

**AMENDMENT NO. 1**  
**TO THE FUTURE CALEDON OFFICIAL PLAN**  
**(OFFICIAL PLAN FOR THE TOWN OF CALEDON PLANNING AREA)**

**THE CORPORATION OF THE TOWN OF CALEDON**

**BY-LAW NO. 2024-082**

A By-law to adopt Amendment No. 1 to the Future Caledon Official Plan (Official Plan for the Town of Caledon).

WHEREAS the Council of the Corporation of the Town of Caledon, in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended, HEREBY ENACTS AS FOLLOWS:

1. Amendment No. 1 to the Future Caledon Official Plan (Official Plan for the Town of Caledon) shall be and is hereby adopted.

Read three times and finally passed in open Council this 7<sup>th</sup> day of October, 2024.

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Annette Groves, Mayor

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Kevin Klingenberg, Town Clerk

## **THE CONSTITUTIONAL STATEMENT**

PART A - THE PREAMBLE - does not constitute part of this Amendment.

PART B - THE AMENDMENT - consisting of amendments to the Text and Schedules of the Official Plan for the Town of Caledon constitutes Amendment No. 1 to the Future Caledon Official Plan (Official Plan for the Town of Caledon).

## **AMENDMENT NO. 1**

### **TO THE FUTURE CALEDON OFFICIAL PLAN**

#### **PART A - THE PREAMBLE**

##### **Purpose of the Amendment:**

The purpose of Official Plan Amendment No. 1 is to amend the Town of Caledon Official Plan to introduce policies related to mineral aggregate resources and associated mapping edits implementing the Supplementary Aggregate Resource Policy Study and continued phased implementation of the Future Caledon Official Plan.

##### **Location:**

All lands in the Town are subject to this Amendment.

##### **Basis:**

On October 18, 2022, the Council of the Town of Caledon enacted Interim Control By-law No. 2022-075. The By-law prohibited any new aggregate operations from being established during this period and was later extended to October 18, 2024. Council also enacted a Resolution that required:

The Caledon Supplementary Aggregate Resources Policy Study be undertaken to review the findings and recommendations of the joint Peel and Caledon Aggregate Policy review as well as Caledon's Rehabilitation Master Plan, and determine how to address those findings and recommendations in the Caledon Official Plan and Zoning By-law 2006-50, as amended.

The goals of the Study were as follows:

- Prepare a background report that provides context and policy analysis for consideration by Council
- Conduct a public consultation program with residents, Indigenous communities, stakeholders, agencies, and Council members
- Draft a policy options report for review and consideration by Council, that may contain recommendations for amendments to the new Official Plan and/or Zoning By-law as deemed necessary

The Study considered the relevant Caledon results from the Joint Aggregate Policy Review and its proposed revisions to the High Potential Mineral Aggregate Resource Areas (HPMARA): Mapping Methodology Discussion Paper prepared jointly with the Region of Peel, plus the Transportation Technical Paper.

The Study process has included a comprehensive engagement program, including consultation with a resident working group, known as the Aggregate Resources Community Working Group (ARCWG), liaison conversations with Peel Region and Credit Valley Conservation, and liaison conversations with representation from the Ontario Stone, Sand & Gravel association. Other deliverables resulting from the Study include a [Status Update Report](#), [Background Report](#), and [Policy Options Report](#).

Coupled with a detailed land use planning policy analysis (including a detailed consideration of the applicability of the Greenbelt Plan's Policy 4.3.2.10 related to the prior completion of comprehensive aggregate studies) and technical input from discipline experts during the ARCWG and liaison conversations portion of

the project, the end result are the following policy insertions and mapping edits to the Future Caledon Official Plan. Adoption of this amendment would complete this phase of the Town's official plan review. The amendment is being considered under Section 26 of the Planning Act.

## **PART B - THE AMENDMENT**

This part of the document, entitled "Part B - The Amendment", and consisting of the following Text, Tables, Figures and Schedules constitutes Amendment No. 1 to the Official Plan of the Town of Caledon.

### **Details of the Amendment**

The Future Caledon Official Plan is amended as follows:

1. Section 1.2.1(g) is deleted.
2. The bulleted paragraph in Section 2.3.5 is deleted and replaced as follows:

“Policies about mineral aggregate resources are found in Chapter 20, Mineral Aggregate Resources.”
3. A new Section 11.2.18 is added as follows:

“The Town will work with the Province and Region as applicable, development proponents, and existing users to investigate the building of bypasses around settlement areas where truck volumes or the type of goods being hauled merit consideration of this approach.”
4. The following words are added to the end of Section 11.3.8(d):

“, including trucks hauling mineral aggregates.”
5. By deleting and replacing Section 13.5.1(f) with the following:

“f) Mineral aggregate operations and wayside pits and quarries subject to Provincial policy (including, but not limited to Section 4.3.2.10 of the Greenbelt Plan) and Chapter 20 of this Plan.”
6. By deleting the phrase, “(to be added through a future phase of the Official Plan Review as noted in Part A, Section 1.2)” from Sections 13.5.2(d) and (f).
7. By adding new Sections 17.13 and 17.14 as follows:

**“17.13 Commercial Filling and Excess Soil**

  - a) Commercial filling shall only permitted through an amendment to this plan.
  - b) Notwithstanding subsection (a) above, commercial filling associated with mineral aggregate extraction is permitted where it was permitted as part of an approved Aggregate Resources Act licence issued on or before \_\_\_\_\_, 2024.
  - c) Notwithstanding subsection (a) above, commercial filling is permitted accessory to agricultural uses, land development

purposes for lands with an appropriate Planning Act or Niagara Escarpment Planning and Development Act approval, or undertakings with approval under the Town's Site Alteration By-law, subject to any conditions associated with those approvals.

- d) Until such time as a study is completed that may update these policies, conformity with all policies of this Plan shall be demonstrated. Where conflicting policies exist, the strictest policy shall apply.

#### **17.14 Soil Dehydration Services (Hydrovac)**

- a) Soil dehydration services shall only permitted through an amendment to this plan.
- b) Until such time as a study is completed that may update these policies, conformity with all policies of this Plan shall be demonstrated. Where conflicting policies exist, the strictest policy shall apply.”

8. By deleting the current Section 20 and adding a new Section 20 as shown on Schedule 1.

9. By adding a new Section 23.11 as follows:

#### **23.11 Permanent Concrete and Asphalt Plants**

- a) Where permanent concrete batching and asphalt plants are permitted in this Plan, material stockpiling, fuel storage and transfer, processing equipment, areas for storing or processing recycled mineral aggregates, and vehicle parking shall be designed:
  - i) To require a barrier to ensure no leachate or spills can reach the water table.
  - ii) To conform to all other policies of this Plan, including but not limited to Section 20.5.9.

10. The second duplicated subsection 27.7.2 (a) (beginning with “For clarity,”) is relettered to become subsection (k).

11. A new subsection (j) is added to Section 27.2.2 as follows:

#### **“Mineral Aggregate Applications**

In addition to the studies identified above, the following technical reports and studies may be required for applications for new mineral aggregate extraction:

- i) Blast impact assessment, including a blast design report and protocol, flyrock management plan and vibration management plan
- ii) Haul route safety analysis, and confirmation the Applicant is prepared to enter into agreements with the appropriate public bodies to ensure the timely completion of any necessary road improvements

- iii) Haul route condition analysis, and confirmation the Applicant is prepared to enter into agreements with the appropriate public bodies to ensure the timely completion of any necessary road improvements
- iv) Overburden (site preparation) study.
- v) A complete set of site plan drawings and notes to satisfy Aggregate Resources Act requirements
- vi) In place of a local subwatershed study, the Applicant may undertake a comprehensive broader scale environmental study that includes any areas functionally connected with the resource area. This report is to be considered in conjunction with an environmental impact study/assessment.
- vii) A statement describing its public consultation process used to introduce the proposal to the immediately surrounding community and to describe to the community the nature of impacts to be expected and the means proposed to mitigate those impacts to acceptable limits.
- viii) Written confirmation of the quality and quantity of the resource based on professional assessment.

Information required under this Section of the Plan shall be prepared in a manner that meets *Accessibility for Ontarians with Disabilities Act* standards, and is able to be downloaded and printed.

12. The following new definitions are added to the Glossary in Section 31:

**“Adaptive Management Plan** means an approach to managing complex natural systems by continually improving management policies and practices based on learning from the outcomes of operational programs that include monitoring and evaluation.”

**“Aggregate Transfer Station** means an industrial facility where aggregate products are temporarily stored prior to shipment and may include facilities for the administration or management of the business and the storage of required equipment, but does not include the retail sale of aggregate products.”

**“Caledon High Potential Mineral Aggregate Resources Areas or CHPMARAs** mean lands identified as having a high quality mineral aggregate resource that may be appropriate for mineral aggregate extraction.”

**“Commercial peat extraction and organic soil extraction** means the extraction of peat or other soil organic matter from the ground for commercial or industrial purposes.”

**“Comprehensive Rehabilitation** means rehabilitation of land from which mineral aggregate resources have been extracted that is coordinated and complementary, to the extent possible, with the rehabilitation of other sites in an area where there is a high concentration of mineral aggregate operations.”

**“Mineral Aggregate Extraction** means:

- a) lands under license or permit, other than for wayside pits and quarries, issued in accordance with the Aggregate Resources Act;
- b) for lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c) associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products.”

**“Mineral Aggregate Resources** means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes, but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.”

**“Wayside Pit and Quarry** means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.”

13. A new Section 32.1.23 is added as follows:

“On the property identified by Roll Number 212403001002610, located south of Charleston Side Road and connection through Winston Churchill Boulevard and Shaws Creek Road, while there is no active mineral aggregate operation on site, both an above water table or below water table operation is permitted. An Environmental Impact Study and monitoring plans shall be completed that demonstrates conformity with the relevant policies of Section 20.3 of this Plan. (OPA 161 / former Section 5.11.2.2.1, and OPA 1, By-law 2024-\_\_\_\_.)”

14. A new Section 32.1.23 is added as follows:

“The Coulterville Special Study Area is shown on Schedule E1 to this Plan. This Special Study Area contains outstanding natural environmental features and cultural heritage features together with more intensive tourism development, as well as less intensive tourism and recreation opportunities, rural uses (including agricultural uses), existing aggregate operations, and CHPMARAs. In addition, a portion of the Coulterville Special Study Area is located within the Niagara Escarpment Plan area and is subject to the policies of the Niagara Escarpment Plan.

The identification of the Coulterville Special Study Area acknowledges, in particular, the need to examine the issue of appropriate after use of lands currently being used for aggregate extraction and to develop either additional detailed guidelines for rehabilitation and after-uses and potentially additional more detailed policies within the policy framework provided by the Town of Caledon



Official Plan and in conformity with the Niagara Escarpment Plan. The study will help ensure that such after uses will be complimentary to the natural environmental features and cultural heritage features within the Study Area and will respect both continuing aggregate extraction, as well as the identification of Caledon High Potential Mineral Aggregate Resource Areas found within and in proximity to the Study Area.

