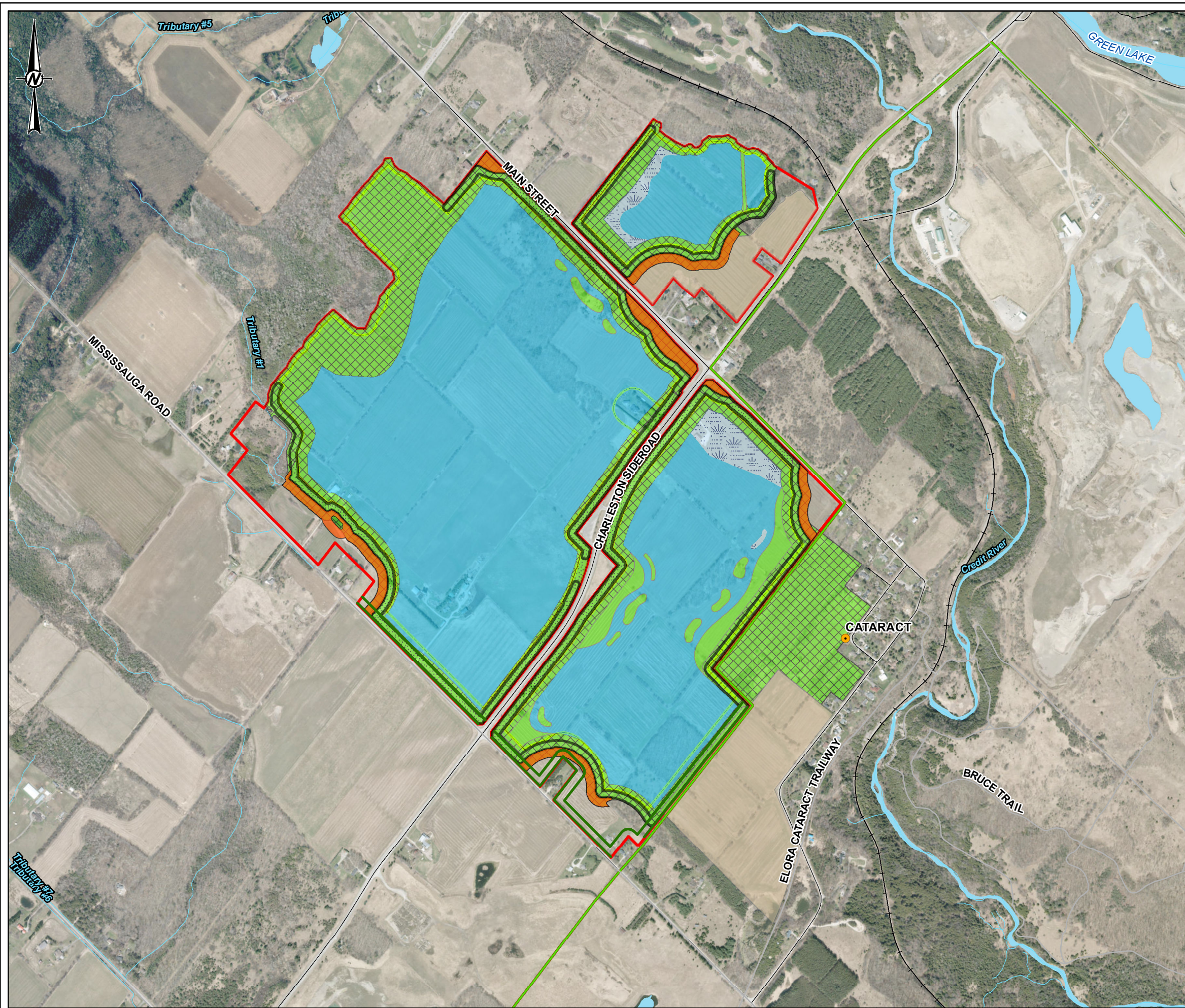


Carla Evans, Msc.Geography
Director of Spatial Information Management and Digital Design

PM/CE/ld

[https://wsponline.sharepoint.com/sites/gld-114392/project files/5 technical work/04 town of caledon peer review_2024/visual/via_addendum_peer_review_caart_2025/ca-gld-19129150-r-rev5-cbm caledon via addendum wsp report finalized oct 29 2025.docx](https://wsponline.sharepoint.com/sites/gld-114392/project%20files/5%20technical%20work/04%20town%20of%20caledon%20peer%20review_2024/visual/via_addendum_peer_review_caart_2025/ca-gld-19129150-r-rev5-cbm%20caledon%20via%20addendum%20wsp%20report%20finalized%20oct%2029%202025.docx)

APPENDIX A
FIGURES



LEGEND

- TOWN/VILLAGE
- ROAD
- RAILWAY
- TRAIL
- WATERCOURSE
- DICIDUOUS TREE PLANTING ALONG INFILTRATION TRENCH
- WATERBODY
- BERM LOCATION
- VISUAL PLANTING AREAS
- NIAGARA ESCARPMENT PLAN
- LICENCE BOUNDARY
- LIMIT OF EXTRACTION
- REHABILITATION LANDFORM AND ECOLOGICAL ENHANCEMENT AREAS**
- GRADUAL GRADE OR ISLAND
- GRASSLAND
- LAKE
- MEADOW
- WETLAND
- WOODLAND

0 500 1,000
1:12,500 METRES

REFERENCE(S)

