



March 25, 2015

Albion, 1840

Alton, 1820

Belfountain, 1825

Bolton, 1823

Caledon East, 1821

Caledon Village, 1826

Campbell's Cross, c. 1820

Cataract, 1858

Cheltenham, 1827

Claude, c. 1832

Inglewood, 1883

Mayfield West, 2006

Melville, 1831

Mono Road, 1871

Mono Mills, 1819

Palgrave, 1846

Sandhill, 1839

Terra Cotta, 1855

Tullamore, c. 1820

Victoria, c. 1850

Wildfield, 1833

Development Approval And Planning Policy

6311 Old Church Road
Caledon, ON L7C 1J6
www.caledon.ca

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

Dear Mr. Zeman,

**RE: Proposed Limebeer Pit by Lafarge Canada Inc.
Applications to amend the Town of Caledon Official Plan
and Zoning By-law 2006-50 and Aggregate Resources Act
Class 'A' – Category 1 Licence Application
Part of Lots 14 & 15, Concession 2 W.H.S.
18251 McLaren Road
Town Files: POPA 14-05 and RZ 14-08**

On April 30, 2014, the Town received applications to amend the Official Plan and Zoning By-law to permit the proposed above-water gravel pit operation by Lafarge Canada Inc. These applications were deemed to be complete on October 30, 2014. Town staff has circulated the following submission materials to internal departments and external agencies for review and comment:

- **Submission Cover Letter** prepared by MHBC Planning, dated April 30, 2014
- **Completed Application Form**, received April 30, 2014
- **Pre-submission Consultation (DART) Meeting Form**, submitted October 29, 2013
- **Aggregate Resources Act Site Plans** prepared by MHBC Planning, dated September 10, 2014:
 - Existing Features (drawing 1 of 4)
 - Operation Plan (drawing 2 of 4)
 - Rehabilitation Plan (drawing 3 of 4)
 - Cross-Sections (drawing 4 of 4)
- **Planning Report and Aggregate Resources Act Summary Statement** prepared by MHBC Planning, dated April, 2014
- **Level 1 and 2 Hydrogeological and Hydrological Technical Report** prepared by Golder Associates, dated April, 2014
- **Natural Environment Level 1 and 2 Technical Report** prepared by Golder Associates, dated April, 2014
- **Stage 1 and 2 Archaeological Assessment** prepared by Golder Associates, dated October 31, 2013 – Revised
- **Stage 3 Archaeological Assessment** prepared by Golder Associates, dated August, 2010
- **Noise Impact Study** prepared by Aercoustics Engineering Limited, dated April, 2014
- **Traffic Impact Study** prepared by Paradigm Transportation Solutions Limited, dated April, 2014
- **Visual Impact Report** prepared by MHBC Planning, dated April, 2014
- **Air Quality Impact Assessment** prepared by Senes Consultants, dated April, 2014

Comments from the following departments and agencies have been received and are attached and/or provided below for your review:

EXTERNAL (AGENCY) COMMENTS

1. Credit Valley Conservation – December 15, 2014

Please see the attached comments under Appendix 1

2. Ministry of Transportation – December 30, 2014

- 2.1 Although the subject property is located outside of the Ministry's permit control area, since the material extracted from the proposed pit will be processed and shipped from the Main Caledon Pit located at 17944 Hwy 10, the Ministry has reviewed the Traffic Impact Study (TIS) to determine if any improvements will be necessary to the existing signalized intersection on Highway 10.
- 2.2 Please note that the Ministry's Traffic Office has reviewed the submitted TIS Report and has no concerns or comments pertaining to the Hwy 10 intersection as it relates to the proposed Limebeer Pit development.
- 2.3 If you require any additional information or clarification, please contact Asia Polus at 416-235-3991 or Parshad Patel, the Permit Officer for this area at 416-235-5560.

