

October 7, 2022

**Jennifer Le**  
**Ministry of Municipal Affairs and Housing**  
**Municipal Services Office - Central Ontario**  
16th floor  
777 Bay Street  
Toronto, ON M7A 2J3

Dear Ms. Le:

**RE:   Region of Peel New Official Plan – Lafarge Comments**  
**ERO Posting number 019-5535**  
**Ministry reference number 21-OP-215276**  
**OUR FILE 9526IJ**

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MHBC has been retained by Lafarge Canada Inc (“Lafarge”) to review the Region of Peel’s new Official Plan as it relates to Lafarge’s existing landholdings within the Region. On behalf of Lafarge, please accept this letter providing the following comments on the Region of Peel New Official Plan mapping.

**Proposed Pit #3 Extension Property – 17823 Shaws Creek Road, Town of Caledon**

Regional Official Plan Figure 7 – Regional Greenlands System Core Areas, Natural Areas and Corridors and Potential Natural Areas and Corridors – maps Natural Areas and Corridors on a portion of the property. Regional Official Plan Figure 8 – Conservation Authority Natural Heritage System – also maps a small area of the property as a Potential Enhancement Area.

Lafarge has conducted extensive natural environment fieldwork on this property in preparation for future applications to permit aggregate extraction. The mapping shown in Figures 7 and 8 of the Regional Official Plan do not correspond with features that have been identified on the site through Lafarge’s fieldwork or identifiable on an air photo (see Figure 1). These areas are active agricultural fields. As a result, Lafarge requests this mapping be removed from the property. Figures 2 and 3 attached, provide a visual context of the requested revision.

**Brampton Ready Mix Property – 55 Advance Blvd., Brampton**

Regional Official Plan Figure 7 – Regional Greenlands System Core Areas, Natural Areas and Corridors and Potential Natural Areas and Corridors – maps Greenlands Systems Core on a portion of the property. Regional Official Plan Figure 8 – Conservation Authority Natural Heritage System – also maps Existing Natural Cover in the same general area of the property.


Lafarge requests this mapping be removed from the site, as the site is an existing built up area within an identified employment area. Furthermore, based on aerial photography it appears no features are located on the site (see Figure 4) and the Regional mapping does not correspond with what is on-site. Please see the attached Figures 5 and 6 for visual context of the requested revisions.

Thank you for your consideration of these comments. We understand that the Province's approval of the Region of Peel Official Plan is not appealable. These requested mapping changes are important to Lafarge and these designations should be revised prior to final approval of the New Official Plan. As a result, Lafarge requests a meeting with the Province to discuss the proposed revisions. Please let us know your availability for a meeting. Alternatively, if the Province provides confirmation that the mapping changes will be made, a meeting will not be required.

If you have any questions, please do not hesitate to call.

Yours truly,

**MHBC**

A handwritten signature in black ink that reads "Brian Zeman". The signature is written in a cursive, flowing style.

Brian Zeman  
President

cc. *Mal Wensierski, Lafarge*



Figure # 1  
**Site Location**

**Pit 3 Extension Property**

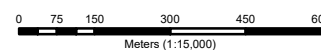
**Legend**

Subject Site - Pit 3 Extension Property

Date **October 2022**

Sources  
 Air Photo Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Site boundary from Land Information Ontario



