# Rehabilitation Master Plan for Aggregate Resource Areas in the Town of Caledon

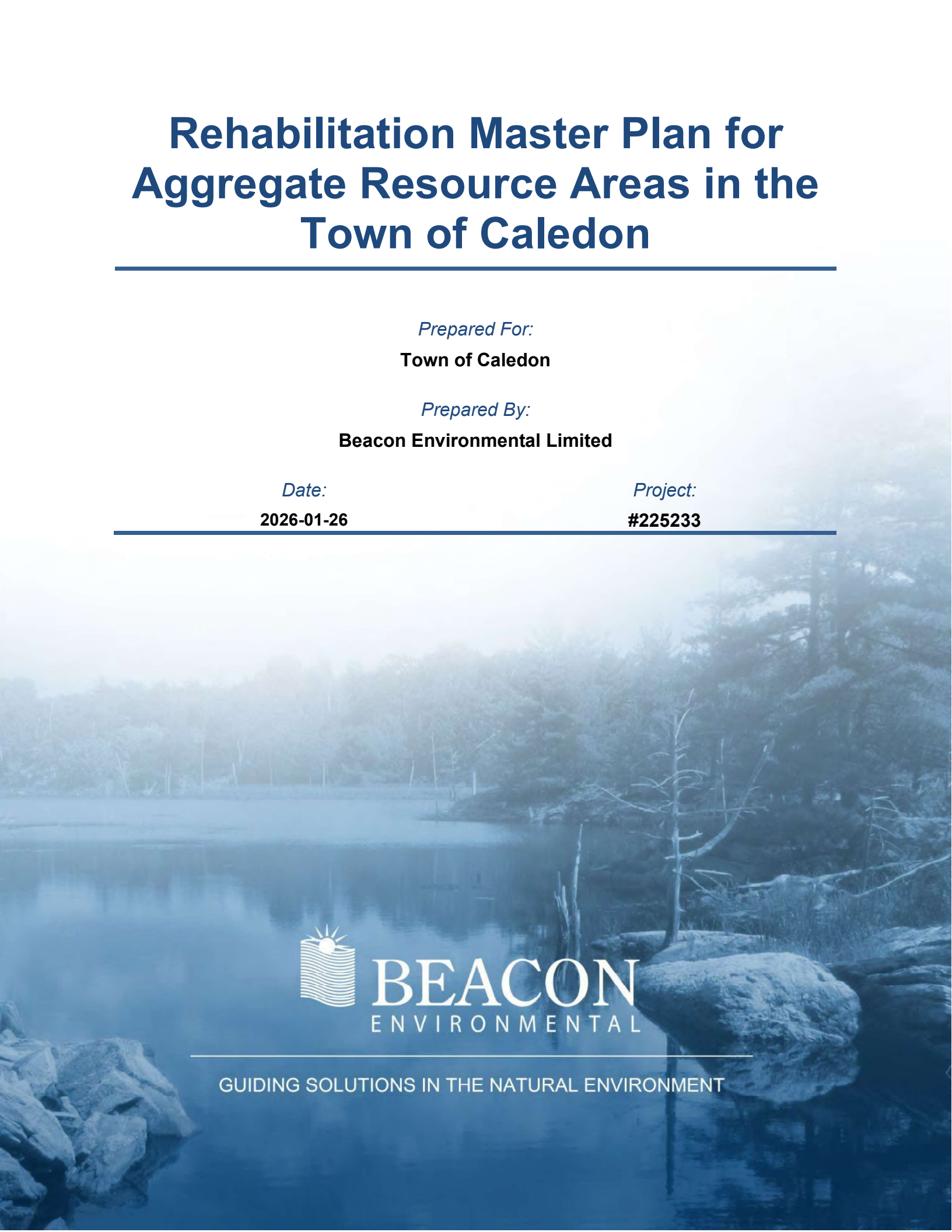
*Prepared For:*

**Town of Caledon**

*Prepared By:*

**Beacon Environmental Limited**

| *Date:* | *Project:* |
| --- | --- |
| **2026-01-26** | **#225233** |



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## Report Versions Issued

| Version | Date | Revisions |
|---|---|---|
| 1. | January 2026 | 1st Submission Report |

# 1. Introduction

The Town of Caledon is a geographically diverse municipality located northwest of the Greater Toronto Area (GTA), within the Region of Peel. It is home to significant natural features, including the Oak Ridges Moraine and the Niagara Escarpment. These landscapes shape Caledon's rural character and influence land-based activities such as aggregate extraction.

Caledon is rich in aggregate resources, and extraction plays a vital role in the Town's economic base. The municipality hosts several existing, new, and expanding aggregate operations. In accordance with provincial policies and legislation, each operation is required to develop and implement a rehabilitation plan both during its active lifespan and following closure.

The Town of Caledon initiated a Rehabilitation Master Plan (RMP) in 2017 for ten aggregate resources areas identified in the Future Caledon Official Plan (Town's Official Plan). The goal of the RMP as outlined in the Terms of Reference (Pine Country Consulting and GAEL 2016) is to:

> *Create a landscape consisting of compatible land uses, environmental features, recreational and tourism opportunities and linkages. It will promote connectivity, and consider alternative uses for the pits following extraction.*

The initial project was completed in 2021 for two of the aggregate resource areas, Belfountain and Caledon Sand and Gravel Resource Areas (Dougan and Associates 2021). The Rehabilitation Master Plan for Belfountain and Caledon Sand and Gravel Resource Areas (Dougan and Associates 2021)outlined the preferred integrated vision for the rehabilitation of these areas from a landscape level perspective, incorporating abiotic, biotic and cultural resources. It was intended that the 2021 RMP would serve as a model for the remaining areas in the new RMP.

In October 2024, upon the completion of the Supplementary Aggregate Resources Study, Town Council directed Staff to prepare a work program for the completion of a RMP for the remaining high mineral aggregate resource areas. As this RMP is a guidance, non-statutory document, it does not bind proponents to its recommended rehabilitation after-use plans. Those determinations would come through the review of an individual application. Proponents should apply these recommendations in developing phasing, monitoring, and after-use plans, and should expect questions and comments from the Town about how these recommendations were considered.

Similarly, this 2026 RMP does not provide a comprehensive plan for the entirety of the Town of Caledon, nor does it limit post- aggregate land use rehabilitation to only the study areas included in this report. Not all Caledon High Potential Mineral Aggregate Resource Areas (CHPMARAs) in the Provincially-approved OPA 1 are assessed in this document. Likewise, applications for mineral aggregate extraction could come in outside those lands identified as having high potential for mineral aggregate extraction, as is the right of all landowners in Ontario. In those circumstances, the principles and rationale outlined in this RMP should be utilized by Town staff to assess applications. This RMP is a recommended toolkit for proponents when determining the post-extraction potential land uses of any aggregate extraction area.

## 1.1 Study Area

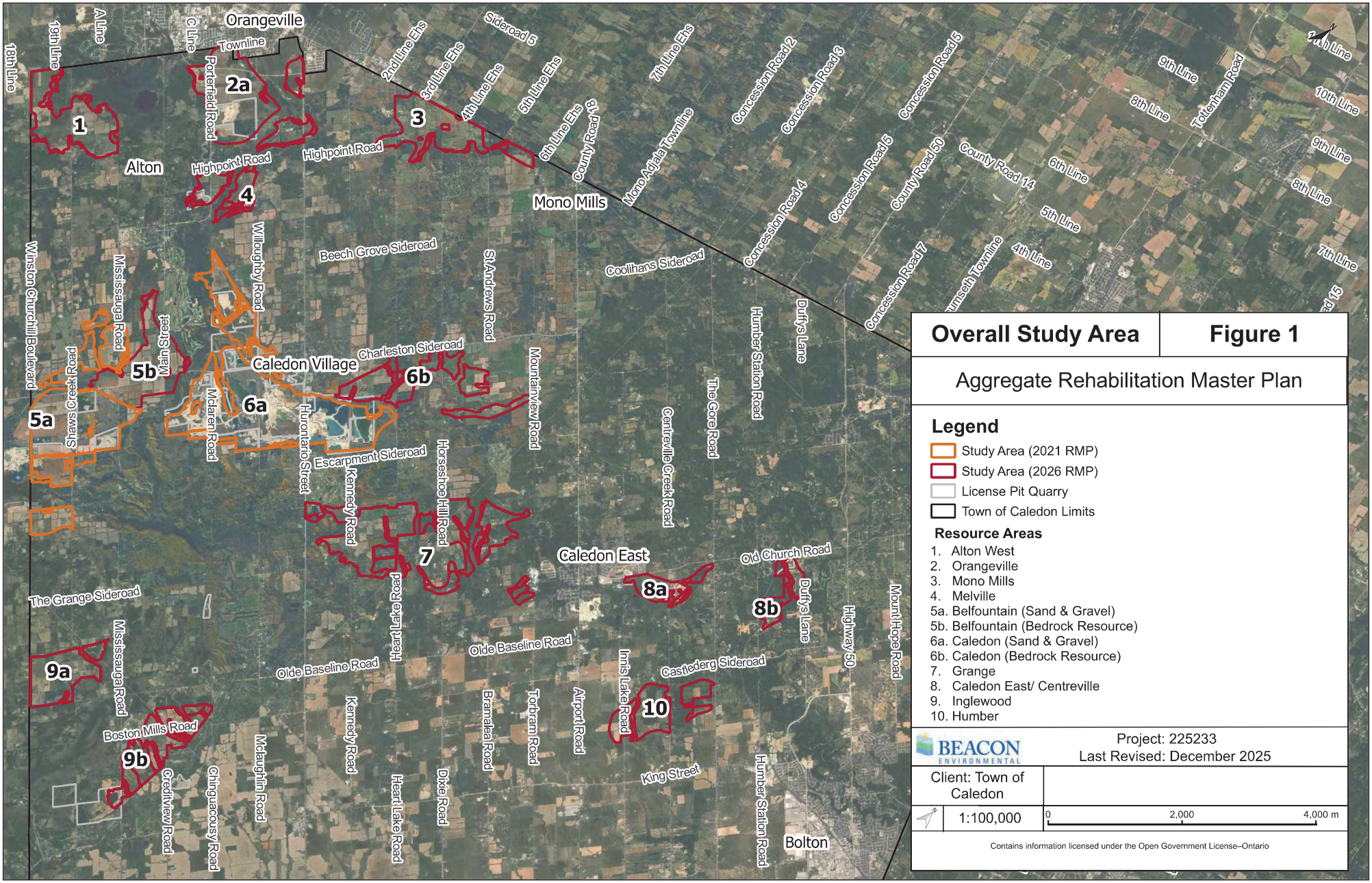
The RMP is a compilation of ten study areas, each one associated with one of the following high mineral aggregate areas identified in the Town's Official Plan (**Figure 1**):

