
Region of Peel

Phase 1 Screening of Mineral Aggregate Resources in the Focused Study Area

Conducted to inform the

Settlement Area Boundary Expansion (SABE)

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The Region of Peel

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BUILDING COMMUNITY THROUGH PLANNING



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Phase 1 Screening of Mineral Aggregate Resources in the Focused Study Area

1 Background

PLANSCAPE was retained (in association with Hemson Consulting) to provide input on issues associated with the Settlement Area Boundary Expansion (SABE) Study being undertaken as part of Peel Region's legislative 5-year municipal **comprehensive review**¹ (Peel 2041+) and update of the Regional Official Plan (ROP). Specifically, this report reviews the Provincial policies requiring the protection of **mineral aggregate resources** for long term use, screens resources that may be impacted by potential boundary expansions and analyses of the implications for the SABE study.

New population and employment targets for the Region of Peel (the Region) were included in A Place to Grow, Growth Plan for the Greater Golden Horseshoe 2019 (Growth Plan). Preliminary forecasts projected that the SABE would need to accommodate an additional population of 51,500 and additional employment of 20,400 by 2041. Subsequently, the Province has completed additional work which increased these forecasts. Although a portion of this growth will be accommodated through intensification, an updated Lands Needs Assessment, conducted in compliance with provincial requirements, confirms that settlement boundaries will need to be expanded to accommodate this growth. Because all of Brampton and Mississauga are currently designated as urban, any expansion must occur in the Town of Caledon (the Town) where there is still capacity for urban expansion.

Under Provincial policy, settlement area boundary expansions are allowed at the time of a municipal **comprehensive review**, (as defined in the Provincial Policy Statement 2020 (PPS, 2020)), if it can be demonstrated that certain criteria are met. Amongst the criteria to be met are a number related to the protection of **mineral aggregate resources** as defined in Provincial policy. These criteria are addressed in this report.

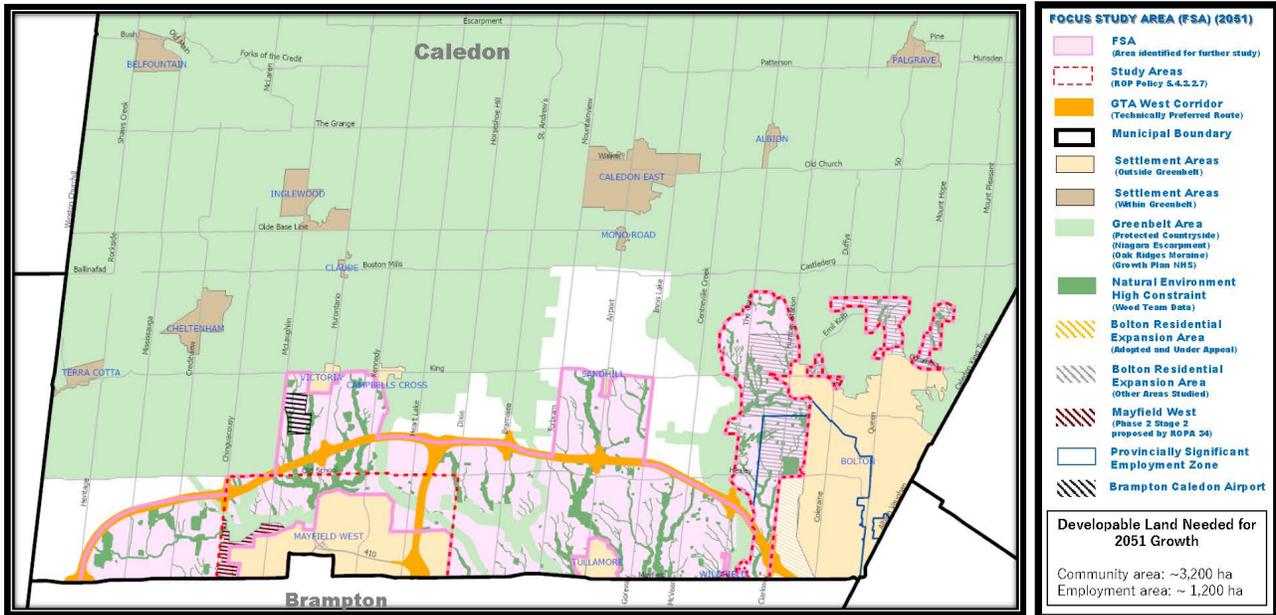
1.1 Study Context

The SABE study is being conducted in phases. Phase A provided background on the SABE process and identified a focused study area (FSA) of approximately 8,000 hectares as shown on **Figure 1**. Having been defined, the FSA now provides the basis for analyzing where expansion could most appropriately occur based on a comprehensive planning review.

At this point, it is estimated that the FSA is just under one half the size of the 4,300 hectares of land that will be required to accommodate the current forecasts. It is anticipated that the FSA is also large enough to accommodate changes to the Growth Plan population and employment

¹ All **bolded** terms in this report are defined terms in the PPS 2020 or the Growth Plan 2019

forecasts for the time horizon to 2051, arising from the Provincial review of Schedule 3. The FSA comprises all lands in which the SABE area or areas *could* occur as supported by the results of the detailed investigations.



Disclaimer: This map has been developed for the Settlement Area Boundary Expansion (SABE) Study and represents a conceptual area for the SABE based on technical studies. For additional information, please refer to the technical studies at <http://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp>

Note:

- (1) There may be opportunities to expand rural settlements outside the FSA as part of the SABE Study.
- (2) Other natural environmental constraints not identified on this map, including potential restoration lands, will be identified through further analysis and may further limit development.
- (3) ROP Policy 5.4.3.2.7 as it relates to the area surrounding Bolton is under appeal.
- (4) The ~4,400 ha SABE is based on a draft land needs assessment which is under review.



Refinement of the FSA will be an iterative process ultimately resulting in identification of the most appropriate locations for accommodating projected growth. The early stages of the SABE process were predicated on the residential and non-residential growth forecasts for the Region informed by the Growth Plan, 2019 Schedule 3 to 2041. Following the release of the draft technical studies, the Province amended Schedule 3 and extended the planning horizon to 2051. This change increases the amount of land needed to be designated as part of the SABE process from 1,300 hectares to approximately 4,300 hectares.

