



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

Chief Administrative Officer: N. Hyde
 Commissioner of Finance / Chief Financial Officer: R. Cummings
 Commissioner of Corporate Services / Chief Legal Officer: S. Dickson
 Chief Human Resources Officer, People Services: T. Grewal
 Commissioner of Planning and Development/Chief Planner: E. Lucic
 Commissioner of Community & Human Services: C. McLean
 Nethery Planning, Project Manager: J. Nethery
 Manager of Strategic Policy Planning: S. Burke
 Municipal Clerk, Corporate Services: K. Klingenberg
 Coordinator, Council & Committee Services: A. Dhindsa

1. NOTICE

2. CALL TO ORDER

Mayor Groves called the meeting to order at 3:00 p.m.

3. APPROVAL OF AGENDA

Moved by: Councillor C. Early **Seconded by:** Councillor M. Russo

2024-175

That the October 7, 2024 Special Town Council Agenda be approved, as amended, with the following additions:

Anthony Fairclough, Forks of the Credit Preservation Group, regarding agenda item 7.1 Staff Report 2024-0544: Recommendation Report: Supplementary Aggregate Policy Study

Debra Wilson, Forks of the Credit Preservation Group, regarding agenda item 7.1 Staff Report 2024-0544: Recommendation Report: Supplementary Aggregate Policy Study

Willa Gauthier, regarding agenda item 7.1 Staff Report 2024-0544: Recommendation Report: Supplementary Aggregate Policy Study

Amended By-law 2024-082 to replace the effective date of the by-law to be upon approval by the Minister

The land acknowledgment.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor L. Kiernan				X
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen				X
Mayor A. Groves	X			
Total	7			2

Carried (two-thirds vote).

3.1 Indigenous Land Acknowledgment

Mayor Groves delivered the land acknowledgment.

4. DISCLOSURE OF PECUNIARY INTEREST

5. PRESENTATIONS

5.1 Supplementary Aggregate Policy Study: Final Recommendation Report

Joe Nethery, Nethery Planning, Project Manager, provided a presentation with the aid of a slide deck regarding the Supplementary Aggregate Policy Study: Final Recommendation Report

Joe Nethery, Nethery Planning, Project Manager responded to questions of Council.

S. Burke, Manager of Strategic Policy Planning, responded to questions of Council.

6. DELEGATIONS

6.1 Greg Sweetnam, James Dick Construction Ltd. regarding agenda item 7.1 Staff Report 2024-0544: Recommendation Report: Supplementary Aggregate Policy Study

Dealt with later in the meeting.

6.2 Mike McSweeney, Ontario Stone, Sand and Gravel Association, regarding agenda item 7.1 Staff Report 2024-0544: Recommendation Report: Supplementary Aggregate Policy Study

Mike McSweeney, Ontario Stone, Sand and Gravel Association, provided a delegation regarding the Staff Report 2024-0544 Supplementary Aggregate Policy Study.

Greg Sweetnam, James Dick Construction Ltd. regarding agenda item 7.1 Staff Report 2024-0544: Recommendation Report: Supplementary Aggregate Policy Study

Greg Sweetnam, James Dick Construction Ltd., provided a delegation regarding the Staff Report 2024-0544 Supplementary Aggregate Policy Study.

S. Burke, Manager of Strategic Policy Planning, responded to questions of Council.

6.3 Jane Thompson, Grangewood, regarding agenda item 7.1 Staff Report 2024-0544: Recommendation Report: Supplementary Aggregate Policy Study

Jane Thompson provided a delegation regarding agenda item 7.1 Staff Report 2024-0544: Recommendation Report: Supplementary Aggregate Policy Study with the aid of schedule E1Z map.

6.4 Penny Richardson regarding agenda item 7.1 Staff Report 2024-0544: Recommendation Report: Supplementary Aggregate Policy Study

Penny Richardson provided a delegation regarding agenda item 7.1 Staff Report 2024-0544: Recommendation Report: Supplementary Aggregate Policy Study.