1. Alton West;
2. Orangeville;
3. Mono Mills;
4. Melville;

5b. Belfountain (bedrock resource);

6b. Caledon (bedrock resource);

7. The Grange;
8. Caledon East/Centreville;
9. Inglewood; and
10. Humber.




# Overall Study Area

**Figure 1**

## Aggregate Rehabilitation Master Plan

### Legend

- Study Area (2021 RMP)
- Study Area (2026 RMP)
- License Pit Quarry
- Town of Caledon Limits

**Resource Areas**

1. Alton West
2. Orangeville
3. Mono Mills
4. Melville

5a. Belfountain (Sand & Gravel)
5b. Belfountain (Bedrock Resource)
6a. Caledon (Sand & Gravel)
6b. Caledon (Bedrock Resource)

7. Grange
8. Caledon East/ Centreville
9. Inglewood
10. Humber

BEACON ENVIRONMENTAL

Project: 225233
Last Revised: December 2025

Client: Town of Caledon

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## 1.2 Goals and Objectives

The Town of Caledon Official Plan (Future Caledon: Our Official Plan, 2025) includes policies stating Rehabilitation Master Plans will be prepared for 10 aggregate resource areas across the Town's land base. The RMP will provide a range of potential land uses to support the Town's long-term goals including protection and stewardship of natural and cultural heritage systems, supporting community and social values, and strengthening the local economy and tax base.

The goals and objectives the RMP are to:

- Propose comprehensive systems approach to the rehabilitation of aggregate pits/quarries;
- Identify best practices for post extraction land uses; and
- Provide a range of potential post extraction land uses for each study area, while leaving opportunity for alternative proposals.

The RMP is intended to serve as a guiding tool to support the Town's future review of aggregate resource applications and proposed rehabilitation plans. It does not impose requirements on existing ARA licenced operations to revise or amend their rehabilitation plans. Rather, the RMP functions strictly as a reference and information resource, that will be utilized by both the municipality and proponents to develop appropriate and comprehensive rehabilitation plans.

# 2. Planning and Policy Guidance

The planning responsibility and the rehabilitation plans for mineral aggregate resources are shared among the province, the region and the local municipalities and are outlined in various policies.

The Aggregate Resource Act (ARA; 1990) and the Provincial Planning Statement (PPS; 2024) both require every proposed aggregate site in Ontario to prepare a rehabilitation plan during and after its operational lifetime.

The ARA defines rehabilitate as the following:

> *to treat land from which aggregate has been excavated so that the use or condition of the land, (a) is restored to its former use or condition, or (b) is changed to another use or condition that is or will be compatible with the use of adjacent land.*

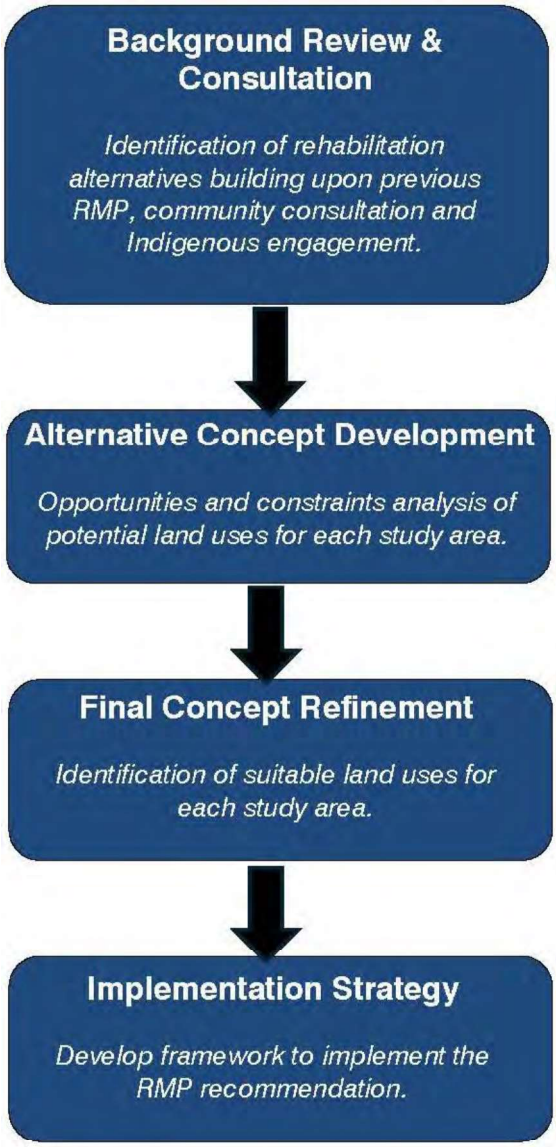
Since the enactment of the ARA, hundreds of hectares of previously existing aggregate sites in Ontario have been rehabilitated to recreational parks, naturalization, agriculture and development such as sport facilities or housing (Savanta 2008).

While guiding documents such as the Site Plan Standards (Aggregate Resources of Ontario, 2020) establish requirements for rehabilitation, these plans are not obligated to align with surrounding land uses or the future land use objectives of residents and municipalities. As a result, rehabilitation efforts often produce a fragmented landscape with diminished cohesion, form, and functionality. The Town of Caledon emphasizes the importance of comprehensive land use planning. The approach taken in the

RMP seeks to integrate aggregate site rehabilitation with surrounding land uses, municipal objectives, and community aspirations.

# 3. Study Process

The RMP was developed through the following four-step process, which is further described in the following sections.



# 4. Background Review

A comprehensive review of background documents pertaining to the natural and physical setting of the study areas as well as relevant policies was completed.

Guiding policies and planning information sources reviewed:

- ARA (R.S. O. 1990);
- PPS (2024);
- Aggregate Resource of Ontario Site Plan Standards (2020);
- Future Caledon Official Plan (OP; 2025) and the Provincially-approved Official Plan Amendment 1 (OPA 1, 2026);
- Resilient Caledon Community Climate Change Action Plan (2021);
- Region of Peel Official Plan (2024 Consolidation);
- Greenbelt Plan (2017);
- Oak Ridges Moraine Conservation Plan (ORMCP; 2017);
- Niagara Escarpment Plan (NEP; 2017); and
- *Endangered Species Act* (ESA; 2007).

Other information sources included:

- Rehabilitation Master Plan for Belfountain and Caledon Sand and Gravel Resource Areas (Dougan and Associates 2021);
- Aerial photography (2001, 2003, 2005, 2007, 2009, 2011, 2013 - 2025);
- Hydrology and hydrogeology data (regulated watercourses, waterbodies, wellhead protection areas, aquifers, etc.);
- Physiographic Regions of Southern Ontario (Chapman and Putnam 1984);
- Ecological Land Classification mapping (Credit Valley Conservation Authority [CVC] 2025 and Toronto Region Conservation Authority [TRCA] 2025);
- Ecologically Sensitive Groundwater Recharge Areas (CVC 2025 and TRCA 2025);
- Significant Groundwater Recharge Areas (CVC 2025 and TRCA 2024);
- Valleylands (CVC 2025);
- Ontario Trail Network mapping (OTN 2021);
- Provincial Parks (Ontario Parks 2025);
- Landform Conservation Area (ORMCP 2023); and
- Ontario Railway Network (ORWN 2025).

Beacon conducted a single site reconnaissance visit to each of the study areas from publicly accessible lands (i.e. municipal road right-of-way).

# 5. Consultation

Consultation with the community and Rightsholders was initiated at the onset of the project to invite comments and feedback to help inform and guide the development of the RMP.

## 5.1 Rightsholders Engagement

A project introduction letter was circulated with contact information inviting the First Nations communities to engage with the project team on matter related to the RMP should the communities have interest and/or capacity to provide comments.

The following First Nations were invited to engage

- Metis Nation Region 8;
- Six Nations of the Grand River;
- Mississauga's of the Credit First Nation; and
- Huron Wendat First Nations.

The outcome of these conversations and integration of resulting modifications shall be included in the final 2026 RMP.

## 5.2 Community Engagement

Public consultation with the community was undertaken through the following engagement events:

- In-person public open house engagements on October 8 and December 1, 2025, as part of work on the Town's Aggregate Guidance Manual;
- Online questionnaire be conducted in early 2026; and
- Virtual presentation in early 2026 .

Material from each in-person engagement event was posted on Have Your Say Caledon, and the Rehabilitation Master Plan page on the Town's website was updated at project commencement at Rehabilitation Master Plan - Town of Caledon. Comments and feedback received through public consultation were considered through the development of the 2026 RMP in consultation with Town staff. Further updates to the webpages will be made as the online engagement campaigns are determined.

The outcome of this engagement and summary of resulting changes shall be included in the final 2026 RMP.

# 6. Potential Land Uses

Building on the previous RMP (2021), the following four potential rehabilitative land use alternatives were identified: natural heritage, recreation, agriculture, and development.

The 2026 RMP does not prescribe specific land uses for implementation within each study area. Instead, it identifies broad land use alternatives that should be considered as part of rehabilitation planning. Within each alternative, a range of potential uses may be explored, as outlined in the Sections below. The recommendations herein are based on existing land-uses in the context of rehabilitation post-extraction. It is acknowledged that post-aggregate land-uses are subject to proponent led

applications which may allow for alternative land use combinations subject to technical finings and Town approvals.