The analysis of **mineral aggregate resources** is part of the iterative process to refine the FSA and will be conducted in two phases. The first phase, documented in this report, identifies and reviews the location of high potential mineral aggregate resource areas (HPMARA) in or in proximity to the FSA and flags areas where expansion could potentially conflict with provincial requirements to preserve and manage mineral aggregate resources. As the SABE study progresses, should any proposed expansion areas have the potential to preclude or hinder the establishment of new operations or access to existing resource areas, a more detailed mineral aggregate resource impact assessment will be conducted as a Phase 2 study.

1.2 Study Purpose

The purpose of this report is to outline the policy context under which aggregate resources are managed, to review the process through which High Priority Mineral Aggregate Resource Areas (HPMARA's) have been identified and confirmed in the Region and the Town Official Plans over time and to undertake a Phase 1 screening of the FSA to identify HPMARA's that may be impacted by settlement boundary expansions.

Known deposits of **mineral aggregate resources** are identified in the Peel Region Official Plan (ROP) as High Priority Mineral Aggregate Resource Areas (HPMARA), and in the Caledon Official Plan as Caledon High Priority Mineral Resources Areas (CHPMARA). Identification of these resources areas has been confirmed over time through a detailed process involving the Province, the Region, and the Town.

The process of identifying HPMARA's and CHPMARA's is based on provincial mapping of **mineral aggregate resource** areas in Peel Region. This mapping is generated in conjunction with "The Aggregate Resources Inventory of the Regional Municipality of Peel"² (ARI), prepared by the Ontario Geological Survey (OGS). The mapping for Peel was most recently updated in 2009 and identifies the location of known deposits. Based on provincial mapping, in 1998 the Region and the Town undertook a comprehensive study, the Caledon Community Resource Study (CCRS), to determine the feasibility of accessing the resources as mapped by the OGS. Based on the results of this study, certain criteria were established that would identify resources subject to "exclusionary constraints"³ and therefore inaccessible for extraction. Those area where the resources were accessible and required protection under provincial policy were identified as HPMARA / CHPMARA.

Areas designated as HPMARA by the Region and CHPMARA by the Town as a result of this process, located in or in proximity to the FSA, are flagged in this report so areas where a boundary expansion could preclude or hinder aggregate resources extraction are identified. This information will inform the screening and refinement of expansion options.

2 Managing Mineral Aggregate Resources – Provincial Policy

2.1 The Planning Act R.S.O. 1990

The Planning Act (the Act) is the central piece of legislation governing land use in Ontario. Matters of public interest are identified in Section 2 of the Act. The "conservation and

² Ontario Geological Survey, "Aggregate Resources Inventory of the Regional Municipality of Peel, Southern Ontario", Paper 165- Revised 2009.

³ As defined in the Caledon Community Resources Study, Phase 2, 1999.

management of natural resources and the mineral resource base”⁴ is identified as a matter of provincial interest to which municipalities must have regard.

Section 3 of the Act specifies that matters of provincial interest may be addressed through the issuance of policy statements. The matters of provincial interest, identified in Section 2 of the Act, have been addressed in the Provincial Policy Statement, 2020. Section 3(5) of the Act requires that decisions on planning matters must be consistent with this policy statement and conform with any provincial plans that are in effect to implement them.⁵ This direction applies to the management of the “mineral resource base”.

2.2 Provincial Policy Statement (PPS) 2020

Matters of provincial interest as identified in the Planning Act are addressed in a Provincial Policy Statement (PPS). The most recent update to PPS which took effect on May 1, 2020, confirms protection of mineral aggregate resources in the Province. These resources are referenced in Part IV, “Vision for Ontario’s Land Use Planning System” of the PPS.

The Province’s natural heritage resources, water resources, including the Great Lakes, agricultural resources, **mineral resources**, and cultural heritage and archaeological resources provide important environmental, economic and social benefits. The wise use and management of these resources over the long term is a key provincial interest. The Province must ensure that its resources are managed in a sustainable way to conserve biodiversity, protect essential ecological processes and public health and safety, provide for the production of food and fibre, minimize environmental and social impacts, provide for recreational opportunities (e.g. fishing, hunting and hiking) and meet its long-term needs.”⁶

Mineral aggregate resources are defined in the Provincial Policy Statement 2020 (PPS) as:

Gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act. (PPS, means an area of identified mineral aggregate resources, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using evaluation procedures established by the Province for surficial and bedrock resources, as amended

⁴ *Planning Act*, RSO 1990, c P13, as amended, Part I, 2(c).

⁵ *Ibid.*, Part I, 3. (5a&b).

⁶ *Provincial Policy Statement*, 2020, Vision, pg. 6.

from time to time, that has a sufficient quantity and quality to warrant present or future extraction.⁷

Section 2.5 of the PPS addresses the management of **mineral aggregate resources**.

Section 2.5.1 of the PPS directs that:

Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, **deposits of mineral aggregate resources** shall be identified.

Deposits of mineral aggregate resources are defined as:

(...) an area of identified **mineral aggregate resources**, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using evaluation procedures established by the Province for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.

Section 2.5.2 addresses the protection of the long-term resource supply.

As much of the **mineral aggregate resources** as is realistically possible shall be made available as close to markets as possible.

Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.

The Peel 2041+ process has confirmed that projected growth cannot be accommodated within the existing urban boundaries through intensification, redevelopment, or designated growth areas and therefore settlement boundary expansions onto rural land is required. When this occurs, Section 1.1.5 of the PPS applies. Section 1.1.5.7 specifically directs that when boundary expansions are required, resource related uses, will be protected and “non-related development” will be directed to “areas where it will minimize constraints on these uses”

The policy of specific importance in protecting mineral aggregate resources when settlement boundary expansions are required is Section 2.5.2.4.

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 environment impact. Existing

⁷ PPS 2020, pg. 46

mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. (...)

This policy also provides the basis upon which certain areas which could be “incompatible for reasons of public health, public safety or environmental impact” can be excluded for protection. This exclusion was the basis upon for the CCRS.

