

DECISION

With respect to the Town of Caledon Official Plan Amendment 1 Subsection 17(34) and Section 26 of the *Planning Act*

I hereby approve Official Plan Amendment No. 1 to the Town of Caledon Official Plan, as adopted by the Council of the Town of Caledon by By-law No. 2024-082, subject to the modifications outlined below. This decision shows modifications, with additions to text in **bold underline** and deletions to text in **bold strikethrough**.

1. Policy 13.5.1 f) is modified to state the following:

- f) Mineral aggregate operations and wayside pits and quarries subject to Provincial policy ~~(including, but not limited to Section 4.3.2.10 of the Greenbelt Plan)~~ and Chapter 20 of this Plan.

2. Section 17.13 is modified to state the following:

17.13 Commercial Filling and Excess Soil

- a) Commercial filling shall only be permitted through an amendment to this plan, and in accordance with applicable Provincial policies and policies in Chapter 17 of this Plan regarding non-agricultural uses in prime agricultural areas.
 - b) Notwithstanding subsection (a) above, ~~commercial filling associated with mineral aggregate extraction is permitted where it was permitted as part of an approved 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.~~
 - c) Notwithstanding subsection (a) above, commercial filling is permitted accessory to agricultural uses in accordance with applicable Provincial policies and policies in Chapter 17 of this Plan, 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.
 - 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.

3. The preamble to section 20 is modified to state the following:

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

Conservation Plan, and Greenbelt Plan also apply to provide policy direction on mineral aggregate extraction. 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.

The Aggregate Resources Act states, "No licence shall be issued for a pit or quarry if a zoning by-law prohibits the site from being used for the making, establishment or operation of pits and quarries." As a use of land, mineral aggregate operations are subject to the *Planning Act* and its multiple requirements to be consistent with the Provincial Planning Statement and conform to/not conflict with applicable provincial plans. Some of these documents provide key tests that municipalities need to follow when reviewing proposals for new mineral aggregate operations extraction 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.

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

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

4. 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:
 - a) To maintain and enhance the health, safety, and quality of life of our residents, our natural environment and water resources, and our community.
 - b) To ensure that the extraction of aggregate resources is undertaken in a balanced manner which adheres to the environmental planning principles of this Plan and which will recognize Caledon's community character and social values over the short and long-term.
 - a) Extraction shall be undertaken in a manner which minimizes social, economic, and environmental impacts.

5. The second policy objective 20.1 d) is deleted in its entirety:
 - 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.~~
6. The first policy objective 20.1 e) is modified to state the following:
 - e) To minimize impacts and disturbed areas, and to support the progressive and final rehabilitation of mineral aggregate operations, encourage timely completion and rehabilitation
7. Policy objective 20.1 h) is deleted in its entirety:
 - 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.~~
8. Policy objective 20.1 i) is modified to state the following:
 - i) To develop a Caledon Aggregate Standards Guidance Manual as a set of guidelines to assist both proponents and the public in 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 Statement and provincial plans shall prevail.
9. Policy 20.2.1 a) is modified to state the following:
 - a) Mineral aggregate operation extraction in accordance with a licence or permit issued in accordance with the *Aggregate Resources Act* and subject to Section 20.2.35(a) below.
10. Policy 20.2.1 b) iii) is modified to state the following:
 - iii) Located in a manner that does not affect the final rehabilitation or enhancement of the site in accordance with an approved rehabilitation and enhancement plan.
11. Policy 20.2.2 a) is modified to state the following:
 - 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.

12. Policy 20.2.3 c) is modified so that it states:

c) **Commercial peat extraction and organic soil extraction are not permitted within the area of the Niagara Escarpment Plan Area.**

13. 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:

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).**

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.

14. Section 20.2.5 is modified so that it reads:

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 Aggregate Resources Act, or extensions expansions to existing licensed mineral aggregate operations areas will require an amendment to this Plan and an amendment to the Zoning By-law (or, as required, an Amendment to the Niagara Escarpment Plan and/or issuance of a Niagara Escarpment Plan Development Permit under the Niagara Escarpment Planning and Development Act, if within the Niagara Escarpment Development Control Area). 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.

b) 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 under the Aggregate Resources Act shall address the for depth of extraction 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.

c) Mineral aggregate operations may be permitted on hazardous lands provided conformity is demonstrated with all other policies in this Plan and the applicable Provincial policies.