6.5 Andrew McCammon, Ontario Headwaters Institute, regarding agenda item 5.1 Supplementary Aggregate Policy Study Final Recommendation Report

Andrew McCammon provided a delegation regarding agenda item 7.1 Staff Report 2024-0544: Recommendation Report: Supplementary Aggregate Policy Study.

6.6 Anthony Fairclough, Forks of the Credit Preservation Group, regarding agenda item 7.1 Staff Report 2024-0544: Recommendation Report: Supplementary Aggregate Policy Study

Anthony Fairclough, Forks of the Credit Preservation Group provided a delegation regarding agenda item 7.1 Staff Report 2024-0544: Recommendation Report: Supplementary Aggregate Policy Study.

6.7 Debra Wilson, Forks of the Credit Preservation Group, regarding agenda item 7.1 Staff Report 2024-0544: Recommendation Report: Supplementary Aggregate Policy Study

Debra Wilson, Forks of the Credit Preservation Group, provided a delegation regarding agenda item 7.1 Staff Report 2024-0544: Recommendation Report: Supplementary Aggregate Policy Study.

6.8 Willa Gauthier (Go-tea-eh), regarding agenda item 7.1 Staff Report 2024-0544: Recommendation Report: Supplementary Aggregate Policy Study

Willa Gauthier provided a delegation regarding agenda item 7.1 Staff Report 2024-0544: Recommendation Report: Supplementary Aggregate Policy Study.

7. STAFF REPORTS

7.1 Staff Report 2024-0544: Recommendation Report: Supplementary Aggregate Policy Study

2024-176

Moved by: Councillor C. Early **Seconded by:** Councillor M. Russo

That Staff Report 2024-0544, Recommendation Report: Supplementary Aggregate Policy Study, be received.

That the By-law, being a By-law to adopt Official Plan Amendment 1, included as **Schedule A** to Staff Report 2024-0544, be enacted.

That Council resolves and declares that Official Plan Amendment 1 conforms with all provincial plans or does not conflict with them, has regard to the matters of provincial interest listed in section 2 of the Planning Act, and is consistent with policy statements issued under subsection 3 (1) of the Planning Act.

That per Section 34(17) of the Planning Act, no further public notice is required with respect to the Zoning By-law, being an amendment Zoning By-law 2006-50, as amended.

That the associated amendment to Zoning By-law 2006-50, as amended, included as **Schedule B** to Staff Report 2024-0544, is passed.

That the Clerk be directed to provide notice of the passing of the By-laws adopting Official Plan Amendment 1 and enacting the associated Zoning By-law Amendment, in accordance with the Planning Act.

That staff prepare a work program for Council approval in Q1 2025 to complete the following further projects:

1. An Official Plan Amendment for Town-wide policy requirements related to woodlands over 0.5 hectares meeting minimum biomass requirements, air quality emissions policies, broadband back-up alarms, report accessibility requirements.
2. Preparation of a Caledon Aggregate Standards Manual.
3. Parameters for a Human Health Risk Assessment Review study design, in consultation with Peel Region Public Health, that would consider the results of the Town's Air Quality Monitoring Study.
4. Parameters for an air quality study, which could include an option for a further Official Plan Amendment and "PM10"/"PM2.5" By-law.

5. A review of the 2021 Caledon Aggregate Rehabilitation Master Plan for its potential applicability as a Town-wide guideline.
6. An Excess Soil Official Plan Amendment.
7. A Recycled Aggregate Strategy for public works projects.
8. A review of the Town's Noise By-law for potential updates.
9. A report on the By-law Enforcement division's ability to undertake monitoring of mineral aggregate operations to provide support to the Ministry of Natural Resources.
10. A strategy for Council advocacy on Provincial mineral aggregate policy reform.

Mayor A. Groves vacated the Chair and Acting Mayor T. Rosa assumed the Chair at 5:19 p.m.