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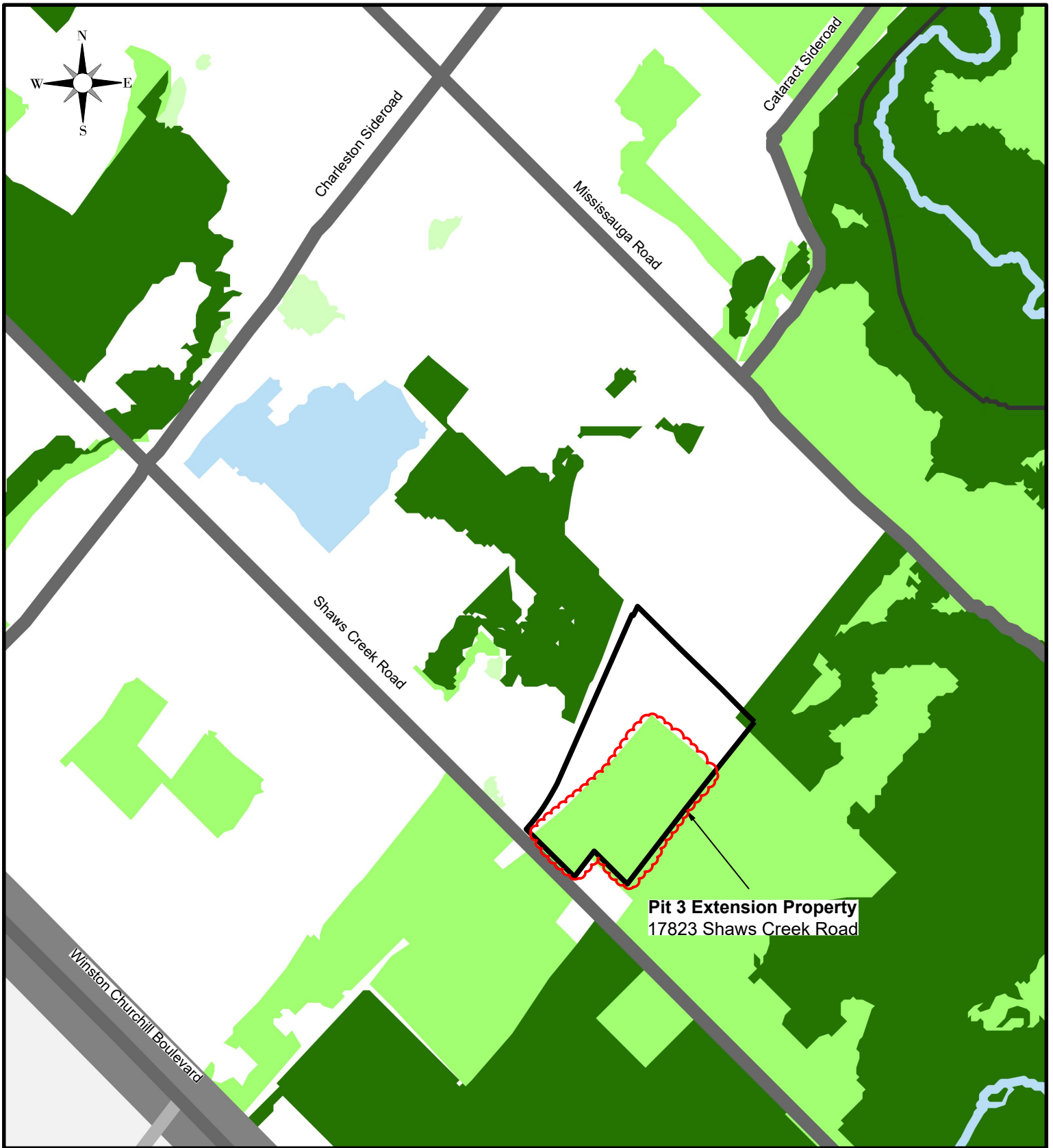


Figure # 2  
**Regional Greenlands  
 System - Region of Peel  
 Draft Official Plan Figure 7**

**Pit 3 Extension Property**

**Legend**



Site Boundary



Greenlands System Core



Natural Areas and Corridors



Potential Natural Areas and Corridors

Date October 2022

Sources Region of Peel Official Plan - Draft  
 Figure 7 - Regional Greenlands System - Core Areas, Natural Areas and  
 Corridors and Potential Natural Areas and Corridors, April 28, 2022

Scale  
 0 200 400 Meters (1:15,000)

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 Letter - October 2022\CAD\9626U - Peel Region Official Plan Comparison - Pit 3 - Pit 3  
 Extension - Pinkney - Smith