1. BASEDATA MNRF LIO OBTAINED APRIL 2019
2. IMAGERY: SOURCES: ESRI, HERE, GARMIN, INTERMAP, INCREMENT P CORP., GEBCO, USGS, FAO, NPS, NRCAN, GEOBASE, IGN, KADASTER NL, ORDANCE SURVEY, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), (C) OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY
3. PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83
COORDINATE SYSTEM: UTM ZONE 17N

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

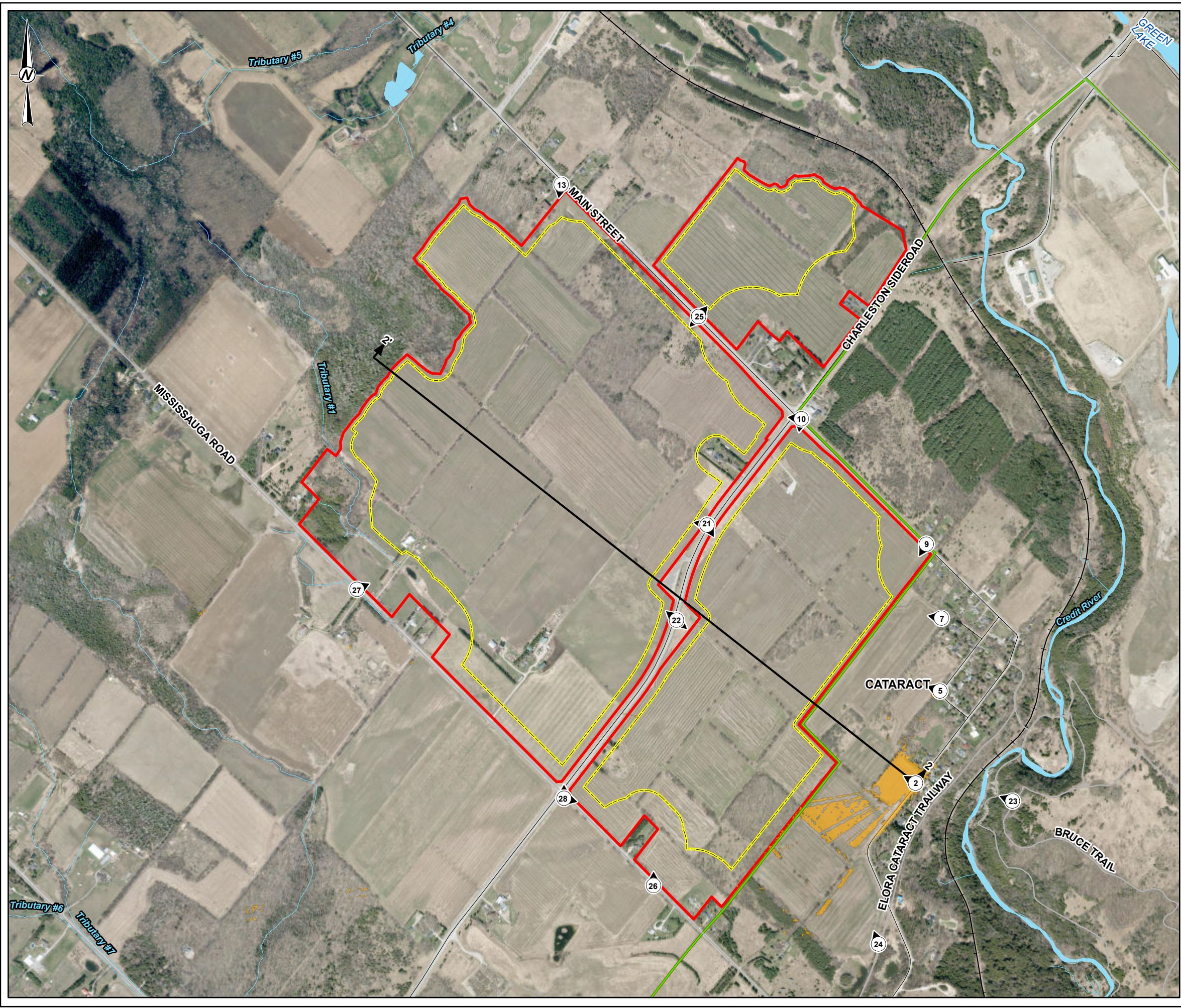
PROJECT
CALEDON PIT / QUARRY

TITLE
PLANTING AREAS

CONSULTANT	YYYY-MM-DD	2025-10-14
	DESIGNED	SO
	PREPARED	SO/PJM
	REVIEWED	CE
	APPROVED	HM

PATH: S:\Client\Water\19129150\19129150_007_VisualResponse_to_CAART_Comments\19129150_007_VisualResponse_to_CAART_Comments.mxd PRINTED ON: 2025-10-14 AT: 4:30:11 PM
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LEGEND

- TOWN
- KEY VIEWPOINT LOCATION
- ROAD
- +— RAILWAY
- WATERCOURSE
- WATERBODY
- PROJECT VISIBILITY TO VIEWPOINT
- NIAGARA ESCARPMENT PLAN
- LICENCE BOUNDARY
- LIMIT OF EXTRACTION
- CROSS-SECTION LOCATION

VIEWPOINT LOCATION	VISIBLE AREA WITHIN LIMIT OF EXTRACTION (ha)	DISTANCE (m) TO LIMIT OF EXTRACTION
2	0.00	307.13



NOTE(S)
 1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
 1. BASEDATA MNRF LIO OBTAINED APRIL 2019.2.
 2. BASE MAP: DUFFERIN COUNTY, PEEL REGION, VANTOR
 3. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

