

June 11, 2015

Albion, 1840

Alton, 1820

Belfountain, 1825

Bolton, 1823

Caledon East, 1821

Caledon Village, 1826

Campbell's Cross, c. 1820

Cataract, 1858

Cheltenham, 1827

Claude, c. 1832

Inglewood, 1883

Mayfield West, 2006

Melville, 1831

Mono Road, 1871

Mono Mills, 1819

Palgrave, 1846

Sandhill, 1839

Terra Cotta, 1855

Tullamore, c. 1820

Victoria, c. 1850

Wildfield, 1833

Planning Department
Township of East Garafraxa
191282 13th Line
East Garafraxa, ON, L9W 7B4

Attention: Christine Gervais, B.Sc., MCIP, RPP

Dear Ms. Gervais:

Re: Proposed Official Plan Amendment (File No. OPA1/15) and
Proposed Zoning By-law Amendment (File No. Z1/15)
Tri County Aggregates Ltd.
Part of Lots 2, 3 & 4, Concession 18

Background Information

On May 20 2015, Town of Caledon Clerk's Department received a Notice of Application and request for comments concerning a proposed Official Plan Amendment Application and a proposed Zoning By-law Amendment Application for the lands located at Part of Lots 2, 3 & 4, Concession 18 in the Township of East Garafraxa.

The purpose of the applications is to permit the development and operation of a 62.3 hectare (154 acre) gravel pit on the subject lands.

As indicated in the planning justification report and in the traffic impact study, the proposed haul route does not include a road access owned by the Town of Caledon or Region of Peel.

Planning Documents

The lands are located within the Protected Countryside and Natural Heritage System of the Greenbelt Plan and designated *Agricultural* on Schedule A of the Township of East Garafraxa Official Plan. The subject lands are located in a High Potential Aggregate Resource Area in accordance with Schedule B of the Township of East Garafraxa Official Plan.

According to Section 5.6 of the Township of East Garafraxa Official Plan, new extractive industrial operations require an amendment to the Official Plan and Zoning By-law. In addition, aggregate operations may occur in the Agricultural Area provided the site is rehabilitated.

Comments

Development staff has no concerns with the proposed applications at this time; however, we request notification of any future Public Meetings wherein additional information will be presented.

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Please send all peer review report(s) regarding noise and vibration, air quality assessment and water resources assessment once they become available. The Town reserves the right to provide further comments as additional information becomes available.

If you have any questions please contact me at (905) 584 2272 ext. 4024.

Yours truly,

A handwritten signature in cursive script that reads "Melissa Mohr".

Melissa Mohr, MCIP, RPP
Community Development Planner