

Modification Table – Caledon OPA 1

Mod #	OPA 1 Policy/ Sched.	Recommended Modification Additions are shown in bold underline and deletions are shown in strikethrough .	Purpose of Modification and Policy basis/Rational	Theme
1.	13.5.1 f)	<p>Policy 13.5.1 f) is modified to state the following:</p> <p>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.</p>	<p><u>Purpose</u></p> <p>It is understood that the Town previously completed the Caledon Community Resource Study, a comprehensive set of mineral aggregate policies, that was approved by the Ontario Municipal Board in 2004 (OPA 161). The Greenbelt Plan acknowledges these policies through the application of policy 4.3.2.10, which provides that the policies of a comprehensive aggregate resource management study implemented in the official plan prior to December 16, 2004 shall be deemed to conform with the Greenbelt Plan. Some of the policies in OPA 161 are more restrictive than the Greenbelt Plan policy's direction for mineral aggregate resources.</p> <p>As a result of official plan amendments over the lifespan of the Town's in-effect official plan, and the Supplementary Aggregates Policy Study completed by the Town in July 2024, as well as new policy sections and sub-policies proposed to be added via OPA 1, the new OPA is a policy framework that strays from the originally approved set of policies in OPA 161.</p> <p>Where on a policy specific basis there are policies which have not changed, the addition of policies and sub-policies change the overall outcome of the original policy framework. To attempt to add in the balance of the Greenbelt Plan policies to OPA 1 would further change the policy framework.</p> <p>To address conformity with the Greenbelt Plan, modifications are proposed to delete references to OPA 161 and Greenbelt Plan policy 4.3.2.10 throughout OPA 1. Additionally, to provide clarity on the Greenbelt Plan policies that apply, the Greenbelt Plan section of OPA 161 (section 20.5.3) is proposed to be replaced with Greenbelt Plan policies 4.3.2.3 - 4.3.2.8 respecting mineral aggregate extraction within the Greenbelt Protected Countryside.</p> <p>MMAH previously communicated concerns with the continued application of OPA 161 in a One Window Comment Letter to the Town, dated October 4, 2024, on the draft OPA 1.</p> <p><u>Policy Basis</u></p> <p>Greenbelt Plan (GBP) policy 4.3.2.10</p>	<p>GBP Policy 4.3.2.10 (Caledon Clause)</p>
2.	17.13	<p>Section 17.13 is modified to state the following:</p> <p>17.13 Commercial Filling and Excess Soil</p>	<p><u>Purpose</u></p> <p>To do the following:</p>	<p>Consistency/Conformity with Provincial Policies and Plans</p>

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		<p>Additions are shown in <u>bold underline</u> and deletions are shown in strikethrough.</p> <p>a) Commercial filling shall only <u>be</u> permitted through an amendment to this plan, <u>and in accordance with applicable Provincial policies and policies in Chapter 17 of this Plan regarding non-agricultural uses in prime agricultural areas.</u></p> <p>b) Notwithstanding subsection (a) above, commercial filling associated with mineral aggregate extraction is permitted where it was permitted as part of an approved <u>if required to satisfy operational or rehabilitation requirements under the Aggregate Resources Act, the importation of excess soil is permitted in mineral aggregate operations, provided that it is authorized on the approved site plans for the license under the Aggregate Resources Act licence issued on or before _____, 2024.</u></p> <p>c) Notwithstanding subsection (a) above, commercial filling is permitted accessory to agricultural uses <u>in accordance with applicable Provincial policies and policies in Chapter 17 of this Plan,</u> 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 Bylaw, subject to any conditions associated with those approvals.</p> <p>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.</p>	<ul style="list-style-type: none"> To ensure that commercial filling is permitted in accordance with the applicable provincial policies and prime agricultural policies of the Caledon OP in policy b). To provide clarity around the importation of excess soil in policy b), which is governed by O. Reg. 244/07 under the Aggregate Resources Act (ARA). To ensure conformity with Niagara Escarpment Plan (NEP) policy 2.9.9 in policy c) as commercial filling is not permitted in Mineral Resource Extraction Areas. <p><u>Policy Basis</u></p> <p>NEP policy 2.9.9, Provincial Planning Statement, 2024 (PPS, 2024) policies 4.3.5, 4.3.2.1 and 6.1.5, O. Reg. 244/07</p> <p>Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, Publication 851</p>	<p>Compliance with Provincial Regulations and Guidelines</p>
3.	20	<p>The preamble to Section 20 is modified to state the following:</p> <p>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 <i>Aggregate Resources Act</i>, Provincial legislation which is administered by the Ministry of Natural Resources. The <u>Provincial Planning Statement, Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan, and Greenbelt Plan</u> also apply to provide policy direction on mineral aggregate extraction. <u>In the event of a conflict between the policies of this Plan and matters addressed under the Aggregate Resources Act, or the policies of the Provincial Planning Statement or provincial plans, the Aggregate Resources Act, the Provincial Planning Statement and provincial plans shall prevail.</u></p> <p>The <i>Aggregate Resources Act</i> 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 <i>Planning Act</i> and its multiple requirements to be consistent with the Provincial Planning Statement and</p>	<p><u>Purpose</u></p> <p>To do the following:</p> <ul style="list-style-type: none"> Include reference to the PPS, 2024 and clarify that the ARA and provincial policies prevail in the event there is a conflict with the policies of the Official Plan. Delete references to OPA 161 in the third paragraph of section 20 to address conformity with the Greenbelt Plan (see explanation under Modification #1 of this table) <p><u>Policy Basis</u></p> <p>PPS, 2024, NEP, GBP, and Oak Ridges Moraine Conservation Plan (ORMCP)</p>	<p>GBP Policy 4.3.2.10 (Caledon Clause)</p>

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		<p>Additions are shown in <u>bold underline</u> and deletions are shown in strikethrough.</p> <p>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 <u>operations extraction</u> and limit 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.</p> <p>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.</p> <p>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 <u>updated</u> policies in this plan support the wise management of the Town's aggregate resources remaining critical to preserving Caledon's unique identity and character.</p>		
4.	20.1 a), b)	<p>Policy objectives 20.1 a) and b) are deleted in its entirety and replaced with a new policy objective 20.1 a) that states the following:</p> <p>a) To maintain and enhance the health, safety, and quality of life of our residents, our natural environment and water resources, and our community.</p> <p>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.</p> <p><u>a) Extraction shall be undertaken in a manner which minimizes social, economic, and environmental impacts.</u></p>	<p><u>Purpose</u></p> <p>To ensure consistency with PPS, 2024 policy 6.1.5 which requires official plans to provide clear, reasonable and attainable policies to protect provincial interests and facilitate development in suitable areas. Policy objective a) and b) are proposed to be replaced with PPS, 2024 policy 4.5.2.2, which requires extraction to be undertaken in a manner which minimizes social, economic and environmental impacts.</p> <p><u>Policy Basis</u></p> <p>PPS, 2024 policies 4.5.2.2 and 6.1.5</p>	Consistency/Conformity with Provincial Policies and Plans

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5.	20.1 d)	<p>Additions are shown in <u>bold underline</u> and deletions are shown in strikethrough.</p> <p>The second policy objective 20.1 d) is deleted in its entirety:</p> <p>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.</p>	<p><u>Purpose</u></p> <p>To address conflicts with the ARA which provides the operational standards for mineral aggregate operations (e.g., S 0.13 in O. Reg. 244/97). The Town does not have jurisdiction under the ARA to regulate existing licenses. Existing sites that are licensed under the ARA are permitted to continue, provided that they are in compliance with any other applicable legislation/regulations.</p> <p>(Note: Section 20.1 includes two objectives listed as d))</p> <p><u>Policy Basis</u></p> <p>ARA S. 66, O. Reg 244/97</p>	Compliance with Provincial Regulations and Guidelines
6.	20.1 e)	<p>The first policy objective 20.1 e) is modified to state the following:</p> <p>e) To minimize impacts and disturbed areas, and <u>to support the progressive and final rehabilitation of mineral aggregate operations. encourage timely completion and rehabilitation</u></p>	<p><u>Purpose</u></p> <p>To ensure that policy objective e) can be satisfied in a clear and objective manner (i.e., it is unclear what is meant by 'timely completion') and direction on progressive and final rehabilitation is provided as per PPS, 2024 section 4.5.3.</p> <p>(Note: Section 20.1 includes two objectives listed as e))</p> <p><u>Policy Basis</u></p> <p>PPS, 2024 policies 4.5.3, 6.1.5</p>	Consistency/Conformity with Provincial Policies and Plans
7.	20.1 h)	<p>Policy objective 20.1 h) is deleted in its entirety:</p> <p>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.</p>	<p><u>Purpose</u></p> <p>To delete a redundant policy that has been addressed through modifications to policy objectives 20.1 a) and b) (see Modification #4).</p> <p><u>Policy Basis</u></p> <p>PPS, 2024 policies 4.5.2.1 and 4.5.2.2</p>	Consistency/Conformity with Provincial Policies and Plans
8.	20.1 i)	<p>Policy objective 20.1 i) is modified to state the following:</p> <p>i) To develop a Caledon Aggregate <u>Standards Guidance Manual as a set of guidelines</u> to assist both proponents and the public in <u>implementing the policies of detailing and explaining how conformity to this Plan can be achieved. However, this guidance manual is not intended to add or detract from the Plan's policies. In circumstances where there may be a conflict between the guidance manual and matters addressed under the Aggregate Resources Act, the Provincial Planning Statement or provincial plans, the Aggregate Resources Act, Provincial Planning</u></p>	<p><u>Purpose</u></p> <p>As the Caledon Aggregate Standards Manual has not yet been developed, it is unclear if the described manual may be developed to include additional policies that may conflict with provincial policies or the ARA.</p> <p>As such, the Caledon Aggregate Standards Manual is repositioned as a guidance manual. Policy objective 20.1 i) is proposed to be additionally</p>	Compliance with Provincial Regulations and Guidelines

