



May 1, 2017

Mr. Brian Zeman, MCIP, RPP, President
MHBC Planning
113 Collier Street
Barrie, Ontario
L4M 1H2

By email: bzeman@mhbcplan.com

Dear Mr. Zeman,

**RE: Proposed Limebeer Pit: 2nd Submission Review Comments
Official Plan and Zoning By-law Amendment Applications by Lafarge Canada Inc.
Part of Lots 14 and 15, Concession 2 W.H.S., Town of Caledon
18251 McLaren Road
File Number: POPA 14-05 & RZ 14-08**

On April 1, 2016 and September 26, 2016, the Town received documentation in response to the comments sent to you on March 25, 2015 which were in response to your initial application submission of April 30, 2014 (deemed complete on October 30, 2014). The response documents received are outlined as follows:

- Response Letter to Town of Caledon Comments, Official Plan and Zoning By-law Amendment Applications, prepared by MHBC Planning, dated April 1, 2016:
 - Proposed Lafarge Caledon Limebeer Pit: Response to Town of Caledon Hydrogeology Comments, prepared by Golder Associates Ltd., dated March 31, 2016;
 - Ministry of Environment and Climate Change (MOECC) - Aggregate Resources Act (ARA) Licence Application Comments: Source Water Protection and Air Quality, dated December 12, 2014;
 - Response Letter to MOECC Comments, prepared by MHBC Planning, dated April 1, 2016;
 - Proposed Lafarge Caledon Limebeer Pit: Response to MOECC Source Water Protection Comments, prepared by Golder Associates Ltd., dated March 31, 2016;
 - Peer Review of Air Quality Impact Assessment, OPA and Zoning By-law Amendment Applications, prepared by Novus Environmental Inc., dated August 24, 2015;
 - Ministry of Natural Resources and Forestry (MNRF) – ARA Licence Application Comments: Natural Environment and Maximum Disturbed Area/Comprehensive Rehabilitation, dated December 15, 2016;

- Response Letter to MNRF Comments, prepared by MHBC Planning, dated April 1, 2016;
- Response Letter to CVC Comments, prepared by MHBC Planning, dated April 1, 2016;
- Proposed Lafarge Caledon Limebeer Pit: Response to CVC Hydrogeology and Ecology Comments, prepared by Golder Associates Ltd., dated March 31, 2016;
- Response Letter to Niagara Escarpment Commission (NEC) Comments, prepared by MHBC Planning, dated March 11, 2016;
- Response Letter to Region of Peel Comments, prepared by MHBC Planning, dated March 11, 2016;
- Response Letter to Novus Environmental Air Quality Peer Review, prepared by MHBC Planning, dated January 7, 2016;
- Response to Limebeer Pit Peer Review of Noise Impact Study, prepared by Aercoustics Engineering Ltd., dated January 7, 2016;
- ARA Site Plans: Limebeer Pit, prepared by MHBC Planning:
 - Existing Features (1 of 4), plot date: July, 2016
 - Operation Plan (2 of 4), plot date: July, 2016
 - Rehabilitation Plan (3 of 4), plot date: July, 2016
 - Cross Sections (4 of 4), plot date: July, 2016
- Red-line Changes to Site Plan Notes in Response to Comments, prepared by MHBC Planning, dated July 15, 2016

The above-noted submission items were circulated to pertinent internal departments and external agencies for review. Comments received are outlined below:

**1. Town of Caledon, Community Services, Planning & Development – Zoning
October 6, 2016**

With respect to the draft amending Zoning By-law dated February 19, 2016:

- a) staff recommend removing *existing telecommunications tower* and *existing telecommunications building* as permitted uses. *Telecommunications Tower* and *Telecommunications Building* are not defined terms in the current Zoning By-law. In addition, telecommunications systems are federally regulated and not subject to the use standards of the zoning by-law. The existing building, should it remain, will be considered legal non-conforming;
- b) staff recommend amending the Excavation Setback special standard from “*from south lot line of Lot 14*” to “*from south lot line*”; and
- c) please provide an updated draft amending By-law that identifies the updated MX exception and EPA1-487 zone areas relative to the revised site plans.