3. Niagara Escarpment Commission – December 4, 2014

Please see the attached comments under Appendix 2

4. Region of Peel – December 4, 2014

Please see the attached comments under Appendix 3

5. Rogers Communications – December 8, 2014

Please see the attached comments under Appendix 4

The following agencies have expressed no concerns with the applications:

- Enbridge Gas Distribution Inc. (November 7, 2014)
- Hydro One Networks Inc. (November 20, 2014)
- Ontario Provincial Police, Caledon Detachment (March 2, 2015)

INTERNAL (TOWN) DEPARTMENT COMMENTS

6. Development Section, Engineering – March 5, 2015

Please be advised that DAPP Engineering has completed their review of these applications and generally would not object to their approval. However, based on my review of the Level 1 and 2 Hydrogeological and Hydrological Technical Report prepared by Golder Associates dated April 2014, very little is mentioned in the report that addresses the potential impact the future operation may or may not have on the existing domestic wells in the area, specifically those properties adjacent to Green Lake with shallow dug wells that do not have MOE well records. It may be beneficial that the applicant complete a detailed well survey of all existing properties in the immediate area that may be affected by the operation of the pit. This survey should be

completed to establish base line well conditions including determining existing water levels below existing grade, quantity of water output and a chemical and bacteriological analysis of the existing well water. The report should also provide recommended solutions in the event that the supply and quality of water is affected by the pit operation. It is also recommended that ongoing well monitoring of existing wells be performed during the operation of the pit to ensure that potential future impacts are addressed. The Town should also consider including clauses in a development agreement that addresses the above noted and consideration should be given to obtaining securities through the agreement to ensure that any mitigation work that may be required is ultimately completed by the applicant.

Please contact David Hurst, Senior Development Engineering Coordinator at extension 4187 should you have any further questions.

7. Corporate Services, Finance – March 18, 2015

- 7.1 This property is currently assessed as residential (\$1,142,813 CVA). The Town's share of taxes levied, based on the current value assessment is approximately \$3,901. The property tax account as at March 18, 2015, is current.
- 7.2 If the proposed application were to proceed as proposed the taxable assessment value of the subject property would change to reflect the change in usage and any development that occurs.
- 7.3 Any future development would be subject to Town of Caledon development charges as per By-law No. 2014-054, currently \$38.24/m² non-residential.
- 7.4 Any future development would also be subject to Region of Peel development charges which are currently \$198.41/m² non-residential or \$135.90/m² industrial; and Education development charges currently \$10.87/m² non-residential, would also be applicable. All development charges are payable prior to issuance of a building permit. Please note that the Region's development charge by-law is under review and expected to change July 2015.

Please contact Barb Johnson, Administrative Assistant at Extension 4216 if you have any further questions.

8. Policy & Sustainability, Heritage Resource Office – March 2, 2015

A Stage 1 and 2 archaeological assessment of the subject property undertaken in 2008 (Golder Associates, revised 31 October 2013) identified two pre-contact Aboriginal archaeological sites, one of which required further assessment. The subsequent Stage 3 archaeological assessment of this site conducted in 2009 (Golder Associates, August 2010) recommended that no further archaeological concerns remained on the subject property. The Heritage Resource Office concurs with this recommendation. Letters have since been received from the Ministry of Tourism, Culture and Sport (October 24, 2013 and November 20, 2013) confirming that the revised Stage 1 and 2 assessment report and the Stage 3 assessment report have been reviewed and are in compliance with provincial standards and guidelines. Accordingly, there are no further archaeological concerns with this application.

Please contact Pamela Vega, Heritage/Policy & Sustainability Assistant at extension 4232 if you have any further questions.

9. Development Section, Landscape – January 22, 2015

The first submission for the Official Plan and Zoning By-law amendment applications has been reviewed for landscaping requirements. As it relates to the Official Plan amendment or zoning, there are no landscape comments. In review of the Rehabilitation Plan drawing number 3 prepared by MHBC as part of the submission package, we offer the following comments:

- 9.1 Please add a date to the drawing for ease of tracking any revisions.
- 9.2 In the notes on "Woodland Areas" at the bottom of the drawing, there is detail on the species composition for woodland row planting and woodland nodal planting, please clarify what the specie composition will be for Successional Woodland Areas as identified in the legend.
- 9.3 The proposed deciduous tree composition in the woodland row planting consists of Trembling Aspen and Sugar Maple. Trembling Aspen is an exceptional tree in the creation of a woodland as it works as a "nurse tree" until other species shade it out such as the Sugar Maple. Once the Sugar Maple establishes it will be the dominant deciduous tree in the Woodland Row Planting Area. It would be preferable if the woodland planting composition included a couple more deciduous tree species to diversify the deciduous composition within the woodland. More diversification will also ensure the long term sustainability of the woodland should such pest invasions such as the Asian Long Horn Beetle find their way into Caledon and attack the maple tree population.
- 9.4 The grassland seed mix includes both red and white clover in the seed mix. Both red and white clover is classified as invasive species by the conservation authorities. Please replace the clover seed with native species.
- 9.5 Please provide a copy of the final Rehabilitation drawing(s) that include the MNRF approval stamp on them.

Please contact Janet Sperling, Senior Landscape Architect at extension 4236 if you have any questions.

10. Public Works, Engineering Services – November 21, 2014

The Public Works Department, Transportation Engineering division has reviewed the Transportation items from the noted application and provides the following comments:

- The Traffic Impact Study (TIS) methodology and conclusions are accepted. A peer review of this document is not required.
- The Applicant is to install the recommended warning signage on Willoughby Road as per the TIS (page ii) immediately.
- The Applicant will be responsible for the crossing at Willoughby road and any restorations required from degradation to the roadway relating to operational and inter-pit haulage activities.

Please contact Ryan Grodecki, Supervisor of Transportation Engineering at extension 4101 if you have any further questions.

11. Development Section, Zoning - November 13, 2014

- 11.1 It does not appear that a zoning justification has been received. The applicant is reminded that the zoning justification must include information identifying a currently exiting

exception zone that would be the closest fit the proposal along with justification as to why the existing zone standards cannot be met.

- 11.2 It does not appear that the buildings will comply with the rear setback standards for the MX zone. Confirmation is requested as to whether the existing buildings and structures are to be demolished. If not, details regarding heights etc. is required. If they are to be demolished, confirmation is requested in writing.
- 11.3 It does not appear that driveway setback complies.
- 11.4 Insufficient information is provided to confirm compliance with parking space and planting strip standards. Staff cannot confirm that the proposed by-law will ensure compliance.

Please contact Sandra Morrison, Zoning Administrator at extension 4241 if you have any further questions.

12. General Planning Comments:

- 12.1 The proposed Hours of Operation are 7:00 a.m. to 7:00 p.m. Monday to Saturday. Notwithstanding that the Planning Report states that Saturday operations will be typically limited, Saturday operations should be prohibited. The site is adjacent to the Green Lake cottage community which may be more sensitive to weekend operations during the seasonal months (spring to fall). Given that this site will serve as a feeder operation to the Caledon Main Pit, a prohibition on Saturday operations would be reasonable, since the Caledon Main Pit is currently permitted to operate on Saturdays and any material extracted from the Limebeer site during weekdays could be stockpiled, processed and/or shipped from the Caledon Main Pit on Saturdays.
- 12.2 The final sentence in Note 1 (General Notes) on the Operation Plan should be revised for clarity to state: "*...The PLC is intended to provide a forum for dialogue and exchange of information between the Green Lake Cottage Association and the Licensee relative to ongoing operations and rehabilitation efforts for the site.*"
- 12.3 Section 5.2 of the Traffic Impact Study states that in order to maintain the safe operation of the inter-pit haul route crossing of Willoughby Road, Lafarge should commit to providing on-going maintenance of this crossing and on-going monitoring should also be undertaken. Lafarge will therefore be required to enter into a development agreement with the Town which will implement these ongoing monitoring and maintenance requirements for the Willoughby Road crossing, in addition to the sign installation requirements noted in the report.
- 12.4 The proposed berms around the perimeter of the site should be constructed to give the appearance of a natural, rolling landform feature, as opposed to a linear, artificially-created landform. This is particularly important for the proposed berms adjacent to McLaren Road and Charleston Sideroad where the site will be most visible to the travelling public. A note and/or schematic detail/figure which illustrates and/or describes this berm construction approach should be provided on the Operation Plan.
- 12.5 Additional notes are to be added to the Operation Plan which implement the recommendations found under Section 10.0 (6th paragraph) of the Visual Impact Report regarding maintenance and monitoring of planted trees during the initial years of operation. Further comments regarding the Visual Impact Report will be provided pending the completion of a peer review of this report.