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		<p>Additions are shown in <u>bold underline</u> and deletions are shown in strikethrough.</p> <p><u>Statement and provincial plans shall prevail.</u></p>	<p>modified to clarify that the PPS, 2024, ARA, and other provincial policy and legislation prevail in the event of a conflict with the guidance manual.</p> <p><u>Policy Basis</u></p> <p>ARA S.66</p>	
9.	20.2.1 a)	<p>Policy 20.2.1 a) is modified to state the following:</p> <p>a) Mineral aggregate <u>operation extraction</u> in accordance with a licence or permit issued in accordance with the <i>Aggregate Resources Act</i> and subject to Section 20.2.35(a) below</p>	<p><u>Purpose</u></p> <p>To correct a policy cross-reference.</p> <p>It is unclear why policy 20.2.1 a) related to mineral aggregate operations as a permitted use, would be subject to section 20.2.3 a), which speaks to Commercial Peat/Organic Soil Extraction. The correct policy cross-reference appears to potentially be section 20.2.5 a), which outlines the applicable planning approvals for new or expanding mineral aggregate operations.</p> <p><u>Policy Basis</u></p> <p>n/a</p>	Other/Housekeeping – To Correct Policy Cross-Reference
10.	20.2.1 b) iii)	<p>Policy 20.2.1 b) iii) is modified to state the following:</p> <p>iii) Located in a manner that does not affect the final rehabilitation or <u>enhancement</u> of the site in accordance with an approved rehabilitation and <u>enhancement</u> plan.</p>	<p><u>Purpose</u></p> <p>To provide clear direction and be consistent with the PPS, 2024 respecting rehabilitation. ‘Enhancement’ and ‘enhancement plan’ are not defined terms in OPA 1 nor the PPS, 2024 which could create potential misinterpretation and could be considered to go beyond the rehabilitative requirements of the PPS, 2024.</p> <p><u>Policy Basis</u></p> <p>PPS, 2024 section 4.5.3</p>	Consistency/Conformity with Provincial Policies and Plans
11.	20.2.2 a)	<p>Policy 20.2.2 a) is modified to state the following:</p> <p>a) Notwithstanding Section 20.2.1(b), asphalt plants, ready-mix concrete plants and clay products manufacturing, brick manufacturing plants and other similar manufacturing uses shall not be permitted within the area of the Niagara Escarpment Plan Area.</p>	<p><u>Purpose</u></p> <p>To be consistent with wording used in the NEP with respect to permitted uses within the ‘Mineral Resource Extraction Areas’ designation of the NEP.</p> <p><u>Policy Basis</u></p> <p>NEP policy 1.9.3.10</p>	Consistency/Conformity with Provincial Policies and Plans

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12.	20.2.3 c)	<p>Additions are shown in <u>bold underline</u> and deletions are shown in strikethrough.</p> <p>Policy 20.2.3 c) is modified so that it states:</p> <p>c) <u>Commercial peat extraction and organic soil extraction are not permitted within the area of the Niagara Escarpment Plan Area.</u></p>	<p><u>Purpose</u></p> <p>To address conformity with the permitted uses of the “Mineral Resource Extraction Areas” designation of the NEP.</p> <p><u>Policy Basis</u></p> <p>NEP policy 1.9.3</p>	Consistency/Conformity with Provincial Policies and Plans
13.	20.2.4	<p>Policy 20.2.4 b) is renumbered to policy 20.2.4 c) and a new policy 20.2.4 b) is added to state the following:</p> <p><u>b) Notwithstanding 20.2.4 a), aggregate transfer stations associated with a licensed mineral aggregate operation under the Aggregate Resources Act are permitted without an amendment to this plan, subject to meeting the criteria of 20.2.1 b).</u></p> <p>b)c) 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.</p>	<p><u>Purpose</u></p> <p>To clarify that aggregate transfer stations are permitted without an amendment to the Plan, subject to meeting policy 20.2.1 b) of OPA 1. Aggregate transfer stations may be considered as a permitted use in the ‘Mineral Aggregate Extraction’ designation, as set out in policy 20.2.1 b) of OPA 1 (e.g., associated facilities to a mineral aggregate operation used in transport).</p> <p><u>Policy Basis</u></p> <p>ARA S.66</p>	Compliance with Provincial Regulations and Guidelines
14.	20.2.5	<p>Section 20.2.5 is modified so that it reads:</p> <p>a) The establishment of new licensed mineral aggregate extraction operations, additional aggregate-related uses or associated facilities, including changes in category to a type of aggregate licence issued under the <i>Aggregate Resources Act</i>, or extensions <u>expansions</u> to existing licensed <u>mineral aggregate operations areas</u> will require an amendment to this Plan and an amendment to the Zoning By-law (or, <u>as required</u>, an Amendment to the Niagara Escarpment Plan and/or issuance of a Niagara Escarpment Plan Development Permit <u>under the Niagara Escarpment Planning and Development Act</u>, if within the Niagara Escarpment Development Control Area). <u>Any lands designated Prime Agricultural Areas impacted by the establishment of new licensed aggregate operations, including changes to a type of licence issued under the Aggregate Resources Act or expansions to existing licensed areas, will remain designated Prime Agricultural Area. Extraction of mineral aggregate resources is permitted as an interim use in prime agricultural areas in accordance with the policies of this Plan and applicable Provincial direction.</u></p> <p>b) <u>Notwithstanding policy 20.2.5 a), where the Aggregate Resources Act applies, The Town notes that (as of October 7, 2024) a change in category of aggregate licence issued only processes</u> under the <i>Aggregate Resources Act</i> shall address the for depth of extraction <u>of new or existing mineral aggregate operations, only is not subject to a Planning Act process. Should that Provincial policy change, the policies of this Plan shall apply.</u></p>	<p><u>Purpose</u></p> <p>To do the following:</p> <ul style="list-style-type: none"> To remove the term “aggregate-related uses or associated facilities” from policy a), as associated facilities to a mineral aggregate operation are permitted in the ‘Mineral Resource Extraction’ designation in policy 20.2.1 b) of OPA 1. To change the term “category” to “type” in policy a) as license categories are no longer relevant under the ARA. To replace the term “extension” with “expansions” in policy a) to align with terminology used in provincial policies. To clarify in policy a) that planning authorities may permit limited non-agricultural uses in prime agricultural areas, such as extraction of mineral aggregate resources as an interim use, without removing land from the Prime Agricultural Area designation. To provide a clear link in policy b) to PPS, 2024 policy 4.5.2.4 to ensure that only processes under the ARA shall address the depth of extraction of new or existing mineral aggregate operations. To clarify that the natural hazard policies of the applicable provincial policies also apply in the assessment of permitting mineral aggregate operations on hazardous lands in policy c). <p><u>Policy Basis</u></p>	Consistency/Conformity with Provincial Policies and Plans Compliance with Provincial Regulations and Guidelines