2. Town of Caledon, Finance and Infrastructure Services, Transportation

April 3, 2017

With respect to the installation of the warning signage on Willoughby Road as per the Traffic Impact Study (TIS) recommendations, Engineering Services has no further concerns. Engineering Services has no further concerns with the applications, provided that an agreement has been executed with the applicant that requires future maintenance and restoration of the Willoughby Road crossing to be responsibility of the applicant.

Please contact Ryan Grodecki, Manager of Engineering Services at extension 4101 or ryan.grodecki@caledon.ca if you have any questions.

3. Town of Caledon, Community Services, Policy & Sustainability

March 31, 2017

The applicant should be aware that the Town is currently preparing a Rehabilitation Master Plan (RMP) for Resource Area #6 in the Town of Caledon. In view of the location of this proposed pit in Area #6, staff will require that the final rehabilitation for this pit to be integrated with the RMP for the area. The Town is therefore seeking the participation of the applicant in the RMP process to ensure that opportunities will be provided for the integration of their site within the future RMP. At the minimum, Policy & Sustainability staff request that the proposed Site Plan to be approved by the MNRF pursuant to the Aggregate Resources Act include a “condition” in the rehabilitation plan encouraging the owner(s) to make provisions at the appropriate time for the integration of this aggregate site with the RMP once completed.

Please contact Ohi Izirein, Senior Policy Planner at extension 4271 or ohi.izirein@caledon.ca if you have any questions.

4. Town of Caledon, Community Services, Planning & Development

- **Hours of Operation:** Previous Town comments requested the hours of operation be revised to eliminate Saturday operations due to the proximity of the site to the Green Lake cottage community. The revised Operations Plan notes “*To the extent feasible, the licensee will minimize operations on Saturdays during the months of July and August*” (Note 1.2.22). Town staff suggest that note 1.2.22 on the Operations Plan be further revised to indicate Saturday operations are prohibited during the seasonal period from June 1st to September 30th. Further discussion may be required to address this issue.
- **Public Liaison Committee:** The general note on the Operation Plan has been revised to reflect previous Town comments. No further concerns.
- **Development Agreement for maintenance of Willoughby Road crossing:** The applicant has agreed to enter into an agreement with the Town with respect to ongoing maintenance of this existing road crossing. This agreement is to be executed prior to Council consideration of Official Plan and Zoning By-law Amendments. No further concerns.
- **Proposed Berm Topography:** The Berm Detail shown on the Operation Plan (MHBC July 2016) includes notes and illustration which require berms to have an undulating appearance (vertically and horizontally) provided that it meets the specific minimum height elevation prescribed on the Plan. No further concerns.

- Dust Mitigation Notes: The dust mitigation recommendations noted in the Air Quality Impact Assessment have been incorporated into Note 1.2.27 C) on the Operation Plan (Page 2 of 4) as per previous Town comments. No further concerns.
- Implementation of Dust Management Plan: The Novus peer review letter dated August 24, 2015 recommended that the Dust Management Plan appended to the Air Quality Impact Assessment (Scenes Consultants, April 2014) should be embedded or directly referred-to in the Operation Plan notes. The response letter of January 7, 2016 states that the Operation Plan note 1.2.27 C) 1) already references the Dust Management Plan, stating that dust mitigation activities shall meet or exceed those specified in this plan, or any subsequent version of the plan. Staff have confirmed with Novus Environmental that their recommendation is for the Dust Management Plan to be directly embedded within the Operation Plan notes to ensure better clarity and direct implementation of these mitigation measures. Please consider embedding the Dust Management Plan recommendations into the Operation Plan notes accordingly or provide further justification as to how the current approach will effectively implement these recommendations.
- Comments requested from provincial ministries regarding ARA Licence application review: Comments from MOECC (December 12, 2014) and MNRF (December 15, 2014) regarding the related Aggregate Resources Act (ARA) licence application have been provided to the Town, as requested. We have also been copied on the responses sent by the applicant to both ministries. Comments from the MOECC requested further verification regarding the consistency of the application with the Credit Valley Source Protection Plan as well as provincial policies regarding water resource protection. Comments from the MNRF did not identify any issues with respect to water resource impacts. They did however, raise comments regarding the progression of comprehensive rehabilitation for the area and how this relates to the Limebeer Pit application. The Town also has an interest in the applicant's comprehensive/cumulative rehabilitation plans for the area, in conjunction with the Limebeer application. We are therefore looking for additional information from the applicant and further verification from MNRF to understand how cumulative rehabilitation for the area will progress in conjunction with the Limebeer application.