15. Policy 20.3 d) is deleted in its entirety:

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.~~

16. Policy 20.3 e) is renumbered to policy 20.3 d) and is also modified so that it states the following:

e) ~~d) Within CHPMARA or within 300 metres of a known deposit of sand and gravel resource area or within 500 metres from a known deposit of 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 operations or expanded aggregate extraction or access to the mineral aggregate resource will only be permitted if:~~

- i) The resource use would not be feasible; or
- ii) The proposed land uses or development serves a greater long-term public interest; or and
- iii) Issues of public health, public safety and environmental impact are addressed.

17. A new policy 20.3 e) is inserted to state the following:

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.

18. Policy 20.3 f) is modified to state the following:

f) Lands within a CHPMARA identification or area of influence identified in subsection ~~(e) (d)~~ above are not restricted with respect to...

19. Policy 20.3 g) is modified to state the following:

g) Without limiting the application of subsection ~~(e) (d)~~ 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...

iv) ~~Appropriate regard to the Caledon Aggregate Standards Manual in Section 20.5.2(c) of this Plan.~~

20. 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 permitted, without the need for an official plan amendment, rezoning, or development permit under the Planning Act in all areas, except within: prohibited in the following locations:

- i. Natural Features and Areas.
- ii. Supporting Features and Areas, ~~except for habitat of endangered species and threatened species and features identified in Section 20.5.3 [except as may be considered in accordance with Section 20.5.3(h)]~~.
- iii. Settlement areas.
- iv. Registered or draft approved plans of subdivision outside of settlement areas.
- v. ~~Lands W~~ithin ~~200 metres measured horizontally from the brow of the Niagara Escarpment Plan or any greater setback required by the Niagara Escarpment Commission, except in accordance with the policies of Section 20.5.4. Niagara Escarpment Plan.~~
- vi. ~~Lands designated Escarpment Natural Area or Escarpment Protection Area in the Niagara Escarpment Plan.~~
- vii. ~~Lands W~~ithin the Oak Ridges Moraine Conservation 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 except~~ in accordance with the policies of Section 20.5.5(c).
- viii. ~~Lands Significant woodlands~~ within the Natural Heritage System 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 20.5.3Greenbelt Plan.
- ix. Cemeteries and other human burial sites.
- x. Kettle lakes and their catchments (with catchments being defined as lands adjacent to kettle lakes that, due to their topography and/or geology, provide surface and/or groundwater contributions to the lake that are necessary to maintain the lake's ecological functions, attributes and features).
- xi. Natural lakes and their shorelines.

21. Section 20.4 is modified to add a new policy 20.4 g) at the end of the section that states the following:

- 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.

22. Section 20.5 is modified to state the following:

Section 20.5 Application for New Mineral Aggregate Extraction Operation

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)~~ 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.

23. Policy 20.5.2 a) is modified to state the following:

- a) The Town shall coordinate with the Ministry of Natural Resources, the Region of Peel, the Niagara Escarpment Commission and the Conservation Authorities (all as applicable) to ensure that all appropriate conditions resulting from integrated application review are imposed and enforced as conditions of the licence or notes on the site plans required under the Aggregate Resources Act, and any other applicable approval.

24. Policies 20.5.2 c), d), f), and g) are deleted in its entirety:

- c) ~~Proponents of new mineral aggregate extraction shall follow the Caledon Aggregates Standards Manual for the Town.~~
- d) ~~In advance of Council's approval of the Caledon Aggregates Standards Manual, proponents shall have regard for best practices for technical review, study preparation, available data, and operational standards.~~
- ...
- f) ~~The Town shall work to bring existing mineral aggregate extraction uses into conformity with this Plan at every opportunity, including harmonizing conditions across adjacent or nearby sites that function as an integrated operation.~~
- g) ~~Where there is conflict between policies in this Plan with respect to mineral aggregate extraction, the policy that provides the greatest protection to human health and the natural environment shall prevail.~~

25. Section 20.5.3 is modified to state the following:

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, existing and expanding mineral aggregate extraction operations, and wayside pits and quarries within the Greenbelt Plan Area. that feature.