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		<p>Additions are shown in <u>bold underline</u> and deletions are shown in strikethrough.</p> <p>c) Mineral aggregate operations may be permitted on hazardous lands provided conformity is demonstrated with all other policies in this Plan <u>and the applicable Provincial policies.</u></p>	PPS, 2024 policies 4.3.4.1, 4.3.5.1 a), 4.5.2.4, 4.5.4.1, 6.1.5, and 5.2, NEP policy 2.2.2	
15.	20.3 d)	<p>Policy 20.3 d) is deleted in its entirety:</p> <p>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.</p>	<p><u>Purpose</u></p> <p>To address proper application of MECP’s D-6 Guideline (Compatibility between Industrial Facilities), which notes that a 1,000 metre area of influence for Class III industrial uses/sensitive uses does not apply to establishing a new pit or quarry. Municipalities can choose to apply the guideline when a proposed sensitive land use encroaches on an existing pit/quarry, in the absence of site-specific studies. Site-specific studies required under the ARA will establish the appropriate investigation areas/study areas, on a case-by-case basis.</p> <p>Further, it is unclear why policy d) would refer to ‘existing licensed operations’, as existing sites are permitted to continue without the need for an OPA, ZBA, or development permit under the <i>Planning Act</i>, per PPS, 2024 policy 4.5.2.4.</p> <p><u>Policy Basis</u></p> <p>PPS, 2024 policy 4.5.2.4, ARA, MECP D-6 Guideline</p>	Compliance with Provincial Regulations and Guidelines
16.	20.3 e)	<p>Policy 20.3 e) is renumbered to policy 20.3 d) and is also modified so that it states the following:</p> <p>e) d) Within CHPMARA or within 300 metres of a <u>known deposit of</u> sand and gravel resource area or within 500 metres from a <u>known deposit of</u> 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 <u>operations</u> or <u>expanded aggregate extraction or</u> access to the mineral aggregate resource will only be permitted if:</p> <ul style="list-style-type: none"> i) The resource use would not be feasible; <u>or</u> ii) The proposed land uses or development serves a greater long-term public interest; <u>or and</u> iii) Issues of public health, public safety and environmental impact are addressed. 	<p><u>Purpose</u></p> <p>To ensure consistency with PPS, 2024 policy 4.5.2.5, which speaks to protecting known deposits of mineral aggregate resources. It is understood that CHPMARA is also known as ‘Caledon High Potential Mineral Aggregate Resources Areas’, which are lands that are identified as having a high quality mineral aggregate resource that may be appropriate for mineral aggregate extraction.</p> <p>PPS, 2024 policy 4.5.2.5 states that criteria i) or ii) and iii) of policy e) need to be satisfied if incompatible development is proposed within or adjacent to identified mineral aggregate resources. These permissions for development should not be applied to existing mineral aggregate operations as PPS, 2024 policy 4.5.2.4 provides that existing mineral aggregate operations shall be protected 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.</p>	Consistency/Conformity with Provincial Policies and Plans

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		Additions are shown in <u>bold underline</u> and deletions are shown in strikethrough .	Additionally, policy e) is modified to apply the 300m or 500m parameters to all known deposits, not only those mapped on Schedule E12, to be consistent with PPS, 2024 policy 4.5.2.5. <u>Policy Basis</u> PPS, 2024 policy 4.5.2.5	
17.	20.3	A new policy 20.3 e) is inserted to state the following: <u>e) Lands within 500m from the extraction limit of an existing mineral aggregate operation shall be protected 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.</u>	<u>Purpose</u> To add a new policy addressing PPS, 2024 policy 4.5.2.4, which speaks to protecting existing mineral aggregate operations. <u>Policy Basis</u> PPS, 2024 policy 4.5.2.4	Consistency/Conformity with Provincial Policies and Plans
18.	20.3 f)	Policy 20.3 f) is modified to state the following: f) Lands within a CHPMARA identification or area of influence identified in subsection (e) <u>(d)</u> above are not restricted with respect to...	<u>Purpose</u> To revise the policy reference in policy f) to reflect policies being renumbered in section 20.3 (see Modifications #16-17). <u>Policy Basis</u> n/a	Other/Housekeeping – To Correct Policy Cross-Reference
19.	20.3 g)	Policy 20.3 g) is modified to state the following: g) Without limiting the application of subsection (e) <u>(d)</u> above and in addition to the uses permitted by subsection (f) above, new interim uses of lands identified as CHPMARA or on lands within the area of influence of CHPMARA are permitted, provided the Applicant obtains the necessary official plan amendment or rezoning by satisfactorily demonstrating... <u>iv) Appropriate regard to the Caledon Aggregate Standards Manual in Section 20.5.2(c) of this Plan.</u>	<u>Purpose</u> To do the following: <ul style="list-style-type: none"> • To revise the policy reference in policy g) to reflect policies being renumbered in section 20.3 (see Modifications #16-17). • To delete policy g) iv) in its entirety to reflect the repositioning of the Caledon Aggregate Standards Manual as a guidance manual (see Modification #8). As written policy g) iv) positions the Caledon Aggregate Standards Manual as a standard that must be followed. <u>Policy Basis</u> ARA S.66	Compliance with Provincial Regulations and Guidelines
20.	20.4 a)	Section 20.4 is modified so that it states the following: a) New wayside pits or quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be <u>permitted, without the need for an official plan amendment, rezoning, or development permit under the</u>	<u>Purpose</u>	Consistency/Conformity with Provincial Policies and Plans

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		<p>Additions are shown in <u>bold underline</u> and deletions are shown in strikethrough.</p> <p><u>Planning Act in all areas, except within: prohibited in the following locations:</u></p> <ul style="list-style-type: none"> 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. <u>Lands W</u>within 200 metres measured horizontally from the brow of the Niagara Escarpment <u>Plan</u> or any greater setback required by the Niagara Escarpment Commission, except in accordance <u>with the policies of Section 20.5.4 - Niagara Escarpment Plan.</u> vi. Lands designated Escarpment Natural Area or Escarpment Protection Area in the Niagara Escarpment Plan. vii. <u>Lands W</u>within the Oak Ridges Moraine <u>Conservation</u> 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 <u>except</u> in accordance with <u>the policies of</u> Section 20.5.5(e). viii. <u>Lands Significant woodlands</u>within the <u>Natural Heritage System</u> of the Greenbelt Plan, except unless the woodland is occupied by young plantation or early successional habitat, as defined by the Ministry of Natural Resources in accordance with the policies of Section 20.5.3<u>Greenbelt Plan.</u> 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. 	<p>To address consistency with the PPS, 2024 and direct readers to read the policies in tandem with the applicable provincial plan policies of the Plan to ensure that there is no conflict between provincial interests.</p> <p><u>Policy Basis</u></p> <p>PPS, 2024 policies 4.5.2.1, 4.5.5.1, and 6.1.5, NEP policy 2.9.4, ORMCP section 35, GBP section 4.3.2</p>	
21.	20.4	<p>Section 20.4 is modified to add a new policy 20.4 g) at the end of the section that states the following:</p> <p><u>g) Where a proposed wayside pit or quarry, or portable asphalt plant or portable concrete plant is located within a provincial plan area, the policies of the provincial plan shall be read in conjunction with the policies of section 20.4. Where there is a conflict, the policies of the relevant provincial plan shall prevail.</u></p>	<p><u>Purpose</u></p> <p>To address conflict provisions.</p> <p><u>Policy Basis</u></p> <p>PPS, 2024, NEP, ORMCP, GBP</p>	Consistency/Conformity with Provincial Policies and Plans

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22.	20.5	<p>Additions are shown in bold underline and deletions are shown in strikethrough.</p> <p>Section 20.5 is modified to state the following:</p> <p>Section 20.5 Application for New Mineral Aggregate Extraction Operation Extraction Operation</p> <p>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 operation (and, where possible, the review and update of existing Aggregate Resources Act licences) extraction operation 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 in accordance with provincial guidelines, standards and procedures, to the maximum extent possible and seeking to ensure that they are operated in accordance with best practices.</p>	<p>Purpose</p> <p>To do the following:</p> <ul style="list-style-type: none"> To remove references where the Town is exercising authority under the ARA to review and update existing licenses, as the Town does not have the jurisdiction to undertake such activities. To provide clear, objective standards per PPS, 2024 policy 6.1.5 (e.g., it is unclear what is meant by “cumulative effects” or “to the maximum extent possible and seeking to ensure that they are operated in accordance with best practices”). <p>Policy Basis</p> <p>PPS, 2024 policies 6.1.5, 3.5.1, and 4.5.2.2, ARA S.66</p>	Compliance with Provincial Regulations and Guidelines
23.	20.5.2 a)	<p>Policy 20.5.2 a) is modified to state the following:</p> <p>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 <i>Aggregate Resources Act</i>, and any other applicable approval.</p>	<p>Purpose</p> <p>To remove duplicative requirements under the ARA.</p> <p>Licenses typically contain standard conditions, as outlined in Ontario Regulation 244/97 (S. 0.12). Site plans prepared in accordance with the ARA are legally enforceable documents under the Act, and review agencies are encouraged to ensure their comments/recommendations are incorporated on the plans (e.g., site plan notes) where appropriate/applicable.</p> <p>Policy Basis</p> <p>ARA, O. Reg. 244/97</p>	Compliance with Provincial Regulations and Guidelines
24.	20.5.2 c), d), f), g)	<p>Policies 20.5.2 c), d), f), and g) are deleted in its entirety:</p> <p>c) Proponents of new mineral aggregate extraction shall follow the Caledon Aggregates Standards Manual for the Town.</p> <p>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.</p> <p>...</p> <p>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.</p>	<p>Purpose</p> <p>To do the following:</p> <ul style="list-style-type: none"> To delete policies c) and d) to reflect the repositioning of the Caledon Aggregate Standards Manual as a guidance manual (see Modification #8). To delete policy f) as existing sites are permitted to continue without the need for an official plan amendment, zoning bylaw amendment, or development permit under the <i>Planning Act</i> per PPS, 2024 policy 4.5.2.4. To delete policy g), as this policy may conflict with the policy framework in provincial plans if certain official plan policies are more restrictive. 	Consistency/Conformity with Provincial Policies and Plans Compliance with Provincial Regulations and Guidelines