In Section 2.5.2.5 the PPS further directs that:

In known deposits of **mineral aggregate resources** and on **adjacent lands, development** and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) resource use would not be feasible; or
- b) the proposed land use or development serves a greater long-term public interest; and
- c) issues of public health, public safety and environmental impact are addressed

For the purposes of Section 2.5.2.5 **adjacent lands** are defined as:

(...) those lands contiguous to lands on the surface of known petroleum resources, mineral deposits, or deposits of mineral aggregate resources where it is likely that **development** would constrain future access to the resources. The extent of the adjacent lands may be recommended by the Province.

The definition of **development** in the PPS includes “a change in land use” so clearly includes the process of expanding settlement boundaries.

Certain restrictions under Section 2.1 Natural Heritage can also impact mineral resources extraction, specifically the provisions in section 2.1.4 and 2.1.5 prohibiting **site alteration**.

Site alteration is defined as:

(...) activities such as grading, excavation and placement of fill that would change the landform and natural vegetative characteristics of the site.

With respect to the FSA, under Section 2.1.4 and 2.1.5 site alteration is prohibited in **significant wetlands** and in **significant woodlands, valleylands, wildlife habitat** and **areas of natural and scientific interest** unless it has been demonstrated that there will be no **negative impacts** on the natural features or there **ecological functions**.

2.3 A Place to Grow, Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan)

Section 4.2.8 of the Growth Plan contains policies that mirror many of policies in the PPS. It also restricts new or expanding **mineral aggregate operations** in the “Natural Heritage System for the Growth Plan” (RNHS). Based on Provincial mapping it appears that a portion of the HPMARA closest to the FSA, as shown in the ROP, may intersect with the RNHS. This will be confirmed by the environmental review being conducted as part of the SABE.

2.4 Greenbelt Plan / Oak Ridges Moraine Conservation Plan (ORMCP) / Niagara Escarpment Plan (NEP)

Each of these plans addresses aggregates and implements varying controls and limitations within their area of jurisdiction. The FSA does not include any lands subject to these Plans. Consideration of issues related to **adjacent land** may be relevant in certain locations.

2.5 Aggregate Resources Act, RSO 1990 (ARA)

The ARA administered by the Ministry of Natural Resources and Forestry (MNRF), governs the management of aggregate resources in designated areas in Ontario. Peel Region is in a designated area. The Act, which has recently been updated, controls and regulates aggregate operations located on Crown and private lands through a system of licences and permits. It includes requirements for the rehabilitation of land from which aggregate has been excavated. Applicants for new or expanded aggregate operations must submit applications under the ARA as well as for the appropriate approvals under the Planning Act. As a regulatory tool, the provisions of the Act are not relevant to this study.

2.6 Non-Renewable Resources Training Manual 1997 / Mineral Aggregate Resource Reference Manual January 2001 / Aggregate Resources Program Policies and Procedures 2006

In 1997, the Province released the Non-Renewable Resources Training Manual to assist planning authorities in implementing the provisions of the PPS 1996 related to mineral resources. An updated version of this manual, the “Mineral Aggregate Resource Reference Manual” was released in January 2001 as a “discussion draft”. The “Aggregate Resources Program Policies and Procedures” were released in 2006. Each of these documents provide guidance on how to implement provincial policy governing **mineral aggregate resources**. While dated, given that the Provincial policy direction for managing aggregates has remained relatively constant over time, these documents still provide appropriate direction in interpreting and applying Provincial policy.

Of relevance in assessing potential impacts on and refining the FSA, is the direction in the manuals regarding zones of influence around mineral aggregate resources. Addressing zones of influence responds to the direction in Section 2.5.2.5 of the PPS regarding **adjacent lands**.

The recommended process for defining a zone of influence starts with a minimum setback from an unconsolidated deposit (sand, gravel, clay) or a mineral aggregate pit operation of 300 metres; and from a known bedrock deposit, of 500 metres. Other factors such as the extent of the deposit, the area required to accommodate operational activities and potential impacts on adjacent lands are then factored in to calculate the appropriate zone of influence for each deposit.

A “zone of influence” analysis will be required for any mineral aggregate resource deposits located in or in proximity to the FSA should a settlement boundary expansion be identified that could “preclude or hinder the establishment of new operations or access to the resources”⁸.

3 Locating Mineral Aggregate Resource Deposits

Provincial mapping of aggregate resources in areas designated under the Aggregate Resources Act, is provided by the Ontario Geologic Survey through the Aggregate Resource Inventory Program. The purpose of the program is “to provide basic geological information required to include potential mineral aggregate mineral resource areas in planning strategies”⁹.

Four classifications are used for mapping aggregate resources. Primary, secondary, and tertiary references are to sand and gravel resources; bedrock resources are categorized separately as outlined below:

Primary: Areas where a major sand and gravel aggregate resource is known to exist.

Secondary: Areas that contain significant amounts of sand and gravel. These resources may contain regionally important quantities of sand and gravel.

Tertiary: Areas that contain sand and gravel aggregate resources, but the quantities may be minimal or extraction may be difficult or not feasible. Such areas may be useful for local needs. Municipalities have discretion in determining how tertiary resources will be addressed.

