

REHABILITATION MASTER PLAN
Belfountain and Caledon
Sand and Gravel Resource Areas
CONCEPTS & IMPLEMENTATION
REPORT

March 2021

Cover Images of former aggregate extraction site Earl Bales Park, Toronto, Ontario.

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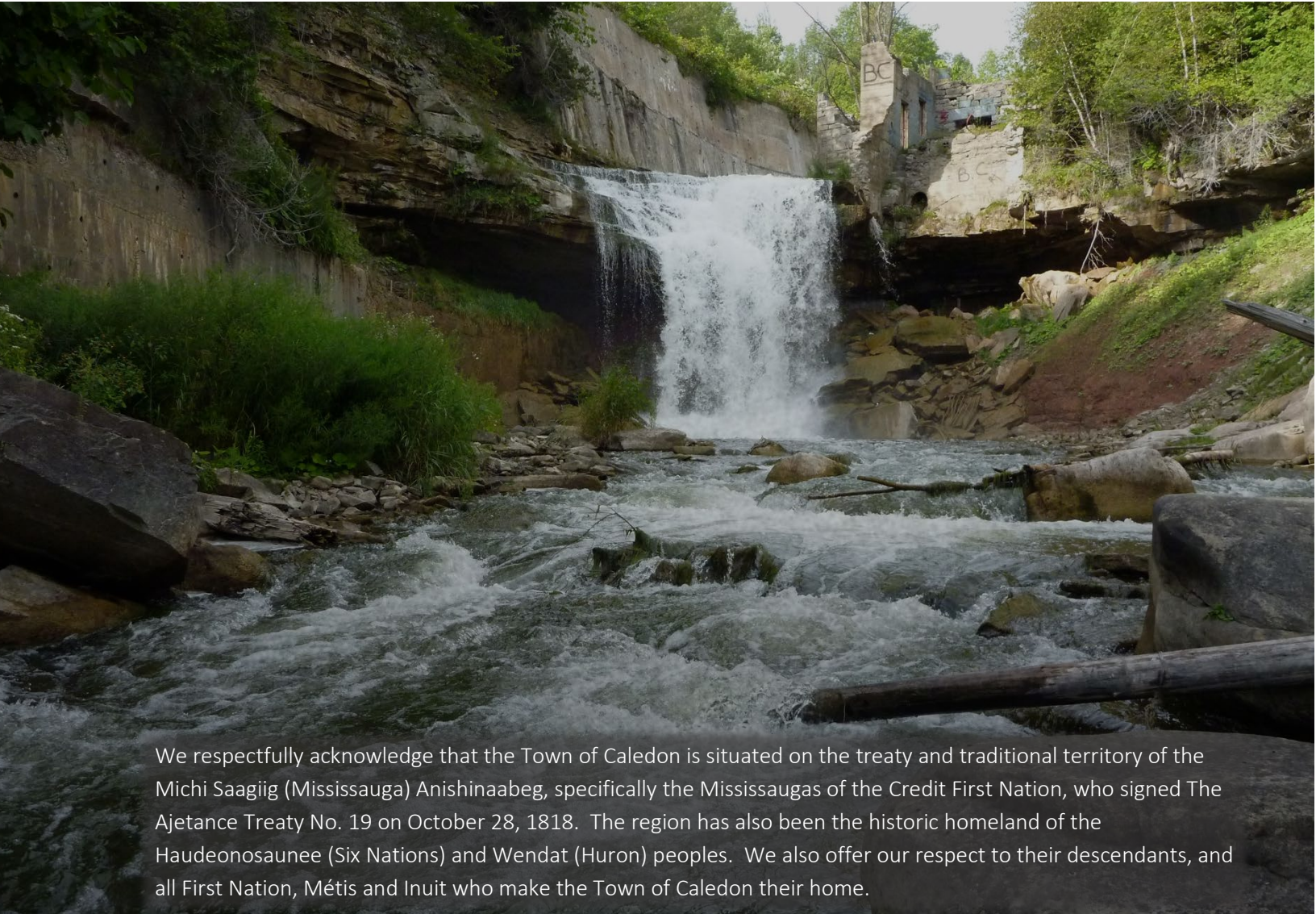
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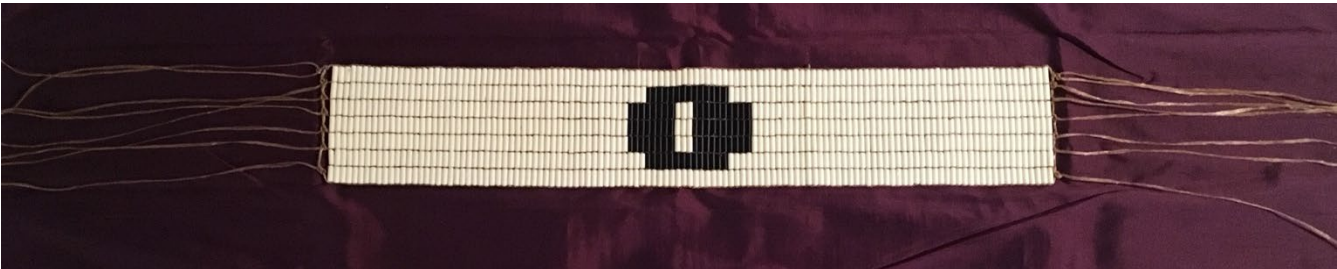
LAND ACKNOWLEDGEMENT



We respectfully acknowledge that the Town of Caledon is situated on the treaty and traditional territory of the Michi Saagiig (Mississauga) Anishinaabeg, specifically the Mississaugas of the Credit First Nation, who signed The Ajetance Treaty No. 19 on October 28, 1818. The region has also been the historic homeland of the Haudeonosaunee (Six Nations) and Wendat (Huron) peoples. We also offer our respect to their descendants, and all First Nation, Métis and Inuit who make the Town of Caledon their home.

Gdoo-naaganinaa, or the Dish with One Spoon, is one of the earliest treaties between the Anishinaabeg and Haudenosaunee. This treaty was last renewed at a Grand Council held at the Credit River in 1840. This wampum belt illustrates a dish made of purple wampum beads. Inside the dish, is a series of white beads that symbolize a single spoon. Surrounding the dish are infinite white beads that illustrate the abundance and sustenance provided by the lands and how there is enough to be shared between nations.

Figure 1: Forks of the Credit (top), Dish with One Spoon wampum by Ken Maracle (bottom)



CONTRIBUTORS

The Caledon Aggregate Rehabilitation Vision Plan was prepared as a collaborative and iterative process with input from many stakeholders and the public, with the benefit of efforts from the following individuals and groups:

Town of Caledon

Planning and Development
Economic Development & Tourism

First Nations

Mississaugas of the Credit First Nation
Six Nations of the Grand River

Technical Advisory Committee

Credit Valley Conservation (CVC)
Region of Peel (ROP)
Ministry of Northern Development, Mines, Natural Resources and Forestry (NDMNRF)
Niagara Escarpment Commission (NEC)
Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA)
Ontario Ministry of Environment, Conservation & Parks (MECP)
Ontario Ministry of Heritage, Sport, Tourism, and Culture Industries
Ontario Stone, Sand & Gravel Association (OSSGA)



Community Liaison Committee

Belfountain Community Organization
Caledon Cycling Club
Caledon Village Association
Gravel Watch Ontario
Green Lake of Caledon Property Owners Association
Peel Federation of Agriculture
Pitsense
Sierra Club – Peel Chapter

Aggregate Site Owners & Representatives

AECON
Dodds Property
Flaherty Properties
Glenn Shnarr & Associates
Graham Brothers Construction Ltd.
Gagnon Walker Domes Ltd.
Harrington McAvan Ltd.
James Dick Construction Ltd.
Lafarge
Stantec

The study team would also like to acknowledge the input and contributions of community members and property owners who attended the public consultation meetings held in 2018, 2019, and 2020 and who provided valuable insight for the preparation of these plans.



Caledon ARMP Second Public Meeting

EXECUTIVE SUMMARY

The Town of Caledon's 2018 Official Plan requires Rehabilitation Master Plans (RMP) to be prepared for 10 areas of concentrated aggregate resources across the Town's land base. The aim of the RMP is to develop a landscape-scale plan where the end uses of individual aggregate sites are integrated with the surrounding landscape to benefit both the community and the aggregate producers. Areas 5a and 6a, the Belfountain and Caledon Sand and Gravel Resource Areas, were chosen by the Town as the study area for the first RMP and are the focus of this report.

Phase 1 of this RMP (completed in 2017) developed the Terms of Reference which guided the project's goals and objectives and provided a detailed scope of work for Phase 2. **Phase 2, the preparation** of this RMP, began in 2018 and has culminated in the preparation of this report.

PART A THE MAKING OF THE RMP

This report describes in **Part A** the process and products of the RMP which has led to this Implementation Report; this process has included:

- Preparation of a **Background Synthesis Report** (September 2018) to compile and analyze available qualitative and quantitative data, review precedent projects, and review current planning policy for the study area to set a framework for the RMP. This report is available from the Town of Caledon as a standalone report;
- Development of **Guiding Principles** to provide high-level direction for the vision planning and design decision process and identification of **Best Practices** and **Targets** to align these principles with mandates and legislation adopted by local, regional, national, and international groups;
- **Consultation** from 2018 – 2020 with five key target audiences to refine the RMP alternatives to develop the final preferred plans.
- **Concept Plans** developed based on the consultation process. Three recommended plans are presented in this implementation report.

PART B IMPLEMENTATION STRATEGY

This report describes in **Part B** recommended implementation mechanisms and phasing for the three plans described in **Part A**. As implementation will require action on the part of both landowners, the municipality, provincial agencies and regulators, feedback received from all parties has been used in the report's development.

Finer grained future planning and design studies will be required to bring whichever plan that is adopted for a parcel of land to fruition. However, with additional and more focused studies and cooperation of landowners and regulators the form and function of the study area will evolve, and a connected, productive, and sustainable landscape can be realized.



Figure 2: The process and products of the RMP

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PART A

THE MAKING OF THE REHABILITATION MASTER PLAN

1. INTRODUCTION

The Town of Caledon (Town) is a municipality rich in aggregate resources, and as such, aggregate extraction is a major industry within its jurisdiction. Ontario's Aggregate Resources Act (ARA) dictates that every proposed aggregate site in Ontario must prepare a rehabilitation plan determining how the pit or quarry will be rehabilitated during and after its operational lifetime. However, these rehabilitation plans address the individual site, without consideration of the surrounding landscape, nor future land uses envisioned by residents and municipalities. The resulting landscape may end up unnecessarily fragmented, with reduced ecological, recreational, agricultural, and employment functionality. As traditionally rural landscapes transition into more heavily populated environs, aggregate-rich communities have begun to explore opportunities to integrate post extraction sites with adjacent land uses.

Coordinated rehabilitation master planning is a process that aims to develop a landscape-scale plan where the end use of individual aggregate sites is integrated with surrounding aggregate extraction sites and other features in the immediate landscape. To this end, the Town of Caledon's Official Plan (2018) includes policies that state that Rehabilitation Master Plans will be prepared for 10 aggregate resource areas across the Town's land base. The Town of Caledon has chosen the Belfountain (area 5a) and Caledon (area 6a) sand and gravel resource areas, which include 18 aggregate sites, as the first to undergo the rehabilitation master planning process, thus serving as a precedent for the remaining 9 aggregate concentration areas.

The Town of Caledon undertook a two-phased approach to begin the process of preparing this first Aggregate Rehabilitation Master Plan (RMP). **Phase 1** (completed in 2017) developed the Terms of Reference that guide overall project goals and objectives and provide a detailed scope of work for Phase 2. **Phase 2** involved extensive stakeholder engagement to guide the development of alternative master plan scenarios and ultimately the preferred integrated, interim and vision RMPs. This Report is the final product of Phase 2.

2. PLAN-MAKING PROCESS

THE TOWN OF CALEDON RMP OBJECTIVES:

Work jointly and co-operatively with stakeholders.

Balance the demands for the Town's mineral resources with the protection of the natural environment and the community.

Produce a comprehensive, systems-based approach to the rehabilitation of aggregate pits.

Produce a conceptual landscape model that incorporates compatible land uses, environmental features, and linkages that consider both natural features and human use of the landscape.

Promote opportunities for recreation and tourism and other innovative uses as potential alternative uses for the pits following extraction.

Planning into the future begins with visioning and design. Visioning is an exercise dependent on the engagement and collaboration of stakeholders who represent various interest groups potentially affected by the planning process and its outcomes (Elkins 2009). Visioning is a creative and exploratory process whereby various interests are identified, weighed, and considered.

Design is the process of bringing the imagined into reality (Russ, 2010) and a way of thinking about change. The purpose of the RMP visioning and design process was to serve as a reflection and as a translation of the stakeholders' and the public's inspirations, concerns, and values. Each iteration of the RMP was shared with the various stakeholders and the public for their feedback and guidance leading to further refinement.

2.1. STUDY PURPOSE

The goal of the RMP is to develop a large-scale, long-term vision for the landscape that considers aggregate sites and their matrix of land-uses holistically, not as parcels wholly independent of each other. The RMP vision should be;

- Environmentally appropriate, considerate of the existing condition of the landscape and its context,
- Aligned with the goals of landowners, residents, and the municipality, and
- Supported by aggregate producers and other landowners.

2.2. GUIDING PRINCIPLES

Guiding principles were developed to provide direction for the vision planning and design decision process. The principles were organized into three foundations to sustainability; environmental conservation, social and intergenerational equity, and economic feasibility (Calkins 2012). These areas of focus must be given equal and balanced priority to achieve sustainable and resilient development within the study area.

Sustainability, for the purposes of this report, is best defined by the World Commission on Environment and Development (also referred to as the Brundtland Commission); "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs" (UN 1987).

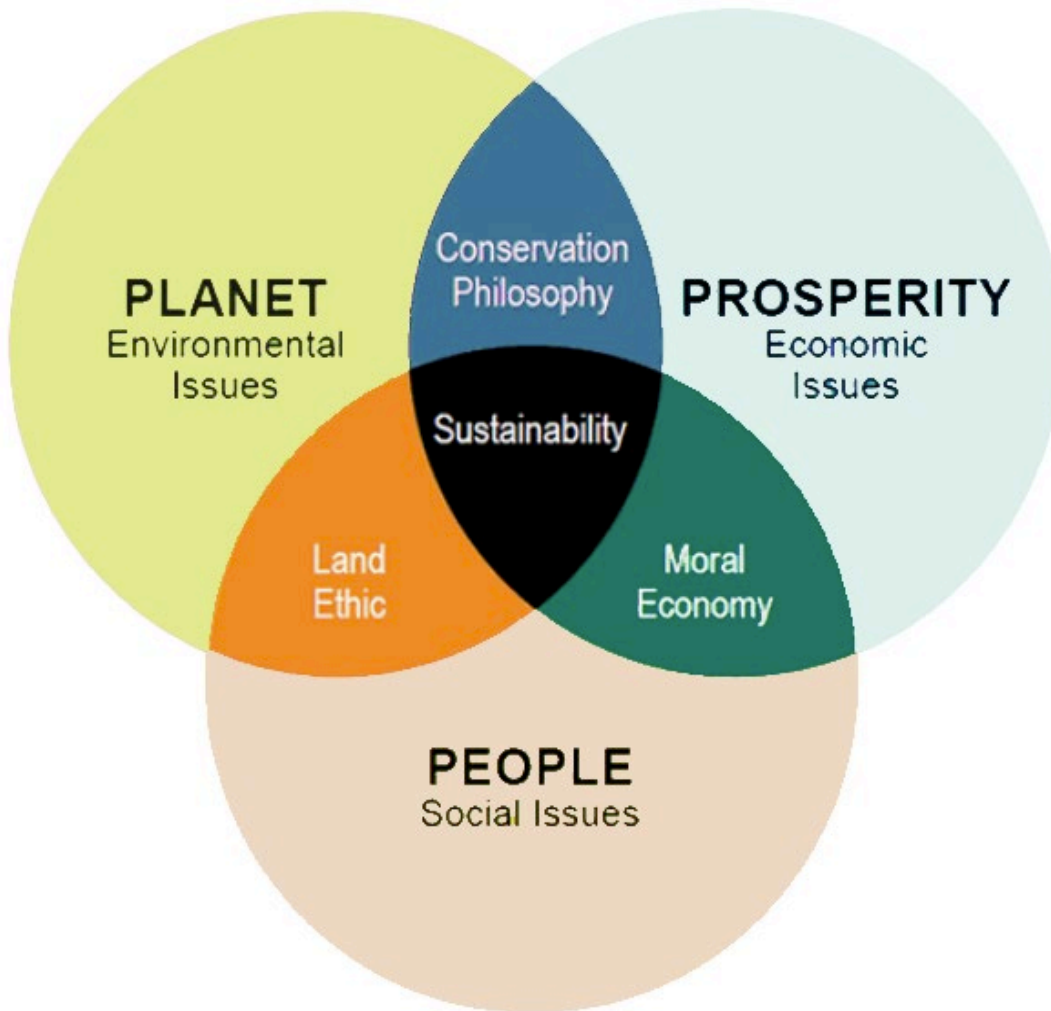


Figure 3: Three Spheres of Sustainability, from Joshua J. Yates, "Abundance on Trial," The Hedgehog Review, Summer 2012.



