

Staff Report 2026-0086

Meeting: Planning and Development Committee Meeting
Meeting Date: February 10, 2026
Subject: Rehabilitation Master Plan Manual Update
Submitted By: Joe Nethery, Nethery Planning, for Strategic Policy Planning

RECOMMENDATION

That Council's feedback on the Draft Rehabilitation Master Plan, attached as Schedule A to Staff Report 2026-0086, be received.

REPORT HIGHLIGHTS

- The purpose of this report is to release the Draft 2026 Rehabilitation Master Plan (Schedule A) for Council's feedback and public engagement.
- In 2021, a Rehabilitation Master Plan for Belfountain and Caledon sand and gravel resource areas was completed (two out of ten resource areas).
- The Draft 2026 Rehabilitation Master Plan completes high-level rehabilitation plans for the remaining High Potential Mineral Aggregate Resource Areas from the former Official Plan.
- The draft will be refined based on Council's feedback, input from Indigenous communities, conservation authorities and other agencies, and the public. This work will occur in March 2026, with a final draft to be presented to Council for endorsement in Q2 2026.

DISCUSSION

The Town of Caledon's previous Official Plan (2018) required Rehabilitation Master Plans (RMP's) to be prepared for 12 high potential mineral aggregate resources areas across the Town. These areas include:

- Alton West
- Mono Mills
- Belfountain (sand and gravel and bedrock resource)
- The Grange
- Inglewood
- Orangeville
- Melville
- Caledon (sand and gravel and bedrock resource)
- Caledon East/Centreville
- Humber

In 2017, the Town of Caledon initiated a RMP for the areas of Belfountain and Caledon sand and gravel resource areas, that resulted in the 2021 RMP. It was intended that this Plan would serve as the model for similar long-term planning for the remaining high potential mineral aggregate resources areas under the previous Town Official Plan.

In October 2024, upon the completion of the Supplementary Aggregate Resources Study, Council directed Staff to prepare a work program for the completion of 12 aggregate-related projects. One of these projects is this RMP for areas not completed in the 2017-2021 study. In March 2025, *Staff Report 2025-0126: Supplementary Aggregate Policy Study Implementation Report and Work Program* put forward an update and work program for all of the aggregate-related projects, including this Study. Beacon Environmental was retained through Nethery Planning in July 2025 to complete this project.

Schedule A provides a map overview of the 2021 RMP and 2026 Draft RMP study areas, and the high potential mineral aggregate resource areas as identified in OPA 1.

Purpose of the 2026 RMP

The purpose of RMP is to provide a visually focused guidance document with a range of potential post-extraction land uses for the ten remaining identified areas, while leaving opportunities for applicants to submit alternative proposals.

The Draft 2026 RMP is attached to this report as Schedule B. The Plan provides an overview of the study areas, goals and objectives, the previous RMP, policy and planning guidance, background review and consultation efforts.

The resource areas from the former Caledon Official Plan and adjacent lands within 120 metres are the focused study areas for this project. Each were reviewed for potential land use alternatives for rehabilitation based on existing land use designations and any key environmental sensitivities.

There are three categories of potential after-use alternatives identified in the RMP: natural heritage, agriculture, and recreation. Development is identified as a potential after-use, but any such determination would require additional planning studies and review and is not an appropriate outcome to consider in this study. Each rehabilitative land use is defined and described, and rationale is provided on where the land use would be most appropriate. Based on these findings, recommendations were provided for potential rehabilitative land use alternatives.

Policy Overview

The Draft 2026 RMP is designed to serve as a high-level guidance document for the Town of Caledon in evaluating future aggregate rehabilitation applications, ensuring that rehabilitation planning is comprehensive, content-sensitive, and aligned with the broader Town objectives. It outlines a preferred direction for post-extraction land use, encouraging proponents to have regard for recommended land use alternatives and incorporate this vision into their site-specific rehabilitation plans. By doing so, proposed rehabilitation efforts will better support the Town's long-term goals, complement surrounding land uses, and reflect community values and aspirations. Post-aggregate land uses are subject to proponent led applications, which may allow for alternative land use combinations, subject to technical findings and Town approvals.

While OPA 1 to the Future Caledon Official Plan has updated the resource areas, as shown on Schedule A, the Draft RMP follows the high concentrated mineral resource areas determined by the Town of Caledon Official Plan, 2018.

Policy directions considered in developing the potential land use alternatives for rehabilitation in the Draft 2026 RMP include the Provincial Planning Statement, Aggregate Resources of Ontario Site Plan Standards, Niagara Escarpment Plan, Greenbelt Plan, Oak Ridges Moraine Conservation Plan, Region of Peel Official Plan, Town of Caledon Official Plan, among others. The Draft 2026 Rehabilitation Master Plan shall be reviewed and updated as necessary to ensure continued alignment with any future revisions to these Plans.

The Draft 2026 RMP is being developed using a four-step process, including: Background Review and Consultation, Alternative Concept Development, Final Concept Refinement, and Implementation Strategy.

To date, the background review to inform the concept development has occurred. The next step includes public engagement and conversation with rightsholders including Metis Nation Region 8, Six Nations of the Grand River, Mississauga's of the Credit First Nation and Huron Wendat First Nations.

Next Steps

The Draft 2026 RMP will be refined based on Council's feedback and input from the public, including through upcoming engagement efforts (virtual engagement, online campaign, circulation of draft Plan for comment by agencies, public, and interested parties).

The final Draft 2026 RMP will be presented to Council for endorsement in Q2 2026.

FINANCIAL IMPLICATIONS

There are no financial implications for the Town associated with this report.

COUNCIL WORK PLAN

Strategic Plan 2023-2035

This report is directly related to the following priority in Caledon's 2023-2035 Strategic Plan:

Environmental Leadership

ATTACHMENTS

Schedule A: 2021 and 2026 Rehabilitation Master Plan Study Areas

Schedule B: Beacon Environmental Draft 2026 Rehabilitation Master Plan