## 6.1 Natural Heritage

A Natural Heritage System (NHS) is made up of interconnected natural features, areas, and linkages that together maintain biodiversity, ecological functions, and landscape connectivity. Components of a NHS can include features such as wetlands, watercourses, woodlands, valleylands and habitat of threatened and endangered species.

Conservation or natural heritage land uses are recommended post-extraction in areas where natural systems can be preserved or where there is an opportunity to enhance and/or improve ecological features and their functions. These lands represent areas that should be maintained in their natural state, with limited opportunity for passive recreation.

This land use alternative is recommended for the following policy designated areas:

- *Natural Features and Areas* and *Supporting Features and Areas* land use designations as identified in the Town's Official Plan;
- Greenbelt Protected Countryside and Greenbelt Natural Heritage System land use designations;
- ORMCP Natural Core and Natural Linkage land use designations;
- NEP Escarpment Natural Area, Escarpment Protection Area and Escarpment Rural Area land use designations;
- Natural heritage features (e.g. valleylands, wetlands, significant woodlands, aquatic habitat, significant wildlife habitat and habitat of endangered and threatened species); and/or
- Potential ecological linkage corridors to improve landscape connectivity (i.e., opportunities to connect natural features at the local level).

Potential land use alternatives for Natural Heritage areas include the following:

- Environmental Protection, Restoration, and Enhancement:
    - Wetland, Watercourse and Woodland buffer enhancement/plantings to protect water quality and natural heritage functions;
    - Restoration of habitat cover; and
    - Linkage creation or enhancement;
- Forest, Fish, and Wildlife Management;
- Conservation and Flood or Erosion Control;
- Trail Development and Trail Management:
    - User impact management;
    - Fencing or barrier plantings;
    - Interpretive, directional and habitat protection signage; and
    - Hazard tree management and monitoring along trails;
- Passive Recreation:
    - Nature appreciation;
    - Educational and cultural activities;

- Trail-based activities;
- Non-motorized water activities;
- Picnic facilities; and
- Boardwalks.

Natural heritage land uses are proposed by incorporating the NEP, Greenbelt Plan, ORMCP, Town, CVC and TRCA Natural Heritage mapping, and adopts the minimum natural feature corridor widths and setbacks required by provincial and municipal policies (**Table 1**).

### Table 1. Minimum Natural Feature Buffers

| Feature | Buffer (metres) | Guiding Policies |
|---|---|---|
| Watercourse | 30 | • NEP<br>• Greenbelt Plan<br>• ORMCP |
| | 10 | • TRCA Living City Policies[1] |
| Wetlands | 30 | • NEP<br>• Greenbelt Plan<br>• ORMCP<br>• Caledon OP<br>• TRCA Living City Policies (for PSW)<br>• CVC Watershed Planning and Regulation Policies |
| | 10 | • TRCA Living City Policies (evaluated other or unevaluated wetlands)<br>• CVC Watershed Planning and Regulation Policies |
| Valleyland | 30 | • NEP<br>• Greenbelt Plan<br>• ORMCP |
| | 15 | • Caledon OP (significant valleyland)[2] |
| | 10 | • TRCA Living City Policies |
| Woodlands | 30 | • NEP<br>• Greenbelt Plan<br>• ORMCP |
| | 20 | • Caledon OP (significant woodlands)[2] |
| | 15 | • Caledon OP (Natural Areas and Corridors woodland in Table 1 of the Region of Peel Official Plan)[2] |
| | 10 | • Caledon OP (other woodlands)[2]<br>• TRCA Living City Policies |
| Life Science ANSI | 15 | • Caledon OP[2] |

1. Measured from greater of long-term stable top of slope, stable toe of slope, regulatory flood plain, or meander belt.
2. The Town's OP minimum buffers apply to lands located outside of a provincial plan (i.e. NEP, Greenbelt Plan or ORMCP)

The mapping has been prepared based on a high-level review of existing data. As part of the development of site-specific aggregate applications and associated rehabilitation plans, all natural heritage features must be verified through ground-truthing. This process includes conducting site-specific surveys to confirm the boundaries of all natural heritage features recognized under provincial and municipal policies.

At the time of a post-aggregate land use application, site specific review and assessment of significance of existing or potential natural features on the landscape would occur as part of a proponent preparing technical studies. Applications are subject to peer review by the Town consultants and any applicable agencies.

## 6.2 Agricultural

Agricultural land use post-extraction is recommended where agriculture can be preserved for the long term or where agriculture is a suitable after-use for aggregate operations based on surrounding land uses. This land use has been applied to areas that are designated as *Prime Agricultural Area* or designated as *Rural Lands* in the Town's Official Plan and under agricultural land use at the time of this RMP. Sites will require rehabilitation to ensure the same average soil capability for agriculture as before extraction. This means the land should be able to support crops at a similar level of productivity. Preservation of existing topsoil is important as topsoil is the most valuable soil layer for crop growth. In order to be suitable for agricultural rehabilitation, it is important to limit aggregate extraction below the water table. This helps avoid drainage issues, soil degradation, and loss of agricultural viability and ensures the land remains suitable for farming rather than being converted into wetlands or pits.

Potential rehabilitation alternatives for the Agricultural land use include the following:

- Existing Agricultural Uses:
    - Field crops;
    - Livestock; and
    - Existing residences;
- On-farm Diversified Uses
    - Business/facility for the hosting of events and/or a business for catering events;
    - Bed and breakfasts; and
    - Farm based wineries, cideries, microbreweries, and distilleries with associated retail store;
- Agri-tourism Uses
    - 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; and
    - Educational establishments that focus on farming instruction.

To align with the Town of Caledon's Climate Action Plan (2021) and associated mitigation measures for greenhouse gas emissions, consideration should be given to combining agricultural uses with green energy production in the form of wind and solar, where or when appropriate.

## 6.3 Recreation and Rural

Recreation and rural land use rehabilitation post extraction is recommended for areas where there is an opportunity to create amenities for residents and visitors and/or enhance the rural economy. These lands have been recommended for areas adjacent to existing residential communities, those with existing recreational land use or licenced ARA operations. This land use alternative can be applied to areas that the Town's Official Plan has identified the land use designation as *Rural Lands* or *Parks and Open Space*.

Conservation and natural heritage uses, plus agricultural uses, remain a potential after-use for lands in the Recreation and Rural categories, in accordance with the principles outlined in the sections above.

Potential additional rehabilitation alternatives for Recreation and Rural land use include the following:

- Community Uses:
    - Recreation facilities;
    - Public parks, playgrounds, playfields, public utilities, and commissions and other public institutional or quasi-institutional uses, which provide services to the general community;
    - Museum development;
    - Outdoor theatre;
    - Cultural events grounds;
    - Public art, and interpretive facility opportunities; and
    - Cemeteries;
- Tourism Opportunities;
    - Spas;
    - Country inns;
    - Wellness centers;
    - Retreats;
    - Culinary institutes; and
    - Limited restaurant development;
- Passive Trails;
    - Accessibility improvements; and
    - Rail to trail conversion
- Active Recreation and Associated Facilities;
    - Waterfront recreation;
    - Training facilities (on water and on land such as, swimming, rowing, canoeing, trail running, mountain biking, etc.); and
    - Sports parks (water and land).

## 6.4 Development

Development land use post extraction may be appropriate and desirable from a community, Town and Regional perspective in the near- to long-term future to meet provincial growth and housing targets. 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.

As a guideline document, the RMP cannot determine the appropriateness of urban development as an rehabilitative land use in any specific area. While this report does not identify any specific area for post-extraction rehabilitation as having development potential, urban uses have been proposed in other operations in Ontario. All development applications should apply federal, provincial and municipal policies as well as the Conservation Authority regulations where required. Typically, if development is proposed within 120 metres of natural heritage features an Environmental Impact Study (EIS) will be required. Development applications will require assessment against the relevant Plans and policies based on established criteria set out in these Plans. Interested parties in development rehabilitative land use as a potential for their site are recommended to contact the Town to discuss the site and ensure the correct application is used and that Plan policies and additional study requirements are met.

# 7. Concept Development

The potential land use alternatives for rehabilitation for each study area were identified in consideration of the existing land use designations overlayed with key environmental sensitivities and future land use planning. Adjacent lands within 120 metres of the study areas were reviewed and considered in accordance with standard provincial requirements for natural heritage planning.

A detailed summary of key environmental sensitivities, existing land use policies and connectivity considerations for all study areas are included in **Appendix A**.

## 7.1 Alton West (Area 1)

The Alton West study area (Area 1) is located southwest of Orangeville and is approximately 365 hectares (902 acres) in size (**Figure 1**). The study area is located entirely within the Greenbelt Plan (2017) and designated as Protected Countryside. The study area is designated as *Rural Lands*, *Natural Features and Areas* and *Supporting Features and Areas* in the Town's Official Plan (**Figure 2**).

Key environmental sensitivities present within, and adjacent to, Alton West include:

- Highly vulnerable aquifer;
- Wellhead protection area;
- Significant groundwater recharge areas;
- Significant woodlands;
- Permanent cold-water watercourses (tributaries to Shaws Creek);
- Valleylands associated with watercourses and wetlands;
- Alton Branch Swamp Life Science ANSI and Orangeville Moraine and Caledon Lakes Earth Science Candidate ANSI;
- Caledon Lake PSW Complex and the Alton-Hillsburgh PSW Complex are located on adjacent lands and direct abut the study area; and
- Unevaluated wetlands.

Two optimal land use alternatives are identified for the Alton West study area that can be applied simultaneously post-extraction: *Natural Heritage* and *Agricultural* (**Figure 3**).

### *7.1.1 Natural Heritage Land Use*

The following recommendations regarding natural heritage land use alternatives could be further considered:

- Natural environment protection;
- Natural environment buffer enhancement; and
- Enhanced connectivity and restoration of habitat: key locations include lands adjacent to Caledon Lake PSW Complex and northeast of the Alton-Hillsburgh PSW Complex to improve feature connectivity.

### *7.1.2 Agricultural Land Use*

Most of the study area is recommended to be rehabilitated back to agricultural land use with a similar soil capacity for agriculture following extraction.