Mod #	OPA 1 Policy/ Sched.	Recommended Modification	Purpose of Modification and Policy basis/Rational	Theme
		<p>Additions are shown in <u>bold underline</u> and deletions are shown in strikethrough.</p> <p>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.</p>	<p><u>Policy Basis</u></p> <p>PPS, 2024 Chapter 1 and 4.5.2.4, GBP section 5.3, ORMCP section 33, NEP section 1.1.1, ARA S.66</p>	
25.	20.5.3	<p>Section 20.5.3 is modified to state the following:</p> <p>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, <u>existing and expanding</u> mineral aggregate extraction operations, and <u>wayside pits and quarries within the Greenbelt Plan Area.</u> that feature.</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p>b) Mineral aggregate operations shall be prohibited in woodlands over 0.5 hectares, unless all of the following criteria are met:</p> <ul style="list-style-type: none"> 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 	<p><u>Purpose</u></p> <p>Full replacement of section 20.5.3 with Greenbelt Plan policies 4.3.2.3 – 4.3.2.8 respecting mineral aggregate extraction within the Greenbelt Protected Countryside, to ensure conformity with the Greenbelt Plan (see explanation for Modification #1 of this table).</p> <p>Additionally, policy j) is deleted to reflect the repositioning of the Caledon Aggregate Standards Manual as a guidance manual (see Modification #8). As written, policy j) positions the Caledon Aggregate Standards Manual as a standard that must be followed.</p> <p><u>Policy Basis</u></p> <p>GBP policies 4.3.2.3-4.3.2.8 and 4.3.2.10, ARA S.66</p>	GBP Policy 4.3.2.10 (Caledon Clause)

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		<p>Additions are shown in <u>bold underline</u> and deletions are shown in strikethrough.</p> <p>manner that minimizes any interruptions to the significant attributes, functions or linkages.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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:</p> <p>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).</p> <p>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.</p> <p>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</p>		

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		<p>Additions are shown in <u>bold underline</u> and deletions are shown in strikethrough.</p> <p>encouraged to implement a program of compensation planting or other alternatives to establish an equivalent area of wetland elsewhere.</p> <p>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;</p> <p>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.</p> <p>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).</p> <p>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:</p> <p>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.</p> <p>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 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.</p> <p>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.</p>		

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		<p>Additions are shown in <u>bold underline</u> and deletions are shown in strikethrough.</p> <p>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).</p> <p>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.</p> <p>j) Mineral aggregate operations shall be prohibited in areas where the findings of an Air Quality Assessment indicates a PM2.5 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 PM2.5 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 PM2.5 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 PM2.5 level less than an annual average of 5.0 µg/m3 the Application will not be supported for approval.</p> <p><u>20.5.3.1 Within the Natural Heritage System of the Protected Countryside:</u></p> <p><u>a) No new mineral aggregate operation and no new wayside pits and quarries, or any ancillary or accessory use thereto, shall be permitted in the following key natural heritage features and key hydrologic features:</u></p> <p><u>i. Significant wetlands;</u></p> <p><u>ii. Habitat of endangered species and threatened species; and</u></p> <p><u>iii. Significant woodlands, unless the woodland is occupied by young plantation or early successional habitat, as defined by the Ministry of Natural Resources. In this case, the application must demonstrate that sections 20.5.3.4 (b), (c) and 20.5.3.5 (c) have been addressed and that they will be met by the operation;</u></p> <p><u>b) Any application for a new mineral aggregate operation shall be required to demonstrate:</u></p>		

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		<p>Additions are shown in <u>bold underline</u> and deletions are shown in strikethrough.</p> <p><u>i. How the <i>connectivity</i> between <i>key natural heritage features</i> and <i>key hydrologic features</i> will be maintained before, during and after the extraction of mineral aggregates;</u></p> <p><u>ii. How the operator could replace <i>key natural heritage features</i> and <i>key hydrologic features</i> that would be lost from the site with equivalent features on another part of the site or on adjacent lands;</u></p> <p><u>iii. How the Water Resource System will be protected or enhanced; and;</u></p> <p><u>iv. How any <i>key natural heritage features</i> and <i>key hydrologic features</i> and their associated <i>vegetation protection zones</i> not identified in section 20.5.3.1 (a), will be addressed in accordance with sections 20.5.3.4 (b), (c) and 20.5.3.5 (c) and</u></p> <p><u>c) An application requiring a new approval under the <i>Aggregate Resources Act</i> to expand an existing <i>mineral aggregate operation</i> may be permitted in the Natural Heritage System, including in <i>key natural heritage features</i> and <i>key hydrologic features</i> and in any associated <i>vegetation protection zones</i>, only if the related decision is consistent with the PPS and satisfies the rehabilitation requirements of this section.</u></p> <p><u>d) In <i>prime agricultural areas</i>, applications for new <i>mineral aggregate operations</i> shall be supported by an <i>agricultural impact assessment</i> and, where possible, shall seek to maintain or improve connectivity of the <i>Agricultural System</i>.</u></p> <p><u>e) New and existing <i>mineral aggregate operations</i> and wayside pits and quarries within the Protected Countryside shall ensure that:</u></p> <p><u>i) The rehabilitated area will be maximized and disturbed area minimized on an ongoing basis during the life cycle of an operation;</u></p> <p><u>ii) Progressive and final rehabilitation efforts will contribute to the goals of the Greenbelt Plan;</u></p> <p><u>iii) Any excess disturbed area above the maximum allowable disturbed area, as determined by the Ministry of Natural Resources, will be rehabilitated. For new operations, the total disturbed area shall not exceed an established maximum allowable disturbed area; and</u></p> <p><u>iv) The applicant demonstrates that the quantity and quality of groundwater and surface water will be maintained as per Provincial Standards under the <i>Aggregate Resources Act</i>.</u></p> <p><u>f) For new mineral aggregate operation sites in the Protected Countryside, the following rehabilitation policies apply:</u></p> <p><u>i) The disturbed area of a site shall be rehabilitated to a state of equal or greater <i>ecological value</i> and, for the entire site, long-term <i>ecological integrity</i> shall be maintained or enhanced</u></p>		

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		<p>Additions are shown in <u>bold underline</u> and deletions are shown in strikethrough.</p> <p><u>ii) If there are <i>key natural heritage features</i> or <i>key hydrologic features</i> on the site, or if such features existed on the site at the time of an application:</u></p> <ol style="list-style-type: none"> <u>1. The health, diversity and size of these <i>key natural heritage features</i> and <i>key hydrologic features</i> shall be maintained or enhanced; and</u> <u>2. Any permitted extraction of mineral aggregates that occurs in a feature shall be completed, and the area shall be rehabilitated, as early as possible in the life of the operation;</u> <p><u>iii) Aquatic areas remaining after extraction are to be rehabilitated to aquatic enhancement, which shall be representative of the natural ecosystem in that particular setting or ecodistrict, and the combined terrestrial and aquatic rehabilitation shall meet the intent of section 20.5.3.4 (b); and</u></p> <p><u>iv) Outside the Natural Heritage System, and except as provided in sections 20.5.3.4 (a), (b) and (c), final rehabilitation shall appropriately reflect the long-term land use of the general area, considering applicable policies of this Plan and, to the extent permitted under this Plan, existing municipal and provincial policies. In <i>prime agricultural areas</i>, the site shall be rehabilitated in accordance with section 4.5.4 of the PPS.</u></p> <p><u>g) Final rehabilitation for new <i>mineral aggregate operations</i> in the Natural Heritage System shall meet these additional policies:</u></p> <ol style="list-style-type: none"> <u>i) Where there is no extraction below the water table, an amount of land equal to that under natural vegetated cover prior to extraction, and no less than 35 per cent of the land subject to each license in the Natural Heritage System, is to be rehabilitated to forest cover, which shall be representative of the natural ecosystem in that particular setting or ecodistrict. If the site is also in a <i>prime agricultural area</i>, the remainder of the land subject to the license is to be rehabilitated back to an <i>agricultural condition</i>;</u> <u>ii) Where there is extraction below the water table, no less than 35 per cent of the non-aquatic portion of the land subject to each license in the Natural Heritage System is to be rehabilitated to forest cover, which shall be representative of the natural ecosystem in that particular setting or ecodistrict. If the site is also in a <i>prime agricultural area</i>, the remainder of the land subject to the license is to be rehabilitated in accordance with section 4.5.4 of the PPS; and</u> <u>iii) Rehabilitation shall be implemented so that the <i>connectivity</i> of the <i>key natural heritage features</i> and the <i>key hydrologic features</i> on the site and on adjacent lands shall be maintained or enhanced.</u> <p><u>h) Operators are encouraged to consider and provide for public access to former aggregate sites upon final rehabilitation, where appropriate.</u></p>		