Osprey Valley (golfinontario.ca) is a local golf course that was developed from a former aggregate site.

ENVIRONMENT

Protect essential water resources and ecological processes such as groundwater quantity and quality, infiltration and stream flows.

Restore, regenerate and expand natural capital features and processes for new land uses within previously disturbed areas of the site.

Protect significant existing natural areas such as wetlands, forests, and meadows.

Conserve valuable resources such as prime farmland.

Plan and design new land uses and activities in a way that they will contribute to the natural environment and not diminish it.

Be inclusive and encourage Indigenous involvement, and maintain ongoing relationship, direct collaboration and respect with First Nations rights-holders in the study area;

COMMUNITY

Foster distinctive and attractive development that sets standards based on the existing community values and sense of place.

Maintain/build upon the “village” characteristics of Caledon Village.

Provide a variety of transportation infrastructure choices such as trails, active transportation corridors and multi modal transfer links that all support community connectivity.

COMMUNITY

Bolster passive and active community recreation opportunities.

Accommodate the expansion of Caledon Village's commercial and residential development and supply of goods and services.

ECONOMY

Ensure there is an ecological imperative attached to all private and municipal economic development, planning and design initiatives. Make ecology and economics compatible.

New development plans should instill a quality of care and stewardship in relation to the existing natural environment.

Support the integration of mixed land uses such as housing, businesses, education and retail that will be economically viable and achieve a better place to live based on sustainability and resilience.

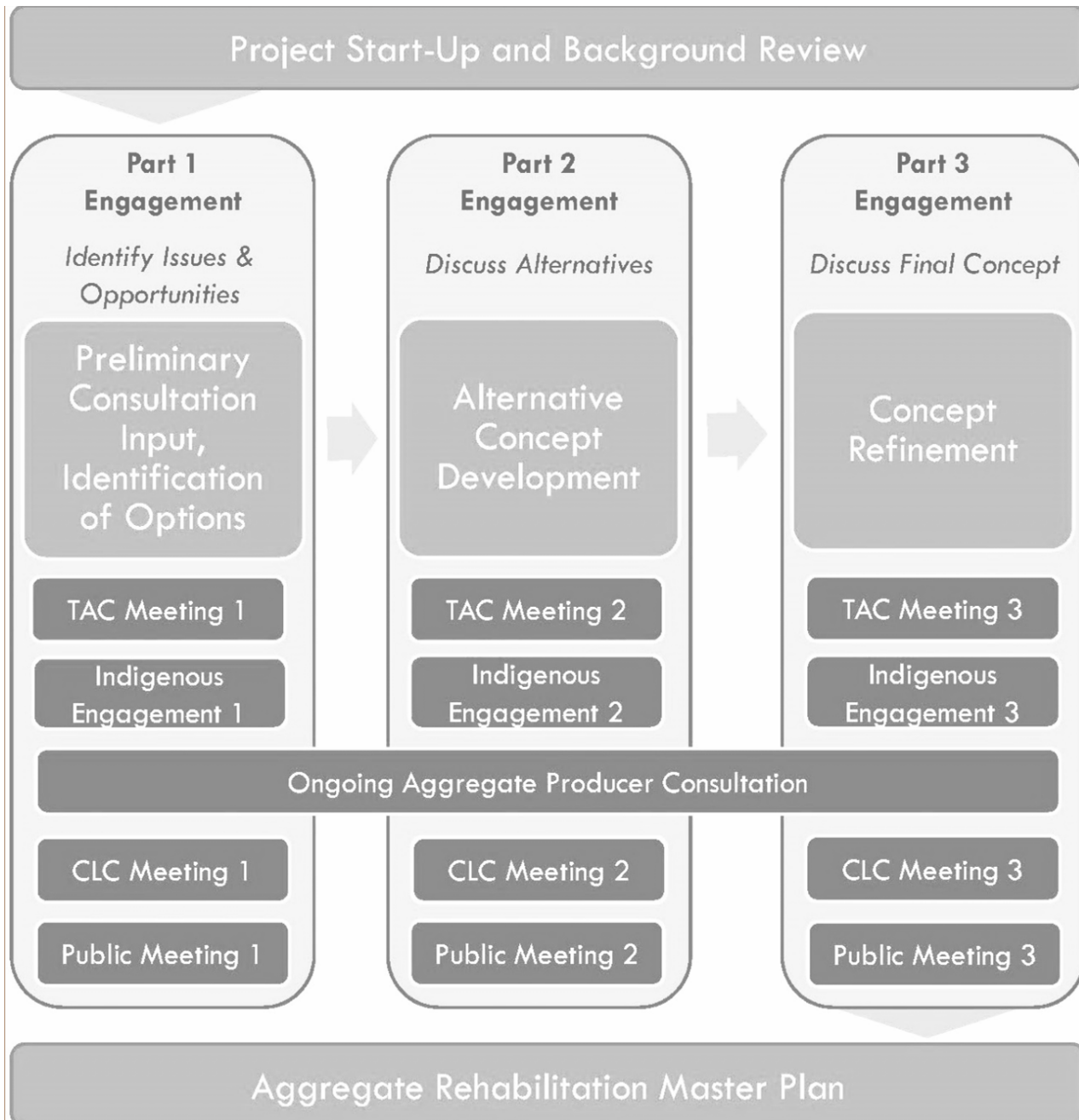
Make development decisions fair and cost effective for private developers through broad planning and design that can contribute to development cost sharing opportunities.

Consideration be made for inclusion of Indigenous partnerships and collaboration in planning, design and economic ventures arising from future land use.

2.3. STUDY PROCESS

The Aggregate Rehabilitation Vision Plan was developed through a 5-step process that included extensive consultation with, and meaningful input from, stakeholders and the public.

- Background review
- Preliminary Consultation
- Alternative Concept Development
- Refinement of Concepts
- Final Concept Plans & Implementation Report



2.4. BEST PRACTICES & TARGETS

This Caledon RMP is intended to balance economic and community objectives while also meeting sustainability and climate change objectives. It has been developed to meet targets that correspond with the project's three guiding principles. Recommended targets for the study area are provided in the supporting documents and have been governed by the United Nations Sustainable Development Goals



Figure 4: The United Nations Sustainable Development Goals. Clockwise from top right (red): No poverty, zero hunger, good health and well-being, quality education, gender equality, clean water and sanitation, affordable and clean energy, decent work and economic growth, industry/innovation/and infrastructure, reduced inequalities, sustainable cities and communities, responsible consumption and production, climate action, life below water, life on land, peace, justice and strong institutions, and partnerships.

3. CONSULTATION

Consultation has been a critical aspect of the RMP development and refinement. The main goals of this consultation were to receive thorough and meaningful input from stakeholders and the public for the development of the RMP. The preferred RMPs balanced the information heard from all parties with the technical work conducted by the Town and its consultant team. The Town held two open houses in addition to the number of meetings (peach coloured number) conducted with each of the interest groups (identified in the diagram below).

Feedback received from each consultation was summarized in individual meeting minutes and distributed. This input was then integrated into spreadsheets used to develop each iteration of the vision plan. Where feedback was conflicting, the guiding principles of the project provided direction in the design development.

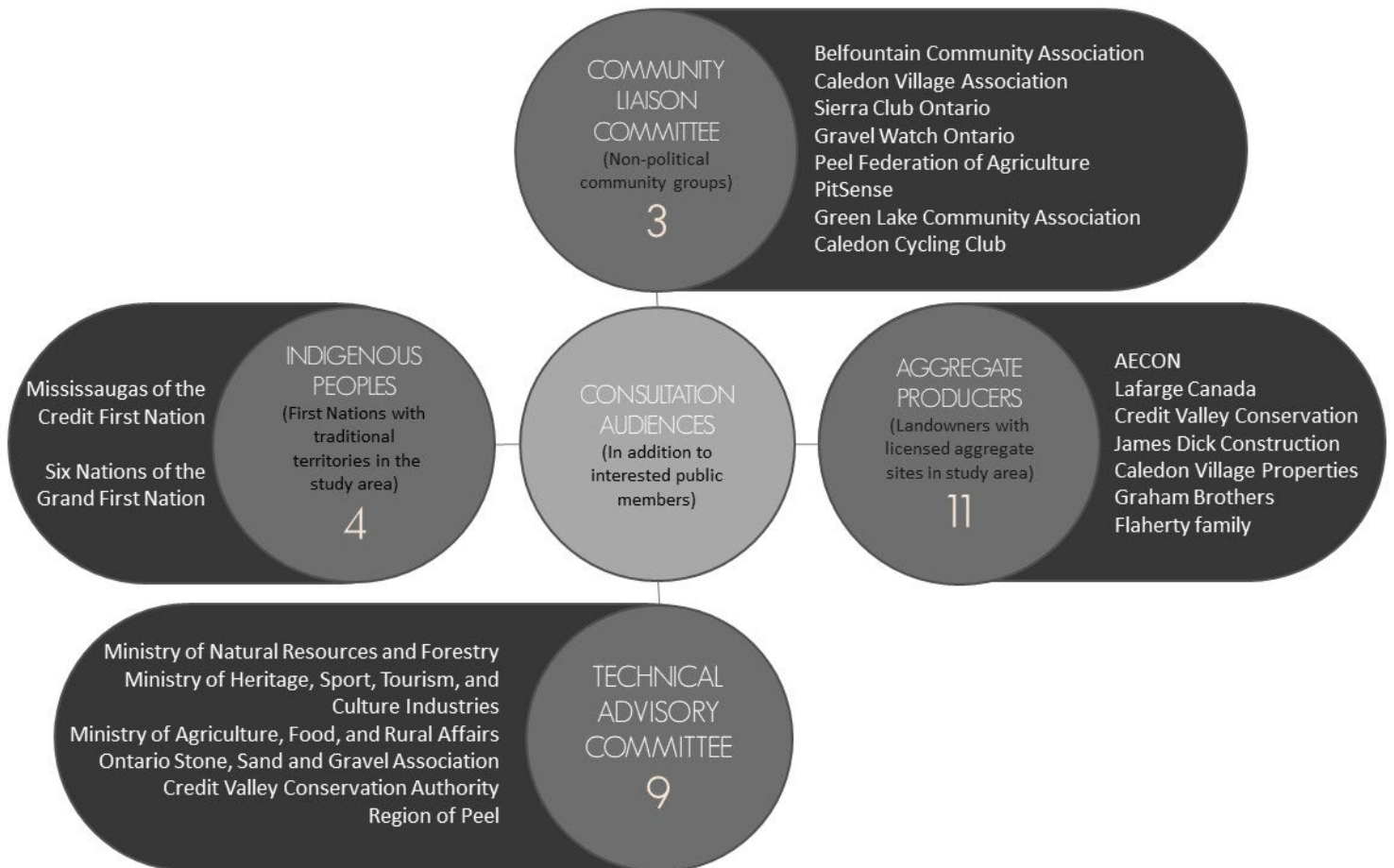


Figure 5: Study Process illustrates the full study process and the consultation undertaken.

3.1. KEY MESSAGES RECEIVED

During the first round of consultation, a list of desired spatial features and uses emerged from the various stakeholder groups. This wish list was refined into five categories, which are listed in the table below.

Table 1. Potential Land Use Elements for Concept Plan Development

ENVIRONMENTAL AREAS	<ul style="list-style-type: none"> Existing natural areas requiring protection New natural areas to protect and bolster natural systems
AGRICULTURE	<ul style="list-style-type: none"> Existing – maintaining and utilizing existing agricultural land. Rehabilitated – new agricultural land from rehabilitated site.
RURAL AND RECREATION	<ul style="list-style-type: none"> Municipal Parks - near residential and commercial areas Adventure Sports Park (mountain & downhill cycling, gravel boarding, whitewater course, etc.) – on former aggregate site(s) Water sports – on former aggregate site(s) Recreation trails - linked to regional trails Trail heads – located at primary trail access points and roadway and active transportation system. Multi-use Recreation & Culture Hub – near Caledon Fairgrounds
TRANSPORTATION	<ul style="list-style-type: none"> Active transportation corridors (multi use) – connecting housing with culture, recreation, and employment areas Highway 10 conceptual by-pass – on the west side of Hwy 10 Regional and County road improvements – at interface with by-pass and new internal roads Internal roads – located for community access Transportation Hub (serving automobile, bus, active transportation links) – near Hwy.10 conceptual by-pass and Caledon Village
DEVELOPMENT	<ul style="list-style-type: none"> Housing – on former aggregate lands Commercial – on former aggregate lands and former Hwy 10 Mixed use (housing, commercial) on former aggregate lands and former Hwy 10 Village centre expansion – on former Hwy 10 corridor and in the south-west quadrant of Caledon Village on former aggregate lands. Employment hub-close to Hwy 10 conceptual by-pass, close to existing village.

4. CONCEPT DEVELOPMENT

4.1. OPPORTUNITIES & CONSTRAINTS ANALYSIS

Opportunities and constraints analyses were undertaken following the preparation of the Background Synthesis Report and the preliminary round of consultations. Key environmental sensitivities of the study area and existing policy designations were overlaid with the feedback received from the various interest groups, which was then analyzed for opportunities (*where wants/needs coincided with appropriate locations*) and constraints (*where wants/needs conflict with appropriate locations*). These opportunities and constraints were then used in the development of the preliminary concept alternatives. Environmental sensitivities within the study area must be ground-truthed by qualified ecologists at the time of further studies.

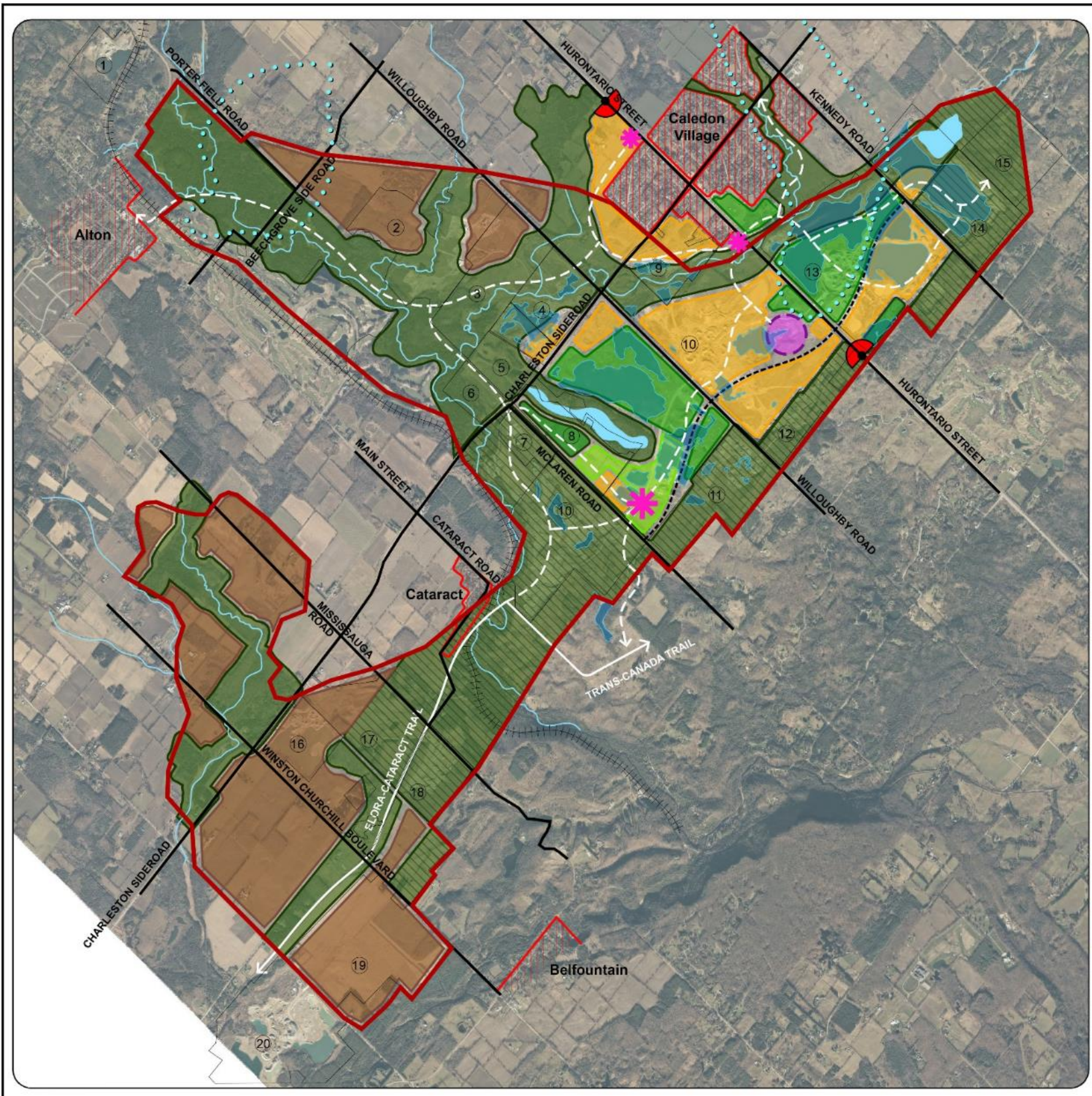
The RMP is intended to be implemented over the long term, coinciding with the timeframes for aggregate extraction and license surrender that could, for some sites within the study area, be over a long period of time. Through the revisions of the plan an Interim Plan was prepared, which identifies elements of the RMP that can be implemented under the current policy framework (i.e., without any amendment to provincial policies). A Vision Plan was also developed which presents a full implementation scenario of a desirable future. See the supporting documents for more information on the current land use policy framework for the RMP project and an analysis of implementation considerations.