- a) The study to be carried out within the Coulterville Special Study Area will be done in consultation with stakeholders, appropriate ministries and agencies, the Niagara Escarpment Commission and the Region of Peel, and will investigate the appropriateness of after uses such as residential development, non-intensive and intensive recreational development, agriculture, tourism development including limited accommodation, and high technology research institutes, other compatible rural economic development uses within the policy framework provided by the Town's Official Plan and in conformity with the Niagara Escarpment Plan and the Greenbelt Plan.
  - b) The results of the study will be required to be formally considered through the appropriate decision-making process under the Planning Act and where applicable, the Niagara Escarpment Planning and Development Act.
  - c) In the interim, prior to the completion and approval of the study, the appropriate designations and applicable policies for the designations apply in the Coulterville Special Study Area.
15. Schedule 'B4' is amended by redesignating lands from Extractive Industrial Area to Rural Lands and Natural Features and Areas as shown on Schedule 2B this amendment.
  16. Schedule 'B4' is amended by redesignating lands from Extractive Industrial Area to Prime Agricultural Area and Natural Features and Areas as shown on Schedule 2C to this amendment.
  17. Schedule 'B4' is amended by redesignating lands from Extractive Industrial Area to Prime Agricultural Area and Natural Features and Areas as shown on Schedule 2D to this amendment.
  18. Schedule 'B4' is amended by redesignating lands from Extractive Industrial Area to Parks and Open Space and Natural Features and Areas as shown on Schedule 2E to this amendment.
  19. Schedule 'C1' is amended by designating identified roads as Mineral Aggregate Haul Routes as shown on Schedule 3 to this amendment.
  20. Schedule 'E1' is amended by adding the Coulterville Special Study Area identifier as shown on Schedule 4 to this amendment.

21. Schedules 'E4' and 'E5' are amended by replacing the words, 'Extractive Industrial Area' in the legend with the words, 'Mineral Resource Extraction Area', as shown on Schedules 5 and 6 to this amendment.
  
22. A new Schedule E12 is added as shown on Schedule 7 to this amendment.

## 20. MINERAL AGGREGATES

The policies in this section apply to mineral aggregate resources throughout the Town—active operations, high potential resource areas, and other related uses. The approval and regulation of mineral aggregate resources is regulated by the *Aggregate Resources Act*, Provincial legislation which is administered by the Ministry of Natural Resources. The Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan, and Greenbelt Plan also apply to provide policy direction on mineral aggregate extraction.

The *Aggregate Resources Act* states, “No licence shall be issued for a pit or quarry if a zoning by-law prohibits the site from being used for the making, establishment or operation of pits and quarries.” As a use of land, mineral aggregate operations are subject to the *Planning Act* and its multiple requirements to be consistent with the Provincial Planning Statement and conform to/not conflict with applicable provincial plans. Some of these documents provide key tests that municipalities need to follow when reviewing proposals for new mineral aggregate extraction and limiting the extent to which municipalities can regulate such uses. The Town is a statutory body whose role in the aggregate regulatory process is established, limited and managed by the Province. The Niagara Escarpment Plan Area, for example, does not contain zoning, further limiting the Town’s role on those lands.

The Town completed a Caledon Community Resource Study (CCRS) and adopted a comprehensive set of mineral aggregate policies in 1999. This work resulted in Official Plan Amendment No 161 to the previous Town of Caledon Official Plan, and was approved by the former Ontario Municipal Board on May 28, 2004. This major policy exercise was integrated, multidisciplinary, and resulted in a comprehensive policy framework guiding planning for mineral aggregates that was ahead of its time and remains an important piece of policy planning. The Greenbelt Plan recognizes and protects the importance of this work, providing protection for these policies (in Section 4.3.2.10) while a separate Greenbelt Plan framework applies for other Ontario municipalities—but only on lands subject to the Greenbelt Plan.

The Town’s Mineral Aggregate policies, then and now, are based on the need to balance the protection, use and enjoyment of these environmental features with the Provincial interest in protecting mineral aggregate resources for long-term use. It is also recognized there are potential impacts on human health arising from aggregate extraction that have also been considered in preparing these policies. The updated policies in this plan support the wise management of the Town’s aggregate resources remaining critical to preserving Caledon’s unique identity and character.

### 20.1 Objectives

The planning objectives for mineral aggregates are:

- a) To maintain and enhance the health, safety, and quality of life of our residents, our natural environment and water resources, and our community.
- b) To ensure that the extraction of aggregate resources is undertaken in a balanced manner which adheres to the environmental planning principles of this Plan and which will recognize Caledon's community character and social values over the short and long-term.
- c) To provide a framework for orderly extraction of aggregate resources that produces a greater degree of certainty to both the aggregate industry and the community.
- d) To ensure the efficient use of infrastructure.
- e) To minimize impacts and disturbed areas, and encourage timely completion and rehabilitation.
- d) To apply contemporary standards across all operations, including bringing legacy sites into better compliance with modern policy and regulatory standards at any opportunity and facilitating the continuous improvement of the environmental and operational performance of mineral aggregate extraction.
- e) To protect existing mineral aggregate operations from development and activities that would preclude or hinder their expansion or continued use, or which would be incompatible for reasons of public health, public safety or environmental impact.
- f) To protect aggregate resources identified as Caledon High Potential Mineral Aggregate Resource Areas (CHPMARA) as identified on Schedule E12 for possible future extraction, and to maintain availability of potential resources on balance with other Town policies.
- f) To undertake mineral aggregate resource conservation wherever feasible, including through the safe use of accessory aggregate recycling facilities within operations.
- g) To operate within the full extent of the Town's legal jurisdiction and the Provincial legislative framework to deliver the best possible outcomes when planning for mineral aggregate extraction.
- h) To minimize social, economic and environmental impacts from mineral aggregate extraction, and achieve better than minimum standards or minimum levels of mitigation where avoidance of effects from mineral aggregate extraction is not possible: on air quality, noise, vibration, and other matters of compatibility.
- i) To develop a Caledon Aggregate Standards Manual as a set of guidelines to assist both proponents and the public in detailing and explaining how conformity to this Plan can be achieved.

- j) To improve data sharing and communication between the Town, aggregate industry, aggregate operators, other public agencies, and the broader public.

## **20.2 Mineral Resource Extraction Area Designation**

The Mineral Resource Extraction Area designation is intended to permit mineral aggregate operations.

### **20.2.1 Permitted Uses**

The following uses may be permitted:

- a) Mineral aggregate extraction in accordance with a licence or permit issued in accordance with the *Aggregate Resources Act* and subject to Section 20.2.3(a) below
- b) Associated facilities to a mineral aggregate operation used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products, provided that such associated facilities are:
  - i) Directly associated with the extraction of mineral aggregate resources from an integrated mineral aggregate operation, which may consist of more than one *Aggregate Resources Act* licence.
  - ii) Designed to be temporary and not to be utilized after extraction has ceased.
  - iii) Located in a manner that does not affect the final rehabilitation or enhancement of the site in accordance with an approved rehabilitation and enhancement plan.
- c) Agricultural uses
- d) Conservation and flood or erosion control projects
- e) Forest, fish and wildlife management
- f) Passive recreation
- g) Uses permitted through an approved rehabilitation plan
- h) Existing uses, buildings or structures
- i) Accessory uses, buildings or structures

### **20.2.2 Prohibited Uses**

- a) Notwithstanding Section 20.2.1(b), asphalt plants, ready mix concrete plants and clay products manufacturing shall not be permitted within the area of the Niagara Escarpment Plan Area.

**(Schedule 1 to OPA 1 – New Chapter 20 Mineral Aggregate Policies)**

### 20.2.3 Commercial Peat or Organic Soil Extraction

- a) Commercial peat extraction or organic soil extraction shall only be permitted through an amendment to this plan.
- b) Until such time as a study is completed that may update these policies, conformity with all policies of this Plan shall be demonstrated. Where conflicting policies exist, the strictest policy shall apply.

### 20.2.4 Aggregate Transfer Stations

- a) Aggregate transfer stations shall only be permitted through an amendment to this plan.
- b) Until such time as a study is completed that may update these policies, conformity with all policies of this Plan shall be demonstrated, including Section 23.5.4. Where conflicting policies exist, the strictest policy shall apply.

### 20.2.5 Additional Policies

- a) The establishment of new licensed mineral aggregate extraction operations, additional aggregate-related uses or associated facilities, changes in category of aggregate licence issued under the *Aggregate Resources Act*, or extensions to existing licensed areas will require an amendment to this Plan and an amendment to the Zoning By-law (or an Amendment to the Niagara Escarpment Plan and issuance of a Niagara Escarpment Plan Development Permit, if within the Niagara Escarpment Development Control Area).
- b) The Town notes that (as of October 7, 2024) a change in category of aggregate licence issued under the *Aggregate Resources Act* for depth of extraction only is not subject to a *Planning Act* process. Should that Provincial policy change, the policies of this Plan shall apply.
- c) Mineral aggregate operations may be permitted on hazardous lands provided conformity is demonstrated with all other policies in this Plan.

### 20.3 Long-term Protection of Mineral Aggregate Resources

- a) The Town shall protect high potential mineral aggregate resource areas, except for such deposits of mineral aggregate resources considered to be unsuitable for extraction based on the other policies in this Plan, Provincial policies, and Provincial plans.
- b) The identification of Caledon High Potential Mineral Aggregate Resource Areas (CHPMARAs) on Schedule E12 of this Plan is not a land use designation. It does not imply support by the Town for any licence application under the *Aggregate Resources Act* in these areas or for any amendment to this Plan.

- c) There are lands not within a CHPMARA identification that have potential mineral aggregate resources as identified by the Province of Ontario. For lands not identified as a Caledon High Potential Mineral Aggregate Resource Area on Schedule E12 of this Plan, an application to permit new mineral aggregate extraction shall include an analysis of the available resource, including quality and anticipated quantity of resource and how the resource was identified.
- d) For the purposes of this Plan, an area of influence of 1,000 metres shall be defined around the extraction limit of existing licensed operations or the proposed licensed area boundary for a proposed new operation. Sensitive receptors within the area of influence shall be identified in the technical studies supporting an application for new mineral aggregate extraction to inform the identification of potential impacts and how they are to be addressed,, and may be part of the natural, agricultural or built environment.
- e) Within CHPMARA or within 300 metres of a sand and gravel resource area or within 500 metres from a bedrock resource shown on Schedule E12 of this Plan or 500 metres from the extraction limit of the existing licensed operations, development that would preclude or hinder the establishment of new or expanded aggregate extraction or access to the mineral aggregate resource will only be permitted if:
  - i) The resource use would not be feasible;
  - ii) The proposed land uses or development serves a greater long-term public interest; or
  - iii) Issues of public health, public safety and environmental impact are addressed.
- f) Lands within a CHPMARA identification or area of influence identified in subsection (e) above are not restricted with respect to permitting existing uses; the expansion of existing uses, buildings or structures; the construction of buildings or structures on existing lots; or the establishment of new uses; so long as:
  - i) The proposed buildings, structures and uses are in conformity with this Plan and Zoning By-law.
  - ii) The proposed buildings, structures and uses do not constitute development/redevelopment.

For clarity, this policy would not apply to a minor variance (but not if for a similar use under Section 45(2)(a)(ii) of the *Planning Act* or its successor) or site plan approval.