- a) ~~Mineral aggregate operations shall be prohibited within and adjacent to Natural Features and Areas that are Valley and Stream Corridors draining less than 125 hectares, unless it can be demonstrated that:~~
 - i) ~~the Valley and Stream Corridor has been assessed and does not satisfy any of the criteria for designation as Natural Features and Areas (this criterion does not apply to lands that were designated for mineral aggregate extraction by the Town on or before October 31, 1994).~~

- ii) the ecological attributes and functions of the Valley and Stream Corridor have been assessed and significant attributes and functions will be retained through retention of all or part of the feature and/or replacement through progressive rehabilitation in a manner that minimizes any interruptions to the significant attributes, functions or linkages.
 - iii) alteration or elimination of the Valley and Stream Corridor will not result in any immediate or longer term negative impacts or cumulative negative impacts on adjacent Natural Features and Areas.
 - iv) there is no other feature present.
- b) Mineral aggregate operations shall be prohibited in woodlands over 0.5 hectares, unless all of the following criteria are met:
 - i) the Woodland has been assessed and does not satisfy any of the criteria for protection as a Natural Feature and Area or Supporting Feature and Area (this criterion does not apply to lands that were designated for mineral aggregate extraction by the Town on or before October 31, 1994).
 - ii) the ecological attributes, functions and linkages of the Woodland have been assessed and significant attributes, functions and linkages will be retained through retention of all or part of the feature and/or replacement through progressive rehabilitation in a manner that minimizes any interruptions to the significant attributes, functions or linkages.
 - iii) progressive rehabilitation of the site will result in the establishment of an equal amount or a net gain of woodland area and function in as short a time as is feasible, unless below water table extraction precludes re-establishing woodlands on a portion of the site, in which case as much of the site shall be returned to woodland as is feasible and the proponent will be encouraged to implement a program of compensation planting or other alternatives to establish an equivalent area of woodland elsewhere.
 - iv) alteration or elimination of the Woodland will not result in any immediate or longer term negative impacts or cumulative negative impacts on adjacent Natural Features and Areas of the Greenlands except as otherwise permitted by this plan.
 - v) the volume of above ground biomass is less than 150 tonnes per hectare across the entirely of the delineated woodland on the subject lands.
- c) Mineral aggregate operations shall be prohibited in significant woodlands within the Natural Heritage System of the Greenbelt Plan, unless the woodland is occupied by young plantation or early successional habitat, as defined by the Ministry of Natural Resources in accordance with the Greenbelt Plan.
- d) Mineral aggregate operations shall be prohibited in evaluated non-provincially significant wetlands and unevaluated wetlands including units that are more than 0.1 hectares within wetland complexes and supporting features to those, unless all of the following criteria are met:

- i) the applicable wetland has been assessed and does not satisfy any of the criteria for designation as Natural Features and Areas (this criterion does not apply to lands that were designated for mineral aggregate extraction by the Town on or before October 31, 1994);
- ii) the ecological attributes, functions and linkages of the applicable wetland have been assessed and significant attributes, functions and linkages will be retained through retention of all or part of the feature and/or replacement through progressive rehabilitation in a manner that minimizes any interruptions to the significant attributes, functions or linkages;
- iii) progressive rehabilitation of the site will result in the establishment of an equal amount or a net gain of wetland area and function in as short a time as is feasible, unless below water table extraction precludes re-establishing comparable wetlands on a portion of the site, in which case as much of the site shall be returned to wetland as is feasible and the proponent will be encouraged to implement a program of compensation planting or other alternatives to establish an equivalent area of wetland elsewhere;
- iv) alteration or elimination of the applicable wetland will not result in any immediate or longer term negative impacts or cumulative negative impacts on adjacent Natural Features and Areas;

e) Mineral aggregate operations shall be prohibited in Core Fishery Resource Areas and Other Fishery Resource Areas within Valley and Stream Corridors draining less than 125 hectares, unless conformity to Section 20.5.3(a) is demonstrated and that it can be demonstrated that extraction will not harmfully alter, disrupt or destroy fish habitat, or that there will be no net loss of productive capacity of fish habitat, and there is a net gain of productive capacity where possible.