4.1.1. KEY ENVIRONMENTAL SENSITIVITIES

Key environmental sensitivities of the study area, as determined through the Background Synthesis Report, are:

- **GROUNDWATER RECHARGE / WELLHEAD PROTECTION**
The Study area is dominated by a substantial thickness of sands and gravels that have infilled the underlying deep re-entrant valleys and act as a productive aquifer for private and municipal water supplies.
- **FISH HABITAT**
The Credit River is considered critical cold-water habitat and a provincially important brook trout fishery.
- **TERRESTRIAL WILDLIFE HABITAT**
Improving the form and function of, and connectivity between the large natural features within the Study area ensure that they continue to fulfil their function as wildlife habitat.
- **NATURAL HERITAGE SYSTEM ENHANCEMENT**
The natural heritage system can be improved via various methods including removal of invasive species, introducing buffer plantings around riparian and woodland systems, and creating corridors for species movement and dispersal.

Two Land and Development Considerations maps were prepared for the second round of consultation with stakeholders and the public. These highlight the key sensitivities of the study area, as well as how they relate to the feedback heard during the first round of consultation.



- LEGEND**
- STUDY AREA
 - NIAGARA ESCARPMENT PLAN AREAS
 - NATURAL BUFFER ZONE
 - PARKLAND AND GREENSPACE LINKAGES
 - WATER COURSE / WATER BODY
 - AGRICULTURE
 - CULTURE AND RECREATION
 - ADVENTURE SPORTS
 - POTENTIAL DEVELOPMENT AREA
 - EXISTING SETTLEMENT
 - INTERCITY TRANSPORTATION HUB
 - VILLAGE GATEWAY
 - TRAIL HEAD
 - EXISTING ROAD
 - PROPOSED ROAD
 - EXISTING TRAIL
 - PROPOSED TRAIL
 - WELL HEAD PROTECTION ZONE
 - AGGREGATE PROPERTY BOUNDARY
 - EXISTING RAILWAY
 - EXISTING AGGREGATE PONDS

PIT NAME	STATUS		
	LICENSED	LICENCE SURRENDERED	PROPOSED
① #6537	X		
② #608341 Lawford	X		
③ #6619 Presswood	X		
④ #6568 Petch	X		
⑤ #6629 Flaherty Central		X	
⑥ #6621 Flaherty West		X	
⑦ #6670 Town of Caledon		X	
⑧ Limbeer	X		
⑨ #6523 Dodd	X		
⑩ #6506 Caledon Pit	X		
⑪ #6622 West Caledon + Extension	X		
⑫ #6685 Caledon Pit Expansion	X		
⑬ #6512 Caledon Sand & Gravel	X		
⑭ #19073 Caledon Pit Expansion	X		
⑮ McCormick (proposed)			X
⑯ #6524 Smith	X		
⑰ #21666 Pinchin		X	
⑱ #6525 Pinkney	X		
⑲ Erin Extension (proposed)			X
⑳ #5602 Erin	X		

0 500 1000 1500 2000m

CALEDON RMP | SCALE: 1:20,000 | APRIL 2019 | JOB NO.: 16-14

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VISION PLAN 1 No By-Pass, New Internal Road

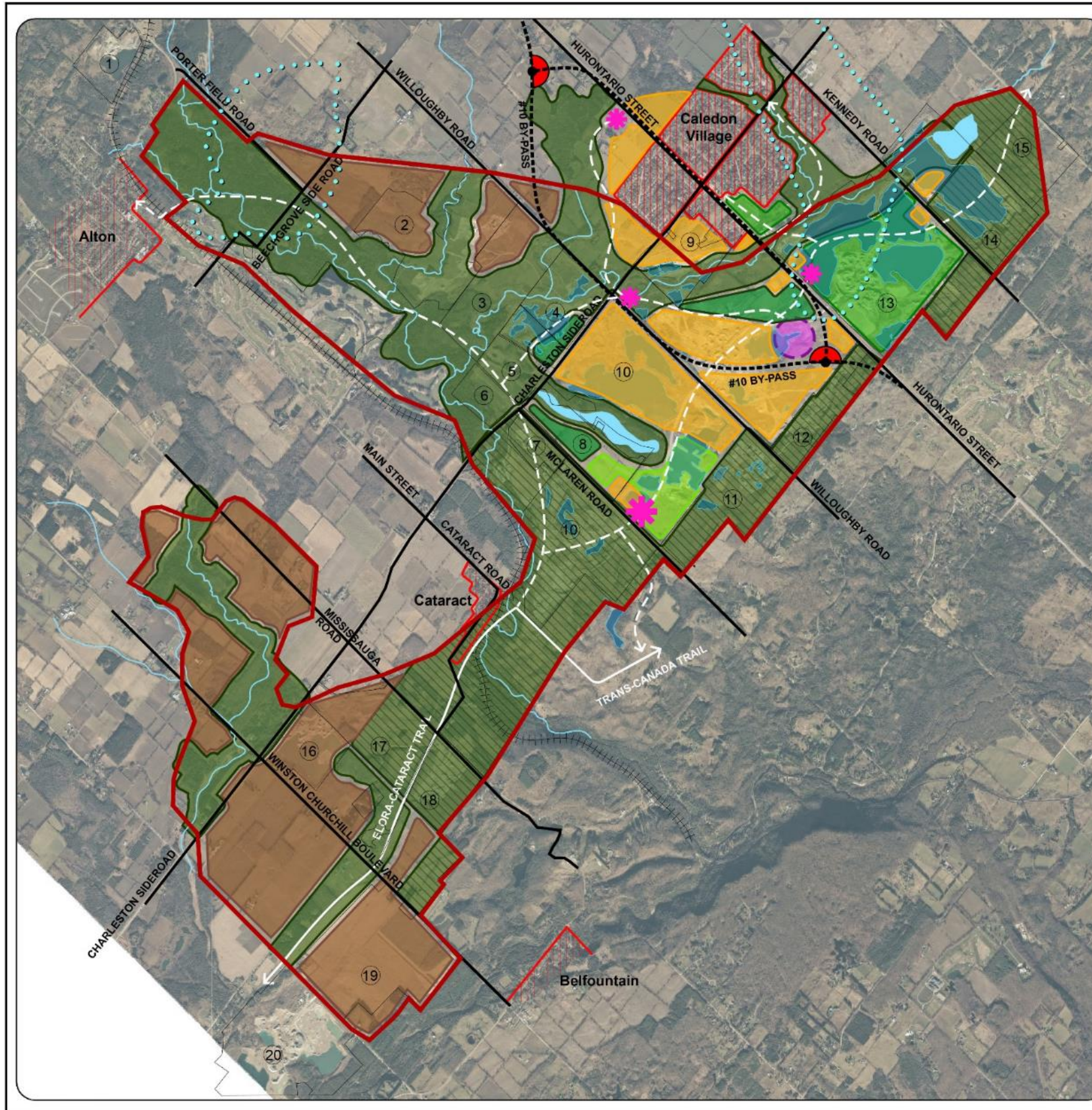
4.2. PRELIMINARY CONCEPT ALTERNATIVES

Following the opportunities and constraints analyses, two alternative plans, called Vision Plans for the purposes of consultation, were prepared that illustrated possible future scenarios with and without a conceptual Highway 10 by-pass. These plans represent a future state without provincial policy constraints that is imagined by the stakeholders.

The intent of this exercise was to present the wants/needs heard from participants in the first round of consultation. These alternative scenarios were presented during the second round of consultation and provided a platform for discussion to gain further feedback from participants. This feedback was then used as the basis for the refined plans.

Table 2: Key Differences Between Preliminary Concept Alternatives

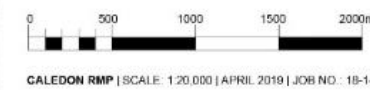
	VISION 1	VISION 2
TRANSPORTATION	<p>Includes possible internal east-west Road</p> <p>Vehicular Gateways to Village on Hurontario Street</p>	<p>Includes conceptual Highway 10 by-pass (<i>note: would require Environmental Assessment to determine feasibility & route</i>)</p> <p>Vehicular Gateways to Village at new entrances off conceptual by-pass linking to Hurontario Street</p>
CULTURE & RECREATION AREAS	<p>Two blocks of land located, one located east of Hurontario St. south of the existing Village and the second west of Willoughby Rd. and south of Charleston Sideroad</p>	<p>One large block located east of Hurontario St. South of the Village</p> <p>One small block north of Charleston Sideroad</p>
POTENTIAL DEVELOPMENT AREAS	<p>On both sides of Hurontario St. south of the existing Village</p> <p>Surrounding the existing Village on the west side of Hurontario Street</p>	<p>On both sides of Willoughby Rd. south-west of the existing Village</p> <p>Surrounding the existing Village on the west side of Hurontario St. and the east side of Hurontario St. north of the existing Village</p>
TRAIL HEADS	<p>2 active transportation trail heads at north and south ends of the Village</p>	<p>3 active transportation trail heads at north and south ends of the Village and west of village at Willoughby Rd./Hwy. conceptual 10 by-pass</p>



LEGEND

- STUDY AREA
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VISION PLAN 2

By-Pass Option

4.3. RECOMMENDED REHABILITATION MASTER PLAN CONCEPTS

The second round of consultation led to many revisions to the RMP concepts to further refine the land use areas and achieve a balance between the desires of stakeholders and agency interests and policy environment. Based on the comments received, the study recommended the development of three Rehabilitation Master Plans:

INTEGRATED PLAN

The Integrated Plan is a consolidated map of the rehabilitation plans for the nineteen ARA Site Plans that have been both approved and proposed at the time of finalization of this report. This plan serves to depict what the landscape could become if all licenses were extracted to their full extent and rehabilitated as shown on their currently approved Site Plans. Outside the boundary of these -current Site Plans for the aggregate operations, the RMP land uses proposed include trails and environmental features to provide linkages and connections between the pits and on public land.

INTERIM PLAN

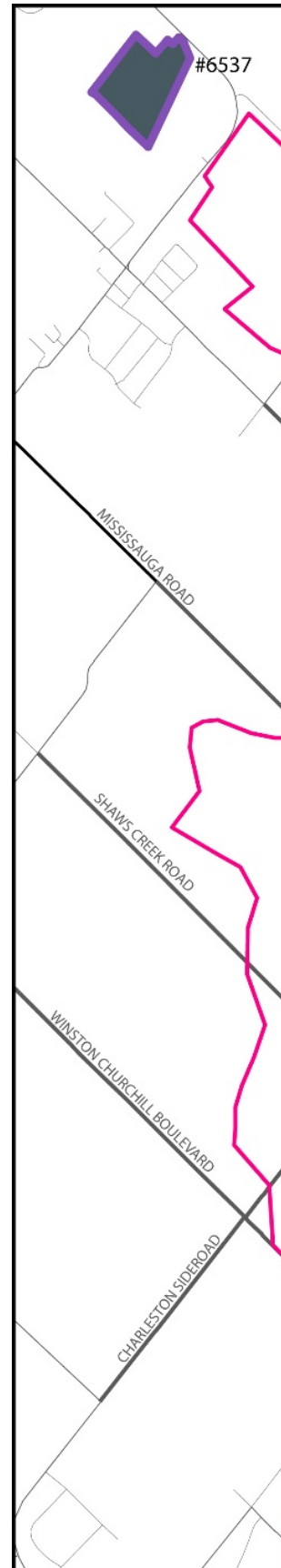
The Interim Plan illustrates a cohesive landscape that adheres to current local, regional, provincial policies for the study area. This plan emerged following round two of consultation. The Interim Plan was suggested by the Region of Peel to contemplate a future scenario that restricts land uses to current policies, thus prohibiting the proposed the Vision Plan. This plan serves as an interim to the vision plan, for it still captures many of the preferred landscape uses identified during consultation. Shorter-term changes to the landscape identified in the vision plan are also portrayed in this plan. This plan is flexible in that it serves as a steppingstone to the Vision Plan or as a future scenario whereby policy remains unchanged.

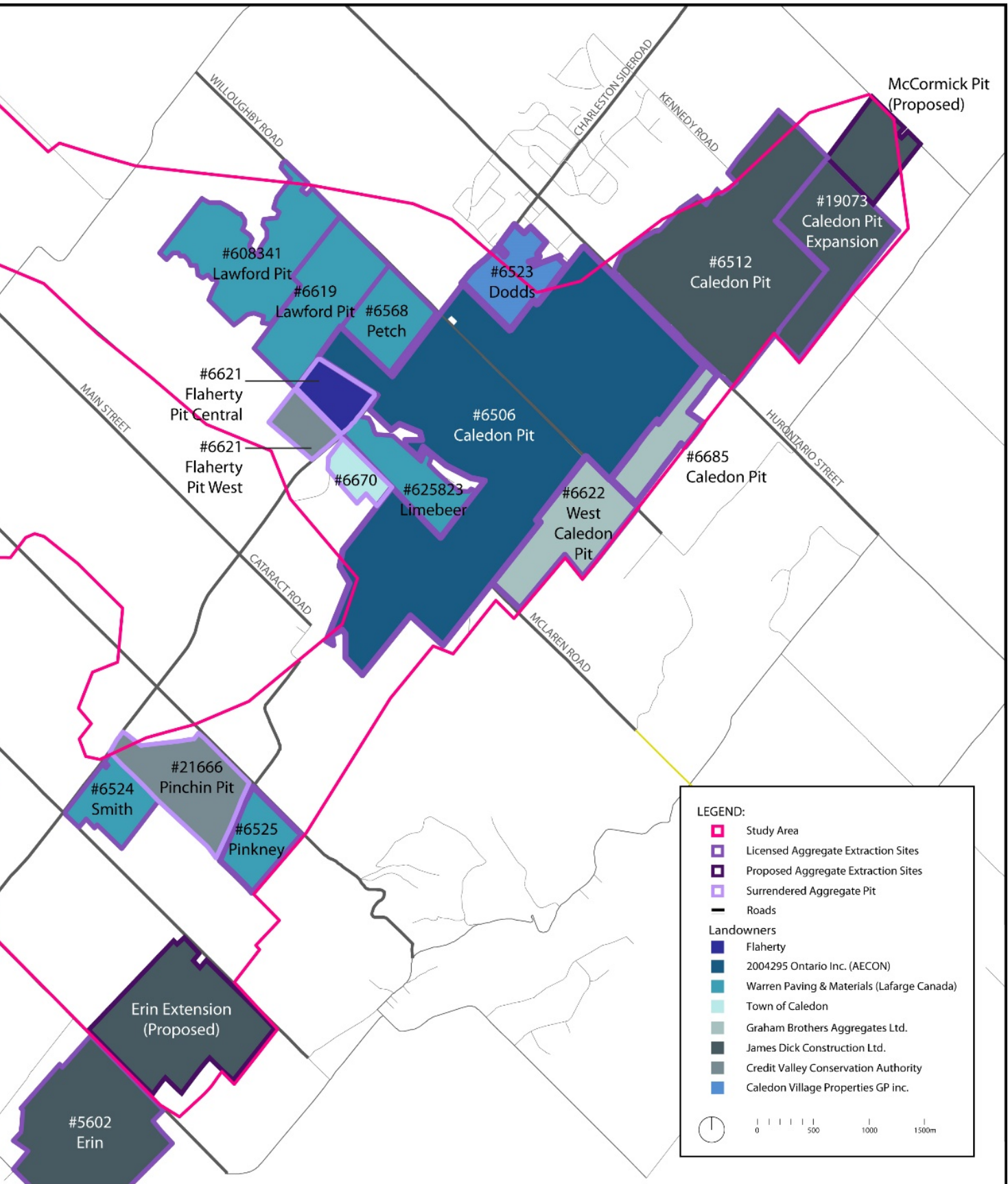
VISION PLAN

The vision plan is a balance of the needs and desires identified by the community, the landowners, the agencies, and Indigenous groups from the consultation process. This plan serves as long-term vision for the future of the Village of Caledon and its environs. It is a snapshot of what the community and various stakeholders would like to see on their landscape.

The vision plan is intended to be a long-term plan, with full implementation requiring a long timeframe to complete. In addition, implementation of this plan would require additional studies changes to existing policies that currently prohibits many of the land uses desired by the stakeholders and the public.

Figure 6 (right) identifies the aggregate sites by landowner within the study area. For more background information please refer to the CARMP Background Synthesis Report (D&A, 2018).