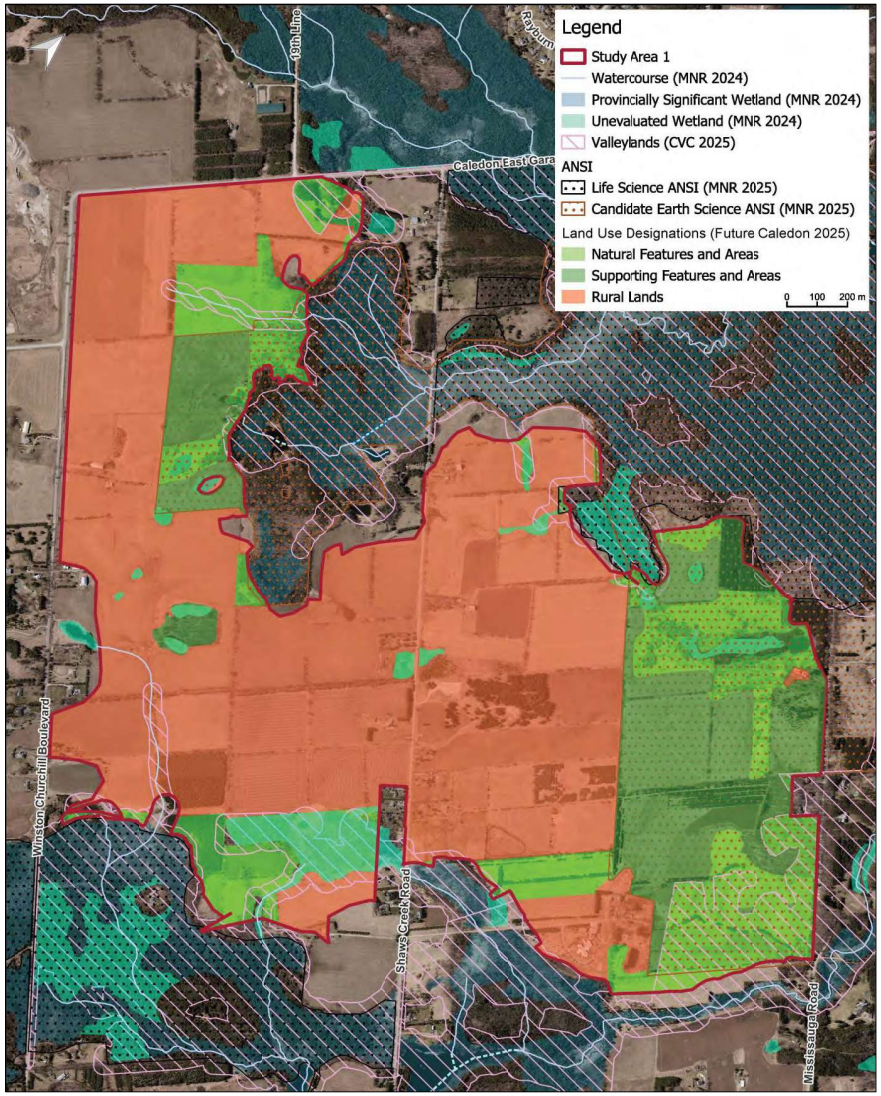



Figure 2. Alton West Land Use Designation (Future Caledon Official Plan 2025)

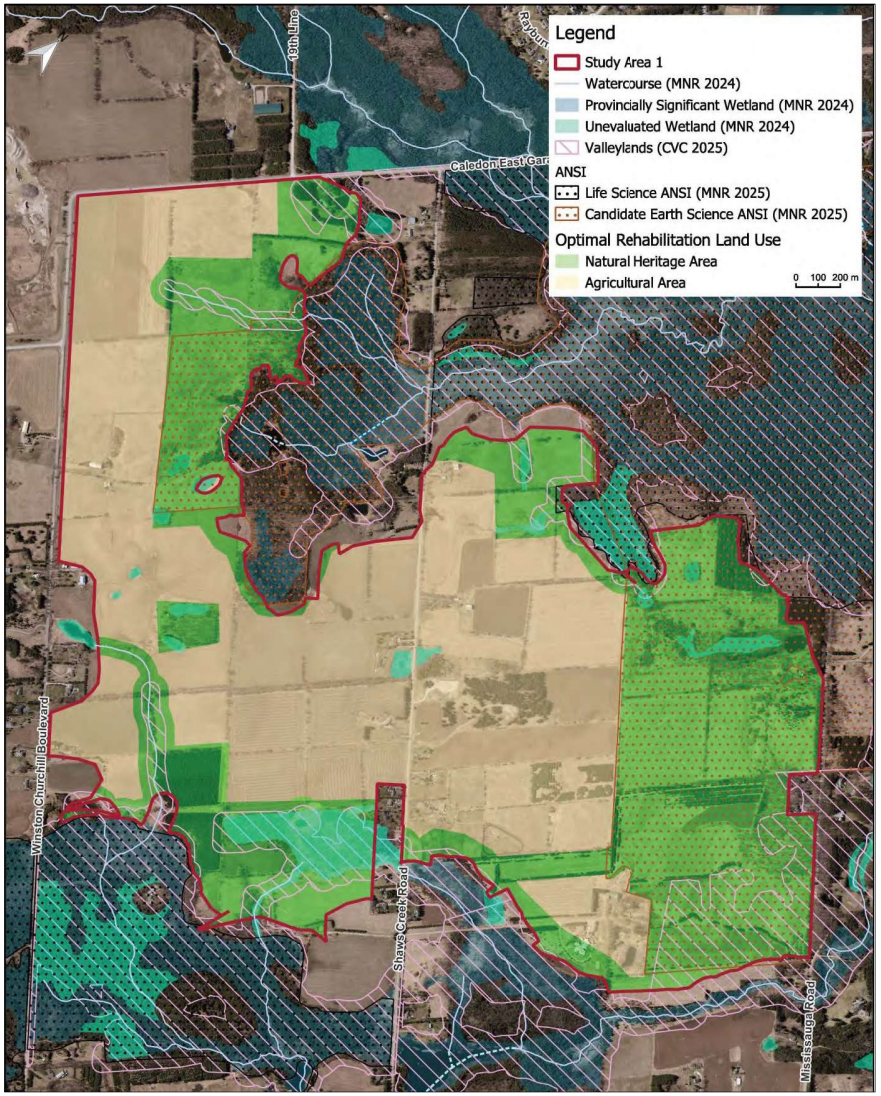



Figure 3. Potential Land Use Alternatives for Rehabilitation for Alton West

## 7.2 Orangeville (Areas 2a and 2b)

The Orangeville study area (Areas 2a and 2b) is located south of Orangeville and is approximately 502hectares (1,139 acres) in size (**Figure 1**). The study area is located entirely within the Greenbelt Plan (2017) and is designated as *Protected Countryside*. The study area is designated as *Rural Lands* with smaller areas designated as *Extractive Industrial Area, Parks and Open Space*, *Natural Features and Areas* and *Supporting Features and Areas* in the Town's Official Plan (**Figure 4**). One ARA Licenced Operation (ALPS ID: 625402 Olympia Sand and Gravel Ltd.) is located in the study area.

Key environmental sensitivities present within, and adjacent to, Orangeville include:

- Highly vulnerable aquifer;
- Wellhead protection area;
- Significant groundwater recharge areas;
- Significant woodlands;
- Credit River and associated permanent cold-water tributaries;
- Valleylands associated with watercourses and wetlands;
- Provincial Orangeville Moraine and Caledon Lakes Earth Science Candidate ANSI;
- Caledon Lake PSW Complex and the Orangeville PSW Complex are in and adjacent to the study area; and
- Unevaluated wetlands.

Three optimal land use alternatives are identified for the Orangeville study area that can be applied simultaneously post-extraction: *Natural Heritage*, *Agricultural* and *Recreation and Rural* (**Figure 5**).

### *7.2.1 Natural Heritage Land Use*

The following recommendations regarding natural heritage land use alternatives could be further considered:

- Natural environment protection;
- Natural environment buffer enhancement;
- Enhanced connectivity and restoration of habitat: key locations include habitat creation within Earth Science Candidate ANSI and improved connectivity of Caledon Lake PSW Complex and the Orangeville PSW Complex, Credit River, tributaries and woodlands; and
- Passive Recreation: Include nature viewing and boardwalks. This is recommended to be implemented simultaneously with enhanced connectivity and restoration of habitat, specifically for the areas within, and adjacent to the ARA Licenced Operation.

### *7.2.2 Agricultural Land Use*

Lands under existing agricultural land use located outside of existing natural heritage features or potential linkage corridors are recommended to be rehabilitated back to agricultural land use with a similar soil capacity for agriculture following extraction.

### 7.2.3 Recreation and Rural Land Use

The following land use alternatives could be further considered:

- Community Recreational Facilities Development: Recommended for the portion of the study area located north of County Road 109 and east of Porterfield Road, as these lands will be easily accessible to the public; and
- Community Park Development: Recommended for the portion of the study area immediately adjacent to the Upper Credit Valley Conservation Area. This can include parking and extending the existing trails hiking trails, overall offering recreation opportunities to residents.