- g) Without limiting the application of subsection (e) above and in addition to the uses permitted by subsection (f) above, new interim use of lands identified as CHPMARA or on lands within the area of influence of CHPMARA are permitted, provided the

### **(Schedule 1 to OPA 1 – New Chapter 20 Mineral Aggregate Policies)**

Applicant obtains the necessary official plan amendment or rezoning by satisfactorily demonstrating:

- i) That the nature of the use is interim and would not preclude or hinder the establishment of new or expanded aggregate extraction or access to the resource.
  - ii) In no circumstances will residential plans of subdivision or creation of lots by consent be considered to be interim.
  - iii) That only limited development will occur, and that the Applicant enters into an agreement to be registered on title that will ensure such limited development.
  - iv) Appropriate regard to the Caledon Aggregate Standards Manual in Section 20.5.2(c) of this Plan.
- h)
- i) Lands which have been previously licensed, substantially excavated, rehabilitated, and for which the license has been surrendered or revoked shall be redesignated on Schedule B4 to recognize the rehabilitated after-use, rezoned in the Town Zoning By-law (if applicable) to permit the applicable after-uses only, and removed as a CHPMARA on Schedule E12 through a Town-initiated Amendment to this Plan.

#### **20.4 Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants**

- a) New wayside pits or quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be prohibited in the following locations:
  - i) Natural Features and Areas.
  - ii) Supporting Features and Areas, except for habitat of endangered species and threatened species and features identified in Section 20.5.3 [except as may be considered in accordance with Section 20.5.3(h)].
  - iii) Settlement areas.
  - iv) Registered or draft approved plans of subdivision outside of settlement areas.
  - v) Within 200 metres measured horizontally from the brow of the Niagara Escarpment or any greater setback required by the Niagara Escarpment Commission, in accordance with the Niagara Escarpment Plan.
  - vi) Lands designated Escarpment Natural Area or Escarpment Protection Area in the Niagara Escarpment Plan.



- vii) Within the Oak Ridges Moraine Plan Area, within areas designated Natural Core Area and areas that meet the criteria for Oak Ridges Moraine Key Natural Heritage Features and Hydrologically Sensitive Features, and their associated Minimum Vegetation Protection Zones, except as may be considered in accordance with Section 20.5.5(c).
  - viii) Significant woodlands within the Natural Heritage System of the Greenbelt Plan, unless the woodland is occupied by young plantation or early successional habitat, as defined by the Ministry of Natural Resources in accordance with the Greenbelt Plan.
  - ix) Cemeteries and other human burial sites.
  - x) Kettle lakes and their catchments (with catchments being defined as lands adjacent to kettle lakes that, due to their topography and/or geology, provide surface and/or groundwater contributions to the lake that are necessary to maintain the lake's ecological functions, attributes and features).
  - xi) Natural lakes and their shorelines.
- b) The Town of Caledon's comments on an application to grant a permit for a wayside pit or quarry will be made by means of a resolution of Council, and such resolution may include recommended conditions. In formulating its comments Council will take into account, among other things, the following:
- i) The proposed wayside pit's proximity to the project(s) it will supply;
  - ii) Potential impacts on affected land uses and residents and proposed mitigation and the need to minimize social and environmental impacts; and,
  - iii) The rehabilitation plan.
- c) The Town of Caledon will encourage the use of existing licensed aggregate operations for public projects in order to minimize the need for wayside pits or quarries.
- d) All wayside permits within the Town of Caledon shall conform with the requirements of Section 5 of Ontario Regulation 244/97, issued under the *Aggregate Resources Act*, or its successor regarding the number and frequency of wayside permits that may be issued for a site or any land adjoining the site, as set out in the regulation.
- e) The Town will recommend that wayside pits and quarries be located so as to ensure maximum use of the resource as appropriate and minimum disturbance to the environment and will encourage the rehabilitation of wayside pits and quarries to the limit of its ability.

**(Schedule 1 to OPA 1 – New Chapter 20 Mineral Aggregate Policies)**

- f) The road authority will provide notice of wayside pit and quarry applications in accordance with the procedures developed by the Ministry of Natural Resources .

### **20.5 Applications for New Mineral Aggregate Extraction**

In addition to the other policies of this Plan (without limiting the generality of the foregoing, this includes Part D: Natural Environment System, Parks and Open Space), the following policies shall apply to the review of applications for new mineral aggregate extraction (and, where possible, the review and update of existing *Aggregate Resources Act* licences) to ensure the cumulative effects of mineral aggregate extraction are identified and considered so that extraction is undertaken in a manner that avoids, or if not possible minimizes or mitigates, social, economic and environmental impacts to the maximum extent possible and seeking to ensure that they are operated in accordance with best practices.

#### **20.5.1 Aggregate Resources Act Site Plans and Notes**

- a) Conditions of approval and operation for mineral aggregate extraction operations are codified on the site plan and associated notes approved under the *Aggregate Resources Act*. The Town shall require its conditions to be included on the site plan and associated notes in order to release any objection to a proposal for new mineral aggregate extraction.

#### **20.5.2 Complete Applications and Application Processing**

- a) The Town shall coordinate with the Ministry of Natural Resources, the Region of Peel, the Niagara Escarpment Commission and the Conservation Authorities (all as applicable) to ensure that all appropriate conditions resulting from integrated application review are imposed and enforced as conditions of the licence or notes on the site plans required under the *Aggregate Resources Act*, and any other applicable approval.
- b) The Town shall coordinate integrated technical review of applications with the Ministry of Natural Resources , the Region of Peel, the Niagara Escarpment Commission and the Conservation Authorities (all as applicable), with the results of such work to be made available to the public.
- c) Proponents of new mineral aggregate extraction shall follow the Caledon Aggregates Standards Manual for the Town.
- d) In advance of Council’s approval of the Caledon Aggregates Standards Manual, proponents shall have regard for best practices for technical review, study preparation, available data, and operational standards.
- e) Where the Minister has notified the Town of Caledon that an application has been made to amend the conditions of an existing licence or a site plan under the *Aggregate Resources Act*:

- i) The Applicant is encouraged to provide to the Town a copy of all of the documentation provided to the Minister in support of the application.
  - ii) In preparing its comments, the Town may request additional information of the applicant with respect to the application.
  - iii) The Town of Caledon may hold a community meeting before providing comments to the Ministry of Natural Resources.
- f) The Town shall work to bring existing mineral aggregate extraction uses into conformity with this Plan at every opportunity, including harmonizing conditions across adjacent or nearby sites that function as an integrated operation.
  - g) Where there is conflict between policies in this Plan with respect to mineral aggregate extraction, the policy that provides the greatest protection to human health and the natural environment shall prevail.

### **20.5.3 Environmental Protection within the Greenbelt Plan Area**

Notwithstanding Section 13 of this Plan, where a feature is identified in this Section of the Plan the following policies shall apply to assess proposals for new mineral aggregate extraction within that feature.

- a) Mineral aggregate operations shall be prohibited within and adjacent to Natural Features and Areas that are Valley and Stream Corridors draining less than 125 hectares, unless it can be demonstrated that:
  - i) the Valley and Stream Corridor has been assessed and does not satisfy any of the criteria for designation as Natural Features and Areas (this criterion does not apply to lands that were designated for mineral aggregate extraction by the Town on or before October 31, 1994).
  - ii) the ecological attributes and functions of the Valley and Stream Corridor have been assessed and significant attributes and functions will be retained through retention of all or part of the feature and/or replacement through progressive rehabilitation in a manner that minimizes any interruptions to the significant attributes, functions or linkages.
  - iii) alteration or elimination of the Valley and Stream Corridor will not result in any immediate or longer term negative impacts or cumulative negative impacts on adjacent Natural Features and Areas.
  - iv) there is no other feature present.
- b) Mineral aggregate operations shall be prohibited in woodlands over 0.5 hectares, unless all of the following criteria are met:

### **(Schedule 1 to OPA 1 – New Chapter 20 Mineral Aggregate Policies)**

- i) the Woodland has been assessed and does not satisfy any of the criteria for protection as a Natural Feature and Area or Supporting Feature and Area (this criterion does not apply to lands that were designated for mineral aggregate extraction by the Town on or before October 31, 1994).
  - ii) the ecological attributes, functions and linkages of the Woodland have been assessed and significant attributes, functions and linkages will be retained through retention of all or part of the feature and/or replacement through progressive rehabilitation in a manner that minimizes any interruptions to the significant attributes, functions or linkages.
  - iii) progressive rehabilitation of the site will result in the establishment of an equal amount or a net gain of woodland area and function in as short a time as is feasible, unless below water table extraction precludes re-establishing woodlands on a portion of the site, in which case as much of the site shall be returned to woodland as is feasible and the proponent will be encouraged to implement a program of compensation planting or other alternatives to establish an equivalent area of woodland elsewhere.
  - iv) alteration or elimination of the Woodland will not result in any immediate or longer term negative impacts or cumulative negative impacts on adjacent Natural Features and Areas of the Greenlands except as otherwise permitted by this plan.
  - v) the volume of above ground biomass is less than 150 tonnes per hectare across the entirety of the delineated woodland on the subject lands.
- c) Mineral aggregate operations shall be prohibited in significant woodlands within the Natural Heritage System of the Greenbelt Plan, unless the woodland is occupied by young plantation or early successional habitat, as defined by the Ministry of Natural Resources in accordance with the Greenbelt Plan.
- d) Mineral aggregate operations shall be prohibited in evaluated non-provincially significant wetlands and unevaluated wetlands including units that are more than 0.1 hectares within wetland complexes and supporting features to those, unless all of the following criteria are met:
- i) the applicable wetland has been assessed and does not satisfy any of the criteria for designation as Natural Features and Areas (this criterion does not apply to lands that were designated for mineral aggregate extraction by the Town on or before October 31, 1994).
  - ii) the ecological attributes, functions and linkages of the applicable wetland have been assessed and significant attributes, functions and linkages will be retained

through retention of all or part of the feature and/or replacement through progressive rehabilitation in a manner that minimizes any interruptions to the significant attributes, functions or linkages.

- iii) progressive rehabilitation of the site will result in the establishment of an equal amount or a net gain of wetland area and function in as short a time as is feasible, unless below water table extraction precludes re-establishing comparable wetlands on a portion of the site, in which case as much of the site shall be returned to wetland as is feasible and the proponent will be encouraged to implement a program of compensation planting or other alternatives to establish an equivalent area of wetland elsewhere.
- iv) alteration or elimination of the applicable wetland will not result in any immediate or longer term negative impacts or cumulative negative impacts on adjacent Natural Features and Areas;
- e) Mineral aggregate operations shall be prohibited in Core Fishery Resource Areas and Other Fishery Resource Areas within Valley and Stream Corridors draining less than 125 hectares, unless conformity to Section 20.5.3(a) is demonstrated and that it can be demonstrated that extraction will not harmfully alter, disrupt or destroy fish habitat, or that there will be no net loss of productive capacity of fish habitat, and there is a net gain of productive capacity where possible.
- f) Mineral aggregate operations shall be prohibited in groundwater recharge and discharge areas, unless those areas identified through studies as being functionally connected to a Natural Feature or Area or Supporting Feature and Area are protected and/or managed to ensure no negative impacts on the functionally-related feature(s).
- g) Mineral aggregate operations shall be prohibited in Natural Features and Areas and Supporting Features and Areas that are solely Significant Wildlife Habitat, unless it can be demonstrated that:
  - i) the ecological attributes, functions and linkages of the Significant Wildlife Habitat have been assessed and significant attributes, functions and linkages will be retained through retention of all or part of the feature and/or replacement through progressive rehabilitation in a manner that minimizes any interruptions to the significant attributes, functions or linkages.
  - ii) progressive rehabilitation of the site will result in the establishment of an equal amount or a net gain of significant wildlife habitat area and function in as short a time as is feasible, unless below water table extraction precludes re-establishing the affected significant wildlife habitat on a portion of the site, in which case as much of the site shall be returned to significant wildlife habitat as is feasible and

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the proponent will be encouraged to implement a program of significant wildlife habitat compensation or other alternatives to establish an equivalent area of significant wildlife habitat elsewhere.