4.3.1. INTEGRATED PLAN

Alignment with the Guiding Principles:

ENVIRONMENT

Pros

- Rehabilitation provided as part of all approved site plans
- Forest/thicket plantings proposed on some approved site plans, particularly within NEP limits
- Recreational use of open water ponds is limited, which is good for water quality as motorized use has risks of spills

Cons

- Natural heritage corridors provided in existing site plans smaller than recommended in CVC Natural Heritage System (NHS) and How Much Habitat is Enough (EC 2013)
- If clean fill is proposed for any of the open water aggregate sites, fill will need to be carefully monitored / regulated per Town policy on excess soil to ensure groundwater is protected

COMMUNITY

Pros

- Opportunity for implementation of the Credit Valley Trail (CVT) along the Credit River through the study area
- Opportunity to implement conservation or recreation uses on surrendered aggregate sites owned by CVC and Town
- No additional tourist attractions provided in vicinity of villages (*tourism was undesired by some residents during consultation*)

Cons

- Limited opportunities for more community growth and amenities (recreation, seniors housing, trails, etc.) directly adjacent to Caledon Village
- Potential trail connectivity between Caledon Village, Alton, Cataract are limited by extent of open water

ECONOMY

Pros

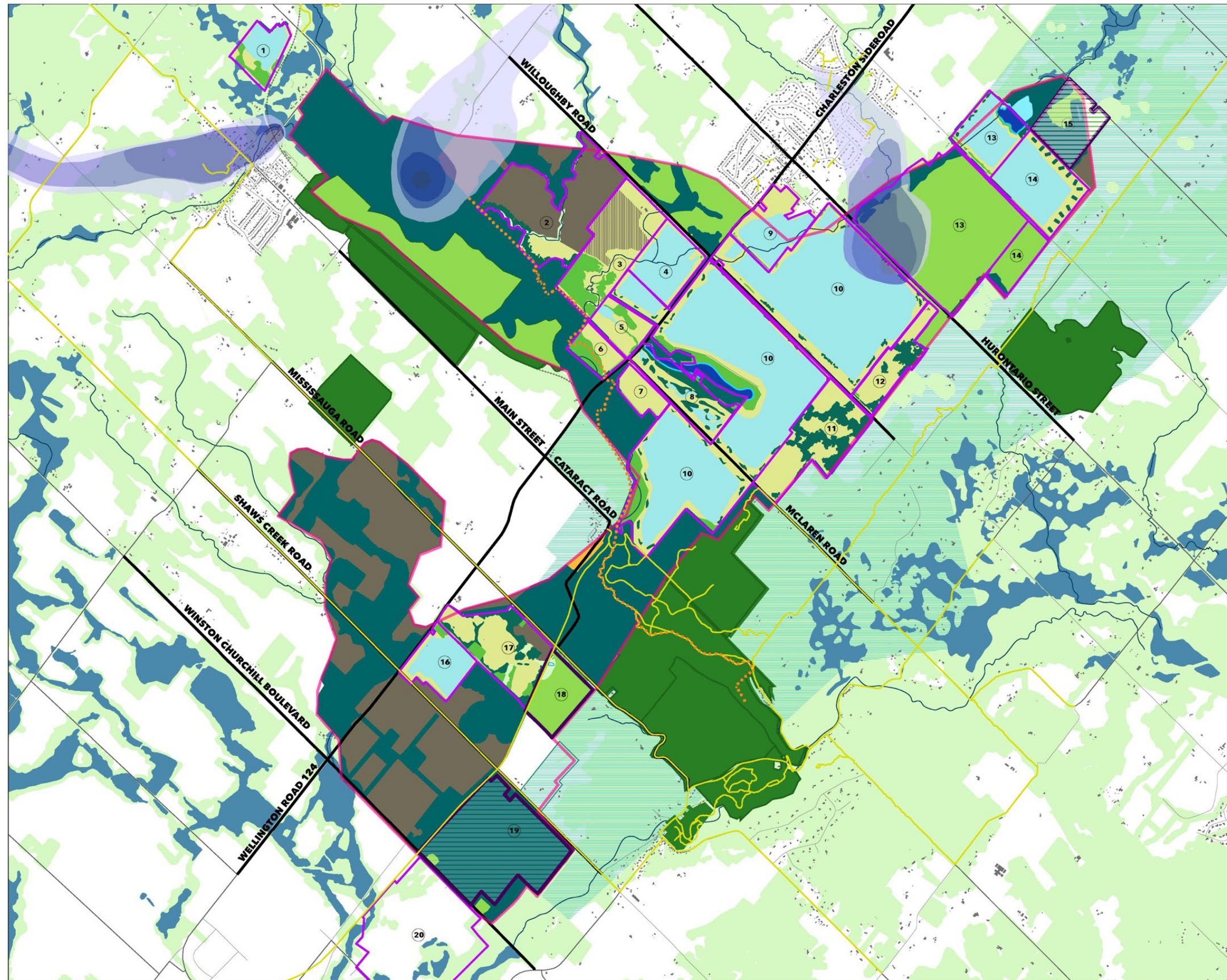
- Producers can maximize extraction revenues per current ARA Site Plans
- Agricultural after-uses provide farming revenue in study area on some aggregate sites
- Clean fill may be procured by producers and used to diversify rehabilitation areas, subject to the Town policy on excess soil (under development at time of RMP completion)

Cons

- Limits on growth of Caledon Village could be lost opportunity for local businesses, tax revenue
- If existing agricultural land are proposed for aggregate extraction, farm revenues will be impacted.
- No additional tourism opportunities provided in vicinity of villages
- No incentives for producers to complete extraction operation in a timely manner and develop the lands for alternatively beneficial economic uses.

See Figure 7: Integrated Plan, on the following page.

**CALEDON
AGGREGATE REHABILITATION
INTEGRATED PLAN***



LEGEND:

- Study Area
- Licensed Aggregate Extraction Sites
- Proposed Aggregate Extraction Sites
- Watercourses
- CVC Regulated Areas
- NEP Regulated Areas
- Greenspaces
- Existing Waterbodies
- Well Head Protection Zone
- Existing Railway
- Roads
- Existing Trails
- Proposed CVC Trail
- Existing Buildings
- Wetlands

**Existing ARA Site Plan Rehabilitation After Uses
(Located within Licensed and Proposed Aggregate
Extraction Site Areas)**

- Fields/Open space (seeded and/or graded)
- Industrial
- Existing Wooded Areas
- Forest/Thicket (proposed plantings)
- Land Prepared for Agriculture
- Partially Prepared for Agriculture
- Open Water

**ARVP Proposed Land Uses
(Located outside of Licensed and Proposed Aggregate
Extraction Site Areas)**

- Rural and Recreation
- Natural Heritage
- Agriculture

AGGREGATE SITE LICENSE NUMBERS:

- ① 6537
- ② 608341 Lawford
- ③ 6619 Presswood
- ④ 6568 Petch
- ⑤ 6629 Flaherty Pit Central (surrendered)
- ⑥ 6621 Flaherty Pit West (surrendered)
- ⑦ 6670 Town of Caledon (surrendered)
- ⑧ 625823 Limebeer
- ⑨ 6523 Dodd
- ⑩ 6506 Caledon Pit
- ⑪ 6622 West Caledon Pit
- ⑫ 6685 Caledon Pit
- ⑬ 6512 Caledon Pit
- ⑭ 19073 Caledon Pit Expansion
- ⑮ McCormick (proposed)
- ⑯ 6524 Smith
- ⑰ 21666 Pinchin (surrendered)
- ⑱ 6525 Pinkney
- ⑲ Erin Extension (proposed)
- ⑳ 5602 Erin

*As digitized from approved and proposed rehabilitation plans as of March 2020



4.3.2. INTERIM PLAN

Alignment with the Guiding Principles:

ENVIRONMENT

Pros

- Increased size and revegetation of natural heritage corridors benefits plants and wildlife
- Improved hydrologic function and groundwater system linkages through the restoration of more naturalized topography and/or infilling of open water areas (using clean fill only per Town's policies on excess fill)
- Increased natural heritage protection and restoration requirements for future ARA licenses; environmental protection & enhancement supported by all community and agency stakeholders

Cons

- If clean fill is proposed for any of the open water aggregate sites, it will need to be carefully monitored / regulated to ensure groundwater quality, quantity, and recharge is protected
- If clean fill is proposed for any of the open water aggregate sites, sufficient subsoil and topsoil will be needed to ensure resiliency of ecological restoration over pit floor

COMMUNITY

Pros

- Caledon Village expansion to settlement area boundaries could allow for implementation of some of community's wish list (i.e. seniors housing)
- Increased trail connections addresses community input for connectivity and off-road connections between villages
- Rural & Recreation lands close to Caledon Village provides opportunities for expanded recreation opportunities for residents, visitors
- Conservation Area west of Credit River corridor provides opportunity to ease recreation pressure within Forks of the Credit Provincial Park

Cons

- Transit hub not as feasible in this alternative without (conceptual) bypass, lost opportunity for residents desiring transit opportunities to jobs in other communities
- Fewer opportunity for homes & jobs than in Vision plan, lost opportunity for diversification of housing stock and job options in the community

ECONOMY

Pros

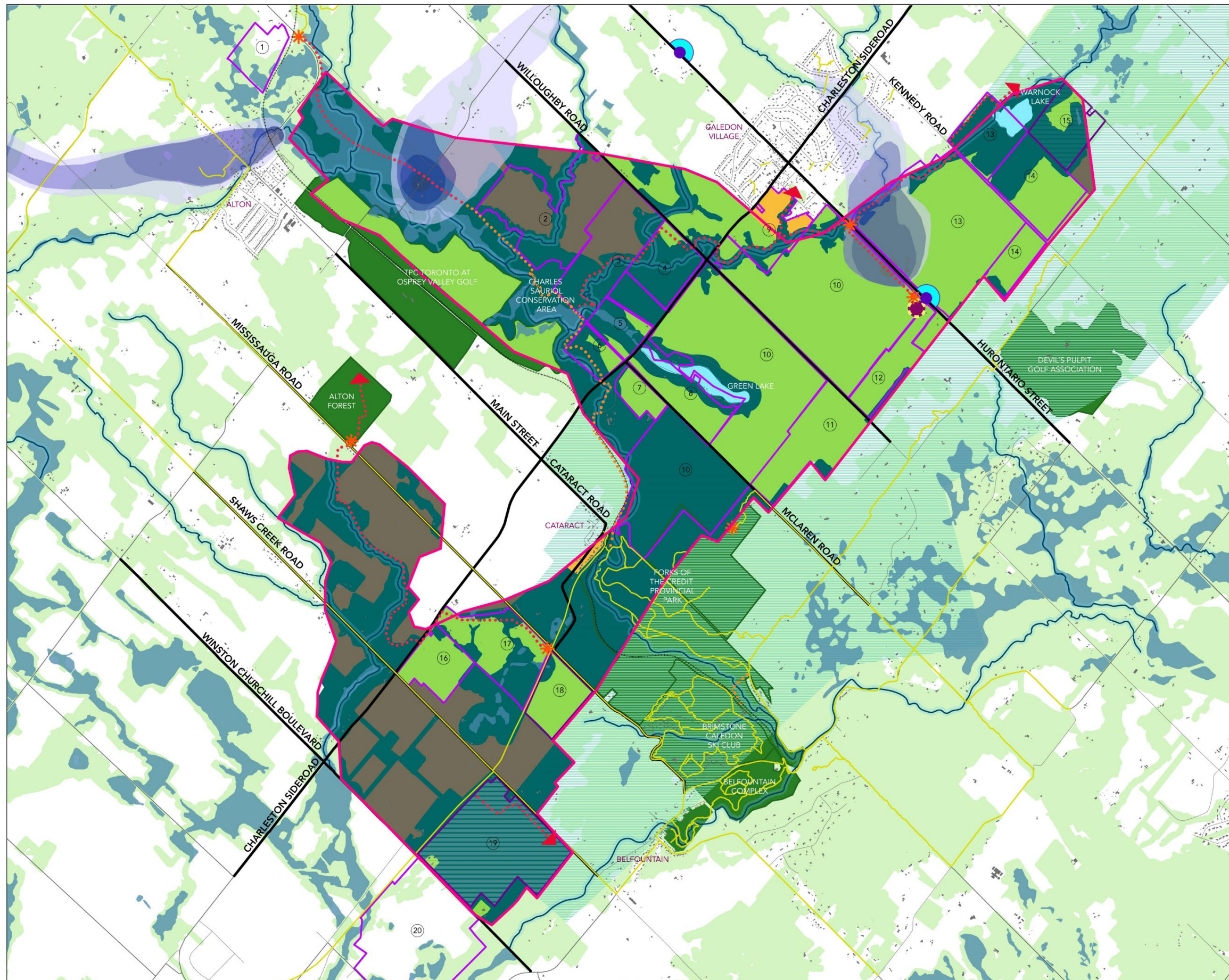
- Caledon Village expansion within the existing settlement area boundaries will create construction jobs
- Economic potential from sport and recreation (both local and tourist economic potential)
- Clean fill may be procured by producers and used to diversify rehabilitation areas, subject to the Town policy on excess soil (under development at time of RMP completion)
- Food production opportunities are increased by requiring areas of proposed pits west of Credit River corridor to be rehabilitated to an agricultural after-use

Cons

- Incentives given to producers to change Site Plans and/or License conditions to implement environmental and community elements largely limited to Rural & Recreation land uses

See Figure 8: Interim Plan, on the following page.

**CALEDON
AGGREGATE REHABILITATION
INTERIM PLAN**



LEGEND*:

- Study Area
- Licensed Aggregate Extraction Sites
- Proposed Aggregate Extraction Sites
- ▬ Watercourse with 30m Buffer
- ▬ CVC Regulated Areas
- ▬ NEP Regulated Areas
- ▬ Greenspaces
- ▬ Existing Waterbodies
- Well Head Protection Zone
- ▬ Existing Railway
- ▬ Roads
- ▬ Existing Trails
- ▬ Proposed CVC Trail
- ▬ Existing Buildings
- ▬ Wetlands

ARIP PROPOSED LAND USES:

- Rural and Recreation
- Natural Heritage
- Agriculture
- Development
- ★ Trail Head
- ▬ Proposed Trails
- ★ Intercity Transportation Hub
- ★ Village Gateway

AGGREGATE SITE LICENSE NUMBERS:

- ① 6537
- ② 608341 Lawford
- ③ 6619 Presswood
- ④ 6568 Petch
- ⑤ 6629 Flaherty Pit Central (surrendered)
- ⑥ 6621 Flaherty Pit West (surrendered)
- ⑦ 6670 Town of Caledon (surrendered)
- ⑧ 625823 Limebeer
- ⑨ 6523 Dodds
- ⑩ 6506 Caledon Pit
- ⑪ 6622 West Caledon Pit
- ⑫ 6685 Caledon Pit
- ⑬ 6512 Caledon Pit
- ⑭ 19073 Caledon Pit Expansion
- ⑮ McCormick (proposed)
- ⑯ 6524 Smith
- ⑰ 21666 Pinchin (surrendered)
- ⑱ 6525 Pinkney
- ⑲ Erin Extension (proposed)
- ⑳ 5602 Erin

*Note that exact boundaries require refinement through site-specific studies.



0 500 1000 1500m

Dougan & Associates
Basterfield & Associates 1:20,000 September 2020

4.3.3. VISION PLAN

Alignment with the Guiding Principles:

ENVIRONMENT

Pros

- Natural heritage” overlay same as that shown in interim plan, but more incentives for landowners to amend site plans to include ecological enhancements if they are allowed some economic gain
- As per Interim plan, increase in natural heritage protection/restoration requirements for any future licenses within the study area
- Development land use areas would need to ensure protection and enhancement of natural heritage and groundwater resources, with specific considerations for permitted activities within the wellhead protection area belonging to Caledon Village Well 4.
- Indigenous traditional knowledge and perspectives of respect to water is reflected in continued protection of groundwater resources, especially wetlands, surface water and freshwater aquifers

Cons

- If clean fill is proposed for any of the open water aggregate sites, it will need to be carefully monitored / regulated to ensure groundwater is protected

COMMUNITY

Pros

- As per Interim plan, increased trail connections and active transportation options
- Larger village footprint would allow for increase in amenities for village residents, and more potential for diverse housing options (including seniors housing, as identified as desirable during consultation)
- Transportation hub would allow for better access to transit options for village residents and would create community connections to other parts of Caledon and beyond.
- By-pass (shown as conceptual) could reduce fragmentation of village by HWY 10; by-pass would require detailed study of need, determining location options, engineering requirements.
- Recreation & Rural close to Caledon Village provides opportunities for expanded recreation opportunities. potential to reduce recreation/tourist pressure on existing nearby natural areas.
- Additional housing considers the community’s needs in the medium to long term while maintaining community character.