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

PROJECT
CALEDON PIT / QUARRY

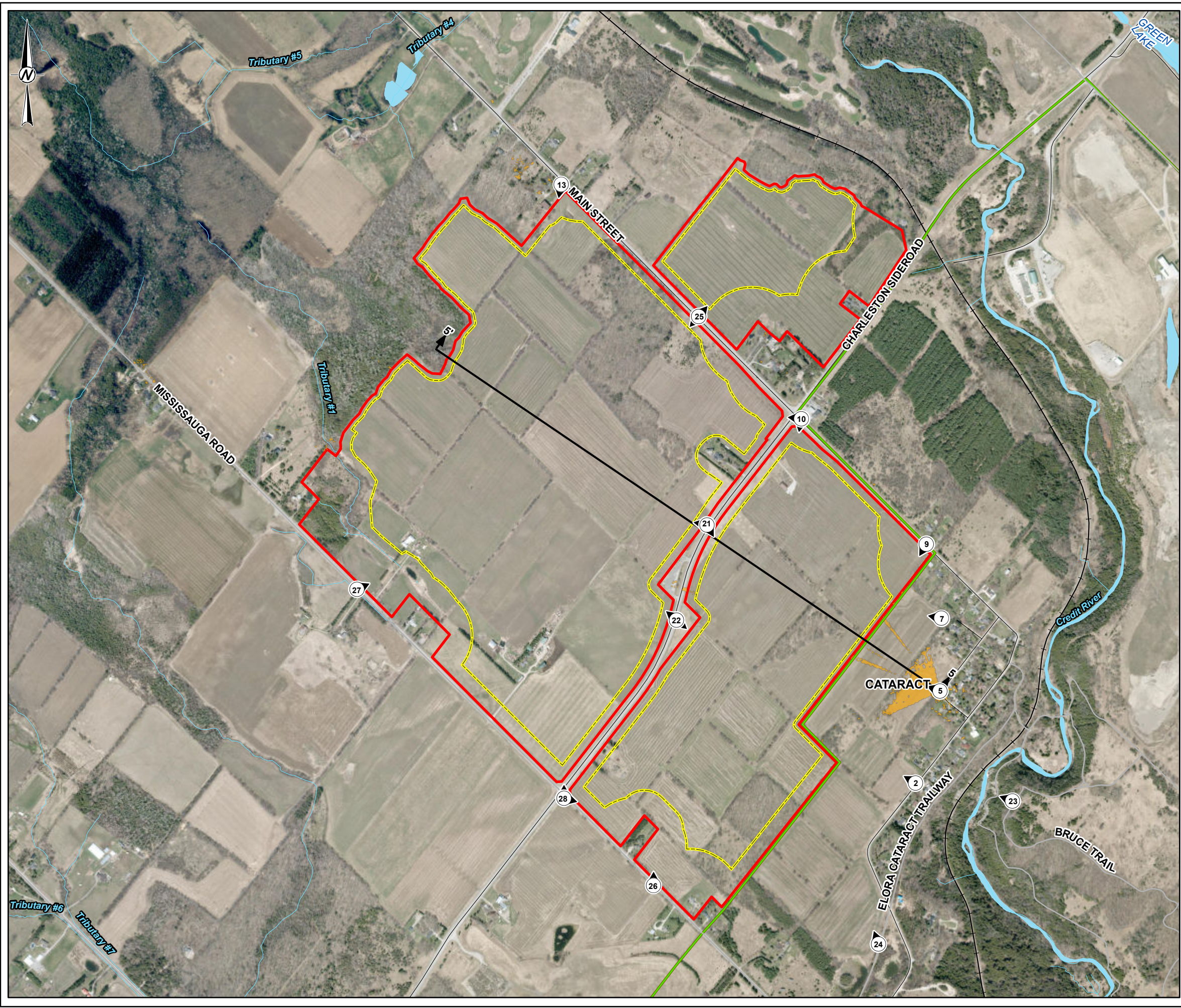
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VISIBILITY ANALYSIS FROM KEY VIEWPOINT 2 WITH NO MITIGATION DURING OPERATIONS (YEAR 38)

CONSULTANT	YYYY-MM-DD	2025-10-30
	DESIGNED	SO
	PREPARED	SO/PJM
	REVIEWED	CE
	APPROVED	DE

PROJECT NO. 19129150 CONTROL 0007 REV. 0 FIGURE 3

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B

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LEGEND

- TOWN
- KEY VIEWPOINT LOCATION
- ROAD
- RAILWAY
- WATERCOURSE
- WATERBODY
- PROJECT VISIBILITY TO VIEWPOINT
- NIAGARA ESCARPMENT PLAN
- LICENCE BOUNDARY
- LIMIT OF EXTRACTION
- CROSS-SECTION LOCATION

VIEWPOINT LOCATION	VISIBLE AREA WITHIN LIMIT OF EXTRACTION (ha)	DISTANCE (m) TO LIMIT OF EXTRACTION
5	0.00	302.84



NOTE(S)
 1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
 1. BASEDATA MNRF LIO OBTAINED APRIL 2019.2.
 2. BASE MAP: DUFFERIN COUNTY, PEEL REGION, VANTOR
 3. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