- iii) alteration or elimination of the Significant Wildlife Habitat will not result in any immediate or longer term negative impacts or cumulative negative impacts on adjacent Natural Features and Areas and Supporting Features and Areas except as otherwise permitted by this Plan.
- h) New or expanding mineral aggregate operations shall be prohibited in Key Natural Heritage Features and Key Hydrologic Features on lands subject to the Greenbelt Plan, and their associated Vegetation Protection Zones, unless conformity is demonstrated with all policies in this plan and the Greenbelt Key Natural Heritage Feature or Key Hydrologic Feature is not located in an area identified in Section 20.4(a).
- i) Where there are overlapping policies relating to multiple features and areas all relevant policies will apply and all relevant criteria must be met prior to approval.
- j) Mineral aggregate operations shall be prohibited in areas where the findings of an Air Quality Assessment indicates a PM<sub>2.5</sub> level in excess of an annual average of 5.0 µg/m<sup>3</sup>. The Air Quality Assessment shall be conducted, in accordance with the Caledon Aggregates Standards Manual for the Town and shall be based on a minimum of three sampling locations for ambient air monitoring, one located upwind and two downwind of the proposed operation. The downwind samples are to be located in or near existing sensitive receptors, such as residential areas. Where the findings of an Air Quality Assessment indicates a PM<sub>2.5</sub> level less than an annual average of 5.0 µg/m<sup>3</sup> a supplementary Air Quality Assessment shall be conducted, in accordance with the Caledon Aggregates Standards Manual for the Town, and shall be on a dispersion model that permits a maximum 75% mitigation rate in order to achieve the ambient air quality objective of a PM<sub>2.5</sub> level less than an annual average of 5.0 µg/m<sup>3</sup>. Where the findings of the supplementary Air Quality Assessment indicate a mitigation rate of more than 75% is required to achieve PM<sub>2.5</sub> level less than an annual average of 5.0 µg/m<sup>3</sup> the Application will not be supported for approval.

#### **20.5.4 Environmental Protection within the Niagara Escarpment Plan Area**

- a) Mineral aggregate extraction on lands the Niagara Escarpment Plan Area shall conform to the policies of Section 20.5.3 of this Plan and the policies and development criteria contained in the Niagara Escarpment Plan.
- b) In the case of conflict between Section 20.5.3 of this Plan and the Niagara Escarpment Plan, the provision of the Niagara Escarpment Plan prevails.

#### **20.5.5 Environmental Protection within the Oak Ridges Moraine Conservation Plan Area**

- a) The policies of Section 20.5.3 shall apply to the review of proposals for new mineral aggregate extraction.
- b) Notwithstanding the provisions of Section 20.5.3, mineral aggregate operations shall not be permitted in any of the features addressed there where such features meet the criteria for Oak Ridges Moraine Key Natural Heritage Features and Hydrologically Sensitive Features, and their associated Minimum Vegetation Protection Zones, except as may be considered in accordance with Section 20.5.5(c).
- c) Notwithstanding any other provision of this Plan, a mineral aggregate operation or wayside pit with respect to land within the Natural Features and Areas designation on lands subject to the Oak Ridges Moraine Conservation Plan if the land is occupied by woodlands that are young plantations or early successional habitat, as may be defined by the Ministry of Natural Resources , and does not satisfy any other criteria for Key Natural Heritage Features and/or Hydrologically Sensitive Features, only if the applicant demonstrates that:
  - i) The long-term ecological integrity of the Oak Ridges Moraine Conservation Plan Area will be maintained, or where possible improved or restored.
  - ii) The extraction of mineral aggregates from the area that is young plantations or early successional habitat will be completed, and the area will be rehabilitated, as early as possible in the life of the operation.
  - iii) The area of young plantations or early successional habitat from which mineral aggregates are extracted will be rehabilitated by establishing or restoring natural self-sustaining vegetation of equal or greater ecological value.
  - iv) The provisions of Section 20.5.3(b)(ii) through (iv) have been satisfied.
- d) An application for mineral aggregate extraction or wayside pit with respect to land in a Landform Conservation Area (Category 1 or 2) shall not be approved unless the applicant demonstrates:
  - i) That the area from which mineral aggregates are extracted will be rehabilitated to establish a landform character that blends in with the landform patterns of the adjacent land.
  - ii) The long-term ecological integrity of the Oak Ridges Moraine Conservation Plan Area will be maintained, or, where possible, improved or restored.
- e) Notwithstanding any other provision of this Plan, an application for a mineral aggregate operation or wayside pit with respect to land in a Natural Linkage Area within the Oak Ridges Moraine Conservation Plan Area shall not be approved unless the applicant demonstrates that:

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- i) Conformity with all other provisions of Section 20.5 of this Plan is demonstrated.
  - ii) There will be no extraction within 1.5 metres of the water table.
  - iii) The extraction of mineral aggregates from the site will be completed as quickly as possible.
  - iv) The site will be rehabilitated in stages as quickly as possible.
  - v) The entire site will be rehabilitated by establishing or restoring natural self-sustaining vegetation.
  - vi) Notwithstanding subsection (v) above, in the case of land in a prime agricultural area, the entire site will be rehabilitated by restoring the land so that the average soil quality of each area is substantially returned to its previous level.
- f) In order to maintain connectivity, when a mineral aggregate operation or a wayside pit is located in a Natural Linkage Area in the Oak Ridges Moraine Conservation Plan Area, there shall at all times be an excluded area (which, for greater certainty, may contain both undisturbed land, and land whose rehabilitation is complete) that:
- i) Is at least 1.25 kilometres wide.
  - ii) Lies outside the active or unrehabilitated portions of the area being used.
  - iii) Connects parts of the Natural Linkage Area outside the mineral aggregate operation or wayside pit.

#### **20.5.6 Agricultural Lands**

- a) Extraction of mineral aggregate resources is permitted in prime agricultural areas, on prime agricultural land, provided impacts to the prime agricultural areas are addressed in accordance with Policy 4.3.5.2 of the 2024 Provincial Planning Statement or its successor and that the site will be rehabilitated back to an agricultural condition.
- b) Complete rehabilitation to an agricultural condition is not required if:
  - i) The depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible.
  - iii) Agricultural rehabilitation in remaining areas is maximized.
- c) An agricultural impact assessment shall demonstrate avoidance, or, where avoidance is not possible, minimization and mitigation of adverse effects on agricultural uses.

#### **20.5.7 Water Resources**



- a) Any proposal for new mineral aggregate extraction shall identify all sources of water, their functions, and analyze and assess the impact of the application to satisfactorily demonstrate that the quality and quantity of each of those water resources shall be protected, improved or restored, with no negative impacts, including negative impacts on public health and safety, by providing the following information:
  - i) The quantity and quality of mineral aggregate resource located below the water table (if applicable).
  - ii) The removal of the mineral aggregate resource and the subsequent rehabilitation of the lands will satisfy the applicable performance measures in Sections 15 and 20.5.3 of this Plan.
  - iii) Measures to protect water resources will be implemented in the design and operation of fuel storage and handling systems, machinery storage and servicing and the use and storage of potential contaminants on the site. The storage of fuel and other potential contaminants on-site may be restricted if necessary to protect water resources.
  - iv) An appropriate monitoring program will be implemented, and that the results of this monitoring program will be provided to the Town.
- b) For dewatering, it is encouraged that water remain on site within the licensed area. Removal of water from the site shall not be permitted.
- c) Mineral aggregate extraction shall have no negative impacts on private wells, which shall be considered in a monitoring plan that provides targets and triggers where action is taken to eliminate negative impacts which may include all measures up to and including stopping active extraction.
- d) Any water used on-site for operations mitigation and management, as well as stormwater collected on site, shall be captured and treated to an appropriate standard prior to release back into the environment.

#### **20.5.8 Monitoring and Adaptive Management**

- a) The Town shall take into account that the monitoring program proposed for new mineral aggregate extraction shall be acceptable to the Town, Region of Peel, the Ministry of Natural Resources , the Conservation Authorities and the Niagara Escarpment Commission (all as applicable).
- b) The Town shall require monitoring results to be delivered to the Town, for the purpose of compiling a database in conformity with Section 20.8.2 of this Plan.

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- c) The use of an adaptive management plan may be considered as part of a comprehensive operational monitoring plan, where the potential impacts of operations have been identified with reasonable certainty, and meet appropriate standards in order to manage unexpected impacts. An adaptive management plan shall contain targets and triggers where action is required to eliminate adverse effects which may include all measures up to and including stopping the active operation.

#### **20.5.9 Operational Design, Air Quality, and Land Use Compatibility**

- a) The proposed operational plan shall be designed to avoid—or, where avoidance is not possible, minimize or mitigate—impacts on surrounding land uses and visual resources. This shall include, among other things and as appropriate to site and area context:
  - i) Strategic phasing and direction of extraction.
  - ii) Small phases to limit the amount of disturbed area at any one time.
  - iii) Progressive rehabilitation.
  - iv) Strategic direction of extraction and placement of screens and buffers, including creating variable berms and mature vegetative screens to replicate the natural topography of the area.
  - v) Utilization of offset entrances to screen the internal pit areas.
  - vi) Internal haul routes, the elimination of reverse movement, and use of broadband back-up alarms.
  - vii) Sharing or co-ordination of entrances when two operations are adjacent to each other.
  - viii) The location of machinery, fuel storage, washing, and on-site water treatment.
  - ix) The timing of, phasing and locating of permanent and temporary processing plants.
- b) Adverse effects from noise, vibration, odour (where applicable), dust, and air pollutants shall be avoided, or, where avoidance is not possible, minimized and mitigated to objective standards that provide the greatest protection to human health and the natural environment.
- c) For greater certainty, the World Health Organization standards for PM<sub>2.5</sub> and PM<sub>10</sub> shall apply for Section 20.5.9(b).
- d) The Town shall require air quality monitoring as part of approving new mineral aggregate extraction, including a triangulation approach of upwind-downwind measurement.

- e) Where compatible rehabilitation plans for adjacent licensed operations are approved, or where there is an opportunity to create harmonized operational standards across separate sites in a complex, the Town may support the reduction of or extraction of mineral aggregate resources within the setbacks from the shared licence boundary in order to achieve integrated rehabilitation and improved operation of the sites.
- f) Stockpiles of mineral aggregates incidental to mineral aggregate extraction shall be limited in size, temporary, and designed and managed to avoid dust and particle emissions.
- g) Stockpiles of mineral aggregates, fuel storage and transfer, processing equipment, areas for storing or processing recycled mineral aggregates, and vehicle parking shall be designed to require a barrier to ensure no leachate or spills can reach the water table.

#### **20.5.10 Blasting and Flyrock**

- a) The design of a mineral aggregate extraction operation shall prioritize the avoidance or impacts from blasting, flyrock (which shall be contained within the licensed area in accordance with Provincial law) and vibration. Where avoidance of adverse effects is not possible, adverse effects shall be minimized and mitigated to levels better than Provincial and Federal standards.
- b) A blast impact assessment, including a blast design report, flyrock management plan, and vibration management plan shall be prepared by an experienced and qualified Blaster or Blasting Engineer.
- c) The person designing a blast and the person carrying out a blast shall be an experienced and qualified Blaster or Blasting Engineer.
- d) A blast impact assessment shall demonstrate how flyrock shall be contained within the subject site.
- e) Vibration monitoring shall be provided at the property lines of mineral aggregate extraction using blasting.
- f) There may be locations in the Town where blasting is inappropriate under any circumstance. The presence of sensitive uses shall be considered in determining if blasting is the best measure for extracting mineral aggregate resources, or if reduced blast intensity is appropriate.