Cons

- Extent of Rural & Recreation lands is reduced as compared to Interim plan

ECONOMY

Pros

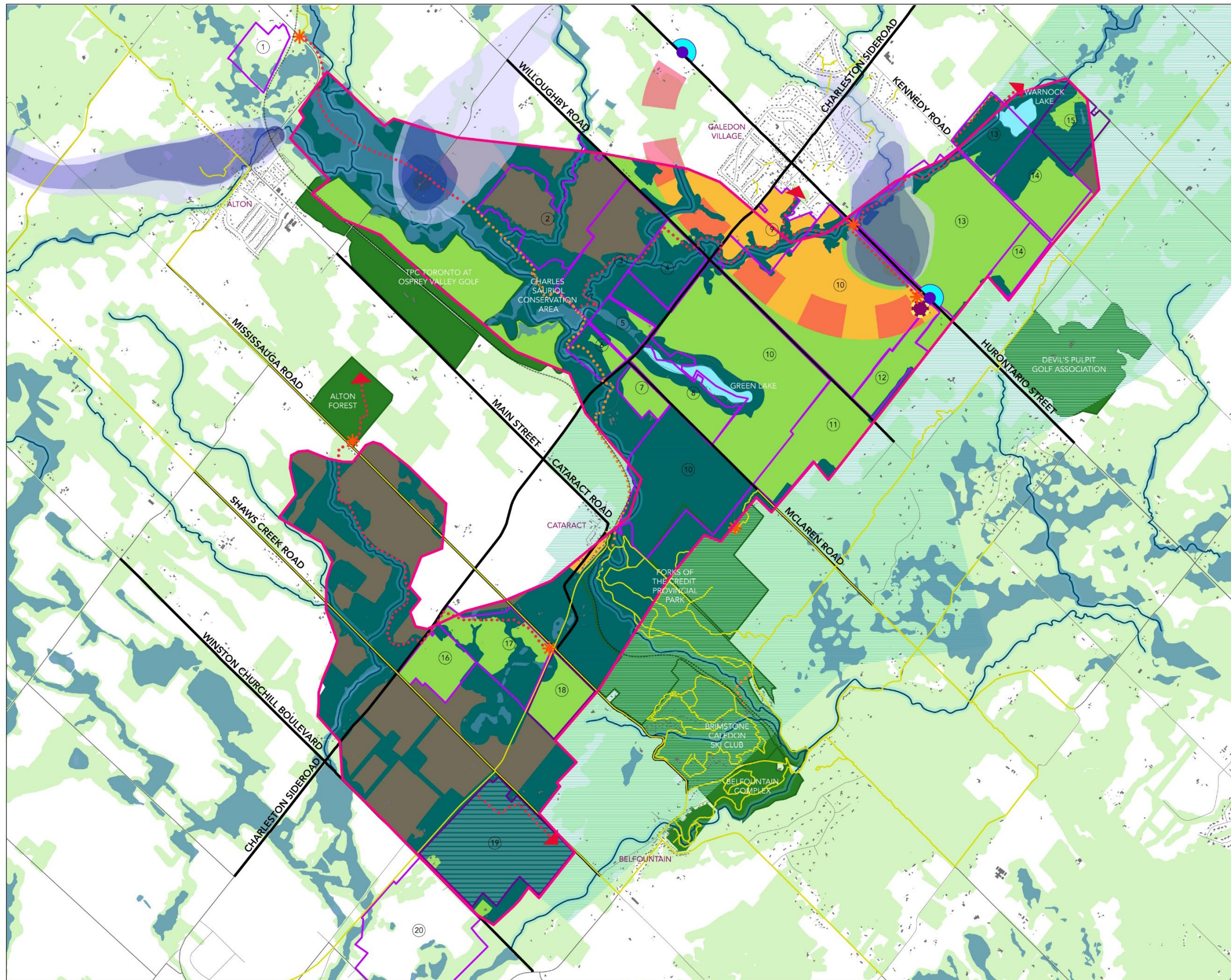
- As per Interim plan, food production opportunities are increased by requiring new pits to be rehabilitated to an agricultural after-use.
- Increased growth and expansion adjacent to existing community would create construction jobs, potential for neighbourhood commercial uses.
- Clean fill may be procured by producers and used to diversify rehabilitation areas, subject to the Town policy on excess soil (under development at time of RMP completion)
- Development areas provide incentives for producers to change Site Plans and/or License conditions to implement environmental and community elements.

Cons

- Reduced potential for recreation and tourism as compared to Interim plan due to reduced area of Recreation and Rural land uses
-

See Figure 9: Vision Plan, on the following page.

CALEDON
AGGREGATE REHABILITATION
VISION PLAN



LEGEND*:

- Study Area
- Licensed Aggregate Extraction Sites
- Proposed Aggregate Extraction Sites
- Watercourse with 30m Buffer
- CVC Regulated Areas
- NEP Regulated Areas
- Greenspaces
- Existing Waterbodies
- Well Head Protection Zone
- Existing Railway
- Roads
- Existing Trails
- Proposed CVC Trail
- Existing Buildings
- Wetlands

ARVP PROPOSED LAND USES:

- Rural and Recreation
- Natural Heritage
- Agriculture
- Development
- Conceptual Highway 10 By-pass Area
- Intercity Transportation Hub
- Trail Head
- Proposed Trails
- Village Gateway

AGGREGATE SITE LICENSE NUMBERS:

- ① 6537
- ② 608341 Lawford
- ③ 6619 Presswood
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- ⑱ 6525 Pinkney
- ⑲ Erin Extension (proposed)
- ⑳ 5602 Erin

*Note that exact boundaries require refinement through site-specific studies.



4.4. LAND USE AREAS

The Interim Plan and the Vision Plan show all lands within the study area assigned to one of four proposed land use areas:

NATURAL HERITAGE

AGRICULTURE

RECREATION & RURAL

DEVELOPMENT

For Implementation of the RMP to occur as outlined in this report, it is critical to understand these four land use areas; the general intent of each area, how they were located, and appropriate uses. Intent and location of each use are explained in this section.

Natural Heritage are lands where natural systems can be preserved, or where there is an opportunity to enhance rehabilitation to improve ecological features and functions.

Agriculture are lands where agriculture can be preserved as agriculture for the long term or where agriculture is a suitable after-use for aggregate operations.

Rural & Recreation are existing degraded lands (aggregate extraction sites) where there is an opportunity to create amenities for residents and visitors and/or enhance the rural economy.

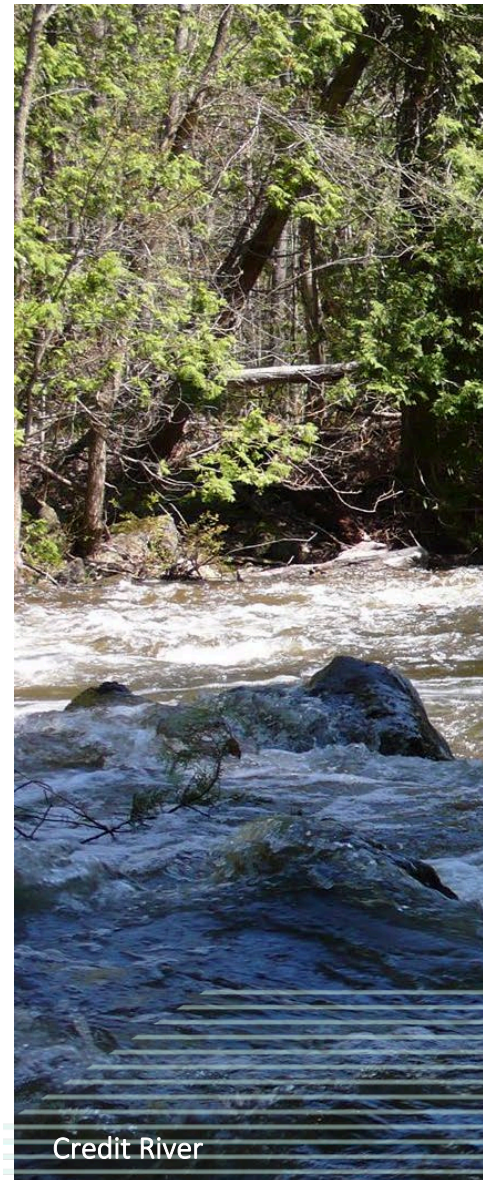
Development are lands where expansion of Caledon Village may be appropriate and desirable from a community, Town, and Regional perspective in the near- to long-term future.

4.5. LOCATION

Natural Heritage

The proposed Natural Heritage system adheres to the Credit Valley Conservation's Natural Heritage mapping, and adopt the minimum natural feature corridor widths and setbacks proposed by Environment Canada's science-based guidelines listed in their publication *How Much Habitat is Enough?* (2013):

- Watercourses should have, at a minimum, 30-metre-wide naturally vegetated area along both sides of the channel; and
- Wetlands should be surrounded by a naturally vegetated area offering a minimum distance (buffer) of 30 metre.
- Upland woodland buffers should be at a minimum 15 metre, or 30 metre within NEP limits. However, when buffer zones are jointly used for ecological protection and human activities such as trails, they should be further widened to effectively serve both uses without compromise.



Credit River

Establishing these buffer areas collectively contribute to the ecological preservation of the Credit River's aquatic and land-based systems. Beyond the preservation of ecological functions, the buffer zones will also contribute to recreational and active transportation opportunities for residents of Caledon Village, Cataract, Alton, and Belfountain.

While minimum vegetation protection zones (e.g., buffers) for natural heritage features do not apply to mineral aggregate operations as per Provincial

Plans, it is becoming increasingly common to provide appropriate buffers on new Site Plans. Several examples from Waterloo Region include the Cedar Creek and Alps pits and the proposed Chudyk pit.

Public use parkland and natural areas should consider and accommodate usage by First Nations for cultural and ceremonial use. This might include gathering of medicinal plants and food stuffs, hosting cultural gatherings and ceremonies on the land.



Agriculture

These are lands that are currently agriculture under the Town of Caledon Official Plan or licensed aggregate operations that have agriculture proposed as an after-use. Agricultural land should be returned to a similar soil capacity for agriculture following extraction; note that there is very little land designated as “prime agricultural area” (Class 1 soils) within the study area.

The existing agricultural land use should remain in place until such time that aggregate extraction is considered. If the land use shifts to aggregate production, preservation of existing topsoil and restricted below water extraction will be key to ensuring a long-term viable agriculture/food production after-use. Future food production in this area could see higher yield activity associated with greenhouse and

hydroponics technologies. Aquaculture (aka fish farming) is not suitable in the study area due to the potential for groundwater contamination. Consideration should be given to combining agricultural uses with green energy production in the form of wind and solar, where or when appropriate.



Maplehill Farms Ltd.

Rural & Recreation

Areas identified under Rural and Recreation include potential for rural uses and active recreation in areas close to Caledon Village. These lands are located outside the natural heritage and agricultural lands on existing licensed aggregate sites that have existing site plan after-uses other than agriculture. Rural

and Recreation have been combined with recreation to allow flexibility with the use of aggregate sites following extraction.

Rural land uses will provide expanded economic opportunities for the study area following extraction in the form of agri-tourism, tourism, cultural activities, or continuation of rural residential on existing lots.

Recreational spaces could provide traditional park features associated with the Town's current parkland categories, trail connections, or privately-owned recreation opportunities like the existing C3 training facility on Caledon Pit #6512. Recreation opportunities on previously extracted lands also have the potential to reduce the increasing tourism and recreation pressure within conservation lands in and around this area. Proposed activities and uses could include a destination type trail head with orientation and parking, equipment rentals, winter and summer activities such as cross-country skiing, hiking, snowshoeing and cycling. Indigenous trail markers could be provided along trail routes; these "marker trees" were historically created by First Nations, including the Mississaugas of the Credit, to help guide travelers. Taking inspiration from the tradition of Indigenous trail markers, the trails within the study area can engage with local First Nations artists, designers, or architects to design trailhead markers in recognition that this land is part of the Treaty Lands and Territory of the Mississauga of the Credit.

The siting of different rural and recreation uses should consider proximity to Caledon Village and proposed Natural Heritage and Agriculture lands. For example, lands on the east side of Highway 10 near the south Village gateway provide large regional and community facilities and space for competitive rowing and paddling. Rural and recreation lands near the existing fairgrounds could be considered for museum development, outdoor theatre, cultural events, public art, and interpretive facility opportunities. The proposed trail system for the study area strives to link proposed development lands, the existing village, and the Credit Valley open space system into a contiguous recreational and active transportation green space system.

Development

For the **Interim Plan**, development is located on former aggregate extraction site lands designated as growth areas in existing policy.

For the **Vision Plan**, development is located on both former aggregate extraction site lands and non-licensed lands adjacent to Caledon Village within the study area. Change in local, regional, and provincial policy would be required to expand Caledon Village growth boundaries; these changes would need to be supported by technical studies to confirm implementation feasibility. The Vision Plan also considers the creation of a conceptual vehicular by-pass around Caledon Village and an inter-city transit hub. In the vision plan the development lands are bounded to the west by the conceptual highway 10 by-pass, and to the east by HWY 10 due to the Caledon Well #4 WPA.



Within the development areas, there should be a mix of land uses with a focus on new innovative community development that provides housing, commercial, mixed use neighbourhoods, parks, recreation, and cultural spaces that expand the Village of Caledon's settlement area to the south and west. The environmental buffers and fabricated lakes form the land-based pattern that will determine the internal road network and future development. These lakes provide opportunities for non-motorized water sports and recreation (such as rowing facilities), as well as forming focal points for residential communities and commercial activity.

Feasibility for potential forms of development, road networks, and waterbodies would need to be determined through future studies that evaluate impacts related, but not limited to, clean fill, groundwater, servicing, stormwater management, transportation, and population projections. Services to bring about development needs to be studied on a case-by-case basis; the Town will welcome alternative services landowners may wish to be explored. Landowners may wish to maximize

allowable limits within their lands for import of clean fill, and/or minimize water limits within our lands with some allowance for water where it must be kept and development around it as a benefit to the development. Any import of fill would need to follow the Town's policies on excess fill, which are under development at the time of finalization of the RMP. Note that the Town's policies on excess fill do not apply to sites with active ARA licenses; inert or 'clean' fill can be imported under the ARA for lands within the Greenbelt and the Niagara Escarpment Plan Area depending on specific Notes in the Site Plan and/or the date of the Site Plan's approval.

As multi modal transportation options continue to grow in popularity the RMP proposes an intercity transit hub which would facilitate commuter transfers, parking, and active transportation connections. The location for the Transportation Hub will allow for easy access from Hurontario Street at the very south end of the Village and a conceptual Highway 10 by-pass. Planning for this type of facility would need to be coordinated with Metrolinx and other transit operators.



With the conceptual by-pass, opportunities exist to create celebrated gateway entrances into the Village at the new north and south intersections of Hurontario Street and the conceptual by-pass. As traffic into the Village slows down landscape features such as decorative lighting, park like landscape treatments, visibly strong pedestrian walkways and road crossings, enhanced streetscape, public art, and interpretive welcome signage are all potential improvements made possible by diverting commuter and truck traffic off Hurontario Street. The scale of these features should be bold enough to allow for good visibility from a future by-pass then upon entry into the village suitable to the commerce and pedestrian activities of a village. Secondary gateways with similar treatments should be considered along Charleston Sideroad east of the existing Village and west near McLaren Road.

If the boundaries of Caledon Village are not expanded as is proposed by the Vision Plan, many elements described above can still be realized to the

benefit of the Village and its residents. For example, an intercity transit hub along Hurontario St could provide much-needed opportunities for car-free (or car-reduced) travel to the GTA. Gateway entrances along both Hurontario St and Charleston Sideroad could frame the entries to the village and establish a sense of character to be brought through the village's streetscape. Finally, a bold shift could be made to create a new village center separate from the Hurontario St and Charleston Sideroad corridors, with seniors-oriented development that focuses on imminent and future demographic needs. A Community Improvement Plan for the Village would be required to determine the desire for and phasing of these different options.

Given that Caledon Village and the proposed development lands are situated under Greenbelt designation any allowable development should adhere to net-zero carbon principles and utilize water efficiency systems and technologies.



James Dick Quarry Lake (embrsaceopenwater.com)





PART B

IMPLEMENTATION STRATEGY

5. IMPLEMENTATION

The RMP has been developed to respond to the input from all stakeholders, with the intent that this will provide incentives for participation in the RMP. Balancing economy, community, and environment has been an important consideration throughout the study process, and this balance will be lost if only some land use elements are carried through to implementation. Flexibility has been built into the plan to allow for changes if required, and updates to the RMP to respond to changes in the land use policy environment.

Implementation of the RMP will require action on the part of the public agencies who regulate land use changes, aggregate producers with active licenses, and private landowners who wish to undertake any new ARA licenses or development of lands. The implementation actions required depend on the proposed land use and the current policy designations for that site. This section is intended to provide a framework for implementation, and should be read in the following manner:

POLICY FRAMEWORK: Description of relevant land use planning policies and how these have been considered in the development of the RMP.

LAND USES: Proposed land uses for the natural heritage, agriculture, rural & recreation, development areas.

STEPS TO IMPLEMENTATION: For the integrated, interim, and vision plans.

5.1. POLICY FRAMEWORK

The RMP study area contains overlapping Federal, Provincial, Regional, and Local policies that regulate land use. In addition, the policies of the Aggregate Resource Act influence the type and extent of aggregate resource development.

Policy is not static; the Ontario Planning Act requires municipalities to update their Official Plan every five years to ensure official plan policies stay current, meet provincial plans and policy statements, and achieve the municipality's objectives. Provincial plans are updated periodically, and new Acts or Plans may be developed. For example, beginning in 2019 both the Region of Peel and the Town of Caledon are undertaking Official Plan reviews- to comply with the Provincial Policy Statement, Aggregate Resources Act, and Endangered Species Act, etc. The RMP will serve as a long-term plan for the study area with specific implementation strategies for achieving the plan. The RMP will be integrated into the Caledon Official Plan which contains policies that are revised over time as the overlying upper-level government policy framework changes.

Summaries of these Acts, Plans, and Policy documents and their implications on the implementation of the RMP are listed within the ARMP Supporting Documents.