- 12.6 Note D (Technical Recommendations – Dust) on the Operation Plan states that dust mitigation activities on site shall meet or exceed the dust management plan dated April, 2014 prepared by Senes Consultants. Please consider adding additional notes to the Operation Plan where feasible, which better implement the specific recommendations noted in this report. In particular, recommendations regarding the application of water, or an alternative MOE-approved dust suppressant (i.e calcium chloride), limiting vehicle travel speed within the site, and implementation of the environmental complaint and response procedure should be specifically referenced in the notes on the plan. This would provide for specific and clear implementation of these mitigation measures. Additional comments regarding the Air Quality Impact Assessment will be provided pending the completion of the peer review of this report.
- 12.7 The Town requires written verification from the Ministry of Natural Resources and Forestry and the Ministry of the Environment that the Level 1 and 2 Hydrogeological and Hydrological Technical Report is satisfactory to confirm that there will be no adverse impacts to groundwater and in particular, confirm that there will be no impacts to domestic wells in the area. Please provide copies of correspondence received from these Ministries through their review of the ARA Licence application.

The following Town departments have expressed no concerns with the applications:

- Parks and Recreation (December 2, 2014)
- Development Section, Urban Design (December 8, 2014)

Please note that comments from the following external agencies and internal departments remain outstanding:

- Ministry of the Environment and Energy
- Ministry of Municipal Affairs and Housing
- Municipal Property Assessment Corporation (MPAC)
- Town of Caledon, Planning Law Office

Comments from these departments/agencies will be provided to you once they are received. However we encourage you to follow-up directly with those outstanding departments/agencies.

Based on the comments provided herein, a resubmission is required. This resubmission must be accompanied by a covering letter which specifically notes how each of the comments provided herein are addressed in the accompanying resubmission materials. Please note that this re-submission will be re-circulated to pertinent external agencies and internal departments for further review and comment.

If you have any specific questions regarding any staff comments provided, please contact the staff member directly.

Yours truly,



Brandon Ward, MCIP, RPP
Senior Development Planner

C (email only). Barb Johnson, Administrative Assistant
David Hurst, Senior Development Engineering Co-ordinator
Janet Sperling, Landscape Architect
Paula Strachan, Senior Development Planner / Urban Designer
Brian Baird, Parks Manager/Landscape Architect
Patricia De Sario, Solicitor / Manager of Planning Law
Sally Drummond, Heritage Resource Officer
Saundra Morrison, Zoning Administrator
David Loveridge, Director of Public Works
Brock Criger, Region of Peel
Liam Marray, CVC
Steve Strong, Ministry of Natural Resources and Forestry
Kim Peters, NEC
Rob Hughes, Manager of Development – West
Mal Wensierski, Lafarge Canada Inc.

Appendix 1

**Credit Valley Conservation
December 15, 2014**



December 15, 2014

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

Attn: David Murphy
Aggregate Inspector

Re: Objection to
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) has had an opportunity to review the above-noted application and we provide the following for your consideration:

CVC **objects** to the application on the basis that technical matters remain unresolved. CVC is still reviewing the technical information provided by the proponent in support of the application.

The subject property contains and is adjacent to Green Lake and associated natural areas. These areas have been designated as part of Green Lake Provincially Significant Life Science ANSI, and Provincially Significant Green Lake Wetland by the Province of Ontario. In addition, Green Lake is identified as fish habitat and portions of the area are Significant Wildlife Habitat and Significant Woodlands. The Credit River and Caledon Creek which are significant cold water watercourses are located approximately 340 m and 650 m from the property respectively.

The boundaries of the significant natural features need to be staked in the field by the appropriate agencies and appropriate buffers established. This type of extraction may have the potential to alter the groundwater levels, water quality and temperatures and thereby cause impacts to both adjacent and nearby significant natural features that have groundwater linkages.