#### **20.5.11 Transportation**

- a) Existing haul routes are identified on the Schedules of this Plan, and the hauling of mineral aggregates shall use identified haul routes.

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Notwithstanding the above, there are additional roads, including Town-owned roads, that are designated haul routes for mineral aggregate operations. Nothing in this Plan is intended to limit that continued function of those portions of local roads used for hauling mineral aggregate resources so long as the operation remains licensed under the *Aggregate Resources Act*.

- b) Any new haul route proposed shall have the least impact possible and shall consider the applicable Transportation policies of Section 11 of this Plan in providing the following information to demonstrate no negative economic, financial, social and physical impacts on the safe and efficient use of the road network:
- i) An evaluation of alternative haul routes and the identification of the haul route(s) with the least impact.
  - ii) Land use, land use activities and the character of adjacent lands (including any significant environmentally sensitive features) along the proposed haul route, including the identification of existing and permitted land uses that may be significantly affected by the proposed haul route.
  - iii) The physical characteristics of the potential haul routes including road classification, load limits, surfacing and character (e.g., rural, scenic) and the identification of any physical constraints to heavy truck traffic, such as vertical or horizontal curves, sight lines or shoulders.
  - iv) Anticipated increase in traffic generated by the proposed extractive operation, and any increase in background traffic.
  - v) Description of the proposed operation, including the phasing where applicable, and resulting trip generation, distribution, and vehicle composition.
  - vi) The horizon year that will be used in determining future impacts.
  - vii) Assumptions concerning passenger car equivalents.
  - viii) Traffic impacts (both operational and physical) resulting from the truck traffic generated by the proposed operation, including impacts on road structure, traffic flow and safety, pedestrian and active transportation safety, and the mitigation measures required to address these impacts.
  - ix) Whether improvement and redesignation in this Plan of the roads proposed to be used as a haul route(s) is necessary, the costs of such improvement, any anticipated impacts on significant environmental features affected by such improvement, and whether an Environmental Assessment is required for this improvement.

- x) If an internal road between neighbouring operations can be used in place of a public road.
- c) Where the applicable haul route is already identified on the Schedules or text of this Plan, the information required by Section 20.5.11(b)(ii) shall only be required for those lands in the immediate vicinity of the proposed pit or quarry .
- d) Per Section 20.5.11(b)(ix) above, any required improvement shall be a condition of planning application approval and recommended to the appropriate authority to be a condition on the issuance of any access permit. The Applicant shall prepare a Road Improvement Study for approval by the applicable road authority to indicate the measures proposed to minimize the impacts of any road improvement, including:
  - i) Existing road right-of-way characteristics, particularly vertical alignments, should be maintained as closely as possible, subject to safety considerations with an understanding that many of these roads possess inherent traffic calming characteristics.
  - ii) Existing trees and other vegetation within the road right-of-way shall be retained wherever possible, including any scrub-like settings. Introduction of manicured boulevards as “landscaping elements” should be avoided.
  - iii) Wood, wire, stump, and stone fence lines shall be retained wherever possible as historical landscape remnants and incorporated as “new” design elements.
  - iv) Traditional open grassed ditches shall be used at every reasonable opportunity.
  - v) New lighting elements, such as poles or standards and luminaires shall be as unobtrusive as possible within the road right-of-way and lighting should be directed downward and shielded.
  - vi) Generally, any improvements required to a public road or construction of a new road due to a new or expanded mineral aggregate operation shall not be at public expense.
- e) The Town will encourage the co-operative efforts of aggregate producers to arrive at a mutually satisfactory traffic movement plan with respect to aggregate trucks entering onto or exiting from haul routes. Such a plan shall examine and make recommendations on the following:
  - i) The alignment of the entrances of extractive operations and other entry points.
  - ii) The use of appropriate lighting and signal devices.
  - iii) The use of acceleration lanes, deceleration lanes, and the construction of turning lanes.

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- f) Impacts on adjacent land uses, on those landscape elements referred to in subsection (c) above or on any environmentally sensitive features identified by the Traffic Impact Study will be satisfactorily mitigated.
- g) The Town of Caledon will cooperate with aggregate producers and other truck users to achieve a mutual agreement on alternative traffic measures to relieve existing traffic problems within Caledon Village. Such measures may include the creation of alternative routes for aggregate related traffic from aggregate operation in consideration of Section 11.2.18 of this Plan. Lack of such an agreement will not by itself constitute a reason to deny an application for aggregate extraction.

#### **20.5.12 Rehabilitation and After Uses**

- a) Once a Town-wide Rehabilitation Master Plan has been endorsed by Council, all subsequent applications for new or expanded extractive operations shall be required to prepare detailed site rehabilitation plans that meet the intent of the Rehabilitation Master Plan for the area unless, in the circumstances, it is demonstrated to be inappropriate, and the requirements of the *Aggregate Resources Act*. Where a Rehabilitation Master Plan does not apply, the Applicant shall illustrate how the rehabilitation of the subject property will be coordinated with the surrounding land uses.
- b) The proposed rehabilitation plan for a new or expanded aggregate operation shall conform to the policies of this Plan, including the protection and maintenance and, where appropriate, the enhancement and restoration of Natural Features and Areas, on balance with other rehabilitation priorities.
- c) The Town will promote progressive rehabilitation as the preferred option for all sites, in a manner which has regard for the natural environmental context of adjacent lands as supported by technical studies and investigation, cultural and heritage resources in or adjacent to the site (including the conservation of significant cultural or heritage features where practical), and the proximity of the site to settlement areas or other sensitive land uses.
- d) The Town of Caledon will co-operate with landowners, the Region, the Ministry of Natural Resources, the Ontario Aggregate Resources Corporation and aggregate operators in efforts to rehabilitate abandoned pits and quarries and return the site to a suitable land use in conformity with the policies of this Plan.
- e) The Town will investigate the acquisition of lands used for mineral aggregate operations and will support the acquisition of such lands by any public authority, including the provision of adequate financial support to permit rehabilitation. It is the intention of the

Town of Caledon that these arrangements be formalized by way of a Memorandum of Understanding to be developed.

- f) Alternatively, the Town shall seek to be a party to rehabilitation plan agreements, including prior to the transfer of any lands to public ownership (if applicable).
- g) Proposals for new non-agricultural uses on rehabilitated mineral aggregate extraction sites in or abutting designated Prime Agricultural Areas shall demonstrate that the proposed development will be compatible with the adjacent agricultural area or be designed to minimize and mitigate impacts to adjacent agricultural operations to the greatest extent feasible.
- h) Soil rehydration services shall not be permitted as a means to achieve rehabilitation.

#### **20.5.13 Social Impact Assessment**

- a) New and existing mineral aggregate extraction shall not have any unacceptable social impacts caused by factors such as noise, dust, traffic levels and vibration that exceeds Provincial, Federal and Town standards and policies.
- b) Any impact studies required by this Plan, will include, where appropriate, an assessment of social impacts based on predictable, measurable, significant, objective effects on people caused by factors such as noise, dust, traffic levels, and vibration.
- c) Such studies will be based on Provincial standards, regulations and guidelines where they exist, and duly consider Town policies, standards and criteria, and will consider and identify methods of addressing the anticipated impacts in the area affected by the extractive operation.

#### **20.5.14 Visual Impact Assessment**

- a) New and existing mineral aggregate extraction shall minimize visual impacts by:
  - i) Assessing significant views and how they might be affected by the proposed mineral aggregate extraction.
  - ii) Assess the changes to the natural landscape and the cultural landscape that would result from the operation.
  - iii) 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 phasing, screening of equipment, direction of extraction which would seek to minimize visual impacts.

#### **20.5.15 Cultural Heritage and Archaeology**

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- a) The policies of Section 6 of this Plan shall apply for built heritage resources, cultural heritage resources, and archaeological resources.
- b) Required studies shall include an evaluation of cultural heritage resources in so far as they relate to roads not identified on the Schedules of this Plan. The level of cultural heritage resource investigation associated with these traffic studies will be survey level appropriate to the nature of the cultural heritage resources encountered and the nature of the anticipated impacts on these resources associated with the proposed haul route. Cultural heritage resource conservation measures may include, as appropriate, retention and use or adaptive re-use of heritage buildings and structures, incorporation of cultural heritage elements such as fence lines and tree lines where possible, and carrying out appropriate salvage and recording of cultural heritage resources that may be removed as a result of aggregate extraction operations.

#### **20.6 New Sensitive Lands Uses and Mineral Aggregate Extraction**

- a) Where a new sensitive land use is proposed within the area of influence of an existing licensed extraction operation identified in Section 20.3(d), the proponent of the sensitive land use will bear the primary responsibility for the mitigation of potential land use conflicts between the proposed use and the aggregate extraction operation.
- b) The following policies shall apply to new sensitive land uses:
  - i) Where there is potential for noise, vibration, dust, or visual impact, the Town shall require the applicant to undertake appropriate studies.
  - ii) Sensitive uses will only be permitted where conditions of approval and other mechanisms are established, which will ensure that identified noise attenuation or other measures will be put into place at the developer's expense.
  - iii) Sensitive uses will not generally be permitted within the setbacks identified by the various studies as being required for avoidance (or, where avoidance is not possible, minimization and mitigation). Nevertheless, as portions of the extraction operation are rehabilitated, the separation distance may be adjusted to reflect changes to the location of active and approved extraction areas. Such adjustments will only be permitted where the study required in subsection (i) above has been updated to reflect the new conditions and demonstrates that acceptable attenuation can be achieved consistent with Provincial guidelines and guidelines for studies established by the Town of Caledon and the Region of Peel (as applicable), and where conditions of development approval are imposed which ensure that identified noise attenuation measures are put in place at the developer's expense.



- c) In the case of designated settlement areas, where feasible, the overall community development pattern should be phased such that initial phases of development are situated furthest away from extraction areas so that progressive rehabilitation of the pit either precedes the development or occurs simultaneously with it. Where this is not feasible, measures will be incorporated into the development design to maximize land use compatibility between the pit operation and the proposed development as follows:
- i) Buffering through distance separation; berming and noise barriers or walls; grading to minimize potential noise impact; the introduction of intervening uses which are not noise sensitive; the retention of natural features between the development and future extraction areas; the use of height limitations or other measures.
  - ii) The imposition of conditions requiring building design and construction measures to provide visual screening and noise buffering including requirements for building orientation, construction measures for noise attenuation including window placement or other measures.
  - iii) The imposition of conditions, where feasible, which would ensure that prospective purchasers are made aware of nearby aggregate operations and associated noise and truck traffic through the use of warning clauses in agreements of purchase and sale, notices registered on title, and on clearly visible signs posted at sales offices and at strategic locations within the development.
  - iv) Subdivision design which takes into consideration potential truck traffic in order to avoid, where feasible, potential conflicts between truck and residential traffic.
  - v) With the agreement of the pit/quarry owner, the provision of extra berms, noise barriers, landscaping and other measures on the pit/ quarry property at the developer's expense.

## **20.7 Community Engagement**

It is the intent of the Town to improve community engagement and data sharing between mineral aggregate operations and the broader public.

### **20.7.1 Structured Committees**

- a) The Town shall prepare and maintain an Aggregate Resources Advisory Committee to provide input on matters pertaining to aggregate resources, including industry trends.