The Town awaits verification from the MOECC and MNRF that their comments regarding water resource protection and comprehensive/cumulative rehabilitation of the greater area have been addressed.

Comments from the following agencies are attached for your information:

5. Credit Valley Conservation - February 21, 2017
6. Region of Peel – April 12, 2017
7. Valcoustics Canada Ltd. – April 20, 2017

The following internal departments and external agencies have no further concerns with the applications:

8. Town of Caledon, Community Services, Open Space Design (November 8, 2016)
9. Town of Caledon, Community Services, Planning & Development – Engineering (October 26, 2016)

Comments from the following agencies remain outstanding:

10. Niagara Escarpment Commission

If you have any questions regarding the enclosed, please contact me at Brandon.ward@caledon.ca or at 905-584-2272 ext. 4283.

Sincerely,



Brandon Ward, MCIP, RPP
Senior Development Planner
Community Services, Planning and Development Department
TOWN OF CALEDON

Enclosure

c: Rob Hughes, Manager of Development – West
Ryan Grodecki, Manager of Engineering Services
Ohi Izirein, Senior Policy Planner
Kim Peters, Niagara Escarpment Commission
Wayne Koethe, Region of Peel
Liam Marray, CVC
Steve Strong, MNRF
John Emeljanow, Valcoustics Canada Ltd.
Chris Galway, Lafarge Canada Inc.

February 21, 2017

Ministry of Natural Resources and Forestry
Aurora District Office
50 Bloomington Road West
Aurora, ON L4G 0L8

Attention: Steve Strong
Planner

Lafarge Canada Inc
c/o MHBC
113 Collier Street
Barrie, ON L4M 1M2

Attention: Brian Zeman
President

**Re: Aggregate Resources Act Category 1 Class 'A' Pit
Below Water Licence Application
Lafarge Canada Inc. – Proposed Limebeer Pit
Part Lots 14 and 15, Concession 2 WHS
Town of Caledon**

Staff of Credit Valley Conservation (CVC) have had an opportunity to review the response letter from MHBC dated April 1, 2016 and the revised site plan printed July 2016 and provide the following comments for your consideration.

CVC has reviewed the responses with respect to hydrogeology and provide the following comments. Lafarge has agreed to use level loggers in order to collect continuous groundwater and temperature data. As result, CVC concerns ensuring that the pit is above the water table and that any potential thermal changes will be identified prior to reaching a receiver (i.e. Credit River, Green Lake and pond FM2) have been appropriately addressed.

CVC has reviewed the consultant's response with respect to hydraulic conductivity (K) and water balance have no further concerns. In addition for Green Lake, CVC has reviewed and found satisfactory the assessment of lake storage, groundwater inflow, outflow –updated explanation and a revised water

balance. As a result, CVC has no concerns with respect to hydrogeology impacts to Green Lake and associated Provincially Significant Wetland.

Lafarge met with MNR and CVC staff on October 19, 2015 to stake the boundaries of the Natural Features. The site plan has been revised in order to provide a 30 metre setback from the PSW and 10 metre setback from the Significant Woodland for the extraction limit. CVC finds these setbacks acceptable. It should be noted that temporary berms are proposed within these setbacks. Overall CVC has no objection to the temporary berms except where the berms are in close proximity to the woodland. The plan shows berms that will be approximately 2 metres high. As a result it appears that the berm will extend not only into the tree protection zone of the trees on the edge on the significant woodland but potentially extend into the significant woodland. CVC requires confirmation that the berms can be constructed so that there is sufficient space to construct the berms so that they are outside the tree protection zone.