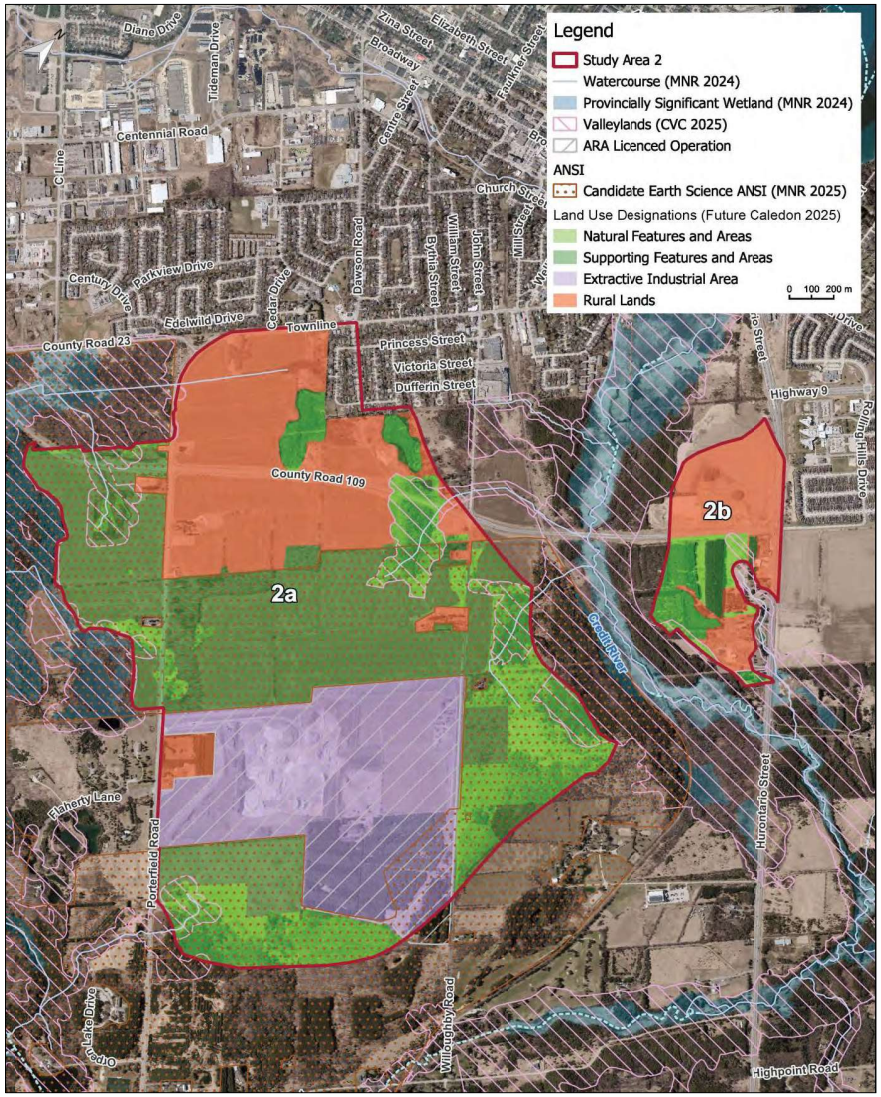



Figure 4. Orangeville Land Use Designation (Future Caledon Official Plan 2025)

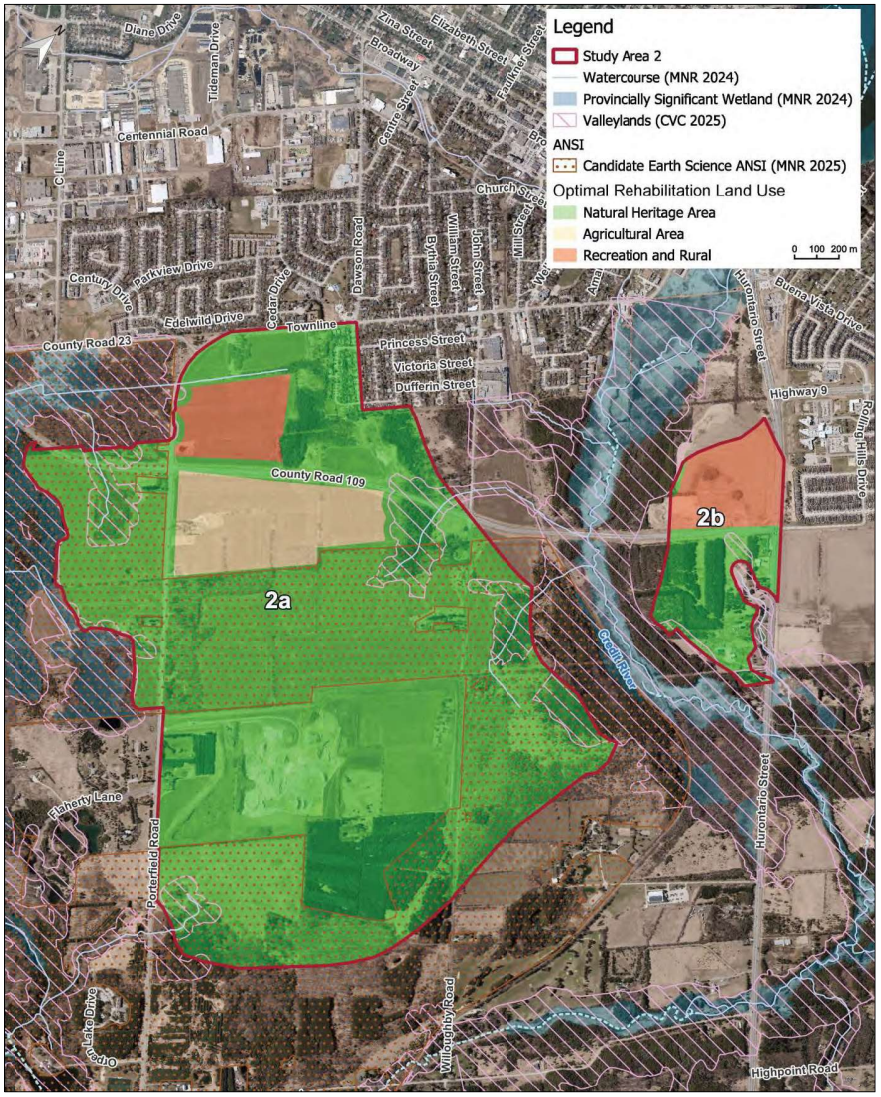



Figure 5. Potential land Use Alternatives for Rehabilitation for Orangeville

## 7.3 Mono Mills (Area 3)

The Mono Mills study area (Area 3) is located east of Orangeville and is approximately 364hectares (899 acres) in size (**Figure 1**). The study area is located entirely within the Greenbelt Plan (2017) and is designated as *Protected Countryside*. The study area is designated as *Rural Lands*, with small areas designated as *Extractive Industrial Areas, Prime Agricultural Area*, *Natural Features and Areas* and *Supporting Features and Areas* in the Town's Official Plan (**Figure 6**).

Key environmental sensitivities present within, and adjacent to, Mono Mills include:

- Highly vulnerable aquifer;
- Wellhead protection area;
- Significant groundwater recharge areas;
- Significant woodlands;
- Waterbodies associated with unevaluated wetlands;
- Permanent cold-water watercourses (tributaries to Credit River);
- Valleylands associated with watercourses;
- Speersville PSW Complex on and adjacent to the study area; and
- Unevaluated wetlands.

Two optimal land use alternatives are identified for the Mono Mills study area that can be applied simultaneously post-extraction: *Natural Heritage* and *Agricultural* (**Figure 7**).

### *7.3.1 Natural Heritage Land Use*

The following recommendations regarding natural heritage land use alternatives could be further considered:

- Natural environment protection;
- Natural environment buffer enhancement; and
- Enhanced connectivity and restoration of habitat: creation of a wider, contiguous corridor connecting tributaries to Credit River and supporting feature areas.

### *7.3.2 Agricultural Land Use*

Lands under existing agricultural land use located outside of existing natural heritage features or potential linkage corridors are recommended to be rehabilitated to agricultural land use. The lands should be restored to a similar soil capacity for agriculture following extraction.