The following table identifies the various levels of policy designated by ARA licensed property within the study area.

Table 3: ARA Licensed Sites within RMP Study area and Policy Designations

ARA LICENSE # / SITE NAME	LANDOWNER	ARA LICENSE STATUS			TOWN OF CALEDON		REGION OF PEEL (2018)		CVC	GREENBELT PLAN (2018)		
		LICENSED	LICENSE SURRENDERED*	PROPOSED	CALEDON VILLAGE LAND USE PLAN	LAND USE PLAN	REGIONAL STRUCTURE (SCHEDULE D)	THE GROWTH PLAN POLICY AREAS (SCHEDULE D4)	REGULATED AREA PRESENT ON SITE?	PROTECTED COUNTRYSIDE	NIAGARA ESCARPMENT PLAN	NEP LAND USE DESIGNATION
#608341 Lawford	Lafarge	X			n/a	Extractive Industrial Area Environmental Policy Area	Rural	Greenbelt	Y	X		
#6619 Presswood	Lafarge	X			n/a	Extractive Industrial Area Environmental Policy Area	Rural	Greenbelt	Y	X		
#6568 Petch	Lafarge	X			n/a	Extractive Industrial Area Environmental Policy Area	Rural	Greenbelt	Y	X		
#6629 Flaherty Central	Flaherty (operated by Lafarge)		X		n/a	Extractive Industrial Area Environmental Policy Area	Rural	Greenbelt	Y	X		
#6621 Flaherty West	Flaherty (operated by Lafarge)		X		n/a	Extractive Industrial Area Environmental Policy Area	Rural	Greenbelt	Y	X		
#6670 Town of Caledon	Town of Caledon		X		n/a	Extractive Industrial Area Waste Management Area	Rural	Greenbelt	Y (very small)		X	Mineral Resource Extraction Area
#625823 Limbeer	Lafarge	X			n/a	Extractive Industrial Area Environmental Policy Area	Rural	Greenbelt	Y	X		
#6523 Dodds	Warren Paving (Lafarge)	X			Residential	Extractive Industrial Area Environmental Policy Area	Rural	Built-up Area	Y	X		

ARA LICENSE # / SITE NAME	LANDOWNER	ARA LICENSE STATUS			TOWN OF CALEDON		REGION OF PEEL (2018)		CVC REGULATED AREA PRESENT ON SITE?	GREENBELT PLAN (2018)		
		LICENSED	LICENSE SURRENDERED*	PROPOSED	CALEDON VILLAGE LAND USE PLAN	LAND USE PLAN	REGIONAL STRUCTURE (SCHEDULE D)	THE GROWTH PLAN POLICY AREAS (SCHEDULE D4)		PROTECTED COUNTRYSIDE	NIAGARA ESCARPMENT PLAN	NEP LAND USE DESIGNATION
#6506 Caledon Pit (Concessions 1, 2, and 3)	AECON (operated by Lafarge)	X			n/a	Extractive Industrial Area Environmental Policy Area	Rural	Greenbelt	Y	X (east of McLaren)	X (west of McLaren only)	Mineral Resource Extraction Area
#6622 West Caledon + Extension	Graham Brothers	X			n/a	Extractive Industrial Area	Rural	Greenbelt	N		X	Mineral Resource Extraction Area
#6685 Caledon Pit Expansion	Graham Brothers	X			n/a	Extractive Industrial Area Rural Lands	Rural	Greenbelt	N		X	Mineral Resource Extraction Area
#6512 Caledon Sand & Gravel	James Dick Construction Limited	X			n/a	Extractive Industrial Area	Rural	Greenbelt	Y	X		
#19073 Caledon Pit Expansion	James Dick Construction Limited	X			n/a	Extractive Industrial Area	Rural	Greenbelt	Y		X	Mineral Resource Extraction Area
Bluelands (proposed)	James Dick Construction Limited			X	n/a	Rural Lands	Rural	Greenbelt	Y		X	Mineral Resource Extraction Area
#6524 Smith	Lafarge	X			n/a	Extractive Industrial Area	Rural	Greenbelt	N	X		
#21666 Pinchin	Credit Valley Conservation		X		n/a	Extractive Industrial Area	Rural	Greenbelt	Y	X (north half)	X (south half)	Mineral Resource Extraction Area
#6525 Pinkney	Lafarge	X			n/a	Extractive Industrial Area	Rural	Greenbelt	Y		X	Mineral Resource Extraction Area
Erin Extension (proposed)	James Dick Construction Limited			X	n/a	Extractive Industrial Area	Rural	Greenbelt	N	X		

5.2. PROPOSED LAND USES

The proposed land uses for the Interim and Vision Plan have been developed based on uses that could be permitted within the Niagara Escarpment Plan, Greenbelt Plan, Region of Peel Official Plan, and Caledon Official Plan subject to amendments to the applicable Plans. The Town of Caledon policy regarding excess soil, which is under development at the time of finalization of the RMP, will also apply to all land uses.

The intent of providing many potential allowable land-uses under each land use category is to allow landowners flexibility to pursue the after use or land use change that they desire for their property, but which also achieves the coordinated aspect of the RMP.

Note that additional Policy may apply to the proposed land uses as policy documents are updated throughout the lifetime of the RMP implementation.

5.2.1. NATURAL HERITAGE

Proposed uses on Natural Heritage lands:

- Environmental protection, restoration, and enhancement work
- Forest, fish, and wildlife management;
- Conservation and flood or erosion control projects;
- Passive recreation which does not include motorized uses, i.e.:
 - Trails
 - Nature viewing and interpretive opportunities,
 - Picnic facilities, and
 - Boardwalks.

The policies used to develop these uses are: Town of Caledon Official Plan Section 5.7.3, 5.11.2.2.4 d, Region of Peel Official Plan Section 2.3.2.6 & 2.3.2.11, Greenbelt Plan Section 1.2.2(2) & 4.1.2, and NEP Section 1.4.3 & 1.5.3).



Wild Brook Trout (neponset.org)

5.2.2. AGRICULTURE

Proposed uses on Agriculture lands (in addition to uses permitted under Natural Heritage):

- Existing agricultural uses, i.e.
 - field crops
 - livestock (operations producing up to 150 Nutrient Units)
 - existing residences
- On-farm diversified uses, i.e.
 - Business/facility for the hosting of events and/or a business for catering events
 - Bed & breakfasts
 - Farm based wineries, cideries, microbreweries, and distilleries with associated retail store
- Agri-tourism uses, i.e.
 - Farm machinery and equipment exhibitions
 - Farm tours, petting zoos, corn/hay mazes
 - Hay, sleigh, buggy, or carriage rides
 - Processing demonstrations
 - Pick-your-own-produce
 - Farm theme playgrounds for children that are limited in area
 - Educational establishments that focus on farming instruction
- Public uses, i.e.
 - Public Parks, playgrounds, playfields, public utilities, and commissions and other public institutional or quasi-institutional uses, which provide services to the general community.

None of the proposed Agriculture is within the Niagara Escarpment Plan area. Similarly, none are within the existing wellhead protection areas and relevant CTC (Credit Valley-Toronto and Region-Central Lake Ontario) Source Protection Plan (SPP) policies. Nevertheless, agricultural best management practices should be encouraged to protect surface water and groundwater from potential contamination sources.

Livestock operations have been restricted to under 150 nutrient units to protect sensitive groundwater resources in the study area. The concept of Nutrient Units is used in the Nutrient Management Act (2002), referenced in the Source Protection Plan for the CTC (2019), and should therefore be familiar to both farmers and planners. The 150 Nutrient Unit threshold aligns with livestock operations large enough to require a nutrient management strategy be approved by the province under the Nutrient Management Act.

If Agricultural uses are adopted in the Rural and Recreational or Development land use areas that fall within the wellhead protection area for Caledon Village Well 3, the CTC SPP policy should be consulted for restrictions regarding livestock and the application and storage of ASM (Agricultural Source Material)/NASM (Non-Agricultural Source Material) commercial fertilizer and pesticides.

Aquaculture (fish farming) byproducts fall under the category of ASM of the Nutrient Management Act (2002). While not explicitly prohibited within the Town's CTC Source Protection Plan (2019) for the WPAs, such operations may pose a risk to groundwater resources. Aquaculture is therefore not permitted within open water bodies intersecting the wellhead protection areas. Beyond these areas, proposed aquaculture operations are considered a permitted agricultural land use, provided they meet applicable municipal, provincial, and federal regulatory requirements.

The policies used to develop these uses are: Town of Caledon Official Plan Section 5.1.2.3, 5.11.2.24 d; Region of Peel Official Plan Sections 3.2.2.8, 3.2.2.10, 3.2.2.14; Greenbelt Plan Section 1.2.2 (1)d).

5.2.3. RURAL & RECREATION

Proposed uses on Rural & Recreation lands (including uses permitted under Natural Heritage and Agriculture):

- **Tourism opportunities, i.e.**
 - Spas
 - Country inns
 - Wellness centers
 - Retreats
 - Culinary institutes
 - Limited restaurant development
- **Active recreation and associated facilities, i.e.**
 - Waterfront recreation
 - Training facilities (on water & on land, i.e., swimming, rowing, canoeing, trail running, mountain biking, etc.)
 - Fishing

Note that this does not include motorized uses such as motorboats, ATVs, etc.

On NEP lands, only the following uses are permitted (Refer to NEP plan for what is permissible):

- **Recreational uses**
- **All uses permitted under Natural Heritage System**

In addition to the planning policy-related studies required for proposed land use adjustments, detailed demographic, recreation, and tourism trends analysis should be completed based on current and future population projections. Demographic research based on approved growth numbers will inform key land use allocations for the study area such as types of development ranging from residential to institutional. Demographics will also inform the amount and type of land allocated to parks, greenspace, and culture.

On lands that fall within the Caledon Village 3 wellhead protection area (WHPA), the CTC Source Protection Plan (2019) should be consulted for restrictions and regulatory requirements to ensure activities do not pose a significant drinking water threat. For example:

- New lots requiring septic systems are not permitted within the WHPA-A (100 m radius) of a municipal well. Hydrogeological and/or environmental assessments may be required for any developments requiring septic systems and/or sanitary sewers that otherwise fall within the WHPA-B area.
- Salt management plans must be in place for roads and parking lots constructed to support recreational facilities that fall within the WHPA-A and high vulnerability score (VS10) areas of the WHPA-B. Large parking lots (>2000 square metres) are not permitted within the WHPA-A.
- Storage of snow is not permitted within the WHPA-A area and must be accompanied by a risk management plan within the WHPA-B (VS10) areas.
- Source Protection Plan policies related to Agricultural land use apply where this has been adopted in the Rural & Recreation areas of the Vision Plan

The policies used to develop these uses are: Town of Caledon Official Plan Section 5.2.4 and 5.2.5, Region of Peel Official Plan Section 5.4.6 & 3.5, Greenbelt Plan Section 3.3 & 4.1, NEP Section 1.9.3 & 1.8.3.

5.2.4. DEVELOPMENT

The Development area has the greatest variation between the Interim and Vision Plans, with elements that are not permitted under existing policy. As such, proposed uses are provided separately for the Interim and Vision Plans. None of the areas proposed as Development on either plan are within the Niagara Escarpment Plan area.

INTERIM PLAN: Development is allowed on a limited portion of the study area per existing provincial, regional, and local policy (Dodds Pit, ARA License #6523). Permitted uses for this property as per the Town's OP are:

- Residential; and
- Environmental Policy Area along Caledon Creek.

VISION PLAN: For areas outside the existing settlement boundary, the following uses are proposed:

- All uses permitted under Agriculture, Natural Heritage System, and Rural & Recreation
- Diverse range of housing
- Local commercial amenities to support residents, i.e.
 - Small retail commercial
 - Service establishments
- Community open space, i.e.
 - Community parks
 - Trail systems
- Road network, including conceptual by-pass road
- Inter-city transit hub to provide Caledon Village residents with additional transit options

The potential Development areas will have several additional infrastructure-related requirements that will need to be met, including providing water and wastewater infrastructure, ensuring drinking water protection, and appropriate stormwater management measures. For example, on lands that fall within the Caledon Village 3 WHPA that are designated as Development areas in the Vision Plan, the CTC Source Protection Plan (2019) should be consulted for restrictions and regulatory requirements to ensure activities do not pose a significant drinking water threat. The following standard would apply:

- New lots requiring septic systems are not permitted within the WHPA-A (100 metres radius) of a municipal well. Hydrogeological and/or environmental assessments may be required for any developments requiring septic systems and/or sanitary sewers that otherwise fall within the WHPA-B area.
- Salt management plans will be required within the WHPA-A and high vulnerability score (VS10) areas of the WHPA-B. Large parking lots (>2000 square metres) are not permitted within the WHPA-A.
- Snow storage is not permitted within the WHPA-A area. A risk management plan will be required within the WHPA-B (VS10) areas.
- Commercial services that require on-site storage of large quantities of fuel and/or organic solvents are prohibited within the WHPA-A and WHPA-B (VS10) areas. Similarly, the handling and storage of dense non-aqueous phase liquids (DNAPLs) are prohibited anywhere within the WHPA areas. Proposed new development will be required to meet provincial and municipal stormwater quantity/quality control measures. Due to the direct connection of the existing pit and quarry ponds to groundwater aquifers, study will be required to demonstrate no risk of groundwater contamination if these waterbodies are proposed as a stormwater receiver, even for treated stormwater.

The policies used to develop these uses are: Town of Caledon Official Plan Schedule E, Region of Peel Official Plan Schedule D3, Greenbelt Plan Appendix II.

5.3. UPDATES AND ADJUSTMENTS TO LAND USE BOUNDARIES

Given the large size of the study area and the coarse scale of the RMP, the exact boundaries of RMP elements (i.e., extent of agricultural areas, details of natural corridors) will need to be refined in the implementation stage through site-specific studies:

- Where **Natural Heritage** lands are shown on the RMP as corridors to existing watercourses, the features and functions of that corridor must be maintained or enhanced through any land use changes. If the land use change proposal demonstrates that altered widths orientations of natural heritage lands can provide equal or better natural heritage features or functions, the natural heritage lands may be adjusted.
- Where **Agriculture** is shown on the RMP, an equal or greater area of productive agricultural land must remain following the land use change. However, the location of agriculture could be adjusted if the land use change proposal demonstrates that the proposed agricultural land is equal or better quality than what was previously present. Natural heritage uses are also allowed.
 - Note that within the Greenbelt Natural Heritage system sites that are being rehabilitated back to agricultural are required to include 35 % of the site to be forested in accordance with the requirements of the Greenbelt Plan.
- **Rural & Recreation** are only shown on lands that have existing licenses, which are not recommended for natural system enhancement, and where agriculture is not viable. However, natural heritage and agriculture uses are also allowed.
- Where **Development** is shown on the RMP, the extent of this area may shift over time due to policy updates that affect the settlement boundary of Caledon Village, and the alignment of potential new roads such as the Caledon Village conceptual by-pass. The types of land use activities permitted in the development lands falling inside the municipal wellhead protection areas will also be subject to the policy within the CTC Source Protection Plan. The extent of these lands can be minimized through land use changes to any of the other land uses in the RMP. Natural heritage, agriculture, and rural & recreation uses are also allowed.

It is intended that any changes in the boundaries of RMP elements will respect the intent of this plan. Adherence to standards would be needed in the implementation of these land use areas.

5.4. STEPS TO IMPLEMENTATION

Following are steps for implementing the Integrated, Interim, and Vision plans, including identification of additional studies and/or policy changes, and the party responsible for leadership on each step. The steps in the Implementation Tables are not necessarily sequential (i.e., #2 does not have to follow #1).

The three plans that comprise the RMP (Vision Plan, Interim Plan, and Integrated Plan) represent different potential outcomes of the RMP through different implementation mechanisms and over different timeframes. The plans build on each other and reflect input heard from all parties during the consultation held for this project. The outcome of the study area could be one or a hybrid of these plans depending on how individual sites are brought into conformity with the RMP and rehabilitated.

Approval of the 'proposed land uses' in Section 5.2.4, with some exceptions will be via OPAs and/or ZBAs. As such, such approvals will be the responsibility of the Town and/or Region, and in some instances, the NEC. For active licenses, any substantive modifications to a Site Plan and/or License condition to recognize a proposed after-use (except for agriculture, reforestation, etc.) would require a Site Plan Amendment with substantive technical and circulation requirements if extraction below the water table is requested or if

expansion into an adjacent road allowance is being requested. If rehabilitation towards a particular after-use conforms to the A.R.A., Regulations, and Site Plan in force, any work required to facilitate an after-use can be undertaken without a SPA. After the license is surrendered, provisions of the A.R.A. no longer apply, but provisions of the Planning Act apply to all new development.

Regardless of the precise path taken towards implementation of the RMP, many other detailed studies will be required to implement the RMP and may include a cost/benefit analysis of proposals, a Community Improvement Plan for Caledon Village, and consultation with First Nations rights holders. Implementation will take place over many years, may drive policy changes, and will require the efforts and cooperation of many parties.



Elora Cataract Trail (singletracks.com)

5.4.1. INTEGRATED PLAN

The Integrated Plan is a consolidated concept that reflects the final rehabilitation conditions in the Site Plan for the 19 approved aggregate pits in the study area. This Plan incorporates the natural system such as trails linking pits to create an integrated

landscape. Within this Plan there will be some opportunities for recreational use and other uses that are permitted under the current policy environment.