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		Additions are shown in <u>bold underline</u> and deletions are shown in strikethrough .		
26.	20.5.4	<p>Section 20.5.4 is modified to state the following:</p> <p>a) Mineral aggregate extraction operations <u>operations</u> on lands within 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, <u>which is to be read in conjunction with other provincial plans and policies, as defined in the <i>Planning Act</i>, that may apply within the same geography.</u></p> <p>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.</p>	<p><u>Purpose</u></p> <p>To recognize modifications made to section 20.5.3 of OPA 1 to conform with the GBP (see Modification #25) and to clarify that the NEP is to be read in conjunction with other provincial planning documents.</p> <p><u>Policy Basis</u></p> <p>GBP sections 1.4.3 and 2.2, NEP Introduction</p>	GBP Policy 4.3.2.10 (Caledon Clause)
27.	20.5.5 a)	<p>Policy 20.5.5 a) is deleted in its entirety and replaced with the following:</p> <p>a) The policies of Section 20.5.3 shall apply to the review of proposals for new mineral aggregate extraction. An application for a mineral aggregate operation or wayside pit on lands subject to the Oak Ridges Moraine Conservation Plan, shall not be approved unless the applicant demonstrates compliance with Section 35 (1) of the Oak Ridges Moraine Conservation Plan.</p>	<p><u>Purpose</u></p> <p>To recognize modifications made to section 20.5.3 of OPA 1 to conform with the GBP (see Modification #25) and to clarify that the ORMCP policies apply to proposals for new mineral aggregate extraction in the ORMCP Area.</p> <p>Per section 2.1 of the GBP, the requirements of the ORMCP apply to lands within the Oak Ridges Moraine Area and the Protected Countryside policies of the GBP do not apply. An application for mineral aggregate operations and wayside pits is subject to the policies of section 35 (1) of the ORMCP.</p> <p><u>Policy Basis</u></p> <p>GBP section 2.1, ORMCP section 35 (1)</p>	GBP Policy 4.3.2.10 (Caledon Clause)
28.	20.5.5 b)	<p>Policy 20.5.5 b) is modified to state the following:</p> <p>b) Notwithstanding the provisions of Section 20.5.3, mMineral aggregate operations shall not be permitted in any of the features addressed there <u>where</u> such features <u>which</u> meet the criteria for Oak Ridges Moraine Key Natural Heritage Features and Hydrologically Sensitive <u>Key Hydrologic</u> Features, and their associated Minimum Vegetation Protection Zones, except as may be considered in accordance with Section 20.5.5(c).</p>	<p><u>Purpose</u></p> <p>To recognize modifications made to section 20.5.3 of OPA 1 to conform with the GBP (see Modification #25) and to clarify that the ORMCP policies apply to proposals for new mineral aggregate extraction in the Oak Ridges Moraine Area.</p> <p>Additionally, the term 'Hydrologically Sensitive Features' is replaced with 'Key Hydrologic Features' to be consistent with the defined term used in the ORMCP.</p> <p><u>Policy Basis</u></p> <p>GBP sections 1.4.3 and 2.1, ORMCP Introduction</p>	GBP Policy 4.3.2.10 (Caledon Clause)

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29.	20.5.5 c)	<p>Additions are shown in <u>bold underline</u> and deletions are shown in strikethrough.</p> <p>Policy 20.5.5 c) is modified to state the following:</p> <p>c) Notwithstanding any other provision of this Plan, an application for a mineral aggregate operation or wayside pit with respect to land in within the Natural Features and Areas designation <u>a key natural heritage feature</u> on lands subject to the Oak Ridges Moraine Conservation Plan <u>may be approved if:</u> 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:</p> <ol style="list-style-type: none"> <u>1. The key natural heritage feature is a significant woodland, and it is occupied by young plantations or early successional habitat;</u> <u>2. The applicant demonstrates that,</u> <ol style="list-style-type: none"> 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 <u>the key natural heritage feature area that is young plantations or early successional habitat</u> will be completed, and the area will be rehabilitated, as early as possible in the life of the operation; <u>and</u> 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. <u>3. In the case of a key natural heritage feature that is the habitat of an endangered or threatened species and is located in a Countryside Area or Settlement Area, the requirements of paragraph 5 of subsection 22(2) of the Oak Ridges Moraine Conservation Plan are satisfied.</u> 	<p><u>Purpose</u></p> <p>To do the following:</p> <ul style="list-style-type: none"> • To policy modify c) to align with wording of ORMCP section 35(4), which allows applications for a mineral aggregate operation or wayside pit with respect to land in a key natural heritage feature within the ORMCP to be approved, subject to certain criteria. • To delete c) iv) to recognize modifications made to section 20.5.3 of OPA 1 to conform with the GBP (see Modification #25). • To add a new policy c) 3) addressing the requirements of ORMCP section 35(4) to ensure that the ORMCP policies are read in its entirety and included as part of the requirements for an application for a mineral aggregate operation of wayside pit in a key natural heritage feature. <p><u>Policy Basis</u></p> <p>ORMCP section 35</p>	Consistency/Conformity with Provincial Policies and Plans
30.	20.5.5 e) i)	<p>Policy 20.5.5 e) i) is modified to state the following:</p> <p>i) Conformity with all other provisions of Section 20.5 of this Plan <u>Section 35 (1) of the Oak Ridges Moraine Conservation Plan</u> is demonstrated.</p>	<p><u>Purpose</u></p> <p>To ensure that 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 demonstrates conformity with section 35 of the ORMCP.</p>	Consistency/Conformity with Provincial Policies and Plans

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		Additions are shown in <u>bold underline</u> and deletions are shown in strikethrough .	<p><u>Policy Basis</u></p> <p>ORMCP section 35</p>	
31.	20.5.5	<p>A new policy 20.5.5 g) is added at the end of section 20.5.5, which states the following:</p> <p><u>g) Comprehensive rehabilitation planning is encouraged for parts of the Oak Ridges Moraine Conservation Plan Area that are affected by mineral aggregate operations.</u></p>	<p><u>Purpose</u></p> <p>To ensure that direction in ORMCP section 36 regarding comprehensive rehabilitation is provided.</p> <p><u>Policy Basis</u></p> <p>ORMCP section 36, PPS, 2024 policy 4.5.3.1</p>	Consistency/Conformity with Provincial Policies and Plans
32.	20.5.6 a)	<p>Section 20.5.6 is modified to state the following:</p> <p>a) Extraction of mineral aggregate resources is permitted <u>as an interim use</u> 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.</p>	<p><u>Purpose</u></p> <p>To clarify in policy a) that extraction of mineral aggregate resources is permitted as an interim use in prime agricultural areas as per PPS, 2024 policy 4.5.4.1.</p> <p><u>Policy Basis</u></p> <p>PPS, 2024 policy 4.5.4.1</p>	Consistency/Conformity with Provincial Policies and Plans
33.	20.5.6 c)	<p>Policy 20.5.6 c) is modified to state the following:</p> <p>c) An agricultural impact assessment, <u>based on provincial guidance</u>, shall demonstrate avoidance, or, where avoidance is not possible, minimization and mitigation of adverse effects on agricultural uses. that impacts on the agricultural system have been avoided, or where avoidance is not possible, minimized and mitigated.</p>	<p><u>Purpose</u></p> <p>To align with wording in PPS, 2024 policy 4.3.5.2.</p> <p><u>Policy Basis</u></p> <p>PPS, 2024 policy 4.3.5.2</p>	Consistency/Conformity with Provincial Policies and Plans
34.	20.5.7 b), c), d)	<p>Policies 20.5.7 b), c) and d) are deleted in its entirety:</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p><u>Purpose</u></p> <p>To do the following:</p> <ul style="list-style-type: none"> To delete policy b) as prohibiting new operations from certain dewatering approaches, where applicable legislation and land use planning policies can be satisfied etc., would be inconsistent with PPS, 2024 policy 4.5.2.1. A prohibition would preclude or hinder the access and availability of mineral aggregate resources resource. <p>Further, dewatering is typically associated with below-water quarries and is regulated through MECP's Permit to take Water process under the <i>Ontario Water Resources Act</i>.</p>	<p>Consistency/Conformity with Provincial Policies and Plans</p> <p>Compliance with Provincial Regulations and Guidelines</p>