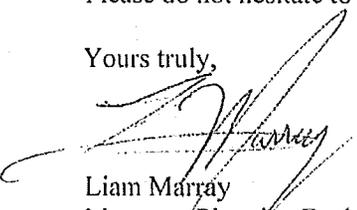
CVC staff are continuing our review of the submitted documentation and are willing to work with the proponent, Town of Caledon, Region of Peel and Ministry of Natural Resources and Forestry to resolve any outstanding issues.

December 15, 2014

Re: Objection to
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

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

Yours truly,



Liam Marray
Manager, Planning Ecology

cc: Town of Caledon
Attention: **Brandon Ward**
Senior Development Planner

Region of Peel
Attention: **Brock Criger**
Manager

Lafarge Canada Inc
c/o MHBC Planning
113 Collier Street
Barrie, Ontario
L4M 1H2
Attention: **Brian Zeman**

Appendix 2

**Niagara Escarpment Commission
December 4, 2014**

Niagara Escarpment Commission

232 Guelph St.
Georgetown, ON L7G 4B1
Tel: 905-877-5191
Fax: 905-873-7452
www.escarpment.org

Commission de l'escarpement du Niagara

232, rue Guelph
Georgetown ON L7G 4B1
No de tel. 905-877-5191
Télécopieur 905-873-7452
www.escarpment.org



December 4, 2014

BY EMAIL

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

**Re: Official Plan and Zoning By-law Amendment Applications by Lafarge Canada Inc.
Proposed Limebeer Pit
Parts of Lots 14 and 15, Concession 2 W.H.S., Town of Caledon
18251 McLaren Road
File No. POPA 14-05 and RZ-14-08**

Staff of the Niagara Escarpment Commission (NEC) has reviewed the above-mentioned applications, and offers the following comments:

Niagara Escarpment Plan Area

Staff acknowledges that the proposed pit lies outside, but directly adjacent to the Niagara Escarpment Plan (NEP) Area. As such, the NEC has an interest in ensuring that the proposed pit will not have a negative impact on lands in the NEP Area. Staff has therefore reviewed the applications with both environmental and visual considerations in mind.

Visual Impact Assessment & Operation Plan

NEC staff notes there is no new planting proposed in conjunction with the construction of the berm along McLaren Road. Staff recommends that this be undertaken to enhance the appearance of the berm. Tree planting between McLaren Road and the berm would result in visual improvements, and could be retained once extraction is complete and the berm is removed. Staff also recommends that the berm be designed to undulate both vertically and horizontally so it appears more natural on the landscape.

In addition, staff recommends that only Ontario-native tree species be planted, which would eliminate Colorado blue spruce from the planting plan.

.../2

Site Rehabilitation

Staff recommends that the Town of Caledon seek a commitment from the proponent to transfer the lands to public ownership once extraction is complete and the ARA licence is surrendered. This is in keeping with the Greenbelt Plan, which encourages operators to consider and provide for public access to former aggregate sites upon final rehabilitation (Greenbelt Plan, Section 4.3.2.7). This could be explored in conjunction with the proposed comprehensive master rehabilitation plan for the Caledon Village area.

The site rehabilitation plan could also be enhanced by including tree planting along McLaren Road. As suggested above, trees planted between McLaren Road and the berm during the operational phase could be retained as part of the site rehabilitation plan.

Environmental and Hydrogeology Technical Reports

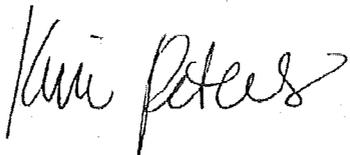
Given that the adjacent NEP Area is industrial in nature, NEC staff does not anticipate that the extraction of aggregate will have a negative ecological impact on NEP lands. Likewise, since extraction is not proposed below the water table, staff does not anticipate any negative hydrogeological impacts on NEP lands.

Conclusions

NEC staff does not object to the proposed official plan or zoning by-law amendments, but does recommend that improvements be made to the landscaping plans for both the operational and site rehabilitation plans. These improvements will further minimize negative visual impacts from McLaren Road, and will provide additional ecological benefits. As well, the commitment to the transfer of the lands to public ownership after rehabilitation should be a preferred after use for the property.

Please continue to keep the NEC informed of the status of these applications.