Motion to Amend:

2024-177

Moved by: Mayor A. Groves **Seconded by:** Councillor M. Russo

Whereas the proposed Official Plan Amendment No. 1 to the Future Caledon Official Plan contains an update to Caledon's Official Plan policies pertaining to land use planning for mineral aggregate resources; and

Whereas the proposed OPA 1 has been developed after considerable public input; and

Whereas certain policies and action items that the residents consider to be very important to optimize the Town's Official Plan policies, and their implementation, were not included in draft OPA 1 as recommended by Staff Report 2024-0544.

Therefore, be it resolved that:

- A. That the seventh recommendation, second listed action of Staff Report 2024-0544 be amended to read as follows:

2. A work plan for the preparation of the Caledon Aggregates Standards Manual identified in policy 20.5.2 c) of OPA 1, including a requirement that the Manual be completed within one year of the adoption of OPA 1.

- B. That an eleventh listed action be added to the seventh recommendation of Staff Report 2024-0544 as follows:

11. A report to Town Council on the state of mapping, methodologies, and science of determining Ecologically Sensitive Groundwater Recharge Areas within the Town and the use of Ecologically Sensitive Groundwater Recharge Areas in the application of policies in Chapter 20 of Official Plan Amendment No. 1 to the Future Caledon Official Plan.

- C. That Official Plan Amendment No. 1 to the Future Caledon Official Plan, Section 20.5, Applications for New Mineral Aggregate Extraction, attached as Schedule A to Staff Report 2024-0544, be amended and adopted as follows:

1. New Section 20.5.2 c) be revised by replacing the phrase "have regard" with the word "follow" so the revised policy reads:

"20.5.2 c) Proponents of new mineral aggregate extraction shall ~~have regard~~ **follow** the Caledon Aggregates Standards Manual for the Town."

2. New Section 20.5.2 h) be deleted in its entirety.
3. New Section 20.5.3 d) be revised by adding "including units that are more than 0.1 hectares within wetland complexes" immediately following the phrase "unevaluated wetlands" so the revised policy reads:
"20.5.3 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.”

4. New Section 20.5.3 d) iv) be revised by deleting the phrase “except as otherwise permitted by this Plan” so the revised policy reads:

“20.5.3 d) 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 ~~except as otherwise permitted by this Plan~~”;
5. New Section 20.5.3 be revised by inserting the following as new subsection 20.5.3 j):

“20.5.3 j) Mineral aggregate operations shall be prohibited in areas where the findings of an Air Quality Assessment indicates a PM_{2.5} level in excess of an annual average of 5.0 µg/m³. 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_{2.5} level less than an annual average of 5.0 µg/m³ 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_{2.5} level less than an annual average of 5.0 µg/m³. Where the findings of the supplementary Air Quality Assessment indicate a mitigation rate of more than 75% is required to achieve PM_{2.5} level less than an annual average of 5.0 µg/m³ the Application will not be supported for approval.”
6. New Section 20.5.7 a) be revised by inserting the phrase “including negative impacts on public health and safety” after the words “with no negative impacts” so the policy reads as follows:

“20.5.7 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 ...”
7. New Section 20.5.7 b) be revised as follows:

“20.5.7 b) For dewatering, it is encouraged ~~for that~~ **water to remain on site within the licensed area. Any-Removal of water from the site shall not be permitted must provide a net ecological benefit with no quality impacts**”.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor L. Kiernan				X
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Mayor A. Groves				X
Acting Mayor T. Rosa	X			
Total	7			2

Carried.

Acting Mayor T. Rosa vacated the Chair and Mayor Groves resumed the Chair at 5:38 p.m.

Motion to Amend:

2024-178

Moved By: Councillor D. Maskell **Seconded By:** Councillor C. Early

Whereas the Province has identified areas within the Town of Caledon that are thought to contain high potential mineral aggregates; and

Whereas the Provincial Planning Statement, 2024 requires the Town of Caledon to make as much of that resource, as is realistically possible, available for extraction; and

Whereas the Provincial Planning Statement, 2024 limits development that could preclude or hinder the extraction of the resource unless the extraction of the resource is not feasible, or where another use serves a greater long-term term public purpose; and

Whereas the Provincial Planning Statement, 2024 supports healthy, integrated, and viable rural areas, as outlined in Section 2.5, by:

- a) Building upon rural character, and leveraging rural amenities and assets;...
- e) Promoting diversification of the economic base and employment opportunities;
- f) Providing opportunities for sustainable and diversified tourism including leveraging historical, cultural and natural assets;
- g) Conserving biodiversity and considering the ecological benefits provided by nature;

Whereas the maintenance of existing haul routes and the construction and maintenance of new haul routes is a matter of great concern to the Town of Caledon because of the financial implications, traffic safety and the impact on the community and other uses of the Town's historical, cultural, natural and recreational resources; and

Whereas there is a need to provide better access to the historical, cultural, natural and recreational resources of the Town of Caledon for the benefit of current and future residents; and

Whereas the Town of Caledon has identified resource areas which are not suitable for extraction because extraction is not feasible, where it conflicts with other planning objectives or because other uses would serve a greater long-term public purpose; and

Whereas the identified areas are shown as Area 1 – 4 on the map titled Schedule E-12 Inglewood/Cheltenham attached hereto; and

Whereas it would be inconsistent with Provincial Planning Statement, 2024 to unnecessarily restrict the use of the lands, however, by including the identified areas within CHPMARA when it is not realistic to expect they will be extracted in the foreseeable future, or they conflict with other planning objectives, or they have the potential to serve a greater long term public purpose;

Therefore be it resolved that Areas 1 – 4, shown on the attached map, be removed from OPA 1 Schedule E-12 Caledon High Potential Mineral Aggregate Resource Areas.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor L. Kiernan				X
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen				X
Mayor A. Groves	X			
Total	7			2

Carried.

Motion to amend:

S. Burke, Manager of Strategic Policy Planning, responded to questions of Council.

2024-179

Moved by: Councillor N. de Boer **Seconded by:** Councillor M. Russo

Whereas James Dick Construction Limited owns land located at Part of Lot 26, Concession 4 EHS near the intersection of Highway 9 and Horseshoe Hill Road; and

Whereas the lands are identified as a Selected Sand and Gravel Resource Area in the Aggregate Resources Inventory of Peel Region (ARIP 165) and are located within the existing Caledon High Potential Mineral Aggregate Resource Area (CHPMARA) in the Town's Official Plan; and

Whereas a portion of the lands are currently zoned Extractive Industrial (MX) in the Town's Zoning By-law and are designated Mineral Resource Extraction Area in the Town's Official Plan;

Whereas the Town's existing Official Plan prioritizes the subject lands as "Aggregate Resource Lands" where new pits are encouraged to locate and which continues to be identified within CHPMARA;

Whereas there are confirmed sand and gravel resources that remain available for extraction subject to future licensing under the Aggregate Resources Act; and

Whereas property purchasers often only consult the Comprehensive Zoning By-law before making purchasing decisions;

Therefore, be it resolved that the following changes are made to Official Plan Amendment No. 1 and Zoning By-law Amendment No. 2024-083 as it relates to the lands located at Part of Lot 26, Concession 4, EHS so that the aggregate zoning, designation and mapping remain in place for these lands:

- a) Schedule 2A and Provision 15 be removed from Official Plan Amendment No. 1;
- b) Schedule E12 of Official Plan Amendment No. 1 be revised to fully identify the lands as "Sand and Gravel" on Schedule E12 Caledon High Potential Mineral Aggregate Resource Areas; and,
- c) Schedule A and Provision 16 be removed from Zoning By-law Amendment No. 2024-083.

And that the seventh recommendation, list of work plan actions be amended to add the following:

12. An evaluation of the benefits of adding an overlay to the Comprehensive Zoning By-law identifying the Caledon High Potential Mineral Aggregate Resource Areas (CHPMARA) as shown on Schedule E12 to OPA 1.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor L. Kiernan				X
Councillor D. Maskell		X		
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen				X
Mayor A. Groves		X		
Total	5	2		2

Carried.

Main motion as amended:

That Staff Report 2024-0544, Recommendation Report: Supplementary Aggregate Policy Study, be received.

That the By-law, being a By-law to adopt Official Plan Amendment 1, included as Schedule A to Staff Report 2024-0544, **as amended**, be enacted.