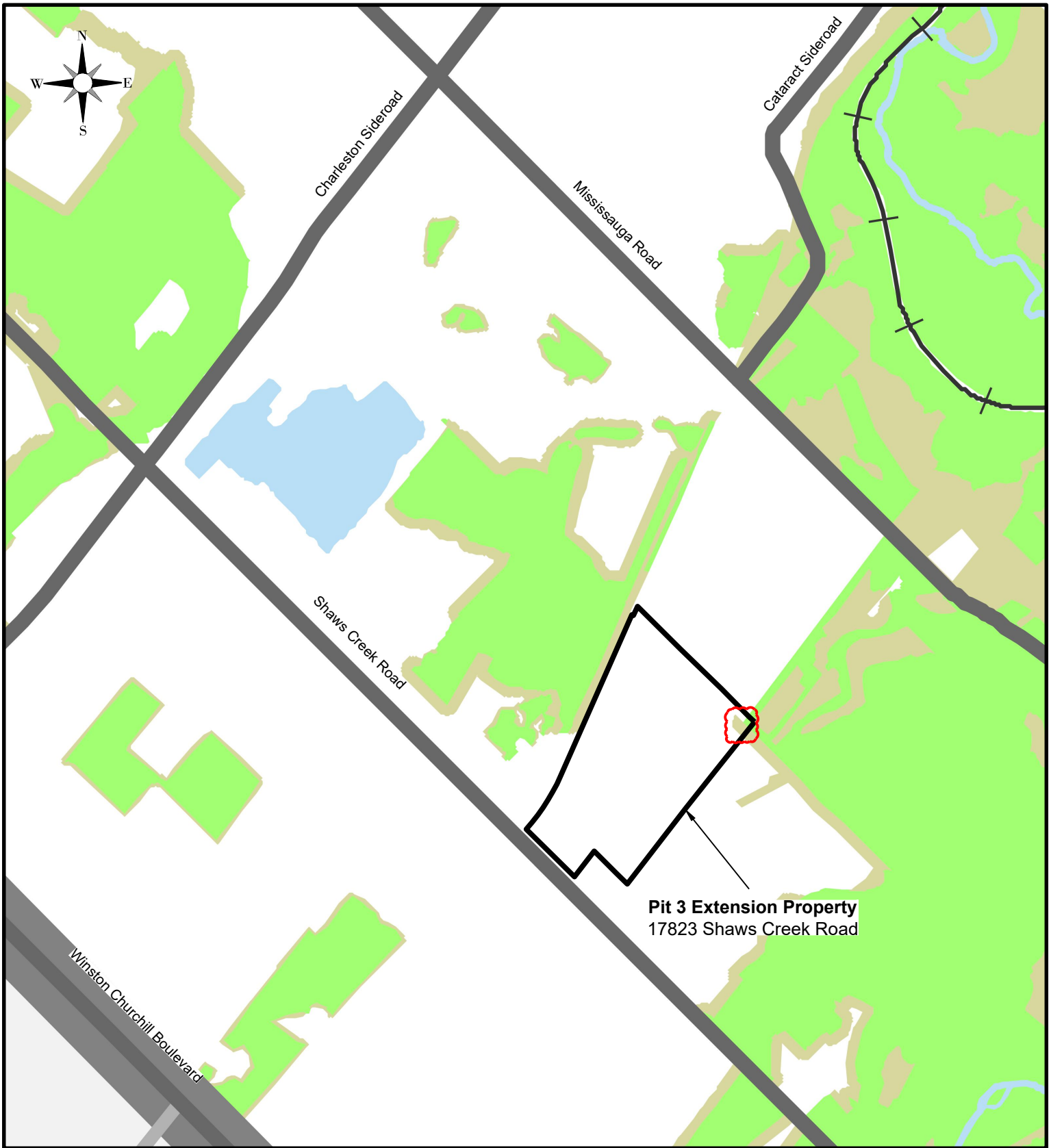


Figure # 3  
**Conservation Authority  
 Natural Heritage System -  
 Region of Peel Draft Official  
 Plan Figure 8**

**Pit 3 Extension Property**

**Legend**



Site Boundary



Existing Natural Cover



Potential Enhancement Area

Date October 2022

Sources Region of Peel Official Plan - Draft  
 Figure 8 - Conservation Authority Natural Heritage System, April 28, 2022

Scale  
 0 200 400 Meters (1:15,000)

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Figure # 4  
**Site Location**