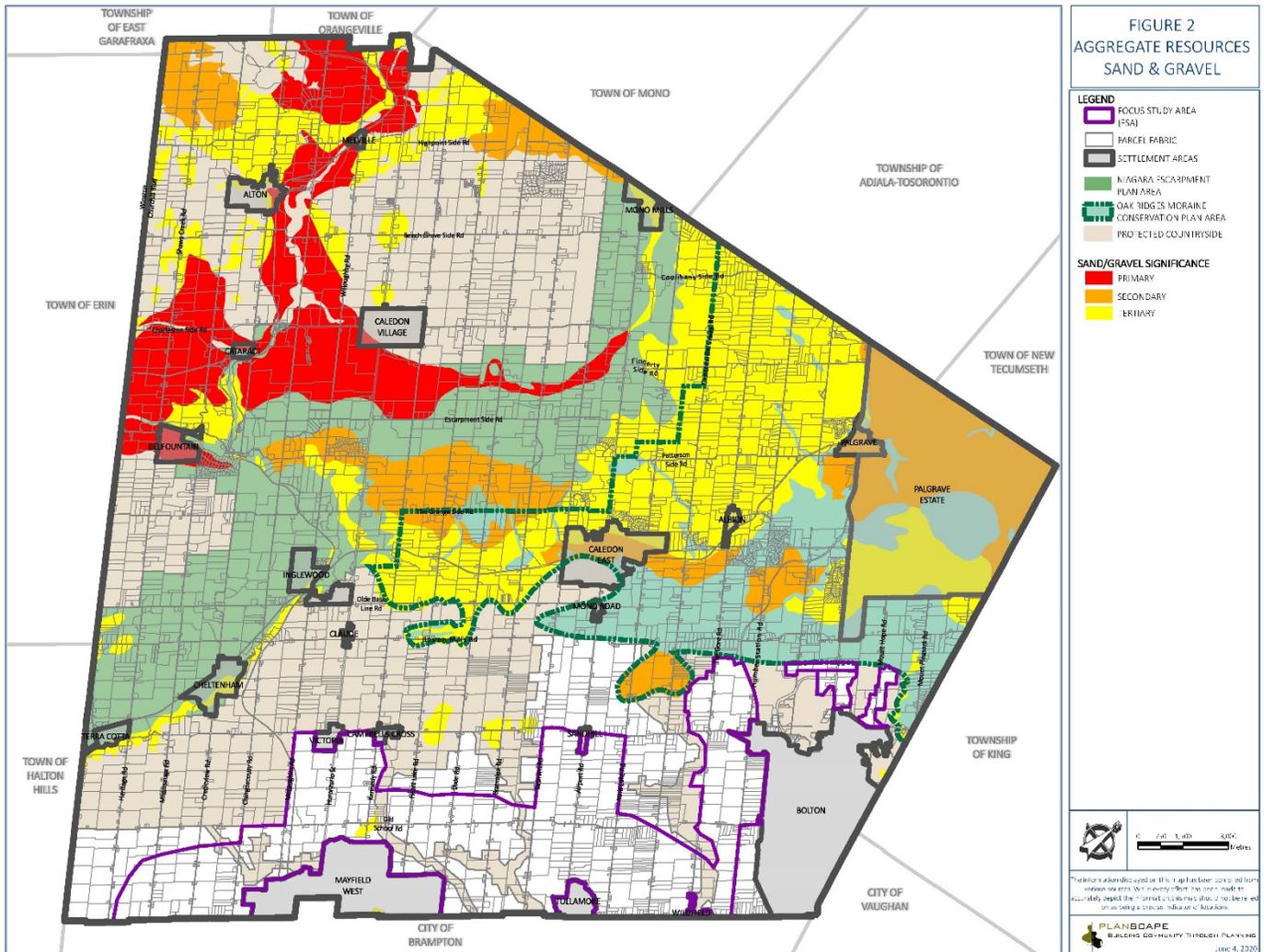
Bedrock: Bedrock resources fall under their own classification. Their location is related directly to the extent of the thin drift cover overlying known bedrock formations. The term used for accessible and high-quality bedrock resource is “selected”.

⁸ PPS 2020, Section 2.5.2.5 pg. 29.

⁹ Ontario Geological Survey, Aggregate Resources Inventory of the Regional Municipality of Peel, Paper 165, Revised 2009. Pg. 3.

Although there is no specific definition of what exactly is meant by, “a sufficient quantity and quality to warrant present or future extraction” in reference to the PPS definition of “deposits of mineral aggregate resources”, primary, secondary and bedrock deposits with a drift overlay of less than 8 m are typically the focus of municipal official plan policies. Tertiary deposits are of local importance and not the focus of Provincial protection policies.

The Ontario Geological Survey (OGS) Aggregate Resources Inventory Papers (ARIP) provide detailed analysis of the physiography of designated areas in Ontario. OGS, “ARI Paper 165 as Revised, 2009” provides a detailed review of the Region of Peel. Based on ARI Paper 165, mapping of primary, secondary and tertiary deposits has been issued by the OGS. **Figure 2** is the excerpt from the OGS mapping for sand and gravel resources in the FSA study area.