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- b) The Town shall encourage proponents to establish community liaison committees for individual operations.

### **20.7.2 Data Sharing, Transparency and Report Production**

- a) An Aggregate Monitoring Report shall be provided to Council on mineral aggregate matters in Caledon, at least once every two years, reporting on:
  - i) The number and status of licences, including any changes in status.
  - ii) An overview of active extractive operations in Caledon, including the total area under extraction, the amount of aggregate produced, and (if known) the primary destinations of these products.
  - iii) Records of any complaints on mineral aggregate extraction operations and the transportation of aggregate products during the reporting period.
  - iv) Records of any violations of site plan or conditions of licence under the *Aggregate Resources Act* and their status during the reporting period.
  - v) Status of the implementation of approved rehabilitation plans.
  - vi) Status of the operation and implementation of approved adaptive management plans.
  - vii) An assessment of the cumulative impact of extractive operations on the Town's Natural Features and Areas.
  - viii) Any updates or data on monitoring work (such as air quality and ground water monitoring).
  - ix) Updates on any active and potential applications for new mineral aggregate extraction or amendments to licences.
- b) The Town will conduct such studies and address as it considers appropriate the cumulative effects of the establishment and expansion of aggregate extraction operations on the Town's communities, natural environment, and cultural features.
- c) Any conditions related to monitoring shall ensure frequent, open access to the Town, or, if not practical, at regularly scheduled intervals.
- d) The Town shall request copies of *Aggregate Resources Act* compliance reports as part of applications for new mineral aggregate extraction. The Town shall also request the same for existing mineral aggregate extraction operations when necessary.
- e) The Town shall maintain a review protocol that helps the public and applicants understand how reviews of applications shall be undertaken, to provide greater clarity

and transparency on how the process is undertaken, and to demonstrate how progress on reviews is made.

### **20.7.3 Resource Rescue and Recycling**

- a) The Town of Caledon will consider the concept of resource rescue within existing and proposed urban areas in order to avoid the sterilization of potential resources due to urban development and expansion where the resource can be extracted in conformity with the policies of this Plan in the following manner:
  - i) Through the removal of the material prior to any urban development taking place, through a licensed operation if appropriate, or if a licensed operation is not feasible, then through use of the resource on-site in the construction of the development.
  - ii) Where the resource is to be used on-site for construction of the development, processing of the aggregate would be permitted on the site.
  - iii) The Applicant for development must identify the quantity and quality of the resource, demonstrate how the material will be used on-site, the timing of rehabilitation of the site, and evaluate the suitability of sites for resource use on-site in conformity with the environmental and groundwater protection policies of this Plan.
- b) In resource areas where there may be future urban development associated with an urban settlement in an adjoining municipality, the Town of Caledon will consult with the adjoining municipality in applying the urban aggregate resource rescue principle.
- c) The Town shall incorporate recycled mineral aggregates in capital works projects where possible and appropriate in accordance with an approved Recycled Aggregate Strategy.
- d) The Town will support initiatives by the aggregate industry and the Province to conserve aggregate resources, through such measures as recycling, and matching aggregate quality requirements to specific job specifications.
- f) Where new and recycled mineral aggregates are mixed, the new mineral aggregates shall be measured prior to mixing.

### **20.7.4 Improved Environmental Performance on Existing Sites**

- a) There are limited opportunities for existing *Aggregate Resources Act* licences to be reviewed and updated. The Town shall seek to update existing licences to conform to the policies of this Plan wherever possible.
- b) The Town shall not support the amendment of existing *Aggregate Resources Act* licences unless conformity with the policies of this Plan is demonstrated.

## **(Schedule 1 to OPA 1 – New Chapter 20 Mineral Aggregate Policies)**

- c) Applications for new mineral aggregate extraction adjacent to existing sites shall require updating existing licences to incorporate any recommendations or requirements for the new mineral aggregate extraction onto existing sites to reflect the integrated operation.

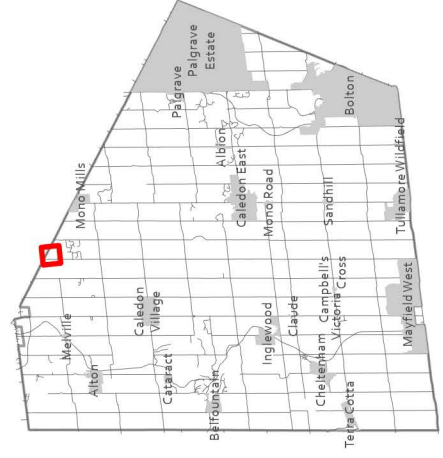
**SCHEDULE 2A**

**OPA - 1**

-  Subject Lands
-  Lands to be designated Rural

Town of Caledon  
Regional Municipality of Peel

**KEY MAP**






Date: August 22, 2024  
File No:

HWY 9

HORSESHOE HILL RD

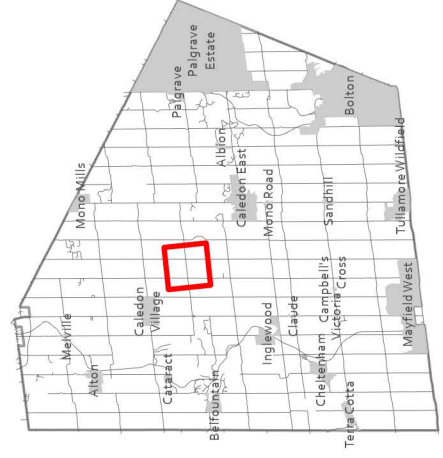


**SCHEDULE 2B**  
**OPA - 1**

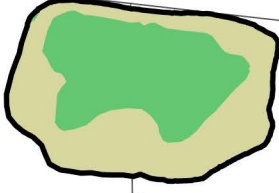
-  Subject Lands
-  Lands to be designated Rural
-  Lands to be designated Natural Features and Areas

Town of Caledon  
Regional Municipality of Peel

KEY MAP



Date: August 22, 2024  
File No:



HORSESHOE HILL RD




ESCARPMENT SIDE RD

HEART LAKE RD



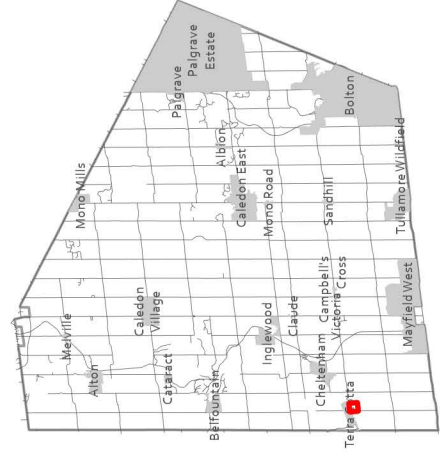
**SCHEDULE 2C**

**OPA - 1**

-  Subject Lands
-  Lands to be designated Prime Agricultural Area
-  Lands to be designated Natural Features and Areas

Town of Caledon  
Regional Municipality of Peel

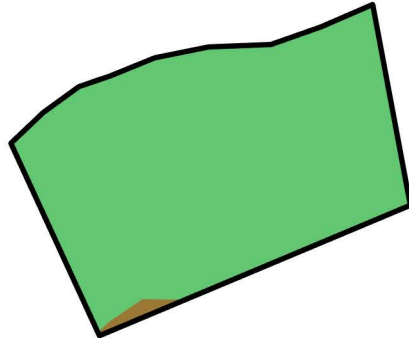
**KEY MAP**






KING ST

HERITAGE RD

HERITAGE RD

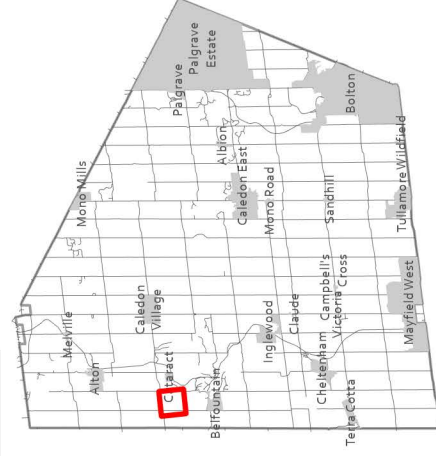


**SCHEDULE 2D**  
**OPA - 1**

-  Subject Lands
-  Lands to be designated Prime Agricultural Area
-  Lands to be designated Natural Features and Areas

Town of Caledon  
Regional Municipality of Peel

KEY MAP



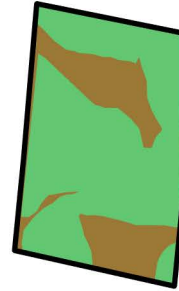
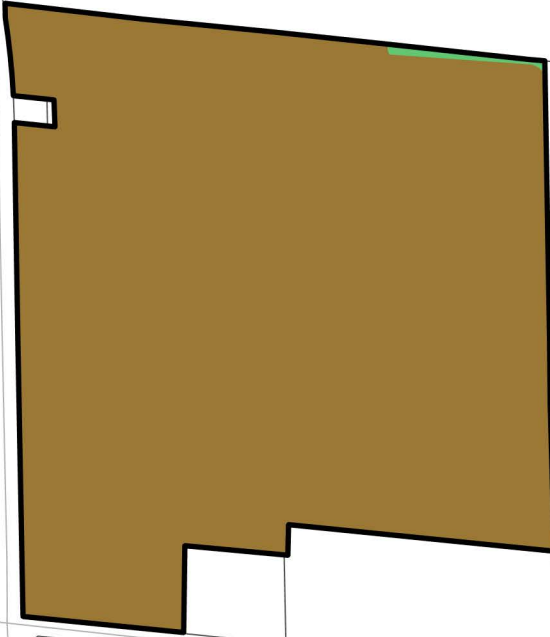
Date: August 22, 2024  
File No:

CHARLESTON SIDE RD

MISSISSAUGARD RD

CATARACT RD




SHAWS CREEK RD





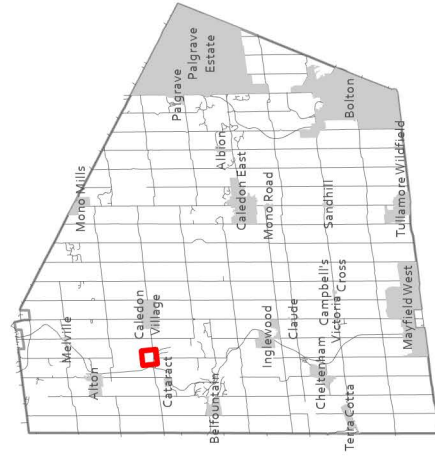
# SCHEDULE 2E

## OPA - 1

-  Subject Lands
-  Lands to be designated Rural
-  Lands to be designated Natural Features and Areas

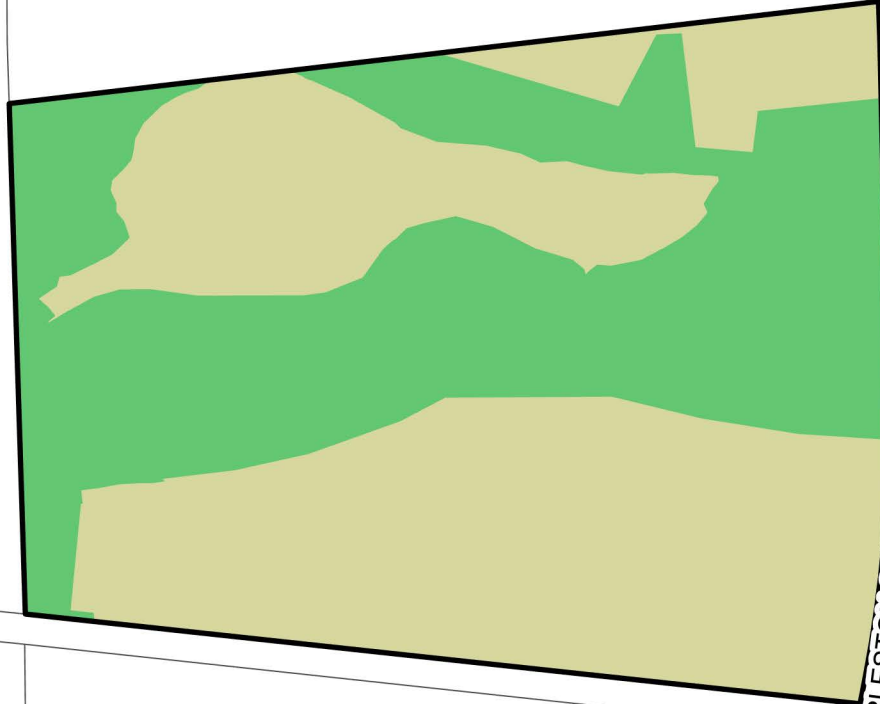
Town of Caledon  
Regional Municipality of Peel

KEY MAP



Date: August 22, 2024  
File No:

Explanatory note (non-operative): the lands west of the unopened road allowance are already correctly designated in the Future Caledon Official Plan, and therefore are removed from this schedule. The remaining lands are now proposed to be redesignated to Rural to reflect current rehabilitation plans and surrounding area context.