**Brampton Ready Mix Property**

**Legend**

Subject Site - Brampton Ready Mix Property

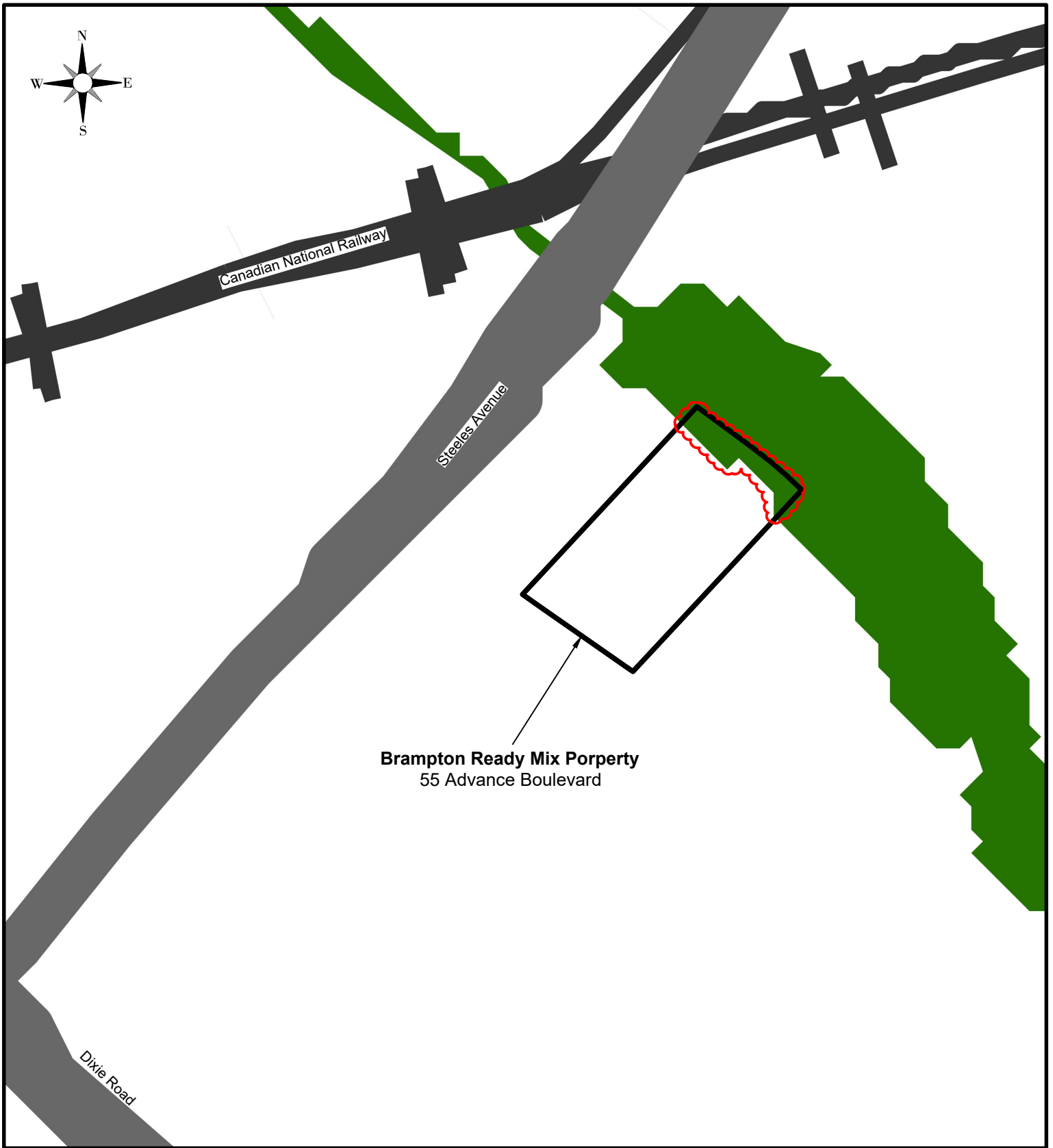
Date **October 2022**

Sources  
Air Photo Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Site boundary from Land Information Ontario

0 20 40 80 120 160  
Meters (1:4,000)

