TOWN OF CALEDON

April 14, 2023

RE: Update on the Town of Caledon Interim Control By-law, Aggregate Policy Study and CBM-Caledon Application

Dear Resident and Community Group:

As an interested resident and community group, we are reaching out to you for four reasons:

1. To ensure you have accurate information related to the Town's Interim Control By-law (ICBL) for aggregates.
2. To clarify progress and next steps for the Town's Supplementary Aggregate Policy Study that is underway.
3. To provide you with more information about the recent *Planning Act* applications the Town received from CBM-Caledon and next steps.
4. To provide you with information about the recent *Aggregate Resources Act* licence application the Ministry of Natural Resources and Forestry received from CBM Caledon.

*Please note we have included a Frequently Asked Questions document to provide further information.

Quarries and gravel pits are emotional topics in many municipalities, and we recognize they have been and continue to be a source of significant concern in Caledon. Public interest is high and there are various opportunities for public input on the *Planning Act* applications.

Our goal related to planning and resource extraction is to build trust and ensure transparency with Caledon residents about the Town's processes and policies when we review quarry and gravel pit applications. We want to enhance the community's understanding of the provincial legislation and the role of municipalities – what is and is not within the Town's control.

1. The Interim Control By-law

Council approved an Interim Control By-law (ICBL) on October 18, 2022. The purpose of the ICBL is to restrict the use of land for new pits and quarries while the Town completes a study to update and enhance our aggregate policies in the Town's Official Plan.

Since that time, however, it has unfortunately led many to believe that applications for new pits and quarries, are on hold. This is not true. In accordance with the *Planning Act,* the Town cannot refuse to receive or process a development application that is complete. *(See the enclosed FAQ for a definition of a complete application.)* The Town does not have the authority to restrict applications. Keep in mind applying does not guarantee approval.

The By-law will be in place until October 18, 2023. At that time, Council will have the option to extend it for a maximum of one more year.

2. The Town's Supplementary Aggregate Policy Study and Next Steps

As directed by Council, this Study will examine the Town's Official Plan policies and mapping related to mineral aggregate resource extraction and recommend any changes to these policies so that the Official Plan can be updated.

The Study is now underway and includes several steps, further information will be available on our website. This page will be kept up to date as the Study progresses.

The Study will include opportunities for public input, including the creation of an Aggregate Resources Community Working Group to ensure the perspectives of residents can be shared with Town staff and the consultant throughout the process. Applications to participate on the Working Group are available at Caledon.ca and will be received until May 5, 2023. Notice will also be provided in the local newspapers.

3. CBM – Caledon Applications received by the Town

CBM-Caledon has applied for amendments to the Official Plan and Zoning By-law for the purposes of a quarry.

On February 10, 2022, the applicant attended a Pre-Consultation Meeting with staff. As per the *Planning Act* and the Town's Official Plan, before Official Plan and Zoning By-law Amendments can be submitted to the Town, this meeting is required for the Town and agencies to outline what documents (i.e., plans, studies, etc.) are required to be submitted with the applications.

The Town received the Official Plan and Zoning By-law Amendment applications on December 16, 2022. In accordance with the *Planning Act,* the Town cannot refuse to receive or process a development application that is complete. This does not mean it has been or will be approved. The receipt of applications only means they are now in the queue for consideration. The public is invited to provide input before any decisions are made.

The application fees (paid by the applicant) cover all costs associated with processing the application (excluding appeal costs) and are not paid by the Town or taxpayers.

Once an application of this type is deemed complete (*see FAQ for the definition of a complete application*), the *Planning Act* requires the Town to provide public notice of the application. The *Act* requires notice be issued by a sign and mailout to those within 120 metres (393 feet), or newspapers with circulation in the area. Understanding the interest in the project, the Town provided a mailout notice to landowners within an expanded area of 1,000 metres (3,280 feet), requested the required signage on site, and placed the notice in both the Caledon Enterprise and Caledon Citizen.

The application process is mandated and includes several steps. It includes technical review by planning, aggregate experts and engineering, along with gathering feedback from Peel Region and other public agencies such as the Credit Valley Conservation Authority and the community.

You can now begin submitting your comments to the Lead Planner by phone or email to:

Sean Kenney
Senior Development Planner
905-584-2272 x. 4199
cbmapplication@caledon.ca

*If you have an interest in the project, you should request the Lead Planner place your name on the notification list. If available, please provide an email address so you receive timely notifications. The list is used to advise residents/interested stakeholders of public meetings, Committee Meetings and Council Meetings on the proposed applications.

4. CBM – Caledon Licence Application Received by the Ministry of Natural Resources and Forestry

Pit and quarry applicants are required to apply for and receive a Licence under the Aggregate Resources Act from the Ministry of Natural Resources and Forestry. This application process is managed entirely by the Ministry.

On April 6, 2023, the Town was informed that the applicant has submitted the required Licence application to the Ministry, which has been assigned an application number: #626600. The Ministry has directed the applicant to initiate public notice of the licence application in accordance with the Ministry's requirements.

Planning for the Future

Resource extraction is a divisive issue, which is why aggregate mines and gravel pits are subject to a great deal of oversight from multiple levels of government. As Caledon and other communities grow and build more housing and roads, we cannot ignore the reality that the demand for more gravel, sand and other aggregate products will continue to grow.

The Town will continue to receive more applications like the one from CBM-Caledon. With each one, we will follow provincial legislation, which clearly defines our role. At the same time, we know we can improve the areas and policies under our control, and we look forward to collaborating with residents and stakeholder groups to help improve this process.

We are committed to taking a thoughtful approach and working toward the effective management of extraction sites in the areas that we can. It's a goal we all share so we can protect our community and our lands for future generations.

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Enclosure