Mod #	OPA 1 Policy/ Sched.	Recommended Modification	Purpose of Modification and Policy basis/Rational	Theme
		<p>Additions are shown in <u>bold underline</u> and deletions are shown in strikethrough.</p>	<ul style="list-style-type: none"> To delete policies c) and d) to remove duplicative requirements addressed under the ARA. The ARA S.66 provides that municipalities do not have jurisdiction to regulate the operational activities related to extraction. <p>Mitigation approaches, including any required monitoring should be considered and developed on an application basis. Site specific proposals may sufficiently demonstrate that there would be no negative/adverse impacts, and as such, monitoring would not be required.</p> <p><u>Policy Basis</u></p> <p>PPS, 2024 policy 4.5.2.1, ARA S.66</p>	
35.	20.5.9 a) ii)	<p>Policy 20.5.9 a) ii) is modified to state the following:</p> <p>a) ii) Small phases to limit the amount of disturbed area at any one time.</p>	<p><u>Purpose</u></p> <p>To ensure that the policy is clear, reasonable, and attainable, as per PPS, 2024 policy 6.1.5 (i.e., it is unclear what is meant by “small phases”).</p> <p><u>Policy Basis</u></p> <p>ARA S. 66, PPS, 2024 policy 6.1.5</p>	Consistency/Conformity with Provincial Policies and Plans
36.	20.5.9 b)	<p>Policy 20.5.9 b) is modified to state the following:</p> <p>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 <u>in accordance with provincial guidelines, standards and procedures to objective standards that provide the greatest protection to human health and the natural environment.</u></p>	<p><u>Purpose</u></p> <p>To ensure that matters respecting land use compatibility are addressed in accordance with provincial guidelines, standards and procedures, as per PPS, 2024 policy 3.5.1. Demonstration of satisfaction to Town standards could restrict mineral aggregate operations by going above minimum standards.</p> <p><u>Policy Basis</u></p> <p>PPS, 2024 Chapter 1, policies 3.5.1 and 4.5.2.5</p>	Consistency/Conformity with Provincial Policies and Plans
37.	20.5.9 c), d), f), g)	<p>Policies 20.5.9 c), d), f), and g) are deleted in its entirety:</p> <p>c) For greater certainty, the World Health Organization standards for PM2.5 and PM10 shall apply for Section 20.5.9(b).</p> <p>d) The Town shall require air quality monitoring as part of approving new mineral aggregate extraction, including a triangulation approach of upwind-downwind measurement.</p> <p>...</p>	<p><u>Purpose</u></p> <p>To do the following:</p> <ul style="list-style-type: none"> To delete policies c) and d) to reflect modifications made to policy 20.5.9 b) to ensure that matters respecting land use compatibility are addressed in accordance with provincial guidelines, standards and procedures, as per PPS, 2024 policy 3.5.1 (see Modification #36). 	<p>Consistency/Conformity with Provincial Policies and Plans</p> <p>Compliance with Provincial Regulations and Guidelines</p>

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		<p>Additions are shown in <u>bold underline</u> and deletions are shown in strikethrough.</p> <p>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.</p> <p>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.</p>	<ul style="list-style-type: none"> To delete policies f) and g) to remove duplicative requirements under the ARA. The ARA S.66 provides that municipalities do not have jurisdiction to regulate the operational activities related to extraction. <p><u>Policy Basis</u></p> <p>PPS, 2024 Chapter 1, policies 3.5.1 and 4.5.2.5, ARA S.66</p>	
38.	20.5.10	<p>Section 20.5.10 is modified to state the following:</p> <p>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 <u>in accordance with to levels better than</u> Provincial and Federal standards.</p> <p>b) A blast impact assessment <u>shall be required as part of applications for new or expanding quarries in accordance with the Aggregate Resources Act, including a blast design report, flyrock management plan, and vibration management plan shall be prepared by an experienced and qualified Blaster or Blasting Engineer.</u></p> <p>c) The person designing a blast and the person carrying out a blast shall be an experienced and qualified Blaster or Blasting Engineer.</p> <p>d) A blast impact assessment shall demonstrate how flyrock shall be contained within the subject site.</p> <p>e) Vibration monitoring shall be provided at the property lines of mineral aggregate extraction using blasting.</p> <p>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.</p>	<p><u>Purpose</u></p> <p>To remove matters that are duplicative of provincial regulations and policies (e.g., 20.5.10 b)), or are not providing clear and attainable policy direction per PPS, 2024 policy 6.1.5 (e.g., 20.5.10 d) which is requiring blast impact and flyrock studies for all mineral aggregate operations; not solely quarries).</p> <p>The ARA outlines Blast Impact Study requirements, and the MECP regulates blasting at quarries.</p> <p><u>Policy Basis</u></p> <p>ARA s.66, PPS, 2024 policy 6.1.5</p>	Consistency/Conformity with Provincial Policies and Plans
39.	20.5.11 a), b), b) ii), b) viii) c)	<p>Policies 20.5.11 a), b), b) ii), b) viii), and c) are modified to state the following:</p> <p>a) Existing haul routes <u>for mineral aggregate resources</u> are identified on the Schedules C1 of this Plan, and the hauling of mineral aggregates shall use identified haul routes.</p>	<p><u>Purpose</u></p> <p>To do the following:</p>	Consistency/Conformity with Provincial Policies and Plans

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		<p>Additions are shown in <u>bold underline</u> and deletions are shown in strikethrough.</p> <p>Notwithstanding the above, there are additional roads, <u>including such as</u> Town-owned roads, that are <u>designated existing</u> haul routes for mineral aggregate operations. Nothing in this Plan is intended to limit that continued <u>function of those portions of local roads used for</u> hauling <u>of</u> mineral aggregate resources <u>on existing haul routes</u> so long as the operation remains licensed under the <i>Aggregate Resources Act</i>.</p> <p><u>In accordance with 20.5.11 b) and c), where a new mineral aggregate operation has been established, Schedule C1 shall be updated to include the associated haul routes, without the need for an amendment to this plan.</u></p> <p>b) <u>Any Where a</u> new haul route <u>is proposed to be established through a new mineral aggregate operation application, it</u> 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 <u>how no negative</u> economic, financial, social and physical impacts on the safe and efficient use of the road network <u>have been avoided, minimized and/or mitigated:</u></p> <p>...</p> <p>ii) Land use, land use activities and the character of adjacent lands (including <u>the agricultural system and</u> 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.</p> <p>...</p> <p>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, <u>the agricultural system,</u> and the mitigation measures required to address these impacts.</p> <p>...</p> <p>c) Where there <u>is an existing applicable</u> haul route <u>is already identified on the Schedules or text of this Plan,</u> the information required by Section 20.5.11(b)(ii) <u>for the establishment of new mineral aggregate operations</u> shall only be required for those lands <u>in the immediate vicinity adjacent to of</u> the proposed pit or quarry.</p>	<ul style="list-style-type: none"> • To clarify that existing haul routes are identified on Schedule C1 (i.e., the schedule dedicated to identifying the Town-wide transportation network). • To provide clear policy direction regarding new and existing haul routes. As written, the policy framework respecting haul routes is unclear. For example, the policies do not specify whether it is speaking to haul routes for existing or new mineral aggregate operations. A lack of clarity may affect access to aggregate resources for new or expanding operations as close to market as possible, contrary to PPS, 2024 policies 4.5.2.1, 4.5.2.4 and 4.5.2.5. • To include considerations around the agricultural system, as per PPS, 2024 policy 4.3.1.1, planning authorities are required to use an agricultural system approach to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network. <p><u>Policy Basis</u></p> <p>PPS, 2024 policies 4.3.1.1, 4.5.2.1, 4.5.2.4., 4.5.2.5, and 6.1.5</p> <p>Implementation Procedures for the Agricultural System in Ontario's Greater Golden Horseshoe</p>	

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40.	20.5.12 a), b)	<p>Additions are shown in <u>bold underline</u> and deletions are shown in strikethrough.</p> <p>Policies 20.5.12 a) and b) are modified to state the following:</p> <p>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 consider how they would meet the intent of the Rehabilitation Master Plan for the area unless, in the circumstances, it is demonstrated to be inappropriate, under and the requirements of the <i>Aggregate Resources Act</i>. 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. In circumstances where there may be a conflict between the Rehabilitation Master Plan and matters addressed under the <i>Aggregate Resources Act</i>, or a provincial plan, the <i>Aggregate Resources Act</i> and/or provincial plan shall prevail.</p> <p>b) The proposed rehabilitation plan for a new or expanded aggregate operation shall conform to the policies of this Plan <u>and shall be required to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration, including the protection and maintenance and, where appropriate, the enhancement and restoration of Natural Features and Areas, on balance with other rehabilitation priorities.</u></p>	<p><u>Purpose</u></p> <p>To do the following:</p> <ul style="list-style-type: none"> • To remove the requirement for detailed site rehabilitation plans from policy a) as it may be duplicative of requirements under the ARA. The ARA requires mineral aggregate sites to be rehabilitated, and specific details are included on the site plans that accompany each license or permit. • To provide clarity on conflict provisions at the end of policy a). • To reflect PPS, 2024 policy 4.5.3.1 in policy b) in that rehabilitation shall be required to mitigate negative impacts to the extent possible. The terms ‘enhancement’ and ‘on balance with other rehabilitation priorities’ in policy b) are subjective terms and do not provide a clear policy direction. <p><u>Policy Basis</u></p> <p>PPS, 2024 policies 4.5.3.1 and 4.5.3.3</p>	<p>Consistency/Conformity with Provincial Policies and Plans</p> <p>Compliance with Provincial Regulations and Guidelines</p>
41.	20.5.12 c)	<p>Policy 20.5.12 c) is modified to state the following:</p> <p>c) The Town will promote progressive rehabilitation as the preferred option for all sites, in a manner which has regard for the <u>agricultural system and</u> 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.</p>	<p><u>Purpose</u></p> <p>To include considerations around the agricultural system, as per PPS, 2024 policy 4.3.1.1, planning authorities are required to use an agricultural system approach to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.</p> <p><u>Policy Basis</u></p> <p>PPS, 2024 policy 4.3.1.1</p> <p>Implementation Procedures for the Agricultural System in Ontario’s Greater Golden Horseshoe</p>	<p>Consistency/Conformity with Provincial Policies and Plans</p>
42.	20.5.12 g)	<p>Policy 20.5.12 g) is modified to state the following:</p> <p>g) Proposals for new non-agricultural uses on rehabilitated mineral aggregate <u>extraction operation</u> sites in or abutting designated Prime Agricultural Areas shall demonstrate that <u>any impacts from the proposed development on the agricultural system have been avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance.</u></p>	<p><u>Purpose</u></p> <p>To align with language in PPS, 2024 policy 4.3.5.2, which requires impacts from any new or expanding non-agricultural uses on the agricultural system to be avoided, or where avoidance is not possible, minimized and mitigated as</p>	<p>Consistency/Conformity with Provincial Policies and Plans</p>