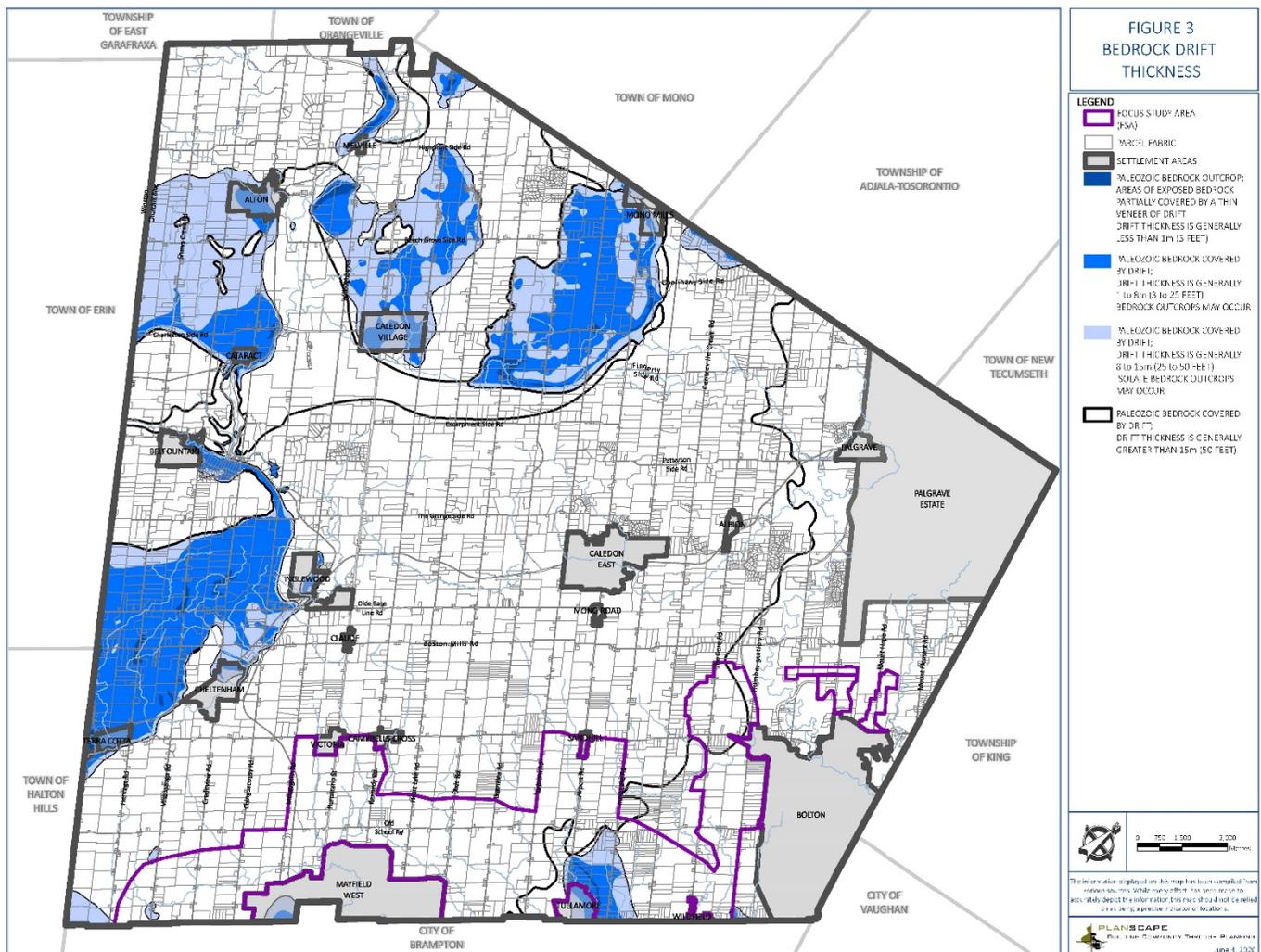


This mapping identifies three pockets of tertiary deposits in the focused study area:

- a string of tertiary deposit along King Street between Torbram and Heart Lake Roads,
- one small tertiary deposit at the corner of Old School House and Kennedy Road; and
- a deposit running along Boston Mills Road between Kennedy and Dixie Roads.

There is one secondary deposit located south of Castlederg Road north of King Street between The Gore Road and Airport Road. Overlaying the OGS mapping on provincial and regional mapping indicates that this deposit is located on lands that are part of the Greenbelt Natural Heritage System (NHS) within the Oak Ridges Moraine Conservation Plan Area (ORMCPA).

Mapping of bedrock resources is shown on **Figure 3**. Except for a small intrusion of the northern tip of the Queenston deposit into an area north of Mayfield Road at McLaughlin Road in Mayfield West, there is no primary bedrock resource mapped in the identified study area for the SABE.



4 Municipal Policy

4.1 Historical Context

4.1.1 Geography

The Town of Caledon incorporates the Peel Plains, the Niagara Escarpment, and the Oak Ridges Moraine. Because of its geography, it is home to significant mineral aggregate deposits. Although the importance of these resources is recognized by the Town there is also recognition that maintaining balance between extraction and protection is crucial to maintaining the Town's character and quality of life. Accordingly, starting in 1998, the Town working with the Region, undertook extensive studies to establish policies that would achieve this balance.

4.1.2 Caledon Community Resource Study 1998

The CCRS an extensive study of the mineral aggregate resources in Caledon involving provincial, regional, municipal, industry and ratepayer representatives, was undertaken in three phases in 1998 - 1999. The goal of the study was to:

(...) develop a sustainable community model for the management of the aggregate resource that will enable the Caledon ecosystem and community to be maintained and enhanced over the long term.¹⁰

Phase 1 of the study focused on background analysis and the synthesis of information. After extensive work and consultation, this process recommended flexibility to allow restrictions on extractions in certain areas of:

- the Core Areas of the Regional Greenlands System;
- the Escarpment Protection Areas as designated in the Niagara Escarpment Plan;
- registered plans of subdivision; and
- approved settlement areas as designated in area municipal official plans.

This recommendation was consistent with provincial policy.

Phase 2 involved a more detailed analysis of the resource and proposed a conceptual strategy for dealing with the aggregate resource and mapping of HPMARA 's. The purpose of the Phase 2 report was summarized as follows.

The preliminary criteria for aggregate extraction are subsequently refined and used as a basis for identification and mapping of the Caledon High Potential Mineral Aggregate

¹⁰ Planning and Engineering Initiatives Ltd., Caledon Community Resources Study, Phase 1 Background Analysis and Synthesis Report, March 1998. Pg. 1.

Resource Areas (CHPMARA) and then for the analysis of specific resource areas and the formulation of conceptual strategies.¹¹

As part of the Phase 2 report “exclusionary constraints” were identified that eliminated certain mineral resource areas from potential extraction.

(...) a refinement of the constraints classified as "Exclusionary" or "Partial", to aggregate resource areas were considered for the Town of Caledon. Using the High Potential Mineral Aggregate Resource Area (HPMARA) as a starting point, “exclusionary constraints” in which extraction would be prohibited were removed from the HPMARA, where specific mapping was available for these features. The resulting refined mapping is known as the Caledon High Potential Mineral Aggregate Resource Area (CHPMARA).¹²

Phase 3 of the CCRS completed in 1999, provided recommendation for managing the mineral aggregate resources in Caledon

The CCRS has been the vehicle to provide a comprehensive analysis of aggregate resource management in Caledon, designed to achieve the goal:

To balance the protection and use of mineral aggregate resources with other goals of the Town as expressed in the Official Plan, including, but not limited to maintaining the local community based values; protection of the Town 's natural ecosystems and cultural/human heritage resources; and strengthening the local economy and tax base.¹³

The report contained a detailed analysis of identified mineral aggregate resource areas, justification for eliminating certain areas for protection in compliance with provincial policy, and recommendation on areas that should be protected. CHPMARA sites to be protected were confirmed. In addition, the report included recommendations for official plan policies to protect the resource areas. This work is the basis for the policies and the mapping that is in the current ROP and Caledon Official Plan.

Subsequent to the completion of the CCRS, the OGS mapping of mineral aggregate resources for Peel was updated in 2009. As noted, this mapping confirmed that there are no primary or secondary resources areas located in the FSA (**Figure 2**). There is an area of bedrock with a drift with thickness of less than 8 m but it is within and adjacent to the Rural Settlement of Tullamore (**Figure 3**). As part of the Peel 2041+ process this mapping will be reviewed in the

¹¹ Planning and Engineering Initiatives Ltd., Caledon Community Resources Study Phase 2, Resource Analysis and Conceptual Strategy Development, August 1998. Pg. 4.