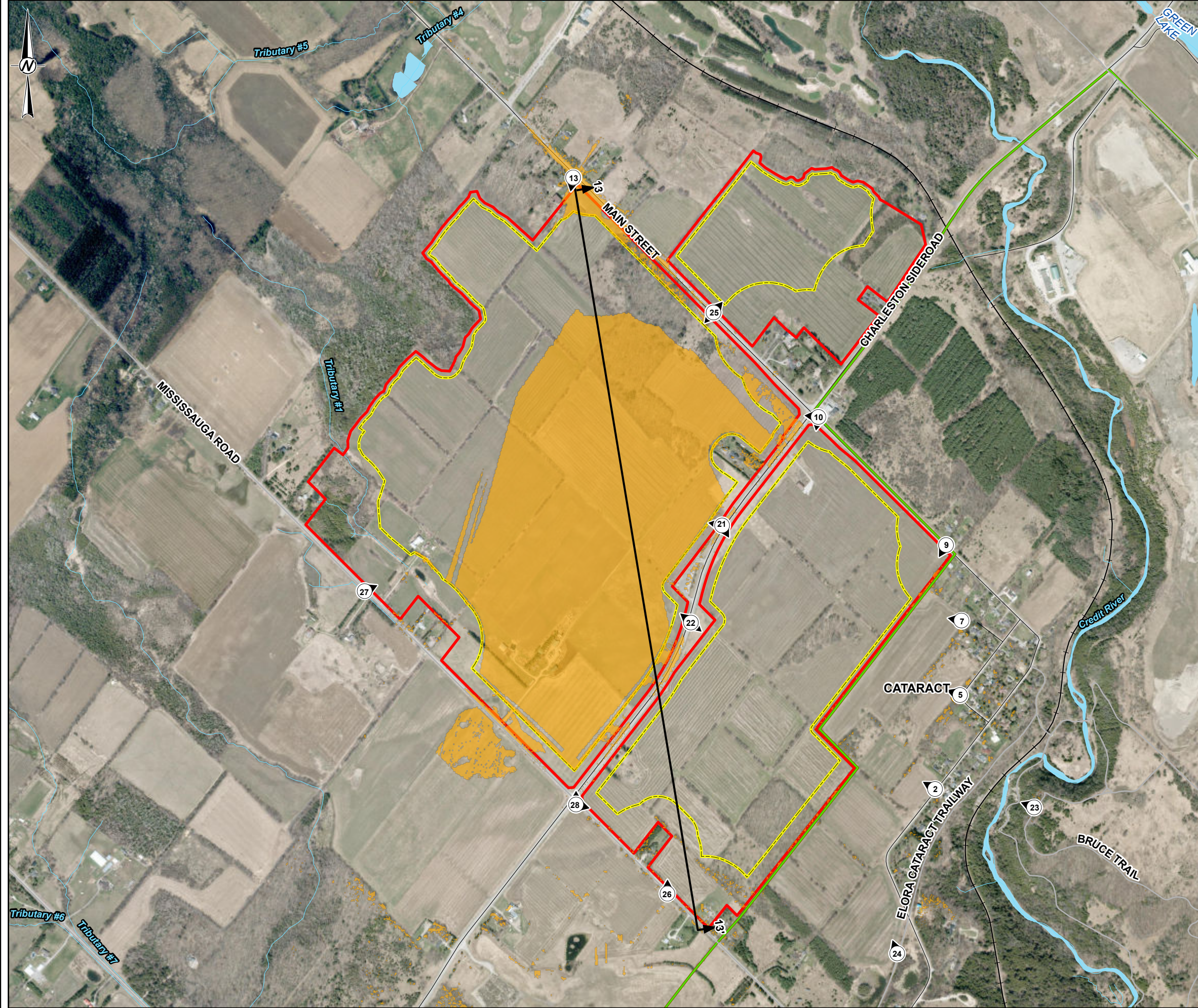
CLIENT
 CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA).
PROJECT
 CALEDON PIT / QUARRY

TITLE
VISIBILITY ANALYSIS FROM KEY VIEWPOINT 5 WITH NO MITIGATION DURING OPERATIONS (YEAR 38)

CONSULTANT	YYYY-MM-DD	2025-10-30
	DESIGNED	SO
	PREPARED	SO/PJM
	REVIEWED	CE
	APPROVED	DE



IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B



LEGEND

- TOWN
- KEY VIEWPOINT LOCATION
- ROAD
- +— RAILWAY
- WATERCOURSE
- WATERBODY
- PROJECT VISIBILITY TO VIEWPOINT
- NIAGARA ESCARPMENT PLAN
- LICENCE BOUNDARY
- LIMIT OF EXTRACTION
- ← CROSS-SECTION LOCATION

VIEWPOINT LOCATION	VISIBLE AREA WITHIN LIMIT OF EXTRACTION (ha)	DISTANCE (m) TO LIMIT OF EXTRACTION
13	75.72	103.75



NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
1. BASEDATA MNRF LIO OBTAINED APRIL 2019.
2. BASE MAP: DUFFERIN COUNTY, PEEL REGION, VANTOR
3. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT
CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA).
PROJECT
CALEDON PIT / QUARRY