With respect to the restoration plans, CVC has the following comments/questions:

- 1) We would recommend that all species including seed mixes and berm plantings be common native species of the watershed (Please review our website for species list and seed mixes <http://www.creditvalleyca.ca/>) and found within the adjacent natural areas (please review species list in Environment Level 1 and 2 Technical Report and Green Lake Wetland Evaluation). Where there is a need to deviate from this criteria please provide a rationale.
- 2) Nodal Plantings – CVC is supportive of the nodal planting concept. A typical would be beneficial to clearly demonstrate the concept. We would also recommend increasing the number of successional species (birch, cedar, sumac, etc.) in these nodes.

It is unclear, what the purpose of the dark green shaded area around each node. Please clarify.

We would recommend that additional nodes be added to the plan and that the nodes be moved closer together in order to more quickly create a woodland.

- 3) Row Planting – CVC would recommend that Row Planting be extended west ward from the existing boundary of the significant woodland/ANSI towards McLaren Road. This will improve the function of this significant feature and reduce the impacts of the adjacent residences. We would also recommend that larger stock be used. If larger stock is used then the number of stock can be reduced.
- 4) Wetlands – CVC is supportive of the wetland creation. We would recommend that each wetland be a minimum of 0.5 ha. In order to extend the hydroperiod of the wetlands, we would

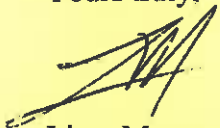
recommend that the wetlands not be de-compacted. We would also suggest that the wetlands be moved closer to the woodlands so that species can better utilize both communities.

- 5) Soils – Based on recent research undertaken by CVC staff, we would recommend that decompaction for all treed areas be 30 – 45 cm. In addition, for all treed areas we would also recommend increasing the amount of topsoil (if available) to 30 cm.

We request a meeting with the appropriate staff of MNRF and Town to discuss these comments

Please do not hesitate to contact the undersigned if you have any questions.

Yours truly,



Liam Marray
Manager, Planning Ecology

Cc; Town of Caledon
Attn: Brandon Ward
Senior Development Planner

Region of Peel
Attn: Andrea Warren
Manager of Planning

April 12, 2017

Brandon Ward
Senior Development Planner
Town of Caledon
6311 Old Church Road
Caledon ON L7C 1J6

Re: Subject: Proposed Official Plan Amendment and Rezoning
Owner: Lafarge Canada Inc.
Location: Pt. Lots 14, 15 Con. 2 W.H.S.,
18251 McLaren Road
File Numbers: POPA 14-05, RZ 14-08

I am pleased to provide you with the following comments on behalf of the Regional Municipality of Peel. Regional staff comments provided December 4, 2014 are attached to, and form part of, this letter. Regional staff wish to highlight outstanding items that remain.

Traffic Development

The applicant previously requested (correspondence attached) that the 0.3 reserve required in the Region's December 2014 letter be lifted at the Green Lake Access location. This request can be accommodated through access agreement provisions. Prior to approvals, an access agreement between the Region and the applicant is required, and we can speak to access provisions in that agreement. An agreement is being drafted by Regional staff and will be sent to the applicant for review and execution, once a draft R-Plan has been received from the applicant.

When the draft R-Plan for the remainder of the 0.3 reserve is ready for review please forward it to the Region for comment, prior to being deposited. Please note that all costs associated with the land transfer, and access agreement, are at the applicant's expense. Prior to approvals, satisfactory traffic arrangements are required.

Ground Water and Hydrogeology

Please be advised that prior to recommending approval of the Zoning By-law Amendment, an updated Hydrogeological Report must be prepared in accordance with an approved Region of Peel Terms of Reference, and must be satisfactory to the Region. For further information on the Region's requirements, please contact Luis Lasso, Project Manager - Ground Water Management, at 905-791-7800 ext 4646.

The updated Hydrogeological Report must include, at a minimum among other items, a satisfactory monitoring plan for the zone of influence (500 meters minimum) surrounding area and contingency plan.

