



Mayor A. Groves
Councillor N. de Boer
Councillor C. Early
Councillor L. Kiernan
Councillor D. Maskell
Councillor C. Napoli
Councillor T. Rosa
Councillor M. Russo
Councillor D. Sheen

Chief Administrative Officer: C. Herd
Director, Corporate Services / Town Clerk: L. Hall
Coordinator, Council and Committee Services: A. Ham
Manager, Development, Planning: S. McVittie
Director, Planning / Chief Planner: A. Minichillo
Deputy Clerk, Council and Committee Services: P. Trafford

CALL TO ORDER

Chair N. de Boer called the meeting to order at 7:21 p.m.

INDIGENOUS LAND ACKNOWLEDGEMENT

Chair N. de Boer delivered the Indigenous Land Acknowledgement.

DISCLOSURE OF PECUNIARY INTEREST

None.

PUBLIC MEETING

Chair N. de Boer advised that the purpose of the public meeting is to obtain input from the public. He noted that questions, concerns, appeal information or requesting further notification regarding any of the proposed applications can be directed to the Town's Council and Committee Services Division by email to agenda@caledon.ca or by phone at 905.584.2272 ext. 2366.

Proposed Official Plan Amendment and Zoning By-law Amendment for the area of Mississauga Road, Main Street, and Charleston Sideroad, Ward 1.

Chair N. de Boer confirmed with Stephanie McVittie, Manager, Development for the Town's Planning Department that notification was conducted in accordance with the *Planning Act*.

Karen Bennett, Glen Schnarr and Associates Inc., provided a presentation regarding the Proposed Official Plan Amendment and Zoning By-law Amendment for the area of Mississauga Road, Main Street and Charleston Sideroad in Ward 1. Ms. Bennett provided an overview of St. Marys Cement Inc. and outlined the need for aggregate to support the construction of housing, roads, highways and critical infrastructure. She stated that the subject lands are located at the northwest, northeast and southwest intersection of Regional Road 24 (Charleston Sideroad) and Regional Road 136 (Main Street) in the Town of Caledon. Ms. Bennett noted that the land is identified in the Region of Peel Official Plan as a high potential mineral aggregate resource area, which includes primary and secondary sand, gravel and bedrock resource areas located in the Region that are not constrained by various Provincial plans. She provided an overview of the project noting the application was deemed complete on February 23, 2023. She outlined the approximate Licence Area and Extraction Area. Further, Ms. Bennett identified the proposed tonnage limit and average anticipated extractions. Ms. Bennett displayed the CBM protected buffer lands around the Licence extraction area and identified the Greenbelt Plan areas. She highlighted the technical studies related to the application and provided a list of the studies that are completed and those that are still required. Finally, she showcased the Final Rehabilitated Landform and Ecological Enhancement Areas that the subject land will undergo. Ms. Bennett concluded her

presentation by highlighting the formal review process, timeline of the application and noted the applicant would address questions and concerns from members of the public.

PUBLIC COMMENTS

Barbara McCreath provided comments in opposition of the proposed application and inquired about environmental impacts of the proposed development. Specifically, she noted vibrations on the ground, concussive noise, and air pollution. Further, Ms. McCreath noted concerns regarding pumping of the water and trucks coming in and out of the subject lands.

Mike Cromack provided comments in opposition of the proposed application regarding the devaluation of the homes and real estate in the community. Mr. Cromack concluded his delegation by requesting an air quality report be completed on the subject property and made public.

Kate Hepworth provided comments and a presentation in opposition of the proposed application and identified issues and concerns regarding heavy traffic in the area. She highlighted the financial revenue of aggregates and its low tax rates. Ms. Hepworth presented headlines on motor vehicle accidents related to transport trucks, closure of roads and rerouting of vehicles. She concluded her presentation by noting expected shipments of loads on an annual basis and the impact of heavy trucks on residents.

Robert Rees provided comments in opposition of the proposed application noting the cultural importance of the area related to the proposed development. He noted that the neighbouring property to the subject lands are related to James Cameron's family in the Alton Community which greatly influenced his career and films. Mr. Rees concluded his delegation by requesting Council to revisit the heritage study on the lands.

Debra Wilson, on behalf of the Forks of the Credit Preservation Group, provided comments in opposition of the proposed application and highlighted the lack of proof to support the applicants' statements and assurances regarding the proposed development. Ms. Wilson inquired about the applicants' willingness to publicly release an inventory of their mined materials by quantity and type. She commented on numerous trucking issues, environmental impacts, degradation of air quality, loss of the 19 hectares of woodland, the wildlife and rare species displacement and water drainage pollutants. Ms. Wilson concluded her delegation by stating that the proposed development should have numerous peer reviewed studies from experts that do not have ties to the aggregate study.