f) Mineral aggregate operations shall be prohibited in groundwater recharge and discharge areas, unless those areas identified through studies as being functionally connected to a Natural Feature or Area or Supporting Feature and Area are protected and/or managed to ensure no negative impacts on the functionally-related feature(s).

g) Mineral aggregate operations shall be prohibited in Natural Features and Areas and Supporting Features and Areas that are solely Significant Wildlife Habitat, unless it can be demonstrated that:

- i) the ecological attributes, functions and linkages of the Significant Wildlife Habitat have been assessed and significant attributes, functions and linkages will be retained through retention of all or part of the feature and/or replacement through progressive rehabilitation in a manner that minimizes any interruptions to the significant attributes, functions or linkages;
- ii) progressive rehabilitation of the site will result in the establishment of an equal amount or a net gain of significant wildlife habitat area and function in as short a time as is feasible, unless below water table extraction precludes re-establishing the affected significant wildlife habitat on a portion of the site, in which case as much of the site shall

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

iii) alteration or elimination of the Significant Wildlife Habitat will not result in any immediate or longer term negative impacts or cumulative negative impacts on adjacent Natural Features and Areas and Supporting Features and Areas except as otherwise permitted by this Plan.

h) New or expanding mineral aggregate operations shall be prohibited in Key Natural Heritage Features and Key Hydrologic Features on lands subject to the Greenbelt Plan, and their associated Vegetation Protection Zones, unless conformity is demonstrated with all policies in this plan and the Greenbelt Key Natural Heritage Feature or Key Hydrologic Feature is not located in an area identified in Section 20.4(a).

i) Where there are overlapping policies relating to multiple features and areas all relevant policies will apply and all relevant criteria must be met prior to approval.

j) Mineral aggregate operations shall be prohibited in areas where the findings of an Air Quality Assessment indicates a PM2.5 level in excess of an annual average of 5.0 $\mu\text{g}/\text{m}^3$. 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 $\mu\text{g}/\text{m}^3$ 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 $\mu\text{g}/\text{m}^3$. 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 $\mu\text{g}/\text{m}^3$ the Application will not be supported for approval.

20.5.3.1 Within the Natural Heritage System of the Protected Countryside:

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:

i) Significant wetlands;
ii) Habitat of endangered species and threatened species; and
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;

b) Any application for a new *mineral aggregate operation* shall be required to demonstrate:

- i) How the *connectivity* between *key natural heritage features* and *key hydrologic features* will be maintained before, during and after the extraction of mineral aggregates;
- ii) How the operator could replace *key natural heritage features* and *key hydrologic features* that would be lost from the site with equivalent features on another part of the site or on adjacent lands;
- iii) How the Water Resource System will be protected or enhanced; and;
- iv) How any *key natural heritage features* and *key hydrologic features* and their associated *vegetation protection zones* 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

c) An application requiring a new approval under the *Aggregate Resources Act* to expand an existing *mineral aggregate operation* may be permitted in the *Natural Heritage System*, including in *key natural heritage features* and *key hydrologic features* and in any associated *vegetation protection zones*, only if the related decision is consistent with the PPS and satisfies the rehabilitation requirements of this section.

d) In *prime agricultural areas*, applications for new *mineral aggregate operations* shall be supported by an *agricultural impact assessment* and, where possible, shall seek to maintain or improve connectivity of the *Agricultural System*.

e) New and existing *mineral aggregate operations* and *wayside pits* and *quarries* within the *Protected Countryside* shall ensure that:

- i) The rehabilitated area will be maximized and disturbed area minimized on an ongoing basis during the life cycle of an operation;
- ii) Progressive and final rehabilitation efforts will contribute to the goals of the *Greenbelt Plan*;
- 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
- iv) The applicant demonstrates that the quantity and quality of groundwater and surface water will be maintained as per Provincial Standards under the *Aggregate Resources Act*.

f) For new *mineral aggregate operation* sites in the *Protected Countryside*, the following rehabilitation policies apply:

- i) The disturbed area of a site shall be rehabilitated to a state of equal or greater *ecological value* and, for the entire site, long-term *ecological integrity* shall be maintained or enhanced

- ii) If there are *key natural heritage features* or *key hydrologic features* on the site, or if such features existed on the site at the time of an application:
 1. The health, diversity and size of these *key natural heritage features* and *key hydrologic features* shall be maintained or enhanced; and
 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;
 - 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
 - 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 *prime agricultural* areas, the site shall be rehabilitated in accordance with section 4.5.4 of the PPS.
 - g) Final rehabilitation for new *mineral aggregate operations* in the Natural Heritage System shall meet these additional policies:
 - 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 *prime agricultural* area, the remainder of the land subject to the license is to be rehabilitated back to an *agricultural condition*;
 - 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 *prime agricultural* area, the remainder of the land subject to the license is to be rehabilitated in accordance with section 4.5.4 of the PPS; and
 - iii) Rehabilitation shall be implemented so that the *connectivity* of the *key natural heritage features* and the *key hydrologic features* on the site and on adjacent lands shall be maintained or enhanced.
 - h) Operators are encouraged to consider and provide for public access to former aggregate sites upon final rehabilitation, where appropriate.

26. Section 20.5.4 is modified to state the following:

- a) Mineral aggregate ~~extraction operations~~ 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, which is to be read in conjunction with other provincial plans and policies, as defined in the Planning Act, that may apply within the same geography.~~
- 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.~~

27. Policy 20.5.5 a) is deleted in its entirety and replaced with the following:

- 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.~~

28. Policy 20.5.5 b) is modified to state the following:

- b) ~~Notwithstanding the provisions of Section 20.5.3, mineral aggregate operations shall not be permitted in any of the features addressed there where such features which meet the criteria for Oak Ridges Moraine Key Natural Heritage Features and Hydrologically Sensitive Key Hydrologic Features, and their associated Minimum Vegetation Protection Zones, except as may be considered in accordance with Section 20.5.5(c).~~

29. Policy 20.5.5 c) is modified to state the following:

- 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 a key natural heritage feature~~ on lands subject to the Oak Ridges Moraine Conservation Plan ~~may be approved if: 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:~~
 - 1. ~~The key natural heritage feature is a significant woodland, and it is occupied by young plantations or early successional habitat;~~
 - 2. ~~The applicant demonstrates that,~~
 - i) The long-term ecological integrity of the Oak Ridges Moraine Conservation Plan Area will be maintained, or where possible improved or restored;
 - ii) The extraction of mineral aggregates from ~~the key natural heritage feature area that is young plantations or early successional habitat~~ will be completed, and the area will be rehabilitated, as early as possible in the life of the operation, ~~and~~

- 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.~~

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.

30. Policy 20.5.5 e) i) is modified to state the following:

- i) Conformity with ~~all other provisions of Section 20.5 of this Plan~~ Section 35 (1) of the Oak Ridges Moraine Conservation Plan is demonstrated.

31. A new policy 20.5.5 g) is added at the end of section 20.5.5, which states the following:

- g) Comprehensive rehabilitation planning is encouraged for parts of the Oak Ridges Moraine Conservation Plan Area that are affected by mineral aggregate operations.

32. Policy 20.5.6 a) is modified to state the following:

- a) Extraction of mineral aggregate resources is permitted as an interim use 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.