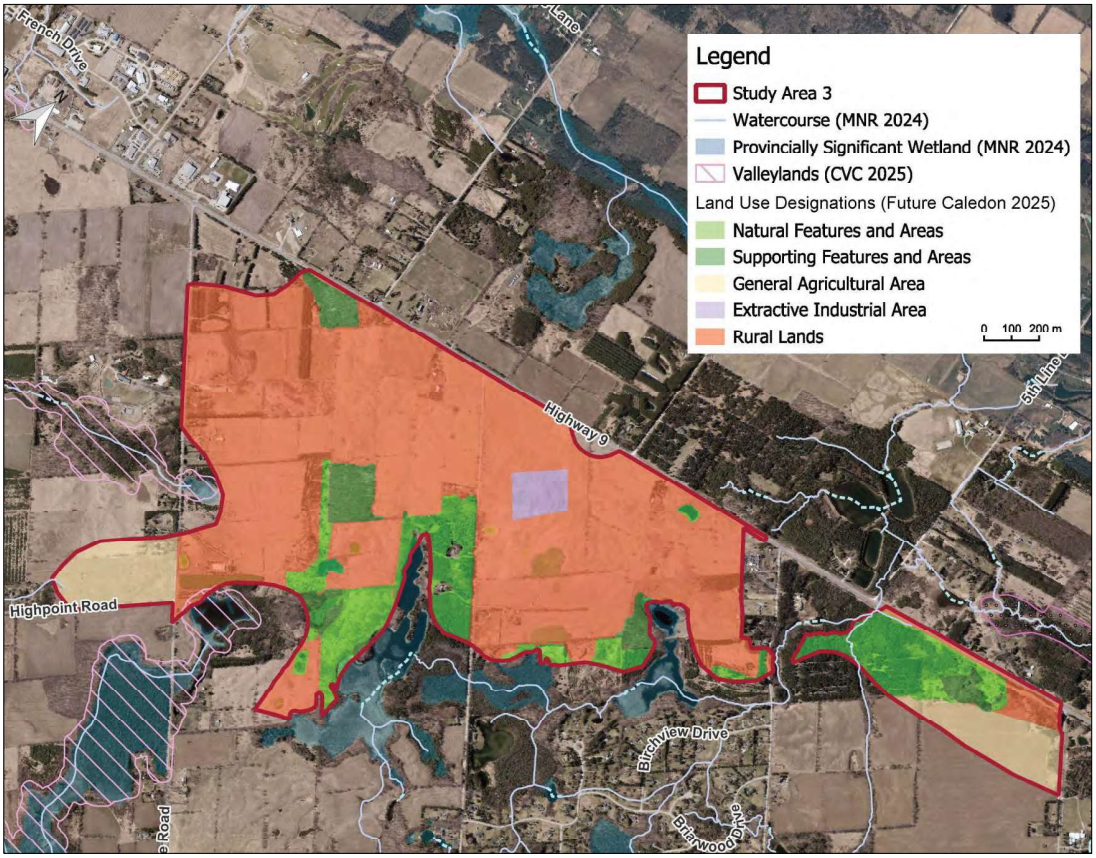



**Figure 6. Mono Mills Land Use Designation (Future Caledon Official Plan 2025)**

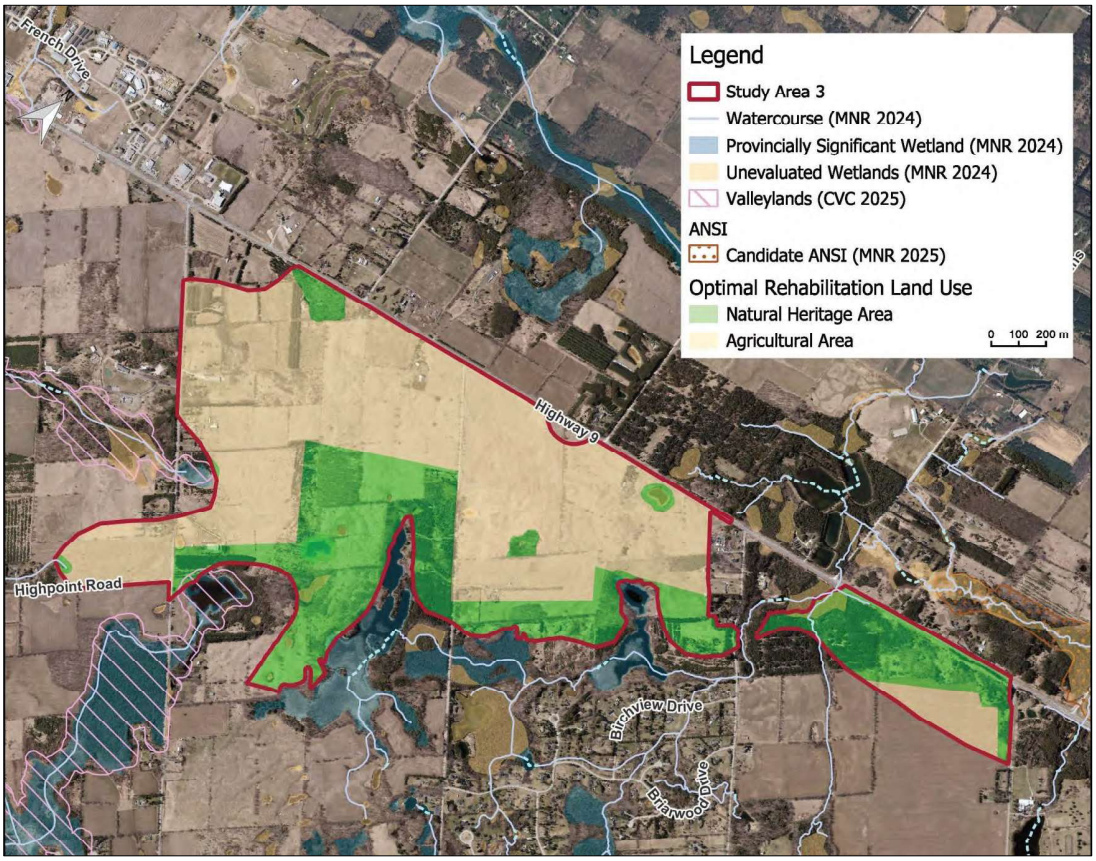



**Figure 7. Potential Land Use Alternatives for Rehabilitation for Mono Mills**

## 7.4 Melville (Area 4)

The Melville study area (Area 4) is located south of Orangeville and the study area is approximately 261hectares (645 acres) in size (**Figure 1**). Melville is located entirely within the Greenbelt Plan (2017) and is designated as *Protected Countryside*. The study area is designated as *Rural Lands*, *Parks and Open Space, Extractive Industrial Areas, Natural Features and Areas* and *Supporting Features and Areas* in the Town's Official Plan (**Figure 8**). One ARA Licenced Operation (ALPS: 6537 James Dick Construction Ltd.) is located in the study area.

Key environmental sensitivities present within, and adjacent to, Melville include:

- Highly vulnerable aquifer;
- Significant groundwater recharge areas;
- Wellhead protection areas;
- Significant woodlands;
- Waterbodies associated with unevaluated wetlands;
- Credit River and associated permanent cold-water tributaries;
- Valleylands;
- Provincial Orangeville Moraine and Caledon Lakes Earth Science Candidate ANSI;
- Orangeville PSW Complex and Credit River at Alton West PSW Complex; and
- Unevaluated wetlands.

Three optimal land use alternatives are identified for the Melville study area that can be applied simultaneously post-extraction: *Natural Heritage, Agricultural* and *Recreation and Rural* (**Figure 9**).

### *7.4.1 Natural Heritage Land Use*

The following recommendations regarding natural heritage land use alternatives could be further considered:

- Natural environment protection;
- Natural environment buffer enhancement;
- Enhanced connectivity and restoration of habitat: key locations include habitat creation within Earth Science Candidate ANSI and improved connectivity of Orangeville PSW Complex to supporting feature areas and Credit River at Alton West PSW Complex, Credit River valleyland corridor, and woodlands; and
- Passive recreation: trails, nature viewing, interpretive opportunities associated with the current licenced area.

### *7.4.2 Agricultural Land Use*

Lands under existing agricultural land use located outside of existing natural heritage features or potential linkage corridors are recommended to be rehabilitated back to agricultural land use with a similar soil capacity for agriculture following extraction.

### 7.4.3 Recreation and Rural Land Use

The following land use recommendations could be further considered:

- Community Recreational Facilities Development: Existing recreational land uses (i.e. youth camp and golf course) are located in the study area. Recommend returning a portion of the land base back to recreational use.

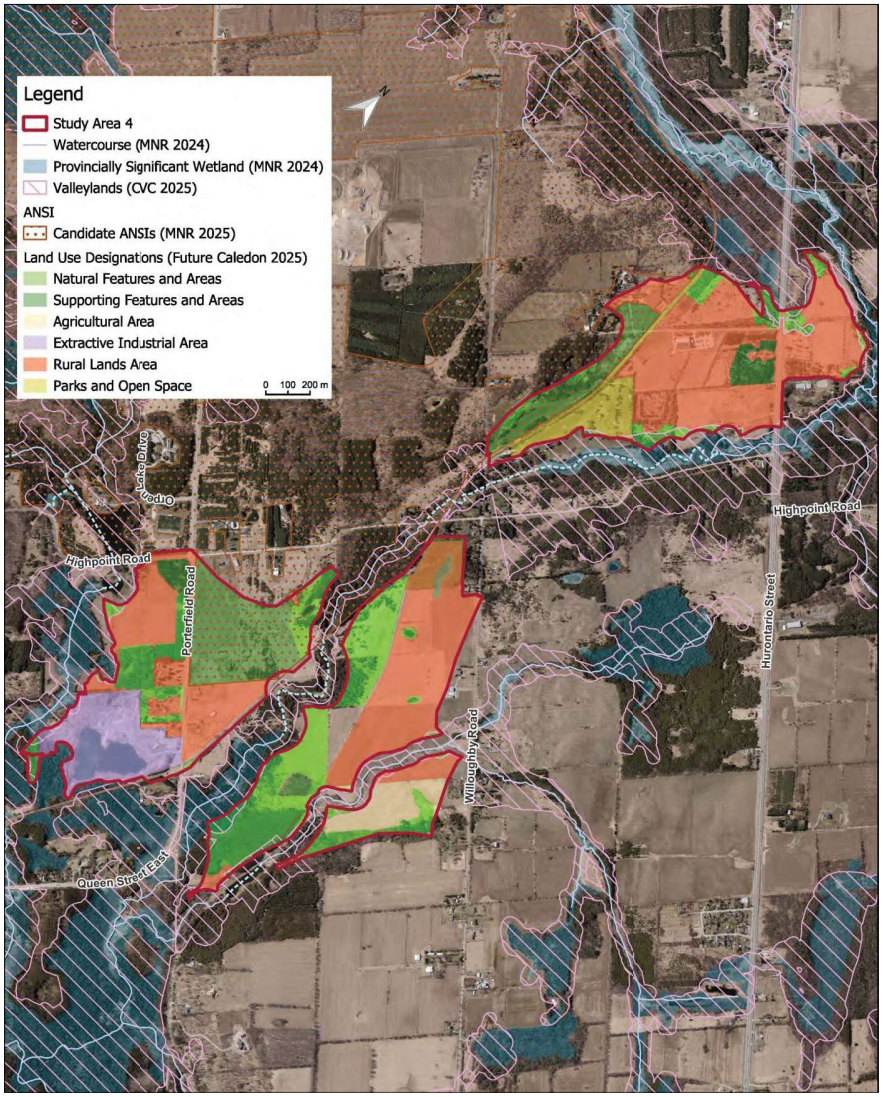



Figure 8. Melville Land Use Designation (Future Caledon Official Plan 2025)