Anthony Fairclough, on behalf of Forks of the Credit Preservation Group, provided comments in opposition of the proposed application and inquired if the applicant can publicly declare and disclose all the inventory of resources by quantity and type of materials. Mr. Fairclough echoed the same sentiments and concerns shared by the previous speaker regarding transportation issues and added that the traffic studies were prepared during the pandemic and do not include winter conditions, a variety of days of the week, and rush hour. He discussed numerous issues such as traffic incidents and accidents caused by the increased congestion and number of trucks, the destruction of road infrastructure which taxpayers will have to cover, the poor air quality, blasting impacts and safety of the surrounding area. Finally, he noted the current zoning of the subject property as Agricultural lands. Mr. Fairclough concluded his delegation by questioning the need for the proposed development.

Wayne Noble provided comments in opposition of the proposed application and reiterated concerns from the previous speakers regarding the increased number of trucks coming in and out of the area. Mr. Noble inquired about active transportation, plans for the CRT rail trail and cycling routes and received responses from the applicant.

Linda Lundstrom provided comments in opposition of the proposed application and inquired about the success and location of other rehabilitated quarries, the background of the applicants' parent company and the need of the quarry in the area.

Sherry Brioschi provided comments in opposition of the proposed application and questioned the validity of the applicant's presentation regarding the proposed development. Ms. Brioschi requested that Town staff provide a response to the number of Building Permits issued in the area surrounding the development. She inquired about drilling in the area, when the application was deemed complete and the appeal filing date. She emphasized the necessity for transparency and accountability relating to the financials of the project.

Councillor C. Napoli left the meeting at 8:58 p.m. and returned at 8:59 p.m.

Mayor A. Groves left the meeting at 9:00 p.m. and returned at 9:04 p.m.

Ian Sinclair provided comments in opposition of the proposed application and inquired about access to the proposed property by signal lights. Further, he inquired about the number of trucks that will access the proposed development. Mr. Sinclair expressed concerns about the microclimate in the area, de-watering, and excavation of the property.

David Ferri provided comments in opposition of the proposed application and inquired about the socio-environmental reputation of the parent company of the applicant and the authority of Council and Region in conducting an investigation of the company.

Austin Maguire stated that all members of the public who are in attendance at the public meeting are opposed and not in favour of the application.

Mary Ann Tate provided comments in opposition of the proposed application and inquired about the educational background and expertise of the individuals that produced the technical reports and studies. Ms. Tate requested that only experts be allowed to continue working on the proposed development.

Councillor T. Rosa left the meeting at 9:25 p.m. and returned at 9:28 p.m.

Pete Patterson provided comments in opposition of the proposed application and inquired about Council's perspective on the application as well as the impact of the mayoral powers to stop the application.

Nestor Volas provided comments in opposition of the proposed application and reviewed concerns about the extensive personal data collection from the applicant's parent company in terms of searching the website.

John Rutter provided comments in opposition of the proposed application and inquired if the applicants are aware of the parent company's international activities. Mr. Rutter concluded his comments by requesting staff to peer review.

Victoria Wasnewski provided comments in opposition of the proposed application and inquired about the impacts of the proposed development on nearby septic systems and reimbursements or compensation for any damages.

Olita Sera provided comments in opposition of the proposed application and inquired about any benefits to the residents of Caledon the proposed development will offer. She also inquired about property tax increases and the final decision on the application.

Councillor L. Keirnan left the meeting at 9:46 p.m. and returned at 9:49 p.m.

Tony Sevelca provided comments in opposition of the property application regarding the ownership of the subject lands and impacts on the property value of the neighbourhood. Further, he noted concerns with fly rock from the property.

Councillor C. Early left the meeting at 9:55 p.m. and returned at 9:59 p.m.

Karen Sagar provided comments in opposition of the proposed application and implored to the Committee to advocate for their community.

Councillor M. Russo left the meeting at 10:20 p.m. and returned at 10:23 p.m.

Councillor C. Napoli left the meeting at 10:26 p.m. and returned at 10:27 p.m.

Taylor Gregory provided comments in opposition of the proposed application about the poor air quality and the effects of the proposed development.

Mike Fitzgerald provided comments in opposition of the proposed application and inquired about recycling of the concrete, forecast on the rehabilitation timeline and the setbacks of the pit.

Kathryn Fitzgerald provided comments in opposition of the proposed application and inquired about any Indigenous consultations and sacred burial grounds. Ms. Fitzgerald received responses from the applicant.

Marcus Nott provided comments in opposition of the proposed application noting the blasts affecting the neighbouring community.

David Kendall provided comments in opposition of the proposed application and inquired about the timelines of the proposed development.

Rick Ainsley provided comments in opposition of the proposed application and inquired about whether a bond would be put in place to protect the community.

ADJOURNMENT

The Committee adjourned at 10:42 p.m.