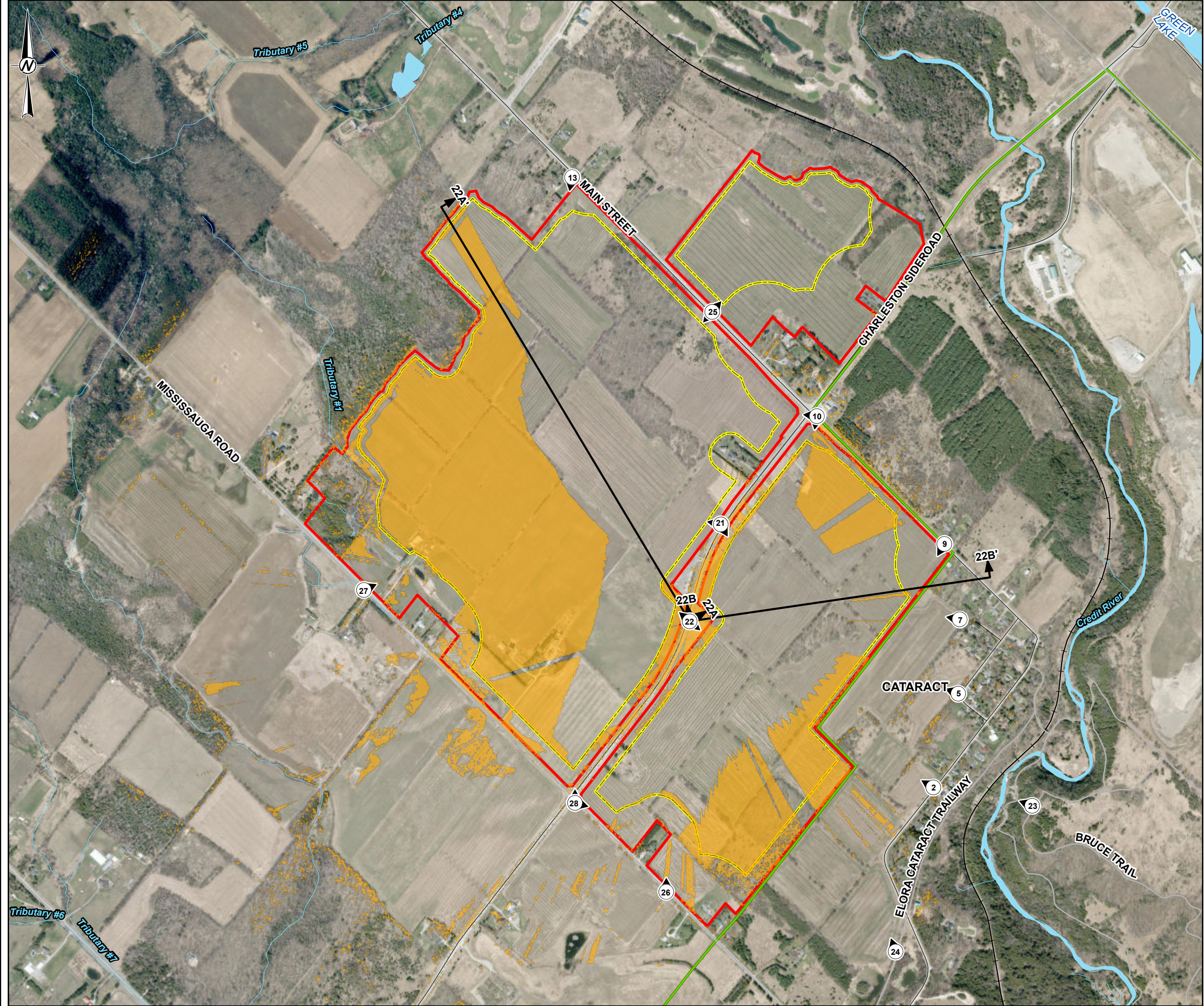
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VISIBILITY ANALYSIS FROM KEY VIEWPOINT 13 WITH NO MITIGATION DURING OPERATIONS (YEAR 38)

CONSULTANT	YYYY-MM-DD	2025-10-30
	DESIGNED	SO
	PREPARED	SO/PJM
	REVIEWED	CE
	APPROVED	DE



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IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B



LEGEND

- TOWN
- KEY VIEWPOINT LOCATION
- ROAD
- +— RAILWAY
- WATERCOURSE
- WATERBODY
- PROJECT VISIBILITY TO VIEWPOINT
- NIAGARA ESCARPMENT PLAN
- LICENCE BOUNDARY
- LIMIT OF EXTRACTION
- CROSS-SECTION LOCATION

VIEWPOINT LOCATION	VISIBLE AREA WITHIN LIMIT OF EXTRACTION (ha)	DISTANCE (m) TO LIMIT OF EXTRACTION
22	71.03	54.50



NOTE(S)
 1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
 1. BASEDATA MNRF LIO OBTAINED APRIL 20192.
 2. BASE MAP: DUFFERIN COUNTY, PEEL REGION, VANTOR
 3. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT
CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA).
 PROJECT
CALEDON PIT / QUARRY