CHARLESTON SIDE RD

QUARRY DR

MCLAREN RD

GREEN LAKE DR W



















GREEN LAKE DR E



Roads to be additionally designated as Mineral Aggregate Haul Route were shown

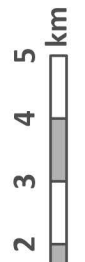
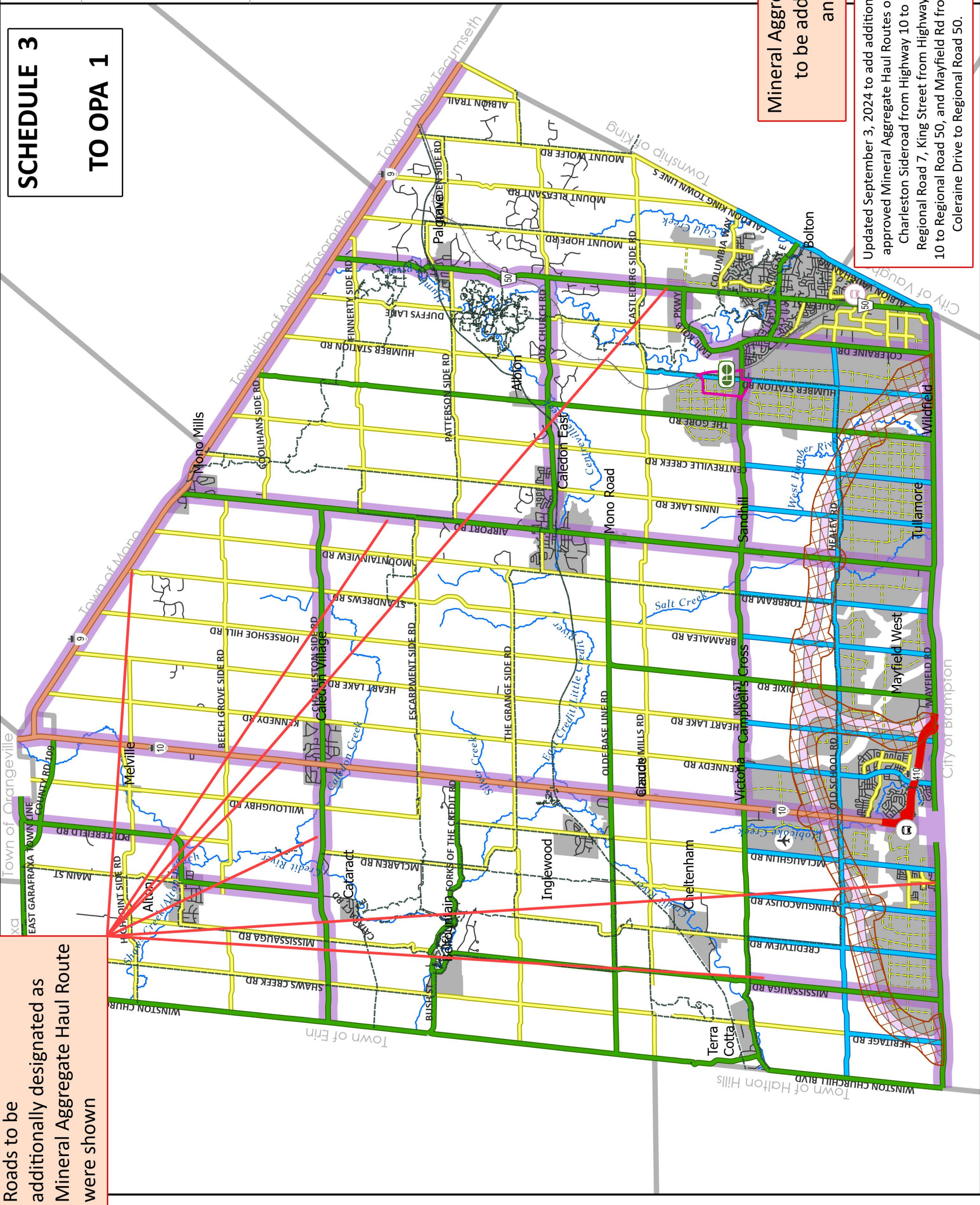
**SCHEDULE 3**  
**TO OPA 1**

**Schedule C1**  
**Town-wide Transportation Network**

-  Primary Major Transit Station Area
-  Planned Major Transit Station Area
-  Potential Major Transit Station Area
-  Future Caledon GO Station
-  Brampton-Caledon Airport
-  Provincial Freeway
-  Provincial Highway
-  Regional Arterial
-  Town Arterial
-  Mineral Aggregate Haul Route
-  Collector Road
-  Conceptual Collector Road
-  Local Road
-  Rail
-  Active Transportation - Trail System
-  Urban Area and Settlement Area
-  Planned Highway 413 Transportation Corridor
-  Planned Highway 413 and NWGTA Transmission Corridor Protection Area

Mineral Aggregate Haul Route to be added to legend and map

Updated September 3, 2024 to add additional approved Mineral Aggregate Haul Routes on Charleston Sideroad from Highway 10 to Regional Road 7, King Street from Highway 10 to Regional Road 50, and Mayfield Rd from Coleraine Drive to Regional Road 50.





# OFFICIAL PLAN

## Schedule E1

### Rural System

#### Rural System

- Prime Agricultural Area
- Rural Lands
- Villages and Hamlets
- Rural Employment Centre
- Palgrave Estate Residential Community
- Coulterville Special Study Area

#### Other Map Elements

- Urban System (See Schedule F1)

Coulterville Special Study Area to be added to legend



March 2024 - Amended Aug 2024

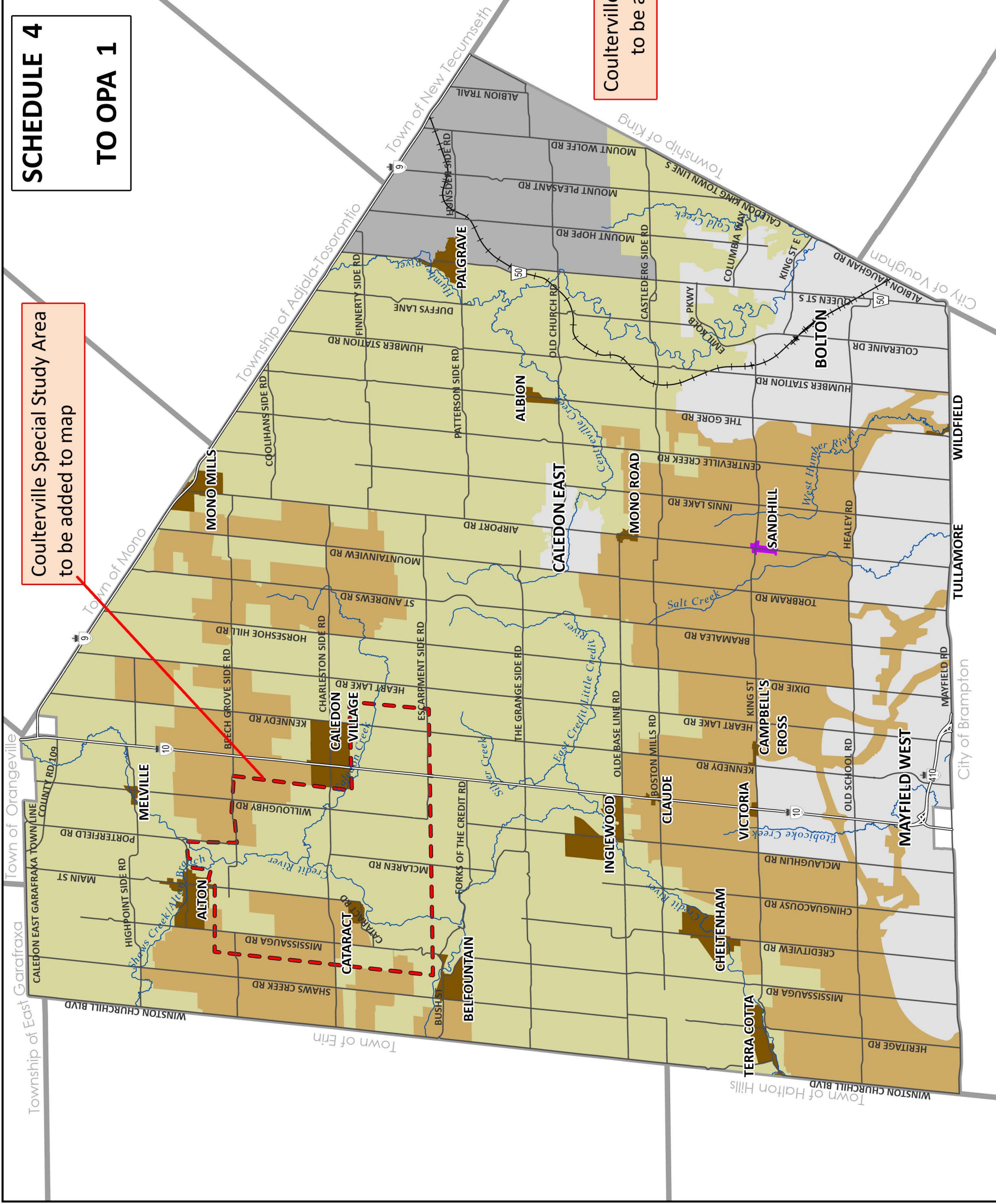
Date of print: 8/20/2024

Sources: Town of Caledon, Regional Municipality of Peel  
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This map forms part of the Future Caledon Official Plan of the Town of Caledon and must be read in conjunction with the text, other schedules and secondary plans. The boundaries/alignments of designations on this schedule are approximate and are not intended to be scaled.