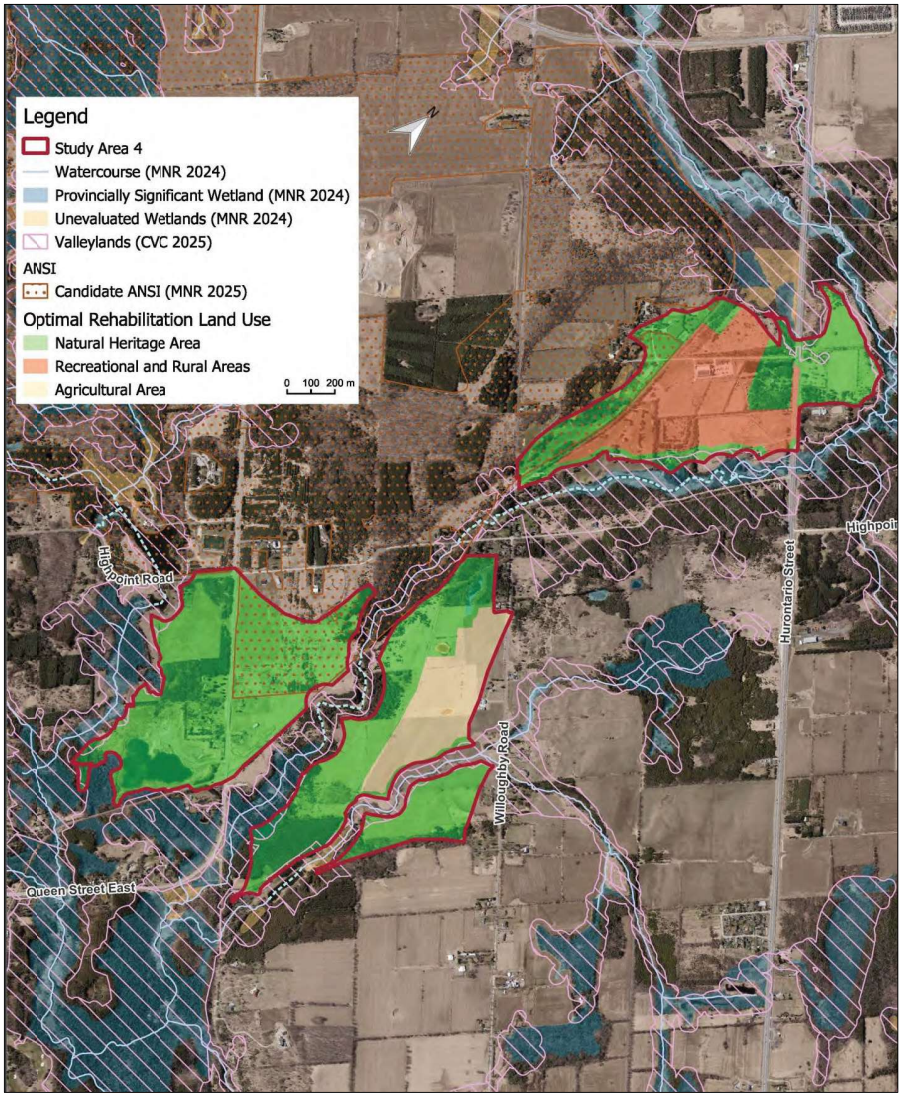



Figure 9. Potential Land Use Alternatives for Rehabilitation for Melville

## 7.5 Belfountain (Area 5b)

The Belfountain study area (Area 5b) is located south of Alton and is approximately 382hectares (945 acres) in size (**Figure 1**). Belfountain is located within the Greenbelt Plan (2017) and NEP (2017) and is designated as *Protected Countryside* and *Rural Area*, respectively. The study area is designated as *Prime Agricultural Area* and *Rural Lands* with small areas designated *Parks and Open Space*, *Natural Features and Areas* and *Supporting Features and Areas* in the Town's Official Plan (**Figure 10**).

Key environmental sensitivities present within, and adjacent to, Belfountain include:

- Highly vulnerable aquifer;
- Significant groundwater recharge areas;
- Significant woodlands in and adjacent to study area;
- Waterbodies associated with unevaluated wetlands and watercourses;
- Permanent cold-water watercourses (tributaries to Credit River);
- Valleylands associated with the watercourses;
- Evaluated Coulterville Wetland Complex adjacent to the study area; and
- Unevaluated wetlands.

Three optimal land use alternatives are identified for the Belfountain study area that can be applied simultaneously post-extraction: *Natural Heritage, Agricultural* and *Recreation and Rural* (**Figure 11**).

### *7.5.1 Natural Heritage Land Use*

The following recommendations regarding natural heritage land use alternatives could be further considered:

- Natural environment protection;
- Natural environment buffer enhancement; and
- Enhance connectivity and restoration of habitat: key locations include lands north of the tributary to Credit River and lands adjacent to lands designated natural heritage in the previous RMP (2021), lands west of the Credit River at Alton West PSW Complex, lands east of Coulterville wetland complex to adjacent supporting features and the southern lands between supporting feature areas.

### *7.5.2 Agricultural Land Use*

Most of the lands under existing agricultural land use are recommended to be returned to existing agricultural land use (i.e. field crops or livestock) with a similar soil capacity for agriculture following extraction.

### *7.5.3 Recreation and Rural Land Use*

The following recommendations regarding recreation and rural land use alternatives could be further considered:

- Community Park Development: Recommended for the portion of the study area is located off Charleston Sideroad, given its accessibility to the public and potential to serve both residents and visitors. This can include a gatehouse, parking, vault toilets, picnic tables and hiking trails, such amenities could represent a potential tourist attraction, complementing surrounding land uses and enhancing the overall value of the rehabilitated area.

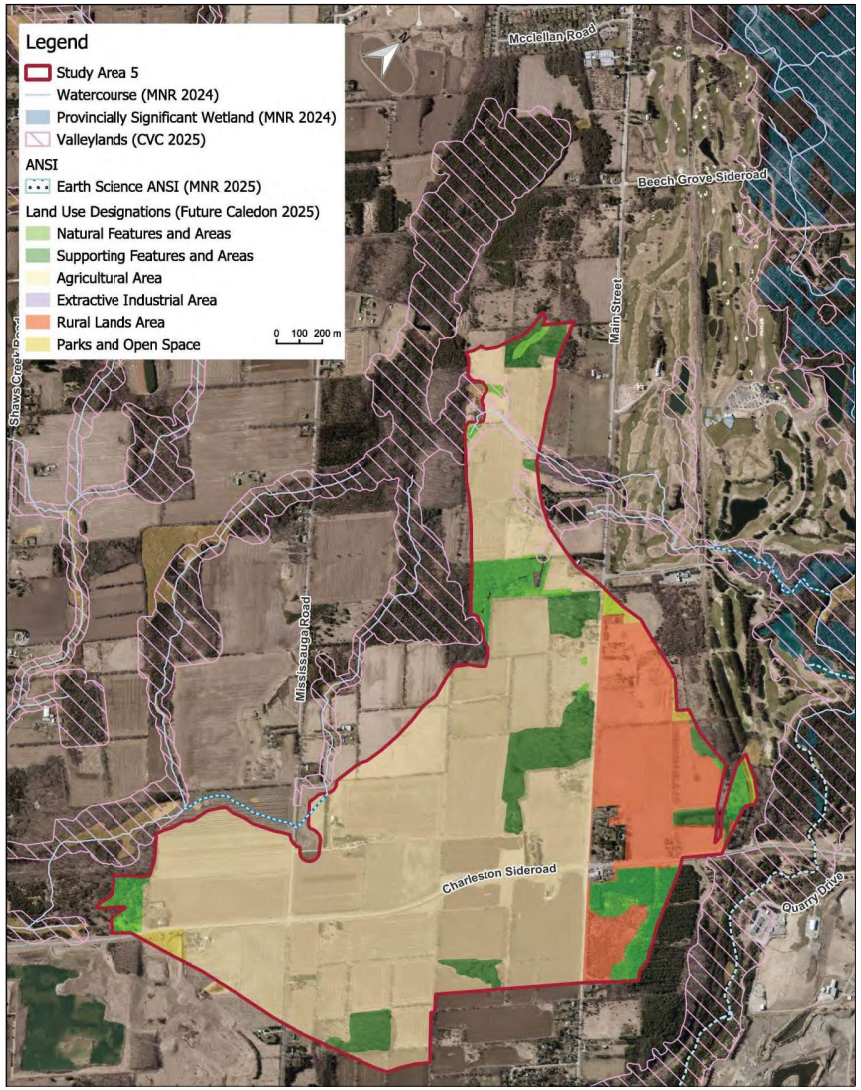



Figure 10. Belfountain Land Use Designation (Future Caledon Official Plan 2025)

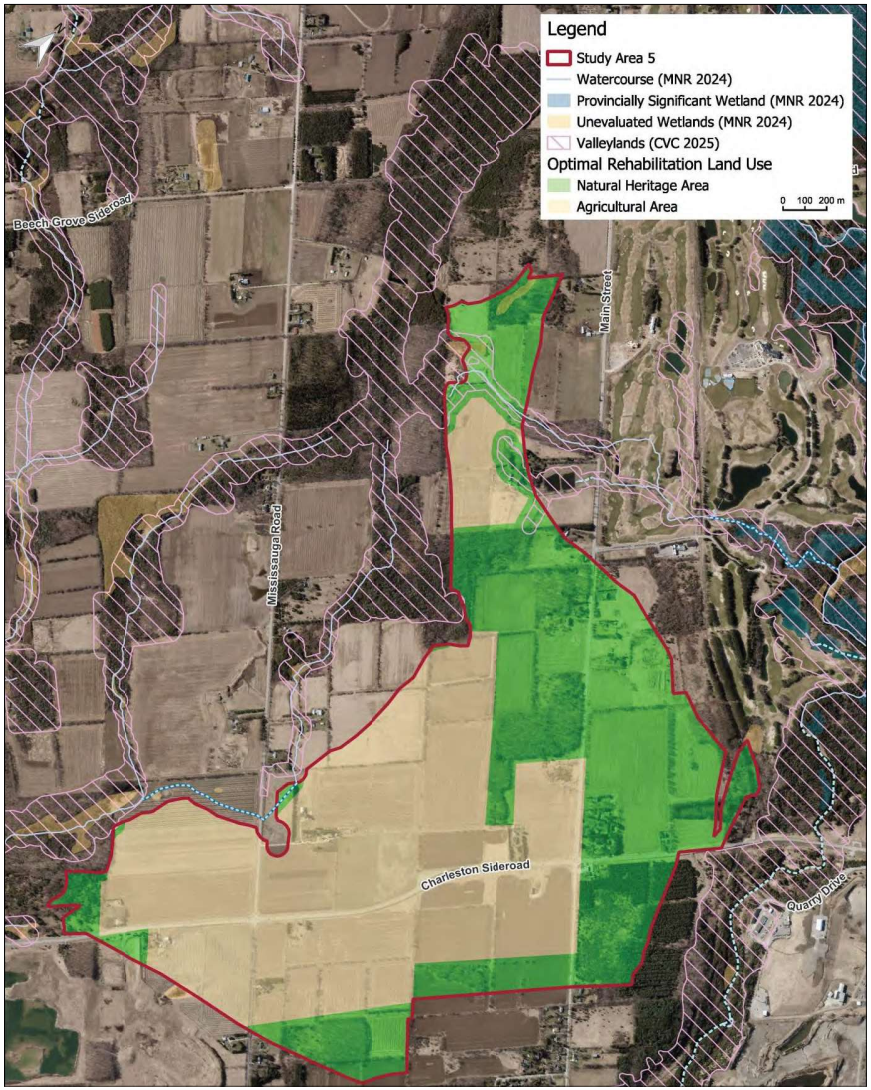



Figure 11. Potential Land Use Alternatives for Rehabilitation for Belfountain

## 7.6 Caledon (Area 6b)

The Caledon study area (Area 6b) is located east of Caledon Village and is approximately 355hectares (877 acres) in size (**Figure 1**). A significant portion of the study area is located within the Greenbelt Plan (2017) and is designated as *Protected Countryside*. A smaller portion of the study area in the south limits is within the NEP (2017) and designated as *Rural Area*. The majority of the study area is designated as *Rural Lands* and *General Agricultural* with small areas designated *Extractive Industrial Area*, *Natural Features and Areas* and *Supporting Features and Areas* in the Town's Official Plan (**Figure 12)**. One ARA Licenced Operation (ALPS ID: 6512 Caledon Sand and Gravel Inc.) is located in the study area.