¹² Planning and Engineering Initiatives, Caledon Community Resources Study, Phase 3 - Study Findings and Recommendations, May 1999. Pg. 3.

¹³ Planning and Engineering Initiatives, Caledon Community Resources Study, Phase 3 - Study Findings and Recommendations, May 1999. Pg. 109.

context of current provincial policy and updates to the Regional policies and designations considered.

4.1.3 Region of Peel

Peel Region has addressed the management of mineral aggregate resources in Section 3.3 of the ROP. These policies implement Provincial policy, the findings of the CCRS and establish the division of responsibility between the Region and the area municipalities for managing the resource.

The Region's responsibilities are to identify appropriate mineral aggregate resource areas for protection, consistent with other objectives and policies in the Regional Plan; to establish policies, at the Regional level, to protect these resource areas for possible use; to direct the area municipalities to develop comprehensive mineral aggregate policies in their official plans, including policies to allow the resource to be made available for use; and to ensure that Regional interests are incorporated in area municipal planning decisions.

The role of the area municipalities is to establish comprehensive mineral aggregate resource policies in their official plans, having regard to provincial policies and local considerations, in conformity with this Plan (ROP) and the Niagara Escarpment Plan, where applicable, to: refine the identification of resource areas for protection at the local level; establish policies that allow mineral aggregate resources to be made available for use, as appropriate; and guide the designation, use and rehabilitation of specific lands, either inside or outside of the areas identified for protection.¹⁴

High potential mineral aggregate resource areas (HPMARA) as identified by the Region through the CCRS are "primary and secondary sand and gravel resource areas and bedrock resources" as shown on **Figure 4**. Tertiary deposits are not included as HPMARA's.

The High Potential Mineral Aggregate Resource Areas (HPMARA) are generally identified on Schedule C. The HPMARA shown on Schedule C is not a land use designation. The HPMARA includes the primary and secondary sand and gravel resource areas and bedrock resources located in the region that are not constrained by: the Core Areas of the Greenlands System in Peel as identified in Section 2.3 and on Schedule A; the Escarpment Protection Areas as designated in the Niagara Escarpment Plan; registered plans of subdivision; and the approved settlement areas as designated in area municipal official plans. The HPMARA shall be reflected in area municipal official plans, subject to local refinements.

¹⁴ Region of Peel Official Plan, Section 3.3 pg. 80.

FIGURE 4

Regional Municipality of Peel

OFFICIAL PLAN

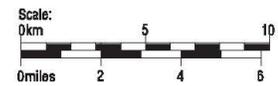
This Schedule forms part of the Regional Municipality of Peel Official Plan and should be read in conjunction with the Plan's written text and with the area municipal official plans.

Information outside of Peel Region is shown on this Schedule for illustrative purposes to display inter-regional linkages.

High Potential Mineral Aggregate Resource Area within the 2031 Urban Boundary is subject to policy in section 5.3.4.2.2f.

Legend:

-  High Potential Mineral Aggregate Resource Area
-  Area with Special Policies (Refer to Figure 2)
-  2031 Regional Urban Boundary



HIGH POTENTIAL MINERAL AGGREGATE RESOURCE AREAS

SCHEDULE



In Effect November 2008

In compliance with Sections 2.1 and 2.5.2.4 of the PPS, and based on the recommendations arising from the CCRS, the Region has not included areas for protection where extraction could be “incompatible for reasons of public health, public safety or environmental impact”¹⁵ or where it would adversely impact natural heritage features.

3.3.2 It is the policy of Regional Council to:

3.3.2.3

Prohibit new or expanded mineral aggregate extraction sites and wayside pits and quarries or any ancillary or accessory uses thereto, in the following areas:

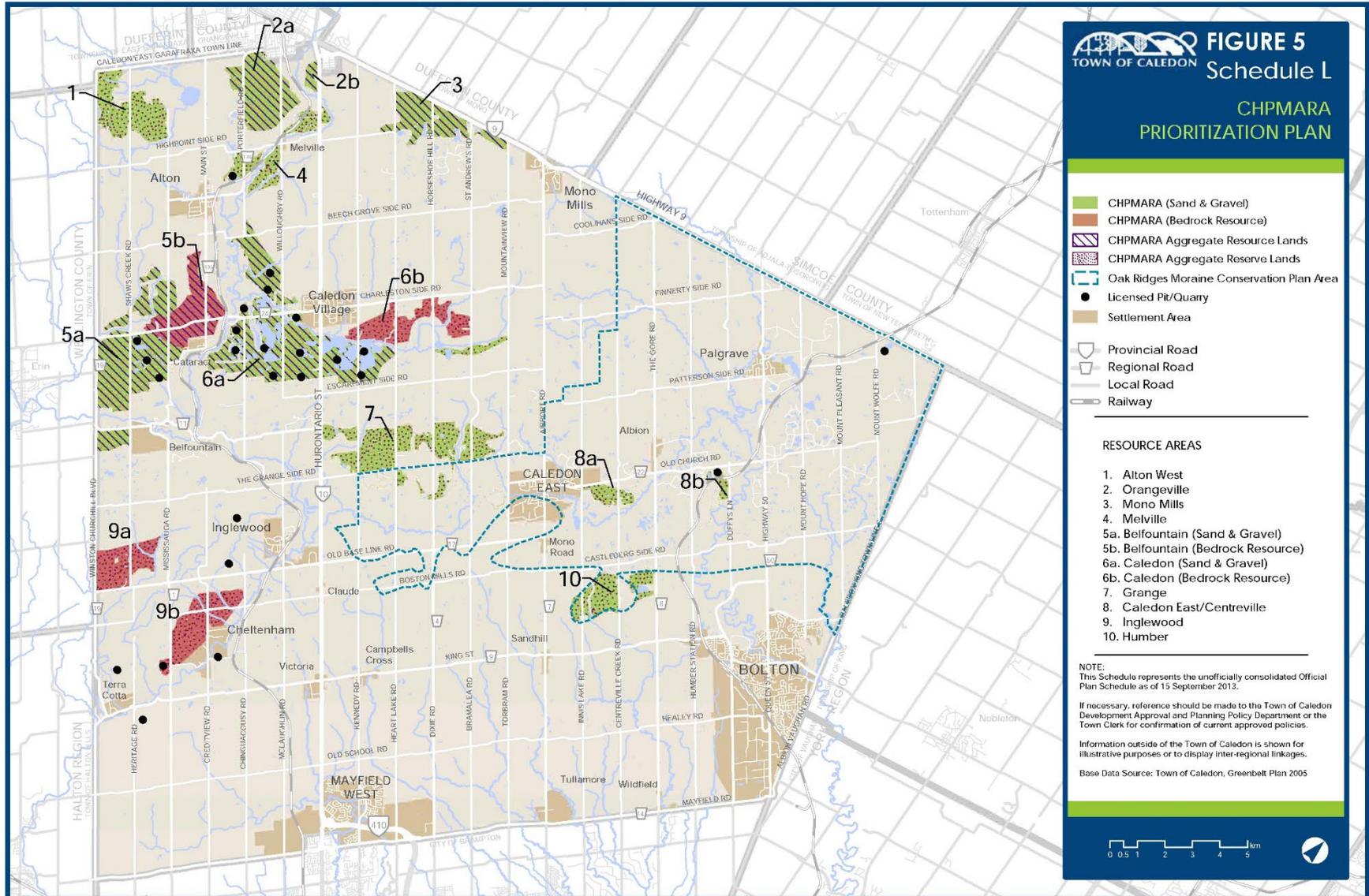
- a) the Core Areas of the Greenlands System;
- b) the Escarpment Protection Area of the Niagara Escarpment Plan;
- c) the Natural Core Areas as designated within the Oak Ridges Moraine Conservation Plan Area;
- d) Key natural heritage features and hydrologically sensitive features and the associated minimum vegetation protection zone, as defined by the Oak Ridges Moraine Conservation Plan, within the Oak Ridges Moraine Conservation Plan Area, except as permitted by the Oak Ridges Moraine Conservation Plan; and
- e) Significant woodlands within the Greenbelt Natural Heritage System unless the woodland is occupied by early successional habitat or young plantation. The prohibition within significant woodlands within the Greenbelt Natural Heritage System applies only to new mineral aggregate extraction sites and wayside pits and quarries and their ancillary or accessory uses.
- f) Approved settlement areas as designated in area municipal official plans in the Rural System, and registered plans of subdivision, unless permitted by the area municipality pursuant to Policy 3.3.2.2.