SCHEDULE 4  
TO OPA 1

Coulterville Special Study Area to be added to map

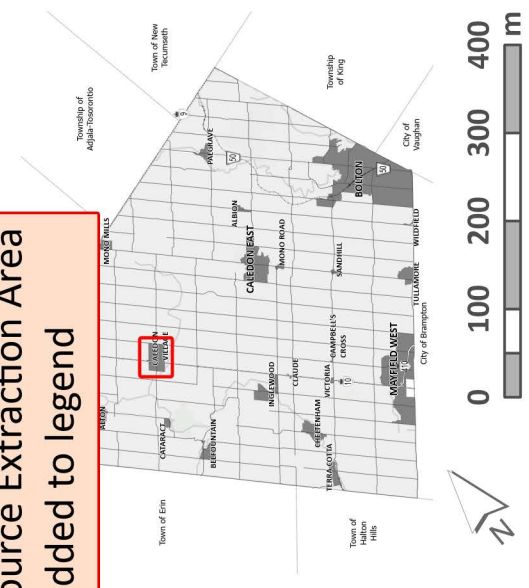


**SCHEDULE 5**  
**TO OPA 1**

**Schedule E4**  
**Caledon Village**

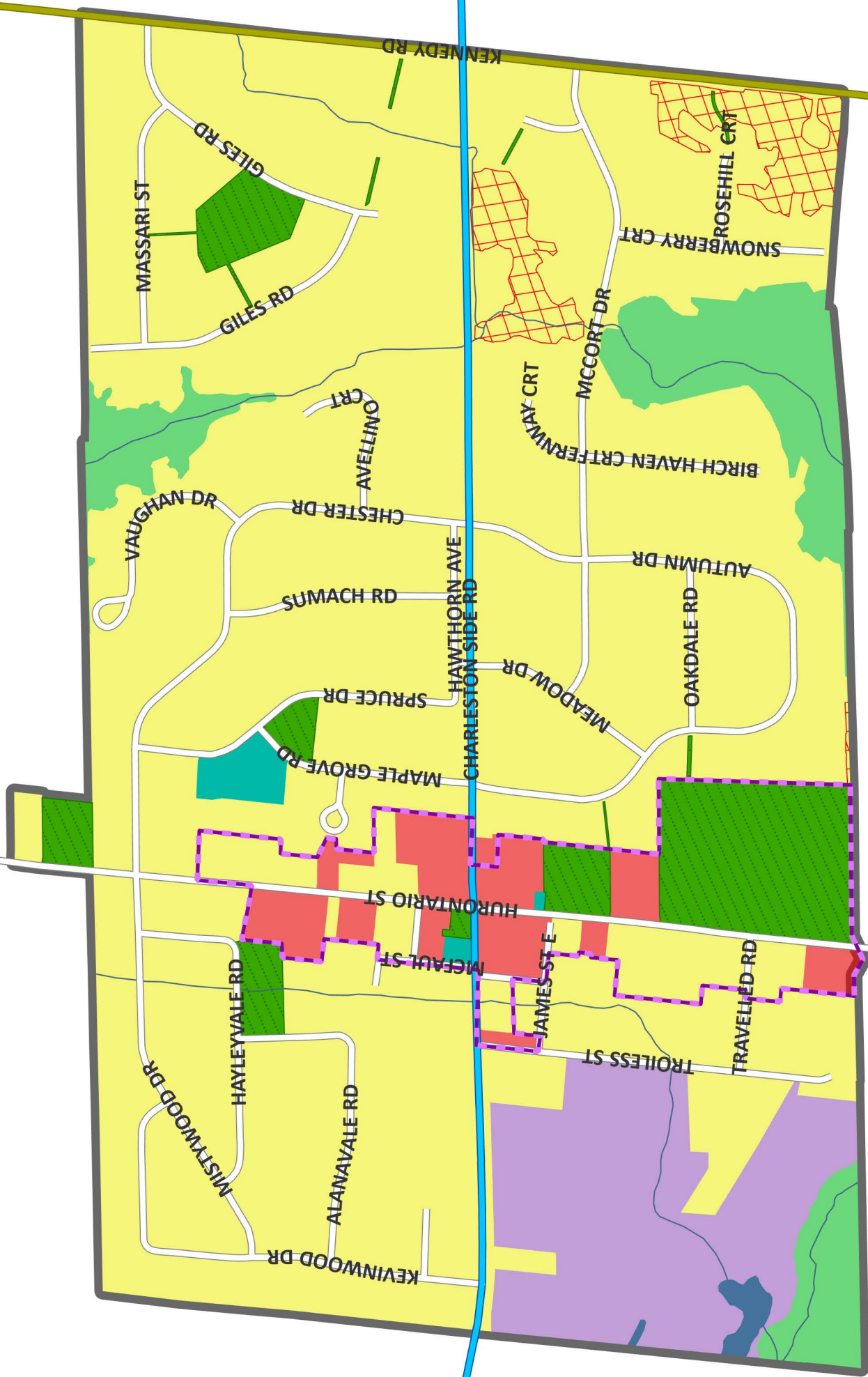
-  Settlement Area Boundary
-  Community Improvement Area
- Land Use**
-  Mineral Resource Extraction Area
-  Institutional Area
-  Rural Commercial Area
-  Parks and Open Space
-  Villages and Hamlets
- Natural Environment System**
-  Natural Features and Areas
-  Supporting Features and Areas
-  Permanent and Intermittent Streams
- Transportation Network**
-  26m Right-of-way Width
-  30m Right-of-way Width

**Mineral Resource Extraction Area to be added to legend**















0 100 200 300 400 m

**March 2024 - Amended Aug 2024**  
 Date of print: 9/23/2024  
 Sources: Town of Caledon, Regional Municipality of Peel  
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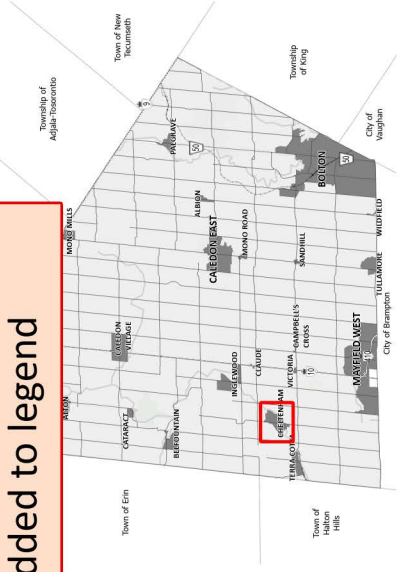


**SCHEDULE 6**  
**TO OPA 1**

**Schedule E5**  
**Cheltenham**

-  Settlement Area Boundary
-  Community Improvement Area
- Land Use**
-  Estate Residential Area
-  Mineral Resource Extraction Area
-  Parks and Open Space
-  Villages and Hamlets
- Natural Environment System**
-  Natural Features and Areas
-  Supporting Features and Areas
-  Permanent and Intermittent Streams
- Transportation Network**
-  26m Right-of-way Width
-  30m Right-of-way Width
-  Active Transportation - Trail System

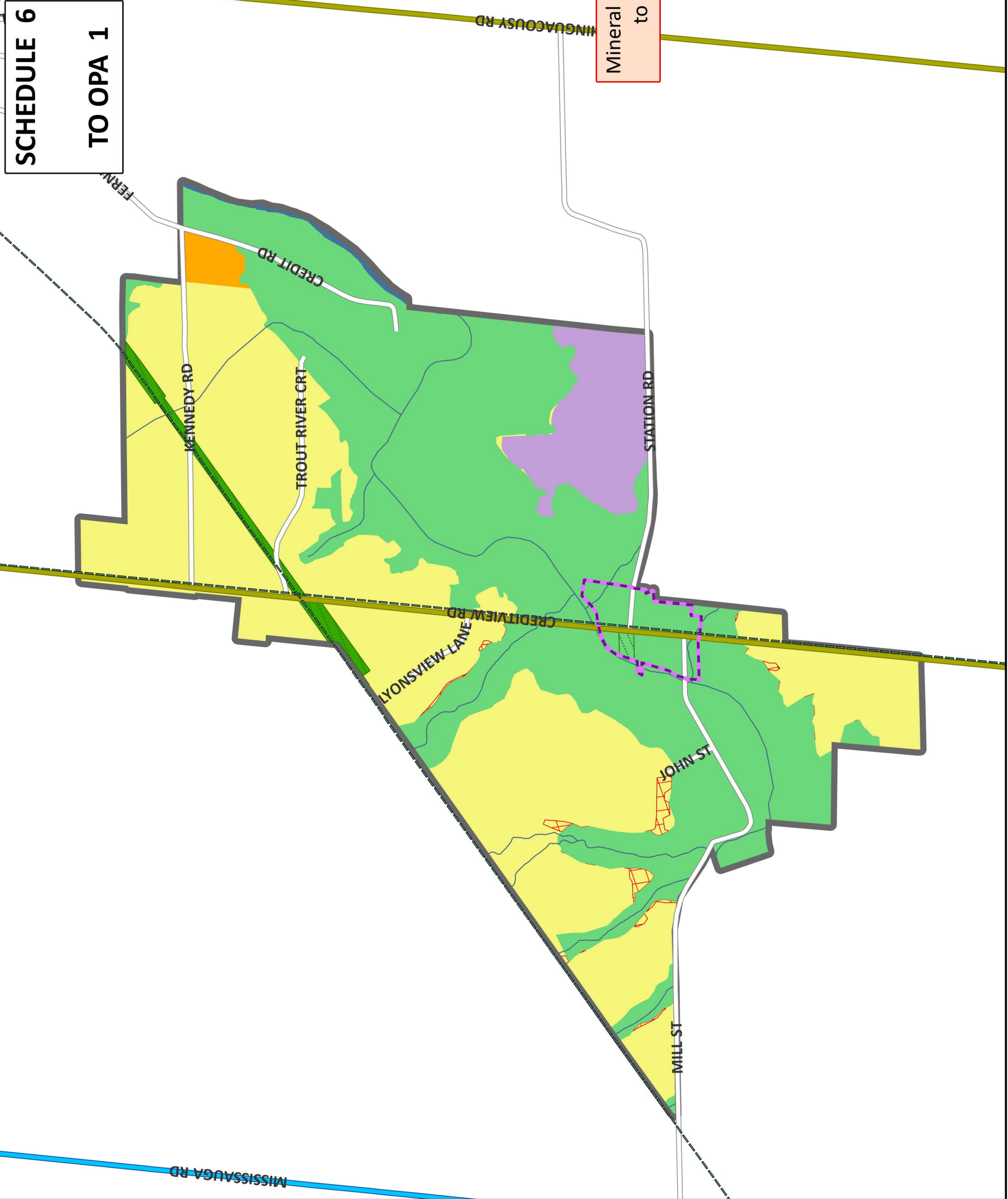
**Mineral Resource Extraction Area to be added to legend**



0 100 200 300 400 m

**March 2024 - Amended Aug 2024**  
 Date of print: 9/23/2024  
 Sources: Town of Caledon, Regional Municipality of Peel  
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# TOWN OF CALEDON OFFICIAL PLAN

## Schedule E12

### Caledon High Potential Mineral Aggregate Resource Areas

#### Type of Resource

- Bedrock
- Sand and Gravel

#### Haul Route Identification

- Mineral Aggregate Haul Route

#### Other Map Elements

- Palgrave Estate Residential Community
- Rural System (See Schedule E1)
- Urban System (See Schedule F1)



March 2024 - Amended Aug 2024

Date of print: 10/16/2024  
Sources: Town of Caledon, Regional Municipality of Peel  
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