33. Policy 20.5.6 c) is modified to state the following:

- c) An agricultural impact assessment, based on provincial guidance, 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.~~

34. Policies 20.5.7 b), c), and d) are deleted in its entirety:

- b) ~~For dewatering, it is encouraged that water remain on site within the licensed area. Removal of water from the site shall not be permitted.~~
- c) ~~Mineral aggregate extraction shall have no negative impacts on private wells, which shall be considered in a monitoring plan that provides targets and triggers where action is taken to eliminate negative impacts which may include all measures up to and including stopping active extraction.~~

d) ~~Any water used on site for operations mitigation and management, as well as stormwater collected on site, shall be captured and treated to an appropriate standard prior to release back into the environment.~~

35. Policy 20.5.9 a) ii) is modified to state the following:

ii) ~~Small phases to IL~~imit the amount of disturbed area at any one time.

36. Policy 20.5.9 b) is modified to state the following:

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 ~~in accordance with provincial guidelines, standards and procedures to objective standards that provide the greatest protection to human health and the natural environment.~~

37. Policies 20.5.9 c), d), f), and g) are deleted in its entirety:

c) ~~For greater certainty, the World Health Organization standards for PM2.5 and PM10 shall apply for Section 20.5.9(b).~~

d) ~~The Town shall require air quality monitoring as part of approving new mineral aggregate extraction, including a triangulation approach of upwind-downwind measurement.~~

...
f) ~~Stockpiles of mineral aggregates incidental to mineral aggregate extraction shall be limited in size, temporary, and designed and managed to avoid dust and particle emissions.~~

g) ~~Stockpiles of mineral aggregates, fuel storage and transfer, processing equipment, areas for storing or processing recycled mineral aggregates, and vehicle parking shall be designed to require a barrier to ensure no leachate or spills can reach the water table.~~

38. Section 20.5.10 is modified to state the following:

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 ~~in accordance with to levels better than Provincial and Federal standards.~~

b) A blast impact assessment ~~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.~~

c) ~~The person designing a blast and the person carrying out a blast shall be an experienced and qualified Blaster or Blasting Engineer.~~

- d) ~~A blast impact assessment shall demonstrate how flyrock shall be contained within the subject site.~~
- e) ~~Vibration monitoring shall be provided at the property lines of mineral aggregate extraction using blasting.~~
- f) ~~There may be locations in the Town where blasting is inappropriate under any circumstance. The presence of sensitive uses shall be considered in determining if blasting is the best measure for extracting mineral aggregate resources, or if reduced blast intensity is appropriate.~~

39. Policies 20.5.11 a), b), b) ii), b) viii), and c) are modified to state the following:

- a) Existing haul routes for mineral aggregate resources are identified on ~~the Schedules C1 of this Plan, and the hauling of mineral aggregates shall use identified haul routes.~~

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

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.

- b) Any Where a new haul route is proposed to be established through a new mineral aggregate operation application, it 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 how no negative economic, financial, social and physical impacts on the safe and efficient use of the road network have been avoided, minimized and/or mitigated:

...

- ii) Land use, land use activities and the character of adjacent lands (including the agricultural system and 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.
- ...
- 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, the agricultural system, and the mitigation measures required to address these impacts.
- ...

c) Where there is an existing applicable haul route is already identified on the Schedules or text of this Plan, the information required by Section 20.5.11(b)(ii) for the establishment of new mineral aggregate operations shall only be required for those lands in the immediate vicinity adjacent to of the proposed pit or quarry.

40. Policies 20.5.12 a) and b) are modified to state the following:

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 Aggregate Resources Act. Where a Rehabilitation Master Plan does not apply, the Applicant shall illustrate how the rehabilitation of the subject property will be coordinated with the surrounding land uses. In circumstances where there may be a conflict between the Rehabilitation Master Plan and matters addressed under the Aggregate Resources Act, or a provincial plan, the Aggregate Resources Act and/or provincial plan shall prevail.

b) The proposed rehabilitation plan for a new or expanded aggregate operation shall conform to the policies of this Plan 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.

41. Policy 20.5.12 c) is modified to state the following:

c) The Town will promote progressive rehabilitation as the preferred option for all sites, in a manner which has regard for the agricultural system and 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.

42. Policy 20.5.12 g) is modified to state the following:

g) Proposals for new non-agricultural uses on rehabilitated mineral aggregate extraction operation sites in or abutting designated Prime Agricultural Areas shall demonstrate that 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, 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.