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		<p>Additions are shown in <u>bold underline</u> and deletions are shown in strikethrough.</p> <p>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.</p>	<p>determined through an agricultural impact assessment or equivalent, based on provincial guidance.</p> <p><u>Policy Basis</u></p> <p>PPS, 2024 policy 4.3.5.2</p>	
43.	20.5.12	<p>A new policy is added at the end of 20.5.12 as policy 20.5.12 i), which states the following:</p> <p><u>i) The policies in 20.5.12 will be read in conjunction with applicable rehabilitation policies for provincial plan areas that are further established in 20.5.3, 20.5.4 and 20.5.5. Where there is a conflict, the policies of the relevant provincial plan shall prevail.</u></p>	<p><u>Purpose</u></p> <p>To ensure that specific rehabilitation requirements of the GBP, NEP, and ORMCP are met, where they apply.</p> <p><u>Policy Basis</u></p> <p>PPS, 2024 policy 4.5.3.1, GBP, ORMCP, NEP</p>	Consistency/Conformity with Provincial Policies and Plans
44.	20.5.13 a)	<p>Policy 20.5.13 a) is modified to state the following:</p> <p>a) New and existing mineral aggregate <u>operations extraction</u> 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, <u>regulations and guidelines and policies</u>.</p>	<p><u>Purpose</u></p> <p>To ensure that matters respecting land use compatibility are addressed in accordance with provincial guidelines, standards and procedures, as per PPS, 2024 policy 3.5.1.</p> <p>Further, this policy is modified to remove reference to ‘existing’ mineral aggregate extraction, as the Town does not have jurisdiction to regulate existing sites. Per PPS, 2024 policy 4.5.2.4, existing mineral aggregate operations shall be permitted to continue without the need for an official plan amendment, rezoning or development permit under the Planning Act.</p> <p><u>Policy Basis</u></p> <p>PPS, 2024 policies 3.5.1 and 4.5.2.4</p>	Consistency/Conformity with Provincial Policies and Plans
45.	20.5.14 a)	<p>Policy 20.5.14 a) is modified to state the following:</p> <p>a) New and existing mineral aggregate <u>operations extraction</u> shall minimize visual impacts by:</p>	<p><u>Purpose</u></p> <p>To remove reference to ‘existing’ mineral aggregate extraction, as the Town does not have jurisdiction to regulate existing sites. Per PPS, 2024 policy 4.5.2.4, existing mineral aggregate operations shall be permitted to continue without the need for an official plan amendment, rezoning or development permit under the <i>Planning Act</i>.</p> <p><u>Policy Basis</u></p> <p>PPS, 2024 policy 4.5.2.4</p>	Consistency/Conformity with Provincial Policies and Plans

Mod #	OPA 1 Policy/ Sched.	Recommended Modification	Purpose of Modification and Policy basis/Rational	Theme
46.	20.5.15 b)	<p>Additions are shown in <u>bold underline</u> and deletions are shown in strikethrough.</p> <p>Policy 20.5.15 b) is deleted in its entirety and replaced with the following:</p> <p>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.</p> <p><u>The Town will require the conservation of cultural heritage resources that have the potential to be impacted by mineral aggregate operations, consistent with the policies of Chapter 6 of this Official Plan, and the regulations of the Aggregate Resources Act. This may include the completion of a cultural heritage evaluation report, heritage impact assessment, conservation plan, and/or archaeological assessment prepared by a qualified professional.</u></p>	<p><u>Purpose</u></p> <p>To align with PPS, 2024 section 4.6, and the requirements of the ARA.</p> <p><u>Policy Basis</u></p> <p>PPS, 2024 section 4.6 and definition of 'Conserved', ARA</p>	Consistency/Conformity with Provincial Policies and Plans
47.	20.6 a)	<p>The title to Section 20.6 and policy 20.6 a) are modified to state the following:</p> <p>20.6 New Sensitive Land Uses and Mineral Aggregate <u>Extraction Operation</u></p> <p>a) Where a new sensitive land use is proposed within the area of <u>influence of</u> an existing licensed <u>extraction mineral aggregate</u> 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 <u>mineral</u> aggregate extraction operation.</p>	<p><u>Purpose</u></p> <p>To address proper application of MECP's D-6 Guideline (Compatibility between Industrial Facilities), which notes that a 1,000 metre area of influence for Class III industrial uses/sensitive uses does not apply to establishing a new pit or quarry. Municipalities can choose to apply the guideline when a proposed sensitive land use encroaches on an existing pit/quarry, in the absence of site-specific studies. Site-specific studies required under the ARA will establish the appropriate investigation areas/study areas, on a case-by-case basis.</p> <p><u>Policy Basis</u></p> <p>MECP D-6 Guideline</p>	Compliance with Provincial Regulations and Guidelines
48.	20.7	<p>Section 20.7 is modified to state the following:</p> <p>20.7 Community <u>and Indigenous</u> Engagement</p>	<p><u>Purpose</u></p> <p>To connect public and Indigenous consultation processes for aggregate matters with the consultation process described in Chapter 28 – 'Public Engagement and Notice' of the Caledon OP.</p>	Public and Indigenous Consultation

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		<p>Additions are shown in <u>bold underline</u> and deletions are shown in strikethrough.</p> <p>It is the intent of the Town to improve community <u>and Indigenous</u> engagement and data sharing between mineral aggregate operations and, the broader public <u>and Indigenous communities</u>:</p> <p><u>a) The Town will engage with the public in accordance with the public notification and engagement procedures prescribed by the <i>Planning Act</i> and its regulations and in accordance with Chapter 28 of this Plan.</u></p> <p><u>b) The Town will engage with Indigenous communities where planning matters may affect their rights and interests, in accordance with Section 28.3 of this Plan.</u></p>	<p><u>Policy Basis</u></p> <p><i>Planning Act</i>, PPS, 2024 policy 6.2.2</p>	
49.	20.7.3 f)	<p>Policy 20.7.3 f) is deleted in its entirety:</p> <p>f) Where new and recycled mineral aggregates are mixed, the new mineral aggregates shall be measured prior to mixing.</p>	<p><u>Purpose</u></p> <p>To remove duplicative requirements addressed under the ARA.</p> <p><u>Policy Basis</u></p> <p>ARA S.66</p>	Compliance with Provincial Regulations and Guidelines
50.	20.7.4	<p>Section 20.7.4 is deleted in its entirety:</p> <p>20.7.4 Improved Environmental Protection on Existing Sites</p> <p>a) There are limited opportunities for existing <i>Aggregate Resources Act</i> licences to be reviewed and updated. The Town shall seek to update existing licences to conform to the policies of this Plan wherever possible.</p> <p>b) The Town shall not support the amendment of existing <i>Aggregate Resources Act</i> licences unless conformity with the policies of this Plan is demonstrated.</p> <p>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.</p>	<p><u>Purpose</u></p> <p>To remove section 20.7.4 as the Town does not have jurisdiction to regulate existing aggregate operations per ARA S.66. Further, the policies are inconsistent with PPS, 2024 policy 4.5.2.4 c).</p> <p><u>Policy Basis</u></p> <p>ARA s. 66, PPS, 2024 policy 4.5.2.4</p>	Compliance with Provincial Regulations and Guidelines
51.	27.2.2 j) i)	<p>Policy 27.2.2 j) i) is modified to state the following:</p> <p>i) Blast impact assessment <u>shall be required as part of applications for new or expanding quarries in accordance with the <i>Aggregate Resources Act</i>, including a blast design report and protocol, flyrock management plan and vibration management plan.</u></p>	<p><u>Purpose</u></p> <p>To remove matters that are duplicative of provincial regulations and policies, and to align with the modification to policy 20.5.10 respecting blast impact assessment requirements (see Modification #38).</p>	Consistency/Conformity with Provincial Policies and Plans

