

Memorandum

Date: September 16, 2025

To: Members of Council

From: Joe Nethery, MCIP RPP, Consultant Project Manager

Subject: Aggregate Work Program – September 2025 Update

BACKGROUND

- On October 7, 2024, upon the completion of the Supplementary Aggregate Resources Study, Council directed staff to prepare a work program for the completion of 12 aggregate-related projects.
- On March 25, 2025, Council approved *Staff Report 2025-0126: Supplementary Aggregate Policy Study Implementation Report and Work Program*, which put forward an update and work program for all of the aggregate-related projects. The six projects being led by the Planning and Development Department are:
 - A1 – Aggregate Standards Manual;
 - A2 – Town-wide Official Plan Amendment;
 - A3 – Rehabilitation Master Plan;
 - A4 – Excess Soil Official Plan Amendment;
 - A5 – Recycled Aggregate Strategy; and
 - A6 – Ecologically Sensitive Groundwater Recharge Areas Mapping.
- In April 2025, the Town undertook a competitive procurement process through *RFP #2025-121: Planning and Development 2025-2026 Aggregate Work Program (Six Projects)* to retain a consultant to complete the projects. Nethery Planning was the successful bidder, and the firm was retained by the Town to complete all six projects.

HIGHLIGHTS

- Nethery Planning has begun work on five of the six projects.
- The Town-wide official plan amendment (OPA) is paused until the Province makes a decision on the new Future Caledon Official Plan and OPA 1 (Mineral Aggregates Policies).
- The [aggregate project page on the Have Your Say Caledon website](#) will host online engagement. An open house encompassing all projects will occur on October 8 at the Caledon East Community Complex.
- The projects are targeted for staggered completion dates through the end of 2025 or Q1 2026.

STATUS UPDATE

A brief description of the six projects and their current status is provided below.

A1 – Aggregate Standards Manual

The Caledon Aggregate Standards Manual is intended to be a guideline document for use by applicants, staff, and the public to understand the Town's requirements for studies submitted as part of an aggregate application. The Manual will include detailed terms of reference (TORs) for the various studies, on the following topics:

- Surface Water
- Hydrogeology
- Site Plan Requirements
- Transportation
- Social Impact Assessment
- Air Quality and Noise
- Ecology
- Blasting and Vibration
- Cultural Heritage and Archaeology

The Consultant team is currently drafting materials for public engagement into October. Once finalized, preliminary community engagement will begin, and the proposed Table of Contents for the Manual will be drafted.

The project is targeted for completion in Q1 2026.

A2 – Town-wide Official Plan Amendment

This project would bring forward a Town-wide OPA for policy items that were not implemented through the *Supplementary Aggregate Resources Policy Study*. These policy items include minimum biomass requirements for woodlands over 0.5 hectares, air quality emissions policies, broadband back-up alarms, and report accessibility requirements.

Work on the Town-wide OPA has been paused until a decision on Future Caledon and OPA 1 is made by the Province.

A3 – Rehabilitation Master Plan

This project will undertake a review of the 2021 Caledon Aggregate Rehabilitation Master Plan and determine its potential applicability as a Town-wide guideline. Subconsultants will be required to be retained for field work, technical analysis, and guideline creation.

The project is targeted for completion in Q4 2025.

A4 – Excess Soil Official Plan Amendment

This project will create a terms of reference for an Excess Soil OPA. Subconsultants will be required to be retained for additional technical expertise.

The Consultant team has been working with the Town to evaluate the status of the Town's previous Excess Soil Study which was paused in 2018. The relaunched project is targeted for completion in Q1 2026.

A5 – Recycled Aggregate Strategy

This project is a collaboration between Town Engineering/Operations staff and Planning and Development staff, with project leadership provided by the Consultant team, to facilitate a holistic aggregate recycling program for the Town, including securing storage space and locations to store

aggregate materials. Subconsultants and/or industry professionals will be required for additional expertise.

The project is targeted for completion in Q4 2025.

A6 – Mapping of Ecologically Sensitive Groundwater Recharge Areas (ESGRAs)

This project is an assessment of the state of mapping, methodologies, and science of determining ESGRAs that is currently being undertaken by the Credit Valley Conservation (CVC) and the Toronto and Region Conservation Authority (TRCA).

The project staff report is to be provided on the September 16 2025 Planning and Development Committee agenda.

UPDATES GOING FORWARD

Continued progress updates will be provided to Council and the public through these information memoranda on a regular basis through to the completion of Planning and Development Department's 2025-2026 Aggregates Work Program.