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca

Concluding Remarks

A copy of the letter to the Ministry of Natural Resources and Forestry dated April 12, 2017 is attached for your information.

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

Sincerely,



Wayne Koethe
Development Services

cc. Steve Strong, Ministry of Natural Resources and Forestry
cc. Brian Zeman, MHBC Planning - bzeman@mhbcplan.com

April 12, 2017

Mr. Steve Strong, District Operations Supervisor
Ministry of Natural Resources and Forestry
Aurora District Office
50 Bloomington Road West
Aurora, Ontario
L4G 0L8
steven.strong@ontario.ca

**Re: Not in a Position to Provide Clearance of Aggregate Resources Act Category 1, Class 'A' Licence Application by Lafarge Canada Inc. (Proposed Limebeer Pit) Part of Lots 14 and 15, Concession 2 WHS, Town of Caledon, Region of Peel
Town of Caledon
Regional Municipality of Peel**

Dear Mr. Strong,

This letter serves as notice that the Region of Peel is not in a position to provide clearance for the above application under the Aggregate Resources Act for the above noted property.


Lafarge Canada Inc. have submitted an Official Plan/Zoning Amendment application to the Town of Caledon. The Region's interest relate to traffic, ground water and hydrogeology, and the natural heritage system. The nature of the position relates to the fact that the Official Plan Amendment has not yet been approved, and there are a couple of outstanding items required in order for the Region to be satisfied. The Region wishes to deal with all matters simultaneously and requires more time to sufficiently evaluate the licence application and the planning applications prior to the Ministry of Natural Resources issuing a decision on the licence application.

Regional staff are willing to working with the applicant, the Town of Caledon, the Ministry, and agencies on any outstanding matters.

A copy of the letters to the Town of Caledon dated December 4, 2014 and April 12, 2017 are attached for your information.

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

Sincerely,


Wayne Koethe
Development Services

cc. Brian Zeman, MHBC Planning - bzeman@mhbcplan.com
cc. Brandon Ward, Town of Caledon

April 20, 2017

Town of Caledon
6311 Old Church Road
Caledon, Ontario
L7C 1J6

Attention: Mr. Brandon Ward, Senior Development Planner
Development Approval and Planning Policy Department

**Re: Peer Review of Noise Impact Study
Limebeer Pit
Caledon, Ontario
Our File No.: 115-094**

VIA E-MAIL

Dear Mr. Ward:

We have completed our review of the following:

- “*Responses to Limebeer Pit Peer Review*”, dated 7 January 2016, prepared by Aercoustics Engineering Limited;
- “*Existing Features Plan*”, dated July 2016, prepared by MHBC;
- “*Operation Plan*”, dated July 2016, prepared by MHBC;
- “*Rehabilitation Plan*”, dated July 2016, prepared by MHBC; and
- “*Cross Sections*”, dated July 2016, prepared by MHBC.

Our comments are outlined herein.

1. The responses provided in the Aercoustics Letter of January 7, 2016 adequately address the comments and questions raised in our peer review letter of August 21, 2015.
2. Based on our review of the revised notes on the Site Plans, these modifications are recommended to be consistent with the recommendations of the noise study and the responses provided by Aercoustics:
 - In Note 1.2.20, the limit on on-site trucking should be 10 truck loads per hour and not simply 10 trucks per hour; and
 - In Note 1.2.27 A 1), sound power level should be replaced with sound pressure level.

3. Instead of proposing a noise monitoring program to confirm that off site sound exposures are in compliance with the noise guideline limits, Aercoustics has indicated that there will be annual Public Liaison Committee meetings and that LaFarge has a complaint response protocol. A copy of the complaint response protocol should be provided for review. A note will also need to be added to the drawings either referencing the noise complaint response protocol or the actual complaint response protocol should be added to the drawings.

If there are any questions or if additional information is needed, please do not hesitate to call.

Yours truly,

VALCOUSTICS CANADA LTD.

Per: 
John Emeljanow, P.Eng.

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