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		Additions are shown in <u>bold underline</u> and deletions are shown in strikethrough .	<p><u>Policy Basis</u></p> <p>ARA s. 66</p>	
52.	27.2.2 j) ii)	<p>Policy 27.2.2 j) ii) is modified to state the following:</p> <p>ii) Haul route safety analysis, <u>including consideration for the agricultural system</u>, 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.</p>	<p><u>Purpose</u></p> <p>To include considerations around the agricultural system, as per PPS, 2024 policy 4.3.1.1, planning authorities are required to use an agricultural system approach to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.</p> <p><u>Policy Basis</u></p> <p>PPS, 2024 policy 4.3.1.1</p> <p>Implementation Procedures for the Agricultural System in Ontario's Greater Golden Horseshoe</p>	Consistency/Conformity with Provincial Policies and Plans
53.	32.1.23 (pre- amble) and a)	<p>The preamble to Section 32.1.23 and policy 32.1.23 a) are modified to state the following:</p> <p>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 <u>key components of the agricultural systems</u>, 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.</p> <p>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 <u>agricultural system</u>, 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.</p>	<p><u>Purpose</u></p> <p>To include considerations around the agricultural system, as per PPS, 2024 policy 4.3.1.1, planning authorities are required to use an agricultural system approach to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.</p> <p><u>Policy Basis</u></p> <p>PPS, 2024 policy 4.3.1.1</p> <p>Implementation Procedures for the Agricultural System in Ontario's Greater Golden Horseshoe</p>	Consistency/Conformity with Provincial Policies and Plans

Mod #	OPA 1 Policy/ Sched.	Recommended Modification	Purpose of Modification and Policy basis/Rational	Theme
		<p>Additions are shown in <u>bold underline</u> and deletions are shown in strikethrough.</p> <p>a) The study to be carried out within the Coulterville Special Study Area will be done in consultation with stakeholders (<u>e.g., agricultural organizations</u>), 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.</p>		
54.	20.1 g), 20.3 c), 20.5.1 a), 20.5.2 c), 20.5.5 d), 20.5.7 a), 20.5.8 a), 20.5.14 a) i), 20.7.2 a) ix), d), 31 (Glossary)	<p>The term 'mineral aggregate extraction' is replaced with 'mineral aggregate operation' where it is referenced in the following policies and glossary term:</p> <ul style="list-style-type: none"> • 20.1 g) • 20.3 c) • 20.5.1 a) • 20.5.2 c) • 20.5.5 d) • 20.5.7 a) • 20.5.8 a) • 20.5.14 a) i) • 20.7.2 a) ix), d) • 27.2.2 j) • Definition of 'Caledon High Potential Mineral Aggregate Resource Areas or CHPMARAs' 	<p><u>Purpose</u></p> <p>To replace the term 'mineral aggregate extraction' with 'mineral aggregate operation' to be consistent with terminology used in PPS, 2024.</p> <p><u>Policy Basis</u></p> <p>PPS, 2024 definition of 'mineral aggregate operation'</p>	Other/Housekeeping – To Align with PPS, 2024 Terminology
55.	20.5.1 a), 20.7.2 a) iii)	<p>The term 'mineral aggregate extraction operation' is replaced with 'mineral aggregate operation' where it is referenced in the following policies:</p> <ul style="list-style-type: none"> • 20.5.1 a) • 20.7.2 a) iii) 	<p><u>Purpose</u></p> <p>To replace the term 'mineral aggregate extraction operation' with 'mineral aggregate operation' to be consistent with terminology used in PPS, 2024.</p> <p><u>Policy Basis</u></p> <p>PPS, 2024 definition of 'mineral aggregate operation'</p>	Other/Housekeeping – To Align with PPS, 2024 Terminology
56.	31 (Glossary)	<p>A new defined term, 'Connectivity', is added to Section 31: Glossary, which states the following:</p> <p><u>Connectivity means the degree to which key natural heritage features or key hydrologic features are connected to one another by links such as plant and animal movement corridors, hydrologic and nutrient cycling, genetic transfer and energy flow through food webs. (Greenbelt Plan)</u></p>	<p><u>Purpose</u></p> <p>To add the definition of 'connectivity' from the GBP to the Caledon OP. The term 'connectivity' is used in section 20.5.3 (see Modification #25).</p> <p><u>Policy Basis</u></p>	Other/Housekeeping – To Reflect Use of GBP Defined Term in Policy Modification (Addition of New Policy)

Mod #	OPA 1 Policy/ Sched.	Recommended Modification	Purpose of Modification and Policy basis/Rational	Theme
		Additions are shown in <u>bold underline</u> and deletions are shown in strikethrough .	GBP definition of 'connectivity'	
57.	31 (Glossary)	<p>A new defined term, 'Ecological value', is added to Section 31: Glossary, which states the following:</p> <p><u>Ecological value means the value of vegetation in maintaining the health of the key natural heritage feature or key hydrologic feature and the related ecological features and ecological functions, as measured by factors such as the diversity of species, the diversity of habitats, and the suitability and amount of habitats that are available for threatened species and endangered species. (Greenbelt Plan)</u></p>	<p><u>Purpose</u></p> <p>To add the definition of 'ecological value' from the GBP to the Caledon OP.</p> <p>The term 'ecological value' is used in section 20.5.3 (see Modification #25) and 20.5.5 c) (see Modification #29).</p> <p><u>Policy Basis</u></p> <p>GBP definition of 'ecological value'</p>	Other/Housekeeping – To Reflect Use of FBP Defined Term in Policy Modification (Addition of New Policy)
58.	31 (Glossary)	<p>The word 'Extraction' at the end of the term 'Mineral Aggregate Extraction' is replaced with 'Operation' in the Section 31: Glossary, so that the term now states:</p> <p>Mineral Aggregate <u>Extraction Operation</u>: means...</p>	<p><u>Purpose</u></p> <p>To replace the term 'mineral aggregate extraction' with 'mineral aggregate operation' to be consistent with terminology used in PPS, 2024.</p> <p><u>Policy Basis</u></p> <p>PPS, 2024 definition of 'mineral aggregate operation'</p>	Other/Housekeeping – To Align with PPS, 2024 Terminology
59.	Sched. 2A, B4	Schedule 2A to OPA 1 is deleted in its entirety, such that the lands located at Part of Lot 26, Concession 4, EHS near the intersection of Highway 9 and Horseshoe Hill Road remains designated as 'Extractive Industrial Area' on Schedule B4 – Land Use Designations.	<p><u>Purpose</u></p> <p>In Town staff's recommended OPA 1, the lands near the intersection of Highway 9 and Horseshoe Hill Road were proposed to be redesignated from 'Extractive Industrial Area' to 'Rural' through Schedule 2A and an accompanying text explanation, Provision 15.</p> <p>However, through Council Motion 2024-179, Schedule 2A and Provision 15 were removed from OPA 1 so that the property remains designated as 'Extractive Industrial Area'.</p> <p>While Provision 15 was removed from the OPA 1 submitted to the Ministry, Schedule 2A was erroneously included in the amendment.</p> <p>This modification is to reflect Council Motion 2024-179, which removed Schedule 2A from OPA 1.</p> <p><u>Policy Basis</u></p> <p>n/a</p>	Other/Housekeeping – To Reflect Council Motion 2024-179

Mod #	OPA 1 Policy/ Sched.	Recommended Modification	Purpose of Modification and Policy basis/Rational	Theme
60.	Sched. E12	<p>Additions are shown in <u>bold underline</u> and deletions are shown in strikethrough.</p> <p>Schedule E12 – Caledon High Potential Mineral Aggregate Resource Areas is modified to identify Areas 1-4 as Bedrock areas, as shown on Schedule A to Staff Report 2024-0544.</p>	<p><u>Purpose</u></p> <p>Bedrock Areas 1-4 were removed from Schedule E12 through Council motion 2024-178, which noted the removal would be inconsistent with the PPS, 2024 and that these Areas were not feasible for extraction and have the potential to serve a greater long-term public interest.</p> <p>Bedrock Areas 1-4 are proposed to be reinserted back onto Schedule E12 to ensure consistency with PPS, 2024 policy 4.5.1.1, which requires that where provincial information is available, deposits of mineral aggregate resources shall be identified.</p> <p>The inclusion of Bedrock Areas 1-4 does not indicate approval for a mineral aggregate operation and the test of PPS, 2024 policy policy 4.5.2.5 could still be applied to the consideration for a proposed development in the future.</p> <p><u>Policy Basis</u></p> <p>PPS, 2024 policy 4.5.1.1</p>	Consistency/Conformity with Provincial Policies and Plans