43. A new policy is added at the end of 20.5.12 as policy 20.5.12 i), which states the following:

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.**

44. Policy 20.5.13 a) is modified to state the following:

a) New and existing mineral aggregate operations extraction shall not have any unacceptable social impacts caused by factors such as noise, dust, traffic levels and vibration that exceeds Provincial, Federal and Town standards, regulations and guidelines and policies.

45. Policy 20.5.14 a) is modified to state the following:

a) New and existing mineral aggregate operations extraction shall minimize visual impacts by:

46. Policy 20.5.15 b) is deleted in its entirety and replaced with the following:

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.

The Town will require the conservation of cultural heritage resources that have the potential to be impacted by mineral aggregate extraction activities, 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.

47. The title to section 20.6 and policy 20.6 a) are modified to state the following:

20.6 New Sensitive Land Uses and Mineral Aggregate Extraction Operation

a) Where a new sensitive land use is proposed within the area of influence of an existing licensed extraction mineral aggregate 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 mineral aggregate extraction operation.

48. Section 20.7 is modified to state the following:

20.7 Community and Indigenous Engagement

It is the intent of the Town to improve community and Indigenous engagement and data sharing between mineral aggregate operations and, the broader public, and Indigenous communities:

- a) The Town will engage with the public in accordance with the public notification and engagement procedures prescribed by the *Planning Act* and its regulations and in accordance with Chapter 28 of this Plan.
- 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.

49. Policy 20.7.3 f) is deleted in its entirety:

- f) ~~Where new and recycled mineral aggregates are mixed, the new mineral aggregates shall be measured prior to mixing.~~

50. Section 20.7.4 is deleted in its entirety:

~~20.7.4 Improved Environmental Protection on Existing Sites~~

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

51. Policy 27.2.2 j) i) is modified to state the following:

- i) Blast impact assessment shall be required as part of applications for new or expanding quarries in accordance with the *Aggregate Resources Act*, including a blast design report and protocol, flyrock management plan and vibration management plan.

52. Policy 27.2.2 j) ii) is modified to state the following:

- ii) Haul route safety analysis, including consideration for the agricultural system, 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.

53. The preamble to section 32.1.23 and policy 32.1.23 a) are modified to state the following:

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 **key components of the agricultural systems**, less intensive tourism and recreation opportunities, rural uses (**including agricultural uses**), existing aggregate operations, and CHPMARAs. In addition, a portion of the Coulterville Special Study Area is located within the Niagara Escarpment Plan area and is subject to the policies of the Niagara Escarpment Plan.

The identification of the Coulterville Special Study Area acknowledges, in particular, the need to examine the issue of appropriate after use of lands currently being used for aggregate extraction and to develop either additional detailed guidelines for rehabilitation and after-uses and potentially additional more detailed policies within the policy framework provided by the Town of Caledon Official Plan and in conformity with the Niagara Escarpment Plan. The study will help ensure that such after uses will be complimentary to the **agricultural system**, natural environmental features and cultural heritage features within the Study Area and will respect both continuing aggregate extraction, as well as the identification of Caledon High Potential Mineral Aggregate Resource Areas found within and in proximity to the Study Area.

a) The study to be carried out within the Coulterville Special Study Area will be done in consultation with stakeholders (**e.g., agricultural organizations**), 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.

54. The term 'mineral aggregate extraction' is replaced with 'mineral aggregate operation' where it is referenced in the following policies and glossary term:

- 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'

55. The term 'mineral aggregate extraction operation' is replaced with 'mineral aggregate operation' where it is referenced in the following policies:

- 20.5.1 a)
- 20.7.2 a) iii)

56. A new defined term, 'Connectivity', is added to section 31: Glossary, which states the following:

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)

57. A new defined term, 'Ecological value', is added to section 31: Glossary, which states the following:

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)

58. 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:

Mineral Aggregate **Extraction Operation**: means...

59. 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.

60. 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.

Dated at Toronto this 6th day of January, 2026



Assistant Deputy Minister
Municipal and Housing Operations Division
Ministry of Municipal Affairs and Housing