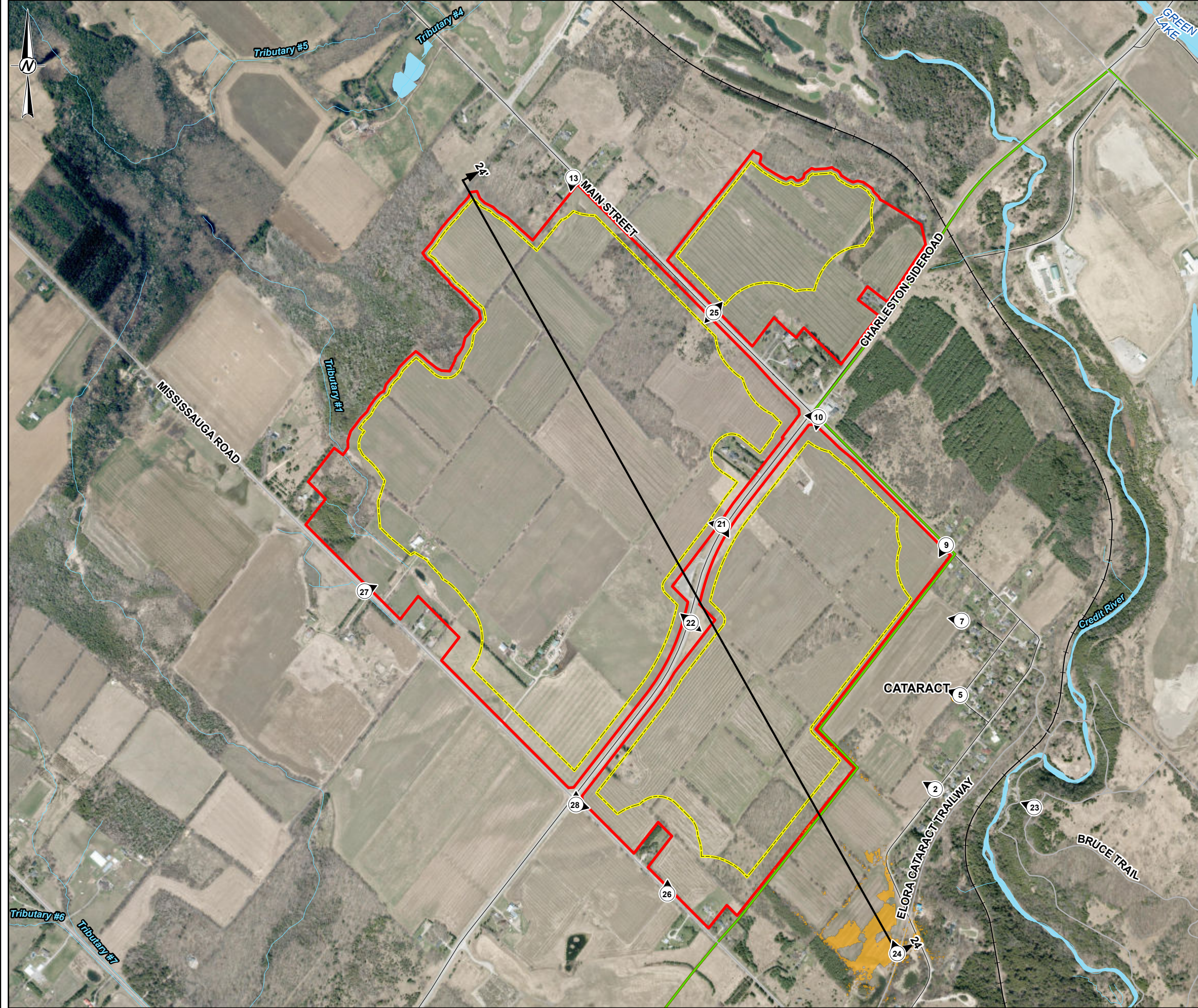
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VISIBILITY ANALYSIS FROM KEY VIEWPOINT 22 WITH NO MITIGATION DURING OPERATIONS (YEAR 38)

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DESIGNED	SO	
PREPARED	SO/PJM	
REVIEWED	CE	
APPROVED	DE	

PROJECT NO. 19129150 CONTROL 0007 REV. 0 FIGURE 10

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LEGEND

- TOWN
- KEY VIEWPOINT LOCATION
- ROAD
- +— RAILWAY
- WATERCOURSE
- WATERBODY
- PROJECT VISIBILITY TO VIEWPOINT
- NIAGARA ESCARPMENT PLAN
- LICENCE BOUNDARY
- LIMIT OF EXTRACTION
- ← CROSS-SECTION LOCATION

VIEWPOINT LOCATION	VISIBLE AREA WITHIN LIMIT OF EXTRACTION (ha)	DISTANCE (m) TO LIMIT OF EXTRACTION
24	0.00	510.29



NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
1. BASEDATA MNRF LIO OBTAINED APRIL 2019.
2. BASE MAP: DUFFERIN COUNTY, PEEL REGION, VANTOR
3. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT
CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA).
PROJECT
CALEDON PIT / QUARRY

TITLE
VISIBILITY ANALYSIS FROM KEY VIEWPOINT 24 WITH NO MITIGATION DURING OPERATIONS (YEAR 38)

