



Aggregates Official Plan and Zoning By-law Amendment Project

Webinar Presentation

March 25, 2026



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Webinar Structure

1. Overview of This Assignment
2. Major Themes/Considerations
3. Next Steps
4. Q&A Period

Housekeeping

- This session will be recorded (will stop at Q&A per Town practice)
- You can ask questions using the Q&A feature at the bottom of your screen
- Submitted questions will be reviewed during the Q&A period
- To request a copy of this presentation, visit the Have Your Say webpage following this meeting: HaveYourSayCaledon.Ca/Supplementary-Aggregate-Resource-Policy-Study

Project Background (slide 1 of 2)

On February 24, 2026, Town Council approved a motion directing Staff to:

- review the Province's modifications to Official Plan Amendment 1 (OPA 1),
- put forward a new Official Plan Amendment that includes relevant and pertinent policies that were altered or removed from OPA 1,
- report back by April 21, 2026.

Project Background, (2 of 2)

- The Zoning By-law Amendment (ZBA) was added to scope in March 2026.

“Now therefore be it resolved that staff be directed to review the Province’s modifications to OPA 1 with relevant local interests and the public and report back by April 21, 2026 on priority matters for inclusion in a potential further official plan amendment related to mineral aggregate resources...”

Project Intent (slide 1 of 2)

- The new Aggregates OPA will **not** bring back all deleted/modified content in OPA 1.
- The items that will be proposed are those that, in the Lead Planner's professional planning opinion, have a justifiable planning rationale and align with mandatory policy frameworks.

Project Intent (2 of 2)

- The intent of this project is to assess which removed or adjusted elements are still applicable, justifiable, and relevant to Caledon's context.
- The Town must work within the Provincial context and respond to Provincial interests.
- The previous ZBA will be repealed and replaced.

Project Background – OPA 1 (slide 1 of 2)

- In October 2024, the Town completed the Supplementary Aggregate Resources Policy.
- This process concluded with Council's adoption of Official Plan Amendment Number 1 (OPA 1, By-law 2024-083) to incorporate mineral aggregate policies into the adopted Future Caledon Official Plan, and passage of a related Zoning By-law Amendment to implement the new policies (By-law 2024-084).

Project Background – OPA 1 (2 of 2)

- In January 2026, the Province approved OPA 1 with modifications .
- The modifications included:
 - administrative changes (e.g., adjusting section references, glossary definitions);
 - policy interpretation changes, particularly related to the environmental policy framework.

Provincial Modifications Proposed to Remain

(slide 1 of 2)

- Modifications to limit application of Town policies in Niagara Escarpment Plan and Oak Ridges Moraine Conservation Plan areas.
- Added/redefined terminology (i.e., "ecological value", "mineral aggregate operation", "connectivity").
- Removal of duplicative policies (i.e., policies or topics duplicated within OPA 1, or existing guidelines).

Provincial Modifications Proposed to Remain

(2 of 2)

- Renaming of "Aggregate Standards Manual" to "Aggregate Guidance Manual" (endorsed by Council March 10, 2026).
- Addition of "agricultural system" to the natural environmental context.
- Removal of blasting and air quality policies that speak to how studies should be conducted (instead, referencing the Aggregate Guidance Manual).

OPA 161 Policies (slide 1 of 11)

- The Town completed the 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 in 2004.

OPA 161 Policies (2 of 11)

- Greenbelt Plan Policy 4.3.2.10 states the following:

10. Where a municipality has undertaken a comprehensive aggregate resource management study and implemented the results into its official plan prior to December 16, 2004, such policies shall be deemed to conform with this Plan.

OPA 161 Policies (3 of 11)

- A letter sent by the Province in 2021 states that OPA 161 policies apply to the Protected Countryside (a designation under the Greenbelt Plan):

Greenbelt Plan policy 4.3.2.10 provides an exception for lands within the Protected Countryside where a municipality has undertaken a comprehensive aggregate resources management study and implemented the result into its official plan prior to December 16, 2004...

Excerpt continues on next slide

OPA 161 Policies (4 of 11)

Town of Caledon OPA 161, approved by the Ontario Municipal Board on June 1, 2004, implemented the findings of the Caledon Community Resources Study and therefore is deemed to conform with the Greenbelt Plan for lands located within the Town of Caledon in the Protected Countryside only, in accordance with Greenbelt Plan. For lands outside of the Protected Countryside in the Town of Caledon, policies of the Growth Plan, PPS, NEP, and ORMCP would continue to apply, where applicable, with respect to where extraction could and could not be considered.

OPA 161 Policies (5 of 11)

- Regarding OPA 1, we had received correspondence from the Province in October 2024 stating that:

"It is our understanding that based upon the Town's previously completed Caledon Community Resource Study, a comprehensive set of mineral aggregate policies was approved by the Ontario Municipal Board in 2004 (OPA 161)..."