Those HPMARA’s not impacted by a constraint under Policy 3.3.2.3, are mapped on Schedule C of the ROP. **(Figure 4)**

4.2 Town of Caledon

Section 5.11 of the Town of Caledon Official Plan (TOP) builds on the ROP and the recommendations of the CCRS and contains detailed policies regulating aggregates. Schedule L of the Plan **(Figure 5)** contains refined mapping of Caledon HPMARA’s.

¹⁵ PPS,2020, Section 2.5.2.4, p 29.



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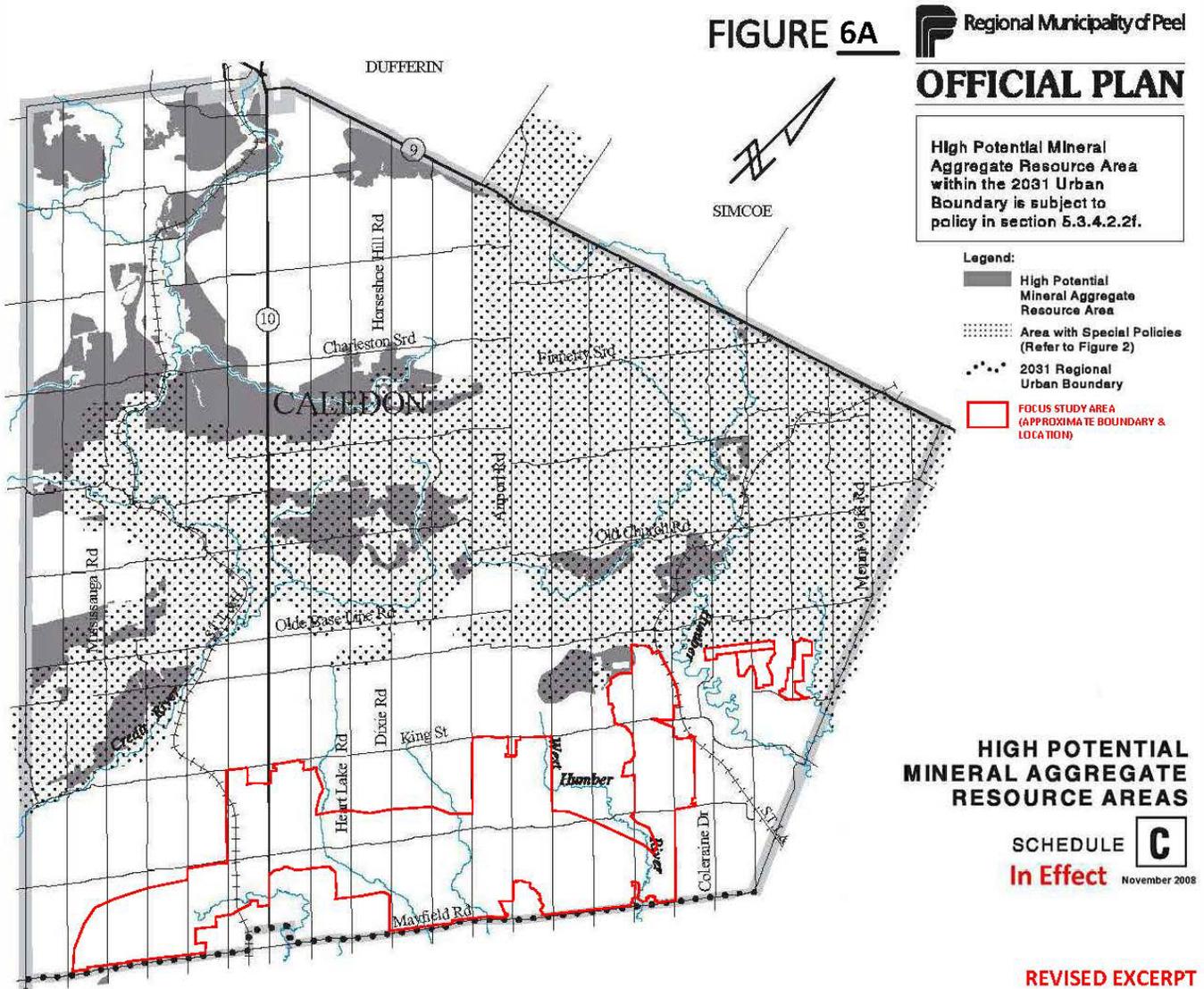
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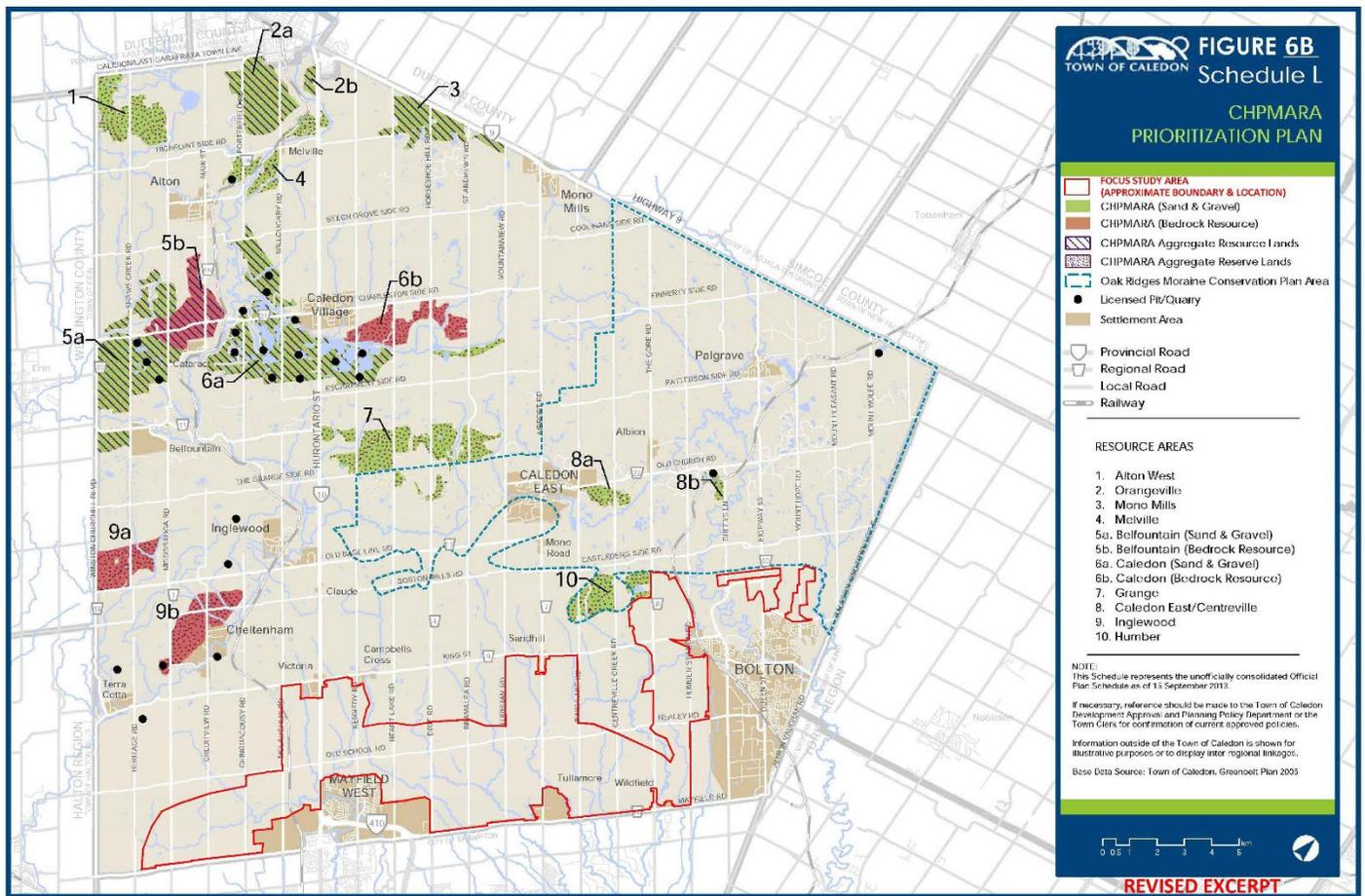
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April 2018 Office Consolidation

5 Conclusions

A review of regional and local mapping indicates that there are no designated HPMARA's or CPHMARA's located in the FSA. This is confirmed by overlaying the boundary of the FSA on the HPMARA mapping from the ROP (**Figure 6A**), and on the refined mapping in the Caledon OP (**Figure 6B**).





The Humber Resource Area shown as #10 on Schedule L of the Caledon OP (**Figure 5**) which is outside but in proximity to the FSA, may require some additional study depending on the direction of the refinement of the settlement boundary expansion options. This is the secondary resource area shown on the OGS mapping and on Schedule C of the ROP (**Figure 6A**). Extraction of this resource could result in a conflict if the HPMARA setbacks, associated with protecting the zone of influence around the resource, extend into an area within the FSA being considered as an expansion area. Typically, the area of influence established for pits is in the range of 300 m, for quarries, it is 500 m. However, those numbers are a starting point. Actual dimensions will be based on more detailed analysis of the extent of the deposit and the area required to access it. Should this be required, additional analysis will be conducted in Phase 2 of this analysis.

As noted, the recent update to the Growth Plan has identified an RNHS in which new or expanding mineral aggregate operations are restricted. If the environmental review of the Regional NHS that is ongoing as part of the SABE, identifies any issues related to an identified HPMARA, the RNHS and the FSA, these will also be addressed in the Phase 2 study.

Similarly, as the boundary expansion areas are further defined, if there is a potential impact on an area of influence associated with an HPMARA or CPHMARA that impact will have to be assessed and addressed in compliance with applicable policy.

Updated mapping of **mineral aggregate resources** for Peel Region was released in 2009 and there have been numerous updates to provincial policies. These updates will be considered as Peel 2041+ progresses to determine what, if any changes, are required to Regional policy or designations to conform to current policy. While it appears from the analysis conducted for this report, that there will be no significant changes impacting the FSA, attention must be paid to the updated mapping and policy review to ensure that any settlement boundary expansions proposed will conform to Provincial requirements.