That Council resolves and declares that Official Plan Amendment 1 conforms with all provincial plans or does not conflict with them, has regard to the matters of provincial interest listed in section 2 of the Planning Act, and is consistent with policy statements issued under subsection 3 (1) of the Planning Act.

That per Section 34(17) of the Planning Act, no further public notice is required with respect to the Zoning By-law, being an amendment Zoning By-law 2006-50, as amended.

That the associated amendment to Zoning By-law 2006-50, as amended, included as Schedule B to Staff Report 2024-0544, **as amended**, is passed.

That the Clerk be directed to provide notice of the passing of the By-laws adopting Official Plan Amendment 1 and enacting the associated Zoning By-law Amendment, in accordance with the Planning Act.

That Areas 1-4 , as shown on the attachment, be removed from OPA 1, Schedule E12 Caledon High Potential Mineral Aggregate Resource Areas as shown on Schedule A to Staff Report 2024-0544.

That staff prepare a work program for Council approval in Q1 2025 to complete the following further projects, **amended by revising the second listed action and adding the eleventh and twelfth listed actions:**

1. An Official Plan Amendment for Town-wide policy requirements related to woodlands over 0.5 hectares meeting minimum biomass requirements, air quality emissions policies, broadband back-up alarms, report accessibility requirements.
2. **A work plan for the preparation of the Caledon Aggregates Standards Manual identified in policy 20.5.2 c) of OPA 1, including a requirement that the Manual be completed within one year of the adoption of OPA 1.**
3. Parameters for a Human Health Risk Assessment Review study design, in consultation with Peel Region Public Health, that would consider the results of the Town’s Air Quality Monitoring Study.
4. Parameters for an air quality study, which could include an option for a further Official Plan Amendment and “PM10”/“PM2.5” By-law.
5. A review of the 2021 Caledon Aggregate Rehabilitation Master Plan for its potential applicability as a Town-wide guideline.
6. An Excess Soil Official Plan Amendment.
7. A Recycled Aggregate Strategy for public works projects.

- 8. A review of the Town’s Noise By-law for potential updates.
- 9. A report on the By-law Enforcement division’s ability to undertake monitoring of mineral aggregate operations to provide support to the Ministry of Natural Resources.
- 10. A strategy for Council advocacy on Provincial mineral aggregate policy reform.

11. A report to Town Council on the state of mapping, methodologies, and science of determining Ecologically Sensitive Groundwater Recharge Areas within the Town and the use of Ecologically Sensitive Groundwater Recharge Areas in the application of policies in Chapter 20 of Official Plan Amendment No. 1 to the Future Caledon Official Plan.

12. An evaluation of the benefits of adding an overlay to the Comprehensive Zoning By-law identifying the Caledon High Potential Mineral Aggregate Resource Areas (CHPMARA) as shown on Schedule E12 to OPA 1.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor L. Kiernan				X
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen				X
Mayor A. Groves	X			
Total	7			2

Carried.

8. BY-LAWS

8.1 BL-2024-082

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

8.2 BL-2024-083

Being a By-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to implementing the Supplementary Aggregate Policy Study.

Moved By: Councillor N. de Boer **Seconded by:** Councillor D. Maskell

2024-180

That By-law 2024-082, as amended and By-law 2024-083, as amended be read a first time and passed.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor L. Kiernan				X
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen				X
Mayor A. Groves	X			
Total	7			2

Carried.

8.3 BL-2024-084

That By-Law 2024-084 being a by-law to confirm the proceedings of the Town of Caledon at its Council Meeting held on the 7th day of October 2024 be read a first time and passed.

Moved by: Councillor C. Napoli **Seconded by:** Councillor T. Rosa

2024-181

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor L. Kiernan				X
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen				X
Mayor A. Groves	X			
Total	7			2

Carried.

9. ADJOURNMENT

On a verbal motion moved by Councillor C. Napoli, Council adjourned at 5:55 p.m.

Annette Groves, Mayor

Kevin Klingenberg, Municipal Clerk