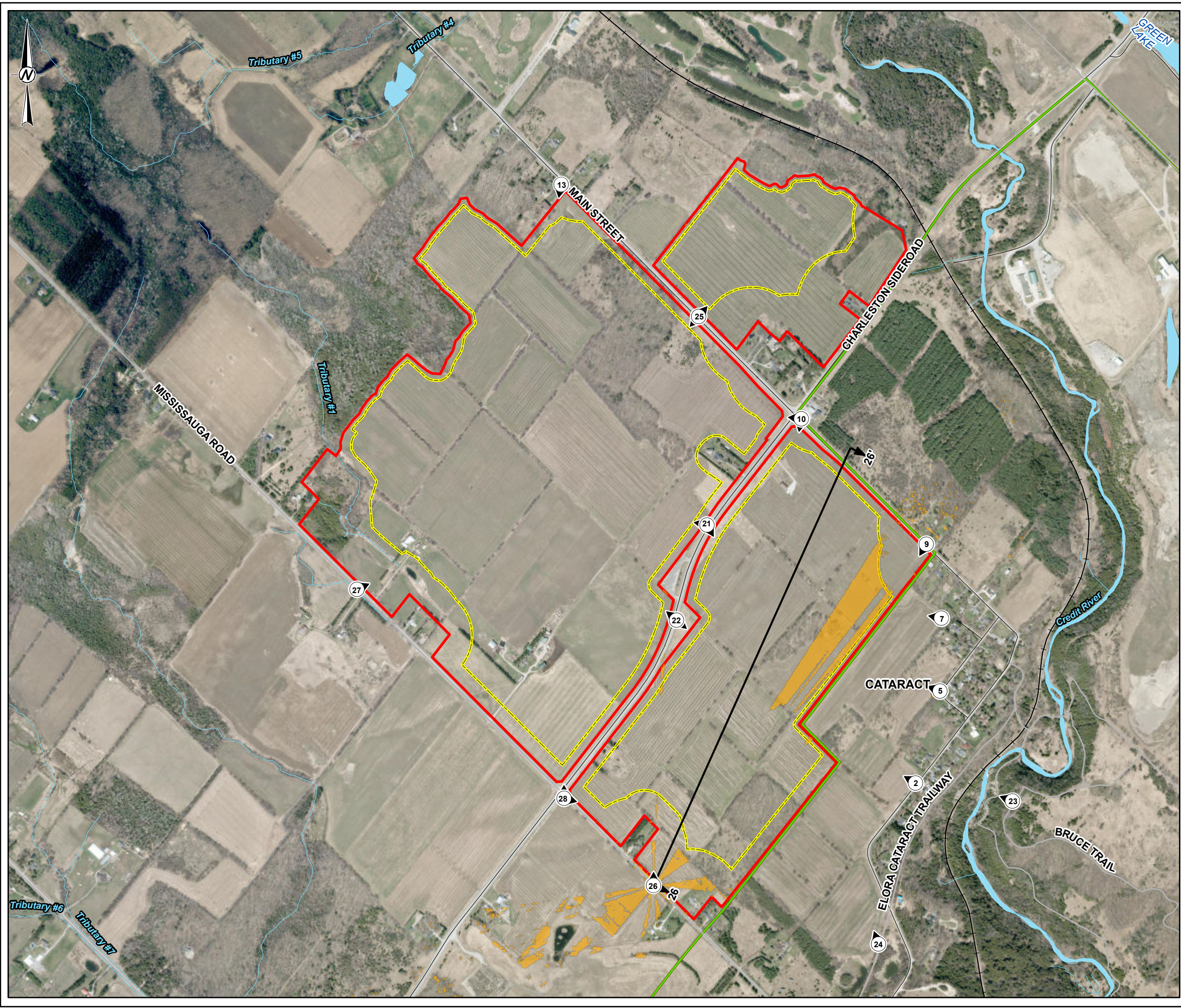
CONSULTANT	YYYY-MM-DD	2025-10-30
	DESIGNED	SO
	PREPARED	SO/PJM
	REVIEWED	CE
	APPROVED	DE

PROJECT NO. 19129150 CONTROL 0007 REV. 0 FIGURE 12

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LEGEND

- TOWN
- KEY VIEWPOINT LOCATION
- ROAD
- +— RAILWAY
- WATERCOURSE
- WATERBODY
- PROJECT VISIBILITY TO VIEWPOINT
- NIAGARA ESCARPMENT PLAN
- LICENCE BOUNDARY
- LIMIT OF EXTRACTION
- CROSS-SECTION LOCATION

VIEWPOINT LOCATION	VISIBLE AREA WITHIN LIMIT OF EXTRACTION (ha)	DISTANCE (m) TO LIMIT OF EXTRACTION
26	4.46	156.55



NOTE(S)
 1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
 1. BASEDATA MNRF LIO OBTAINED APRIL 20192.
 2. BASE MAP: DUFFERIN COUNTY, PEEL REGION, VANTOR
 3. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

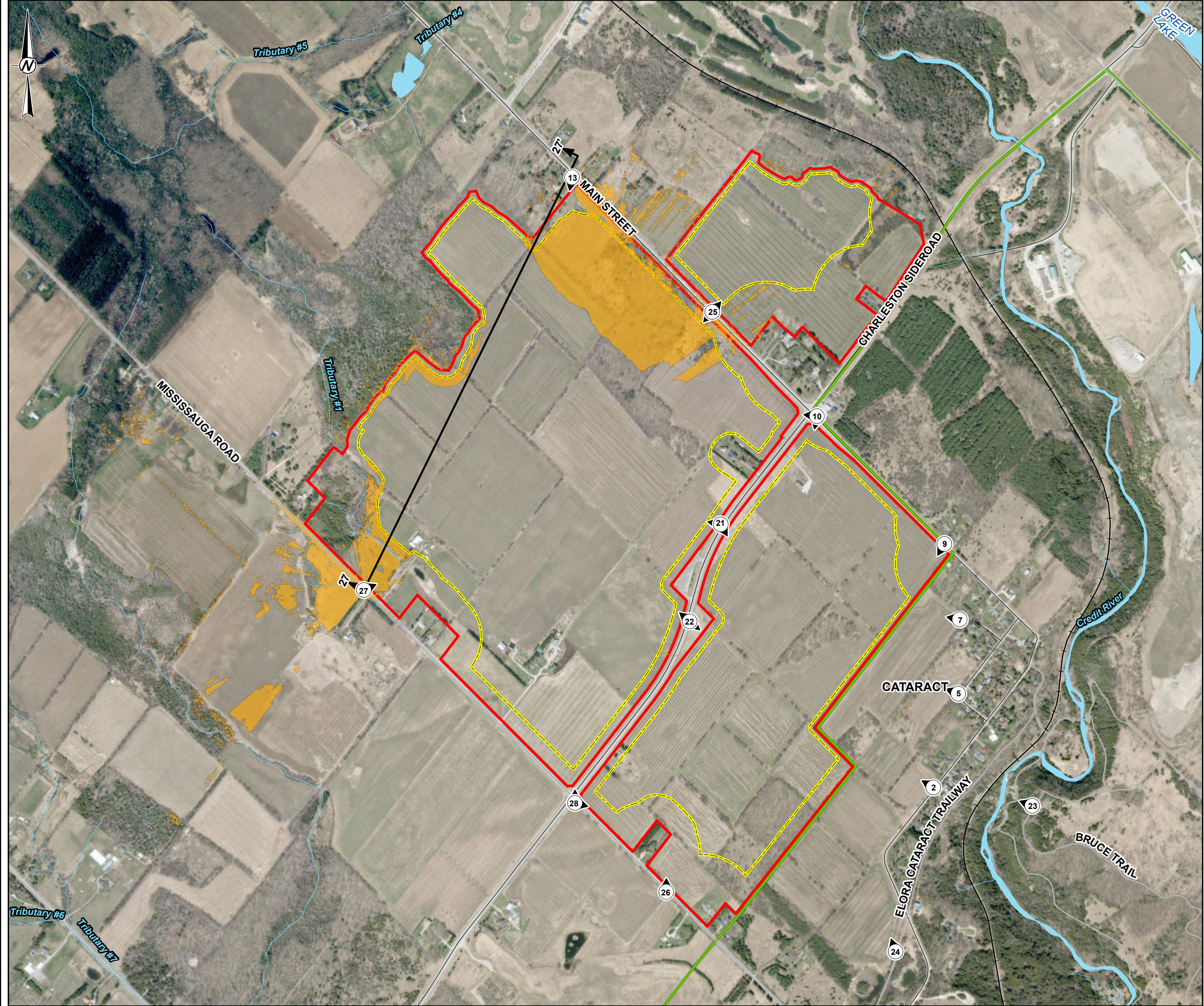
CLIENT
 CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA).
PROJECT
 CALEDON PIT / QUARRY