Sincerely,



Kim Peters, MCIP, RPP
Senior Strategic Advisor

- c. Niagara Escarpment Commission
Josh Campbell, Credit Valley Conservation
Brock Criger, Region of Peel
Steve Strong, MNRF, Aurora District

Appendix 3

**Region of Peel
December 4, 2014**

December 4, 2014

Mr. Brandon Ward
Senior Planner
Town of Caledon, Town Hall
6311 Old Church Road
Caledon, Ontario
L7C 1J6

Dear Mr. Ward

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.

Proposal and Location

Lafarge Canada Inc. (Lafarge) proposes to amend the Caledon Official Plan and zoning by-law for a proposed gravel pit operation referred to as the Limebeer Pit. The subject lands are approximately 44.8 hectares (110.7 acres) in area and are located at the southeast corner of the intersection of Charleston Sideroad (Regional Road 24) and McLaren Road, west of Green Lake in the Town of Caledon. This property is also known municipally as 18251 McLaren Road.

The Limebeer Pit will be a functional expansion of the Caledon Main Pit operation which is located adjacent to the southeast of the subject lands. Aggregate materials that are extracted from the Limebeer site will be transported by the existing internal road system to the Caledon Main Pit processing area. Following processing, the materials will be trucked off site via the existing signalized driveway access onto Highway 10.

Official Plan Amendment and Rezoning Applications

The Official Plan amendment proposes to redesignate the subject lands from Rural to Extractive Industrial "A" Area and Environmental Policy Area. The accompanying zoning amendment will rezone the lands from Agriculture (A1) to Extractive Industrial (MX-X) and Environmental Policy Area 2 (EPA1, EPA2).

Public Works

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

Aggregate Resources Act Application

Lafarge has also applied to the Ministry of Natural Resources and Forestry (MNR) for a license for the Limebeer lands.

Peel Region Official Plan

Peel Region's Official Plan Schedule C identifies the subject lands as a High Potential Mineral Aggregate Resource Area. It is an objective of the Regional Plan to protect as much of our mineral aggregate resources as possible to meet our resource needs. The Regional Plan also recommends progressive rehabilitation of extraction areas and recognizes the mandates of the Ministry of Natural Resources and Forestry and our conservation authorities in mineral aggregate extraction.

An amendment to the Peel Region Official Plan is not required to accommodate this local official plan amendment and rezoning.

Peel Region Transportation Division Comments

Peel Region's Transportation Division noted their support for Lafarge's Traffic Impact Study dated April, 2014. Transportation staff noted that an Access Agreement will be required to be registered on title with respect to the restriction of use of, and access onto, Charleston Sideroad. This agreement will include provisions stating that no vehicles related to the operation of the gravel pit will use Charleston Sideroad. Transportation staff will request gratuitous dedication of a 0.3 m reserve along the Charleston Sideroad frontage except at the approved access location. A satisfactory draft Reference Plan will be required prior to the plan being deposited.

We expect these transportation concerns to be resolved at the site plan stage of development.

Ministry of Natural Resources and Forestry, Credit Valley Conservation Comments

We recommend that you consult with Ministry of Natural Resources and Forestry and Credit Valley Conservation staff regarding the identification and protection of Area(s) of Natural and Scientific Interest and Provincially Significant Wetlands on and adjacent to the subject lands.

Peel Region Integrated Planning Division Comments

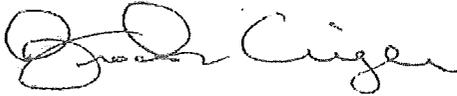
Comments from Gail Anderson, Principal Planner with our Integrated Planning Division are attached for your consideration.

Public Works

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

I would be pleased to provide you with clarification of the foregoing comments or with further Regional comments on these applications at your request.

Yours truly,

A handwritten signature in black ink, appearing to read "Brock Criger". The signature is fluid and cursive, with the first name "Brock" being more prominent than the last name "Criger".