Table 4: Integrated Plan Implementation

IMPLEMENTATION STEP	POLICY CHANGES REQUIRED	LEADERSHIP	OVERSIGHT & REVIEW	OUTCOME
1 Complete aggregate extraction according to existing approved ARA site plans	None	Producers	NDMNRF	Completion of aggregate extraction & rehabilitation
2 Complete rehabilitation of aggregate sites according to existing approved ARA site plans	None	Producers	NDMNRF	Improved ecological features and functions
3 Develop policy on Excess Soil for use on aggregate sites*	Adoption by Town	Town	n/a	Opportunity for landowners to import excess soil for rehabilitation purposes, improved land contouring, ecological restoration
4 Trail planning, implementation on public lands	None	CVC, Town	CVC, Town	Trail connection from Alton to Forks of the Credit Provincial Park
5 Ecological restoration on publicly owned lands	None	CVC, Town, NEC	CVC, Town, NEC	Improved ecological features and functions
6 Return lands to agriculture, where currently proposed on ARA Site Plan	None	Producers	NDMNRF	Provide agricultural lands in study area

*The Town of Caledon proposed excess soil policy will apply Town wide; the Town will apply proposed policies to applications to revert the interim Extractive Industrial uses to other future uses.

5.4.2. INTERIM PLAN

As described in 4.3.2, the recommended uses presented in the Interim Plan show the elements of the Vision Plan which are plausible under currently approved provincial, regional, and local policy framework, including certain amendments that are possible under the current policy environment. Steps 3 – 6 of the Integrated Plan implementations (see table below) would also apply to the Interim Plan implementation.

When a land use adjustment is proposed in a former aggregate pit, it will require a submission that includes studies as determined by the Town and agencies. Tables 8 and 9 have been prepared to explain the future study needs at a high level and further steps not described in the tables may be required. For example, a landowner/applicant will need to go through the secondary planning process which includes submitting a complete development application - potentiality a subdivision plan followed by a site plan that requires approval. Detailed supporting technical studies may be required such as an Environmental Impact Study, Heritage Impact Study, hydrological study, etc. These processes are very detailed, can take many years to complete, may require consultation, and may result in Local Planning Affairs Tribunal (LPAT) appeals.

Table 5: Interim Plan Implementation

IMPLEMENTATION STEP	POLICY CHANGES REQUIRED	LEADERSHIP	OVERSIGHT & REVIEW**	OUTCOME	
1	Creation of Special Policy Area within Town Official Plan pertaining to land uses proposed in RMP	Town of Caledon Official Plan amendment	Town of Caledon	Region of Peel, MMAH	Lays framework for producers to update site plan, new ARA applications to conform to RMP
2	If major changes to site desired by producer to implement RMP, ARA Site Plan amendment required	ARA Site Plan update	Producers	NDMNRF	Step required to support RMP implementation
3	If land use change proposed, Official Plan Amendment (Regional and/or Town)	Prior to rezoning aggregate sites amendment an Official Plan designation amendment may be required. In some cases, a Regional official plan amendment may be required prior to a Local Official Plan Amendment.	Landowner	Region of Peel, Town	Step required to support RMP implementation
4	Rezone aggregate sites following ARA license surrender*, outside NEP limits	An amendment to the Town's Official Plan and a Zoning By-law Amendment (ZBA) are required following surrender of the licenses to change from Extractive Industrial Area (Town of Caledon Land Use Area) to the proposed after-use	Producers	Town of Caledon	Step required to support RMP implementation

IMPLEMENTATION STEP	POLICY CHANGES REQUIRED	LEADERSHIP	OVERSIGHT & REVIEW**	OUTCOME
5 Re designate aggregate sites following ARA license surrender, inside NEP limits	In addition to changes under #3, for currently licensed lands within the Niagara Escarpment Plan an amendment to the NEP is required to change the NEP Land Use Designation from Mineral Resource Extraction Area to the proposed after-use.	Producers	NEC	Step required to support RMP implementation
6 Rezone non-licensed lands to propose land use changes	Following RMP approval by Town council, land use changes within study area will need to conform with RMP. Town will seek cooperation with NDMNRF to include compliance with the RMP for proposed after-uses on new ARA Site Plans. For non-ARA applications, studies supporting the application may be required.	Landowner	Town, Region, CVC, MECP, NDMNRF**	Step required to support RMP implementation
7 Complete rehabilitation of aggregate sites according to approved ARA site plans	None	Producers	NDMNRF	Improved ecological features and functions
8 Importation of excess soil to aggregate sites (following surrender)	Following completion & adoption of Town excess soil policy, producers to apply to import excess soil to aggregate sites	Producers	Town	Opportunity for landowners to import excess soil for rehabilitation purposes, improved land contouring for after uses, ecological restoration

*Depending on the after-use desired by the producer for some properties this will not be required as agriculture, forestry, and non-intensive recreational uses are permitted uses in lands designated as Extractive Industrial (per Town of Caledon Official Plan Section 5.11.2.2.4 d) therefore a ZBA would not be required.

**Commenting agencies will depend on the nature of the application

5.4.3. VISION PLAN

The Vision Plan represents a long-term concept for future land uses and spatial organization identified by the landowners, community, the agencies, and Indigenous groups during the RMP consultation process.

The main differences between the Interim and Vision plans are the extent of potential future development and transportation elements. The Vision Plan would require changes to existing policy and/or more detailed studies to permit the proposed plan elements.

All steps of the Interim Plan implementation and Steps 3- 6 of the Integrated Plan implementation would apply to the Vision Plan implementation (refer to tables 5 and 6).

Table 6: Vision Plan Implementation

IMPLEMENTATION STEP	STUDIES & POLICY CHANGES REQUIRED	LEADERSHIP	OVERSIGHT & REVIEW	OUTCOME
1 Caledon Village conceptual by-pass feasibility & routing	Location to be determined through two studies to (i) examine needs and cost of alternative options and (ii) determine location through an EA	MTO	MOE	Diverting traffic flow around community to improve walkability, community cohesion
2 Determine proposed development areas feasibility	Proposed development areas would require future population number and availability of services from the Region of Peel (based on a Municipal Comprehensive Review)	Region of Peel	MMAH	First step in expanding Caledon Village for economic, community benefit
3 Expand Caledon Village settlement boundary	Rural Settlement Boundary for Caledon Village would need to be updated in Town of Caledon and Region of Peel Official Plans and supported by an amendment to the settlement boundaries of the Greenbelt Plan	Town of Caledon, Region of Peel	MMAH	Second step in expanding Caledon Village for economic, community benefit
4 Importation of excess soil to aggregate sites (following surrender)	Following completion & adoption of Town excess soil policy, producers to apply to import excess soil to aggregate sites	Producers	Town	Opportunity for landowners to import excess soil for rehabilitation purposes, improved land contouring for after uses
5 Develop Town-owned recreation lands, trails	Detailed demographic, recreation, and tourism trends analysis on current and future population projections would be required	Town of Caledon	MTCS	Improved recreation sites for residents, visitors

5.4.4. TOWN OF CALEDON SPECIAL POLICY AREA RECOMMENDATIONS

A key first step in the implementation of the RMP is the creation of a Special Policy Area (SPA) by the Town of Caledon following the approval and adoption of the RMP. The Special Policy Area would provide an additional overlay within the Town's Official Plan.

Following are recommendations regarding this:

1. Amend the Caledon Official Plan to designate lands encompassing CHPMARA areas 5a and 6a (the study area of this RMP) as SPA.
2. Allowed land uses should include those outlined in Section 5.2 of this RMP*.
3. Compliance with the RMP should be required for new land use changes in the SPA (ARA licenses, rezoning, and/or other land use changes) *.
4. The Town should consider including a streamlined Zoning-Bylaw Amendment (ZBA) process for lands in the study area to make it easier for landowners to co-operate with the RMP for those landowners complying with the proposed land uses identified in the RMP.
5. For all new ARA License applications within the RMP study area, require a License condition be added such that the Licensee is to abide by the intent of the RMP, subject to concurrence of NDMNRF.
6. Allow for import of excess fill to achieve RMP objectives, following Town policy on excess soil (under development at time of RMP completion).

*Variations to the allowed land uses may be permitted based on-site specific circumstances and studies, including policy permissions. These would be determined on a case-by-case basis.

Highway 10 near the study area



6. PHASING STRATEGY

6.1. PHASING SUMMARY

The aggregate sites in the study area are in varied states of extraction, from proposed licenses to active sites with decades-old ARA licenses. Implementation of this RMP will occur in a phased manner, depending on the extraction timeline for each site. For example, for the surrendered licenses in the study area the RMP can be implemented in a short-term timeframe and may serve as pilot projects for the remainder of the study area; such

“early wins” were identified as desirable during consultation. For sites with active extraction of aggregate resources, plans can be developed to work towards RMP implementation. Landowners should develop a phasing strategy for their lands to implement the RMP. Based on feedback from consultation, short-, mid-, and long-term phasing areas are recommended

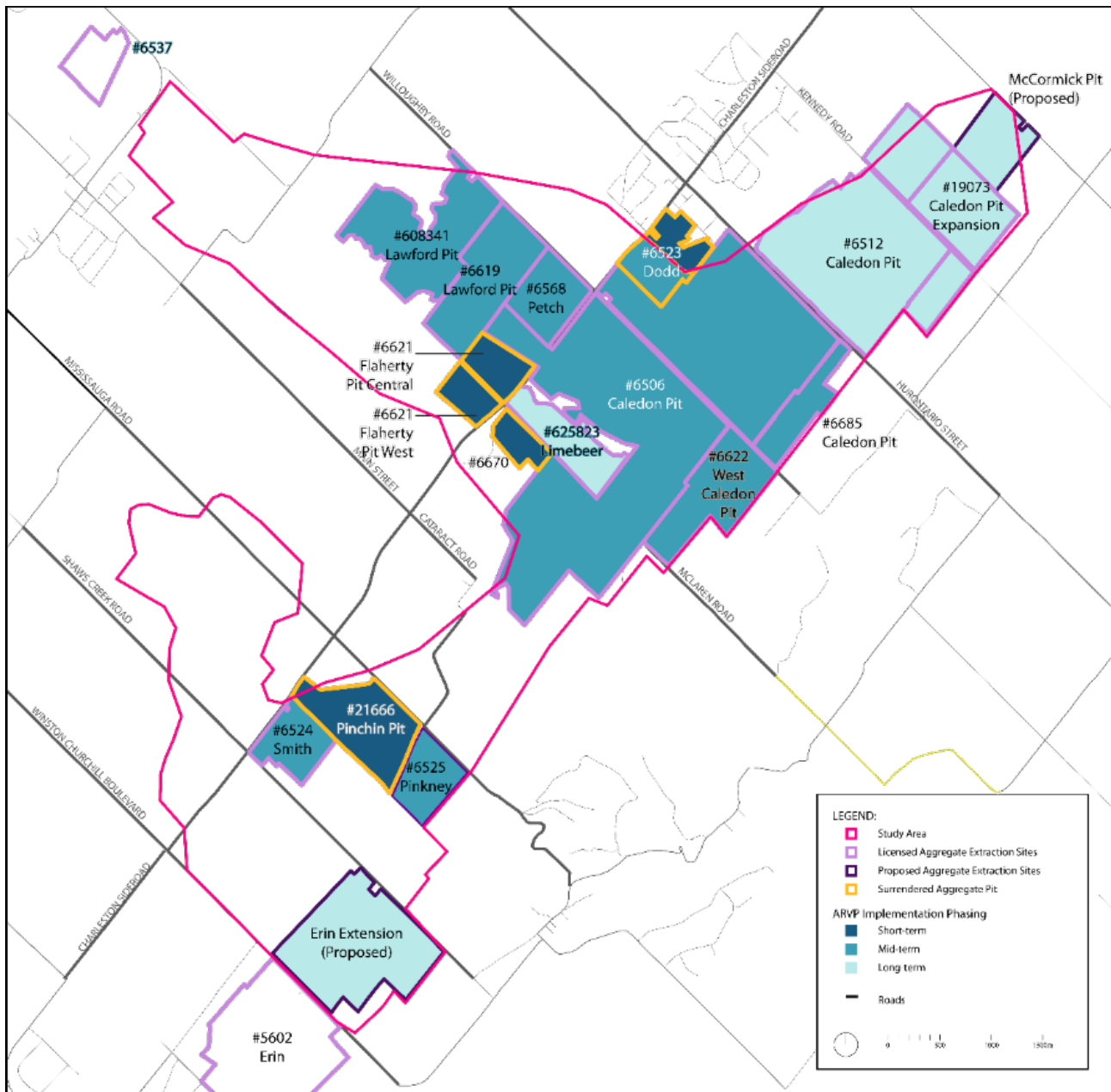


Figure 6: RMP Implementation Phasing

6.2. CONNECTING THE DOTS: LANDUSE CHANGES OVER TIME BY PLAN, BY PROPERTY, AND BY WHOM

Aggregate Extraction Site	License Status (2020)	LAND USE IN RMP PLANS			Potential Interim and Vision Plan Uses*	ACTIONS	ACTION
		Integrated Plan	Interim Plan	Vision Plan			INITIATED BY
SHORT TERM	(2020 – 2022)						
6523 - Dodds	Active	Rehabilitated (<i>open water; fields/open space, seeded and/or graded</i>)	Development (<i>to Caledon Village settlement boundary limits</i>) Rural & Recreation (<i>outside settlement boundary limits</i>) Natural Heritage (<i>associated with Caledon Creek</i>)	Development (<i>full property</i>) Natural Heritage (<i>associated with Caledon Creek</i>)	Residential Development Restored and Enhanced Caledon Creek Community Open Space and Trail	DART Meeting to determine required studies Official Plan Amendment Progressive rehabilitation per existing Site Plan, improved ecological buffers for Caledon Creek Component of DART required studies	Landowner Landowner Landowner
21666 - Pinchin	Surrendered	Rehabilitated (<i>fields/open space, seeded and/or graded; forest/thicket plantings; existing wooded areas; existing ponds</i>) Conservation Area with trails, parking and visitor and operational facilities including pavilions, washrooms, and other recreation opportunities	Conservation Area with trails, parking and visitor and operational facilities including pavilions, washrooms, and other recreation opportunities	Conservation Area with trails, parking and visitor and operational facilities including pavilions, washrooms, and other recreation opportunities	Conservation Area with trails, parking and visitor and operational facilities including pavilions, washrooms, and other recreation opportunities	Conservation area master planning & implementation studies, enhanced restoration, and management plans	Landowner (CVC)
6621 - Flaherty West	Surrendered	Rehabilitated (<i>fields/open space, seeded and/or graded; existing wooded areas</i>) Conservation Area with CVT trailhead and connection, Indigenous public realm feature, driveway and parking lot, pavilions, washroom, and visitor amenities	Rural & Recreation Natural Heritage Trail connection CVT trailhead and connection, Indigenous public realm feature, driveway and parking lot, pavilions, washroom, and visitor amenities	Rural & Recreation Natural Heritage Trail connection CVT trailhead and connection, Indigenous public realm feature, driveway and parking lot, pavilions, washroom, and visitor amenities	Recreation including Trail Connections Natural Heritage enhancement	Transfer of Ownership Trail Study, Design, and Installation including Indigenous Wayfinding Art Installation, Conservation area management plan Progressive rehabilitation per existing Site Plan and Enhanced Restoration Plan	Landowner/CVC CVC CVC
6629 - Flaherty Central	Surrendered	Rehabilitated (<i>fields/open space, seeded and/or graded</i>)	Rural & Recreation Natural Heritage	Rural & Recreation Natural Heritage	Natural Heritage Recreation & Rural, continuing existing residential use	Progressive rehabilitation per existing Site Plan, improved Ecological Restoration to connect Green Lake to Charles Sauriol Conservation Area where possible ZBA & studies for uses of site as proposed by Landowner	Landowner Landowner
6670 - Town of Caledon	Surrendered	Rehabilitated (<i>fields/open space</i>)	Rural & Recreation	Rural & Recreation	Recreation & Rural	Town to review whether alternative uses for site are feasible (currently waste transfer site); transition site to Rural/Recreational use	Landowner (Town of Caledon)
MID-TERM	(2022 – 2041)						
608341 - Lawford	Active	Rehabilitated (<i>agriculture, forest/thicket plantings, fields/open space</i>)	Agriculture Natural Heritage (<i>associated with existing natural features</i>)	Agriculture Natural Heritage (<i>associated with existing natural features</i>)	Agriculture Natural Heritage	Rehabilitate land for agriculture Progressive rehabilitation per existing Site Plan, improved ecological buffers adjacent to existing natural features	Landowner