TITLE
VISIBILITY ANALYSIS FROM KEY VIEWPOINT 26 WITH NO MITIGATION DURING OPERATIONS (YEAR 38)

CONSULTANT	YYYY-MM-DD	2025-10-30
DESIGNED	SO	
PREPARED	SO/PJM	
REVIEWED	CE	
APPROVED	DE	



IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B



LEGEND

- TOWN
- KEY VIEWPOINT LOCATION
- ROAD
- +— RAILWAY
- WATERCOURSE
- WATERBODY
- PROJECT VISIBILITY TO VIEWPOINT
- NIAGARA ESCARPMENT PLAN
- LICENCE BOUNDARY
- LIMIT OF EXTRACTION
- CROSS-SECTION LOCATION

VIEWPOINT LOCATION	VISIBLE AREA WITHIN LIMIT OF EXTRACTION (ha)	DISTANCE (m) TO LIMIT OF EXTRACTION
27	14.68	178.10



NOTE(S)
 1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
 1. BASEDATA MNRFP LIO OBTAINED APRIL 2019.2.
 2. BASE MAP: DUFFERIN COUNTY, PEEL REGION, VANTOR
 3. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT
 CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA).
 PROJECT
 CALEDON PIT / QUARRY

TITLE
VISIBILITY ANALYSIS FROM KEY VIEWPOINT 27 WITH NO MITIGATION DURING OPERATIONS (YEAR 38)

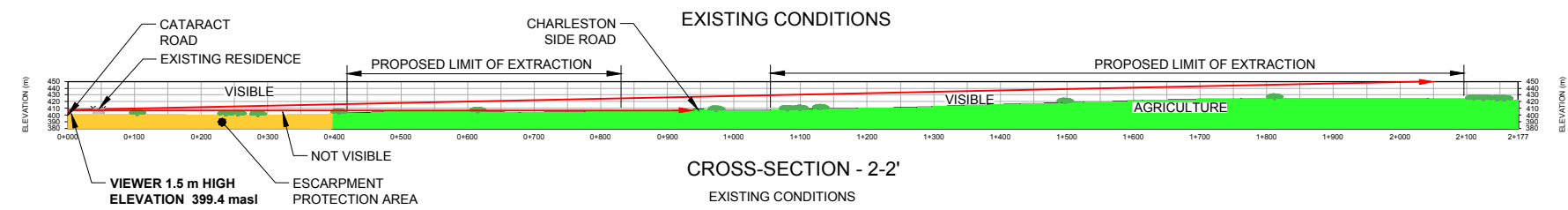
CONSULTANT	YYYY-MM-DD	2025-10-30
	DESIGNED	SO
	PREPARED	SO/PJM
	REVIEWED	CE
	APPROVED	DE



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 Date: 2025-06-06 Time: 2:02:27 PM | Printed By: wds_jahvin\lowethoms Date: 2025-06-06 Time: 2:02:03 PM



NOTE(S)
1. REFER TO FIGURE 1 FOR CROSS SECTION LOCATIONS.

- REFERENCE(S)**
1. PRELIMINARY SITE PLAN PROVIDED BY MHBC PLANNING URBAN DESIGN AND LANDSCAPE ARCHITECTURE, NOVEMBER 4, 2022
 2. DIGITAL SURFACE MODEL (DSM) SUPPLIED BY ONTARIO MINISTRY OF NATURAL RESOURCES AND FORESTRY (OMNRF)
 3. DIGITAL TERRAIN MODEL (DTM) AND IMAGERY SUPPLIED BY FIRST BASE SOLUTIONS. MARCH 9, 2020.
 4. MINE PLAN GRIDS PROVIDED BY GOLDBER ASSOCIATES LTD. OCTOBER 9, 2022.

NOT FOR CONSTRUCTION



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

PROJECT
CALEDON PIT/QUARRY

TITLE
CROSS SECTION 2-2'

	CONSULTANT	YYYY-MM-DD	2025-06-??
	DESIGNED	PM	
	PREPARED	KL	
	REVIEWED	PM	
	APPROVED	--	

PROJECT NO. 19129150	CONTROL 0007	REV. A	FIGURE 21
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