Brock Criger M.Sc.Pl., M.C.I.P., RPP
Manager
Development Services

Public Works

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

To: Brock Criger, Manager
From: Gail Anderson, Principal Planning
cc: Mark Head, Manager
Melanie William, Principal Planner
Date: November 20, 2014
Subject: Comments on the Lafarge Limebeer Application
Our File:

Thank you for the opportunity to provide comments on the proposed Lafarge Limebeer Pit application background studies. Integrated Planning staff have reviewed the Environmental Level 1 and 2 Technical Report and the Level 1 and 2 Hydrogeological and Hydrological Technical Report and provide the following comments.

Context: Regional Official Plan Policies

The Region of Peel Official Plan (ROP) recognizes the importance of protecting mineral aggregate resources and permitting extraction inside of the areas identified as High Potential Mineral Aggregate Areas. The ROP balances the demand for, and economic benefit of resource extraction with the protection of communities, natural environment, cultural heritage and other resources. This balance is achieved through policies which prohibit extraction in the Core Areas of the Greenland System, the Escarpment Protection Area of the Niagara Escarpment Plan and other environmental features as defined in the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan. These prohibitions are detailed in policy 3.3.2.3. When extraction has occurred, the ROP promotes progressive rehabilitation, as stated in policy 3.3.2.8.

Comments: Environmental and Agricultural Impact

Staff reviewed the above noted environmental, hydrogeological and hydrological reports in relation to their adherence to the ROP environmental and agricultural policies. The Operation Plan and Rehabilitation Plan were also reviewed.

IPD staff are satisfied that the proposed extraction limit does not include Prime Agriculture lands (as shown on Schedule B of the ROP), nor interferes with, any features that are designated Core Areas of the Greenland System or significant woodlands as defined by the Greenbelt Plan.

In relation to the Region's Source Water Protection mapping, the site and extraction area falls within an area identified as being a Highly Vulnerable Aquifer (an aquifer that can be easily changed or affected by contamination) and Significant Groundwater Recharge Area (the area where an aquifer is replenished). IPD staff note that there are no regional wells located on or directly adjacent to the site.

IPD staff acknowledge the report's finding that no groundwater or surface water quantity impacts are expected. However, staff recommends ensuring that Credit Valley Conservation (CVC) is satisfied with the results of these studies.

In regard to the rehabilitation plan, staff are satisfied that the proposed post-extraction rehabilitation plan has been designed to fit the overall regional context and complement the existing topography and terrestrial and aquatic features in the area. Again, it is recommended that any concerns raised by the CVC be noted and addressed.

Appendix 4

**Rogers Communications
December 8, 2014**

Rogers Communications
8200 Dixie Road
Brampton, Ontario L6T 0C1

Attention: Brandon Ward
Senior Development Planner
Town of Caledon

Re: Official Plan and Zoning By-Law Amendment Applications by Lafarge Canada Inc.
Proposed Limebeer Pit
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

Dear Mr. Ward,

Please find following comments on behalf of Rogers Communications (Rogers) regarding the above application file.

Rogers currently leases land from Lafarge at 17999 McLaren Road, Caledon for an existing (in-service) guy-wire telecommunications tower. As a result of Lafarge's application (if successful), we will be required to relocate this tower. While Rogers has no objection to the application for the proposed Limebeer Pit works, the application directly affects our existing tower C0722 and as such, will require significant capital expenditure not previously expected or budgeted for.

Rogers and Lafarge have come to a short-term agreement to allow the tower to remain in its existing location through 2015. Following that time period, the tower must be decommissioned and a new tower erected at an alternative, to-be-determined site on the same Lafarge property.

While Rogers recognizes that this activity would ordinarily require a full public consultation process, we respectfully remind the Town of Caledon that the tower went through due course at the time of original application for concurrence and no details for this tower, outside of location, will be altered. Any potential delays to the re-building of this tower and resulting breaks in service due to extended municipal or public consultation will cause undue hardship to the Caledon community and local businesses relying on this Rogers Network.

We are eager to work with the Town of Caledon to ensure a smooth and fair process and to see that the end result is one of mutual benefit to the Town, its residents and Rogers Communications. We would like to ensure continued partnership, prosperity and connectivity.

Kind Regards,
Giorgio Abbondi

Manager, RE Acquisition & Municipal Affairs
Rogers Communications

LIVE LIKE NEVER BEFORE™