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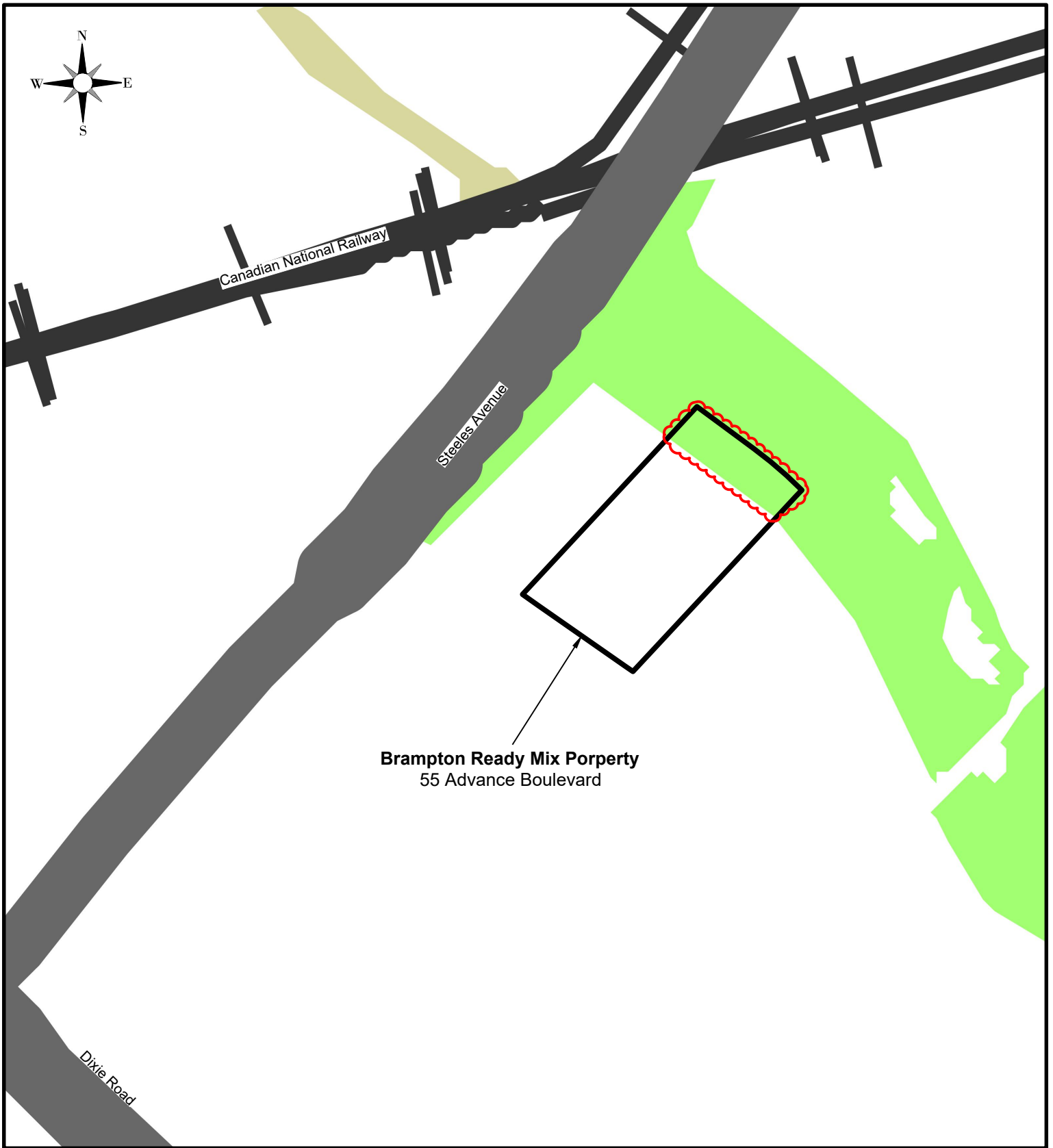


Figure # 6  
**Conservation Authority  
 Natural Heritage System -  
 Region of Peel Draft Official  
 Plan Figure 8**

**Brampton Ready Mix Property**

**Legend**



Site Boundary



Existing Natural Cover



Potential Enhancement Area

Date October 2022

Sources Region of Peel Official Plan - Draft  
 Figure 8 - Conservation Authority Natural Heritage System, April 28, 2022

Scale  
 0 50 100 Meters (1:4000)

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 October 2022\CAD\9526\J - Peel Region Official Plan Comparison - Brampton Ready Mix