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OPA 161 Policies (6 of 11)

The Greenbelt Plan acknowledges these policies through the application of policy 4.3.2.10. Greenbelt Plan policy 4.3.2.10 provides that policies implemented in the official plan prior to December 16, 2004, in response to a comprehensive aggregate resource management study shall be deemed to conform with the Greenbelt Plan. As a result of the Supplementary Aggregates Policy Study completed by the Town in July 2024, policy updates and new policies are proposed to be added via OPA 1 to the adopted Future Caledon Official Plan...

OPA 161 Policies (7 of 11)

Therefore, a detailed review of each specific policy is required to fully assess and determine conformity with the Greenbelt Plan.

The Town should carefully review the draft policy framework, particularly OPA 1 policies 20.5.3, 20.5.12 and 20.4 against the policies of the Greenbelt Plan to determine conformity."

- In OPA 1, we had carried over the aggregate policies from OPA 161, with modifications to bolster clarity.

OPA 161 Policies (8 of 11)

- In the Provincial modifications, the Province stated:

“the new OPA is a policy framework that strays from the originally approved set of policies in OPA 161. Where on a policy specific basis there are policies which have not changed, the addition of policies and sub-policies change the overall outcome of the original policy framework. To attempt to add in the balance of the Greenbelt Plan policies to OPA 1 would further change the policy framework.”

OPA 161 Policies (9 of 11)

- As such, the Province deleted many of those policies linked to OPA 161, instead of inserting or defaulting to Greenbelt Plan policies.
- The Town maintains that the Province's decision is counter to Greenbelt Plan Policy 4.3.2.10, which allows previous/stricter OPA 161 policies to come forward.

OPA 161 Policies (10 of 11)

- **This OPA will bring forward the previous OPA 161 policies, with updated, precise analysis to demonstrate conformity with the Greenbelt Plan.**
- Lands that are not designated Protected Countryside were, and will continue to be, subject to the policies of the relevant Provincial Plan (i.e., the Oak Ridges Moraine Conservation Plan or the Niagara Escarpment Plan).

OPA 161 Policies (11 of 11)

- Issue areas that OPA 161 covers include:
 - Where aggregate operations are permitted and prohibited;
 - Environmental protection and development policies specific to Valley and Stream Corridors, Woodlands, Wetlands, groundwater recharge and discharge areas, and other Natural Heritage System features;
 - Policies for progressive rehabilitation.

"Area Of Influence" Clause (slide 1 of 2)

- OPA 1 included an "Area of Influence" policy for setting study boundaries:

"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.

"Area Of Influence" Clause (2 of 2)

- The Town's proposed policy does not limit operations within this area of influence;
- Instead, it asks proponents to identify sensitive receptors within this area.

Existing Operations

- Proposed policy: "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."
- The Town's proposed policies do not mandate the change of existing operations; rather they provide guidance to bring existing operations to contemporary standards, when opportunities arise.

Best Practices (slide 1 of 2)

- Adjusted policy: "...that extraction is undertaken in a manner that avoids, or if not possible minimizes or mitigates, social, economic and environmental impacts to the maximum extent possible seeking to ensure that they are operated in accordance with best practices."
- Section of original text with omitted text: "... minimizes or mitigates, social, economic and environmental impacts **in accordance with provincial guidelines, standards and procedures** to the maximum extent possible..."

Best Practices (2 of 2)

- Adjusted policy: "Mineral aggregate operations shall not have any unacceptable social impacts caused by factors such as noise, dust, traffic levels and vibration that exceeds Provincial, Federal and Town policies, regulations and guidelines."
- Section of original text: "**New and existing** mineral aggregate operations 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."

Administrative Changes

- The Aggregates OPA will address mapping errors and policy renumbering, as appropriate.
- The previous ZBA will be replaced, and the new ZBA will correct drafting errors (section numbering) and ensure that definitions and permissions are aligned with the direction of the Official Plan Amendment.
- Potential for additional housekeeping-type items related to other Town work.

Next Steps (slide 1 of 2)

- To stay up to date with the project, register on the Have Your Say website:
HaveYourSayCaledon.ca/Supplementary-Aggregate-Resource-Policy-Study
- The draft OPA/ZBA will be posted on or before March 31, 2026, on the above website
- The Statutory Public Meeting is scheduled for April 21, 2026
- Approval of the OPA/ZBA is targeted for June 2026

Next Steps (2 of 2)

- If you would like to share your input on the project, email us at:
Caledon@NetheryPlanning.Ca
- If you would like to delegate at Council, please register online at:
Caledon.Ca/En/Government/Speak-At-Council.aspx

Q&A Period

Thank You!



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