Aggregate Extraction Site	License Status (2020)	LAND USE IN RMP PLANS			Potential Interim and Vision Plan Uses*	ACTIONS	ACTION
		Integrated Plan	Interim Plan	Vision Plan			INITIATED BY
6619 - Presswood	Active	Rehabilitated (<i>lands partially prepared for agriculture, fields/open space, existing natural features</i>)	Agriculture Natural Heritage (<i>associated with existing natural features</i>)	Agriculture Natural Heritage (<i>associated with existing natural features</i>)	Agriculture Natural Heritage	Rehabilitate land for agriculture Progressive rehabilitation per existing Site Plan, improved ecological buffers adjacent to existing natural features	Landowner
6568 - Petch	Active	Rehabilitated (<i>fields/open space; open water, existing natural features</i>)	Rural & Recreation Natural Heritage (<i>associated with existing natural features</i>)	Rural & Recreation Natural Heritage (<i>associated with existing natural features</i>)	Recreation & Rural Natural Heritage	ZBA & studies for recreation and/or Rural uses of site as proposed by Landowner Progressive rehabilitation per existing Site Plan, improved ecological buffers adjacent to existing natural features	Landowner
625823 - Limebeer	Active	Rehabilitated (<i>fields/open space; open water; forest/thicket plantings; existing natural features</i>)	Rural & Recreation Natural Heritage (<i>associated with Green Lake</i>)	Rural & Recreation Natural Heritage (<i>associated with Green Lake</i>)	Recreation & Rural Natural Heritage	ZBA & studies for recreation and/or Rural uses of site as proposed by Landowner Progressive rehabilitation per existing Site Plan, improved ecological buffer adjacent to Green Lake	Landowner
6506 - 1st Concession West Pit	Active	Rehabilitated (<i>primarily open water; fields/open space, seeded and/or graded</i>)	Natural Heritage (<i>lands associated with Caledon Creek</i>)	Natural Heritage (<i>lands associated with Caledon Creek</i>)	Development	Population needs assessment to determine potential additional residents in Caledon Village	Region of Peel
					Highway 10 conceptual by-pass	Transportation Study (needs assessment for by-pass); pending results of this study Environmental Assessment to determine by-pass location	Region of Peel
					Intercity Transportation Hub	Pending Transportation Study, including location and/or feasibility of conceptual Highway 10 by-pass	Region of Peel
					Recreation & Rural	ZBA & studies for recreation and/or Rural uses of site as proposed by Landowner	Landowner
					Trail	Trail Study, Design, and Installation	Town/CVC
					Natural Heritage	Progressive rehabilitation per existing Site Plan, improved ecological buffers around Caledon Creek	Landowner
6506 - 2nd Concession West Pit	Active	Rehabilitated (<i>primarily open water; fields/open space, seeded and/or graded</i>)	Natural Heritage (<i>lands associated with Green Lake</i>)	Natural Heritage (<i>lands associated with Green Lake</i>)	Natural Heritage	Progressive rehabilitation per existing Site Plan, improved ecological buffers around Green Lake	Landowner
					Recreation & Rural	ZBA & studies for recreation and/or Rural uses of site as proposed by Landowner	Landowner
6506 - 3rd Concession West Pit	Active	Rehabilitated (<i>primarily open water; fields/open space, seeded and/or graded</i>)	Natural Heritage (<i>lands within NEP limits</i>)	Natural Heritage (<i>lands within NEP limits</i>)	Natural Heritage	Progressive rehabilitation per existing Site Plan, Improved ecological buffers; improved connectivity between Forks of the Credit Provincial Park and Credit River corridor	Landowner
6622 - West Caledon + Extension	Active	Rehabilitated (<i>open water; fields/open space; forest/thicket plantings</i>)	Rural & Recreation Natural Heritage (<i>associated with existing natural features</i>)	Rural & Recreation Natural Heritage (<i>associated with existing natural features</i>)	Recreation & Rural	ZBA & studies for recreation and/or Rural uses of site as proposed by Landowner	Landowner
					Natural Heritage	Progressive rehabilitation per existing Site Plan, increased ecological connectivity between woodlots south of the property, Forks of the Credit Provincial Park west, and constructed lake north of the site	

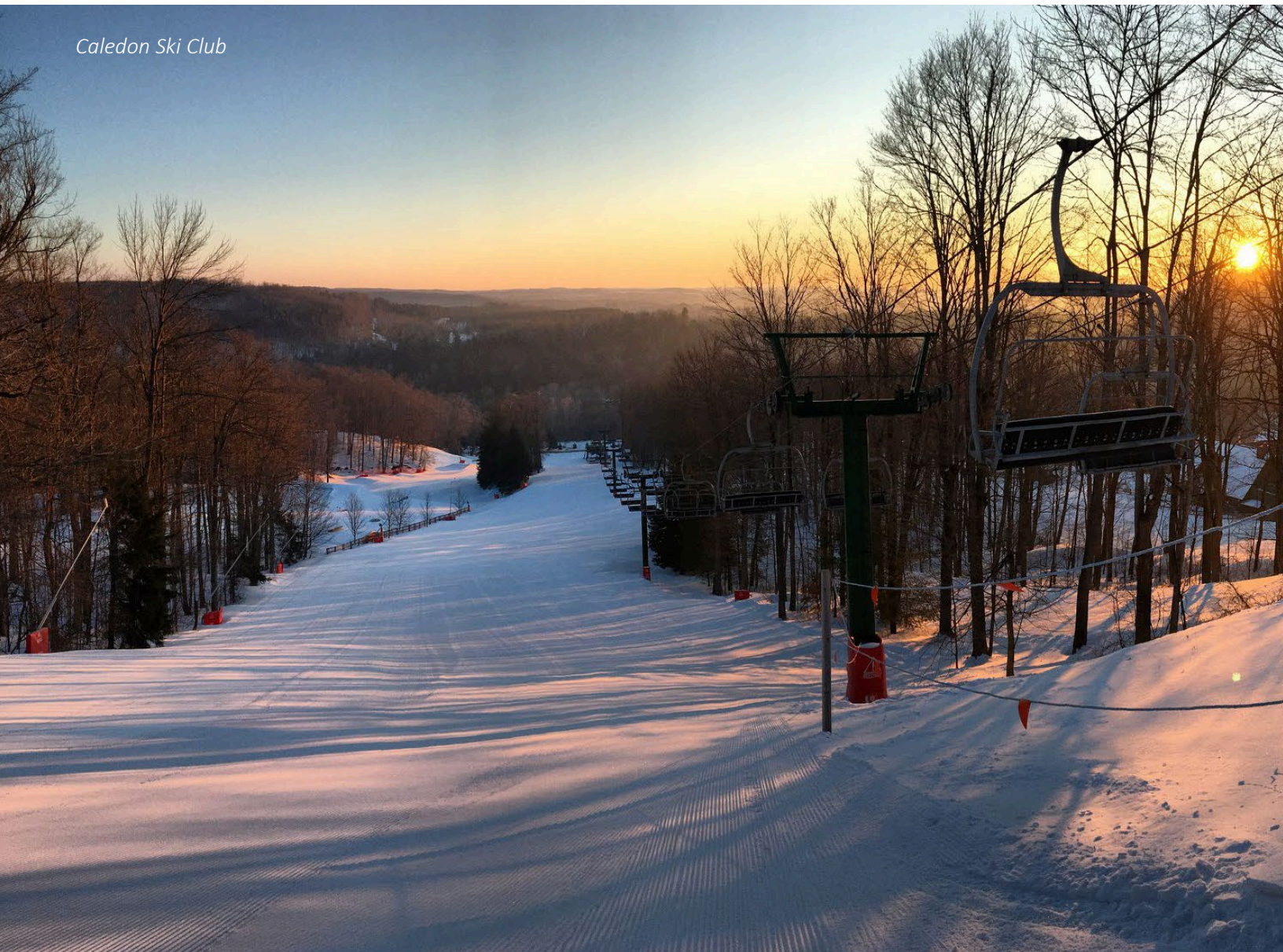
Aggregate Extraction Site	License Status (2020)	LAND USE IN RMP PLANS			Potential Interim and Vision Plan Uses*	ACTIONS	ACTION
		Integrated Plan	Interim Plan	Vision Plan			INITIATED BY
6685 - Caledon Pit	Active	Rehabilitated (<i>open water; fields/open space; forest/thicket plantings</i>)	Rural & Recreation Natural Heritage (<i>associated with existing natural features</i>)	Rural & Recreation Natural Heritage (<i>associated with existing natural features</i>)	Recreation & Rural Natural Heritage	ZBA & studies for recreation and/or Rural uses of site as proposed by Landowner Progressive rehabilitation per existing Site Plan, increased ecological connectivity between woodlots south of the property, Forks of the Credit Provincial Park west, and constructed lakes	Landowner
6524 - Smith (Pit #2)	Active	Rehabilitated (<i>open water; fields/open space, seeded and/or graded; existing wooded areas</i>)	Rural & Recreation Natural Heritage (<i>associated with existing natural features</i>)	Rural & Recreation Natural Heritage (<i>associated with existing natural features</i>)	Recreation & Rural Natural Heritage	ZBA & studies for recreation and/or Rural uses of site as proposed by Landowner Progressive rehabilitation per existing Site Plan, improved ecological buffers adjacent to existing natural features	Landowner
6525 - Pinkney (Pit #32)	Active	Rehabilitated (<i>open water; fields/open space, seeded and/or graded; existing wooded areas</i>)	Rural & Recreation Natural Heritage (<i>associated with existing natural features</i>)	Rural & Recreation Natural Heritage (<i>associated with existing natural features</i>)	Recreation & Rural Natural Heritage	ZBA & studies for recreation and/or Rural uses of site as proposed by Landowner Progressive rehabilitation per existing Site Plan, improved buffer surrounding adjacent natural heritage features, pending development approvals west of Caledon Village	Landowner
LONG-TERM	(2041+)						
6512 - Caledon Sand & Gravel	Active	Active	Active	Active	Recreation & Rural Natural Heritage Trail Village Gateway	ZBA & studies for recreation and/or Rural uses of site as proposed by Landowner Progressive rehabilitation per existing Site Plan, improved ecological buffers adjacent to Caledon Creek Trail Study, Design, and Installation incorporating Indigenous wayfinding elements Location to be determined by studies pertaining to transportation and development related to Intercity Transportation Hub on Pit #6506	Landowner
19073 - Caledon Pit Expansion	Active	Active	Active	Active	Recreation & Rural Natural Heritage	ZBA & studies for recreation and/or Rural uses of site as proposed by Landowner Progressive rehabilitation per existing Site Plan, improved ecological buffers adjacent to existing natural features	Landowner
McCormick (proposed)	Proposed	Proposed	Proposed	Proposed	Recreation & Rural Natural Heritage	ZBA & studies for recreation and/or Rural uses of site as proposed by Landowner Progressive rehabilitation per existing Site Plan, improved ecological buffers adjacent to existing natural features	Landowner
Erin Extension (proposed)	Proposed	Proposed	Proposed	Proposed	Natural Heritage Trail	Progressive rehabilitation per existing Site Plan, improved ecological buffers adjacent to existing natural features Possible trail connecting Belfountain to Elora-Cataract Trail.	Landowner

*Potential uses listed are for Interim and Vision Plans only, will be determined by landowners through ARA Site Plan updates, and will follow proposed land uses provided in **Section 5.2**

7. CONCLUSIONS & RECOMMENDATIONS

Initiated by the Town of Caledon in 2017 and continued to 2020, this Aggregate Rehabilitation Master Plan has been prepared for the Caledon and Belfountain Aggregate Resource Areas. Through extensive consultation with the community, producers, technical stakeholders, and Indigenous peoples, this RMP was developed as part of an iterative design process that sought a balance between three guiding principles of Community, Environment, and Economy. Plan implementation will be phased over time as aggregate licenses are surrendered: Land uses have been proposed to meet with landowners' visions for their properties and to provide an incentive for more rapid implementation of the RMP. Further studies and planning policy changes will be required to implement the full Vision Plan, which was collaboratively developed through this study's engagement process. However, Integrated Plan can be implemented under the current policy environment and still bring benefits to the landowners and community.

Caledon Ski Club



7.1. TRACKING PROGRESS & ADAPTATIONS

Understanding that the timelines of extraction are long, and that the policy environment will change, this report is intended to serve as a guiding document for further studies that support a collaborative and integrated landscape plan for the study area and its immediate environs.

Recommendations to track progress and adapt to changes that may be necessary include:

1. One Town of Caledon staff member should be assigned to be the key contact person for RMP related correspondence, meetings, and tracking of completed measures.
2. The RMP project website should remain active and should be updated when new sites within the RMP study area implement elements of the RMP.
3. An active and ongoing communication plan should be developed, and should include at a minimum Aggregate RMP stakeholders, continuing the methods that have been employed throughout the development of this plan. Additional stakeholders / interested parties should be able to receive future communications about RMP implementation.
4. Town of Caledon will pay specific attention and consideration to First Nations rights respecting cultural heritage and archaeology. All matters pertaining to Indigenous archaeology will require the Town and the license holders to engage with First Nations rights-holders.
5. Every 5 years the Town should prepare an Implementation Progress Report to provide an update on implementation that has occurred and itemize goals and objectives for the following five years. This report should be provided to agencies and be available for the public.
6. Any new planning exercises that may adapt the RMP should continue to be founded upon this study's identified Purpose and Guiding Principles. The processes and evolution of design and planning are ways of thinking about change and it will be important to ensure that such future changes continue to benefit and support the three pillars of Community, Environment, and Economy in a balanced way.
7. The RMP should be reviewed and updated during the Town's Official Plan Reviews to track progress and determine its relevancy.



7.2. POLICY RECOMMENDATIONS

An “inactive” License must be fully rehabilitated according to the Site Plan currently in effect, License conditions and the RMP, and the License surrendered within 5 years after being declared “inactive”. If an “inactive” License has not been properly surrendered, the Minister will be asked to initiate a rehabilitation order through section 6.00.04 of the A.R. PPM under authority of the Aggregate Resources Act. Any Licensee thus sanctioned will be further identified to TAPMO members for further scrutiny.

“Substantive” extraction is defined as the annual extraction of 5% percent of the License’s annual tonnage limit. For Licenses with an unlimited annual tonnage limit, a minimum of 50,000 tonnes per annum.

There is a wide range of support levels for components of this RMP among stakeholders. As such, it is important that a set of policy implementation proposals be considered. These proposed policies would apply to all three plans.

To encourage all stakeholders to implement this RMP to the greatest extent possible, the following implementation policies are recommended:

1. Encourage Top Aggregate Producing Municipalities of Ontario (TAPMO) members to cooperate as a unified group on accelerating extraction and rehabilitation of licensed properties within each TAPMO municipality, and to keep the other TAPMOs regularly up to date on progress.
2. With the active support of TAPMO, encourage the Minister to accept the principles and policies of RMPs, including support of the concept of “inactive” Licenses, as described under item 6 below.
3. Request that TOARC, with the support of NDMNRF and TAPMO, release annual extraction statistics for individual Licenses within an RMP Study Area to the municipalities not later than March 31 of the following calendar year, and subject to appropriate confidentiality agreements.
4. The Town of Caledon to strongly encourage Licensees to amend their Site Plans and/or License conditions to recognize the RMP policies and proposed land uses therein with the support of NDMNRF. (A.R. PPM 2.03.00).
5. Licensees are to formally recognize sections 2.5.3.1 and 2.5.3.2 of the PPS on their Site Plans.
7. Mandate active extraction / rehabilitation for each licensed property by defining that the licensed property is to be declared as “inactive” and subject to immediate and complete rehabilitation according to the RMP policies in effect and subsequent surrender of the License subject to the ARA, O. Regs, Site Plan and License conditions:
 - a. after five (5) years of no substantive extraction
 - b. ‘extraction’ is to exclude recycling of asphalt and/or concrete
 - c. ‘extraction’ is to include the removal of aggregate materials from one licensed property and transported to another licensed property, whether for sale or simple transfer.

7.3. FINAL RECOMMENDATIONS

1. That the Integrated, Interim, and Vision Plan be used to guide future land use changes in the RMP study area;
2. That the Town of Caledon create a Special Policy Area for the RMP study area to reflect the land use areas in the Town's Official Plan;
3. That the four land use areas proposed within the RMP study area (Natural Heritage, Agriculture, Rural & Recreation, and Development) be used to guide the location and nature of land use change through the adoption of the Special Policy Area;
4. That landowners have flexibility to propose a specific land use for their property from those in the RMP for each land use area;
5. That any importation of clean fill to achieve rehabilitation goals following ARA license surrender be undertaken following the Town's policies on excess soil (sites with active licenses are required to comply with the conditions of their ARA site plans, unless a site plan amendment is made);
6. That new Aggregate Resources Act licenses comply with the intent of the RMP, subject to concurrence of NDMNRF;
7. That future land use change within the RMP study area be undertaken following the best practices and standards described the Supporting Documents;
8. That future land use change be carried out according to policy in force at the time of the proposed change;
9. That land use changes to implement the RMP include all necessary technical studies required to guide feasibility, location, and timing for those changes;
10. That any changes affecting development areas around Caledon Village be undertaken with community consultation, and considering the cost or benefit of the changes proposed;
11. That conversations and updates with the community and First Nations be ongoing as the RMP is implemented;
12. That the Town develops a Community Improvement Plan for Caledon Village; and
13. That the Town undertakes a transportation study to investigate the proposed bypass.

As finer grained future planning and design studies build upon this plan, along with changes in government, policies, and land ownership, the form and function of the study area will evolve as a logical extension of the RMP. As the RMP is implemented, the product of a connected, productive, and sustainable study area will be worth the wait and the work involved.

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