



## REPORT

**REPORT TO:** Mayor Bonnette and Members of Council

**REPORT FROM:** David VanderBerg, Planner - Development Review

**DATE:** May 28, 2008

**REPORT NO.:** PD-2008-0035

**RE:** **Information Report**  
Update on the Rockfort Quarry application by James Dick Construction in the Town of Caledon.  
**File:** E07-RO (Rockfort Quarry)

### **RECOMMENDATION:**

**THAT** Report PD-2008-0035 dated May 28, 2008, with respect to an update on the application by James Dick Construction to establish a quarry (the "Rockfort Quarry") at Olde Baseline Road and Winston Churchill Boulevard in the Town of Caledon be received.

### **PURPOSE OF REPORT:**

The purpose of this report is to provide Council with an update on the Rockfort Quarry application in the Town of Caledon.

### **BACKGROUND:**

#### **Proposal**

James Dick Construction Limited (JDCL) submitted applications in 1998 to the Town of Caledon to develop a quarry on land located north of Olde Baseline Road and east of Winston Churchill Boulevard. The site is 89 hectares (220 acres) in area. They have also submitted an application for a Category 2 (quarry below water table) license from the Ministry of Natural Resources.

JDCL has appealed the lack of decision on its application to the Ontario Municipal Board. The Town of Halton Hills is a participant in this hearing. The OMB has approved a timeline with key milestone dates to be met before the hearing begins. The primary focus in the past couple years has been the completion of a background environmental

study, known as the CBSES. The study area for this document includes land within the Town of Halton Hills.

## **CBSES**

The proposed Rockfort Quarry is located within lands identified as *High Potential Mineral Aggregate Resource Area 9-A* in the Town of Caledon Official Plan, which is classified as *Aggregate Reserve Land*. The Town of Caledon Official Plan requires that an application for an amendment to that Plan for new or expanded extraction operations in lands classified as *Aggregate Reserve Land* be supported by a *Comprehensive Broader Scale Environmental Study* (CBSES). JDCL has undertaken the preparation of the CBSES to address the policies of the Town of Caledon Official Plan. A map of the CBSES study area is attached as **Schedule 1**.

As described on the Town of Caledon's website, the overall purpose of the CBSES is three-fold:

- To develop a science-based understanding of the natural environment within the resource area and "functionally connected" lands.
- To develop an understanding of how the environment might respond to changing land uses (i.e. new quarries).
- To develop policies and management strategies to prevent unacceptable environmental impacts and to guide site-specific applications.

The CBSES is structured into three main parts:

- **Part A: Ecosystem Characterization**
  - How the natural environment is functioning within the study area.
- **Part B: Sensitivity Analysis**
  - Modeling potential environmental response/ impacts in relation to land use change.
  - Developing initial environmental management objectives and targets.
- **Part C: Implementation**
  - Comprehensive Adaptive Management Plan.
  - Long Term Monitoring Plan.
  - Site Specific study requirements.
  - Policy conformity assessment.
  - Other findings and recommendations.

The applicant completed the draft CBSES in March 2008. The draft copy has been distributed for review to the applicable agencies, including the Town of Halton Hills. The Town of Caledon, Region of Peel, and Credit Valley Conservation have provided comments on each of the three parts of the study as they have been completed. The process for preparing the CBSES included a public consultation process consisting of three public information sessions.

## **Next Steps**

The Ontario Municipal Board held a pre-hearing conference on this application on February 13, 2008. At that conference, they established revised timelines for this case. The revised schedule proposes that the hearing being on May 25, 2009 and continue

for seven weeks. After a break for summer, the hearing would reconvene on September 14, 2009 and continue for three more months.

There are several steps that must occur before the OMB hearing. The first step is the agencies' review of the complete CBSES report. Then the applicant will submit updated site specific studies for the Rockfort Quarry, which the agencies and their peer reviewers will review. After these reviews are complete, the Town of Caledon, Region of Peel, and Credit Valley Conservation will establish formal positions on the applications. The public meetings required by the Planning Act will be held as a part of this process.

**COMMENTS:**

Staff has been monitoring this application as it advances through the review process. The key issues for the Town include environmental effects, as part of the CBSES study area includes land in the Town of Halton Hills, and transportation issues. The proposed haul route is Olde Baseline Road to Mississauga Road and then south to King Street. Staff will be monitoring the effect of the application on Town roads, particularly whether there are any changes to the haul routes. Staff will continue to monitor the application as the site specific studies are updated and the Town of Caledon, Region of Peel, and Credit Valley Conservation establish formal positions on the application. The nature of the Town's participation at the OMB hearing will be determined as the application progresses.

**RELATIONSHIP TO STRATEGIC PLAN:**

There is no direct relationship to the Strategic Plan.

**FINANCIAL IMPACT:**

There is no financial impact associated with this report.

**COMMUNICATIONS IMPACT:**

There is no communications impact associated with this report as it is for information only.

**ENVIRONMENTAL IMPACT:**

The Town of Caledon has required that the applicant, James Dick Construction, prepare a *Comprehensive Broader Scale Environmental Study* to examine the environmental impact of the potential development of Aggregate Resource Area 9-A for aggregate extraction. Part C of the report includes recommendations for developing policies and management strategies to prevent unacceptable environmental impacts and to guide site-specific applications. The Town of Caledon, Region of Peel, and Credit Valley Conservation have commented on each section of the CBSES as they have been completed and will be commenting on the completed draft.

**CONSULTATION:**

There has been no consultation on this report as it is for information only

**CONCLUSION:**

This report provides Council an update on the proposed Rockfort Quarry in the Town of Caledon. Staff will continue to monitor this application as it progresses.

Respectfully submitted,

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David VanderBerg, MPI  
Planner - Development Review

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Bruce MacLean, BA MCIP RPP  
Director of Planning and Development

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Dennis Y. Perlin  
Chief Administrative Officer

**SCHEDULE 1 – CBSES STUDY AREA**