Key environmental sensitivities present within, and adjacent to, Caledon include:

- Highly vulnerable aquifer;
- Significant groundwater recharge areas;
- Significant woodlands in and adjacent to study area;
- Waterbodies associated with the active pit;
- Permanent cold-water watercourses (tributaries to Caledon Creek);
- Valleylands associated with the watercourses;
- Speersville PSW Complex; and
- Unevaluated wetlands.

Three optimal land use alternatives are identified for the Caledon study area that can be applied simultaneously post-extraction: *Natural Heritage* and *Agricultural* (**Figure 13**).

### *7.6.1 Natural Heritage Land Use*

The following recommendations regarding natural heritage land use alternatives could be further considered:

- Natural environment protection;
- Natural environment buffer enhancement; and
- Enhanced connectivity and restoration of habitat: focused on improving connectivity between Caledon Creek tributary corridors and connecting to lands adjacent to designated natural heritage in the previous RMP (2021).

### *7.6.2 Agricultural Land Use*

Two portions of the study area under existing agricultural land use and rural land use are recommended to be returned to existing agricultural land use (i.e. field crops or livestock) with a similar soil capacity for agriculture following extraction.

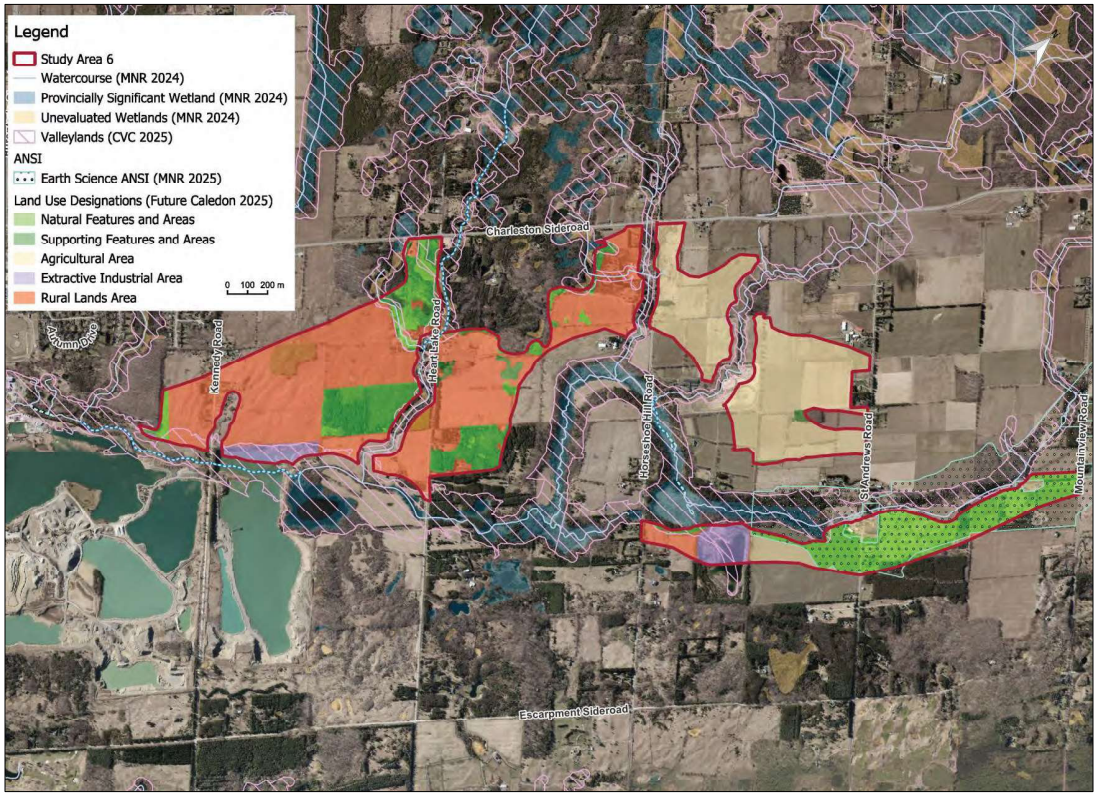



Figure 12. Caledon Land Use Designation (Future Caledon Official Plan 2025)

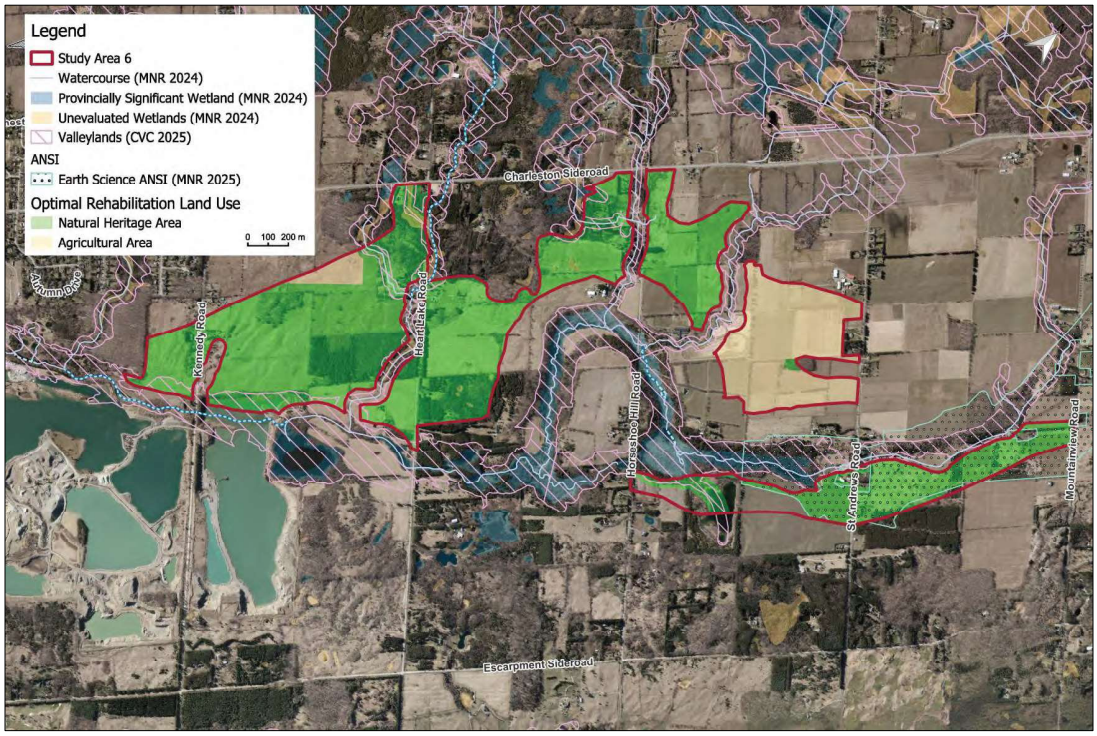



Figure 13. Potential land Use Alternatives for Rehabilitation for Caledon

## 7.7 Grange (Area 7)

The Grange study area (Area 7) is located south of Caledon Village and is approximately 654hectares (1616 acres) in size (**Figure 1**). The majority of the study area is located within the NEP (2017) and is designated *Rural Area* while the southern portion is within the ORMCP (2017) and is designated as *Countryside*, *Natural Linkage Area* and *Natural Core*. The majority of the study area is designated as *Rural Lands* with *Natural Features and Areas, Supporting Features and Areas* and *Parks and Open Space* in the Town's Official Plan (**Figure 14**).

Key environmental sensitivities present within, and adjacent to, Grange include:

- Highly vulnerable aquifer;
- Wellhead protection areas;
- Significant groundwater recharge areas;
- Significant woodlands;
- Waterbodies associated with unevaluated wetlands and watercourses;
- Permanent and intermittent cold-water watercourses (tributaries to Credit River);
- Valleylands associated with the watercourses;
- Little Credit Headwaters and Credit Forks Lowland Provincial Life Science Candidate ANSI;
- Little Credit River PSW Complex, Credit Forks PSW Complex and Caldwell Woods Evaluated Wetland; and
- Unevaluated wetlands.

The optimal land use alternative for the entirety of the Grange study area post-extraction is *Natural Heritage* (**Figure 15**).

### *7.7.1 Natural Heritage Land Use*

The following recommendations regarding natural heritage land use alternatives could be further considered:

- Natural environment protection;
- Natural environment buffer enhancement; and
- Enhanced connectivity and restoration of habitat: focused on improving connectivity between Little Credit River PSW Complex, Credit Forks PSW Complex and Caldwell Woods Evaluated Wetland, Caledon Creek tributary corridors, Life Science Candidate ANSI, and woodlands.

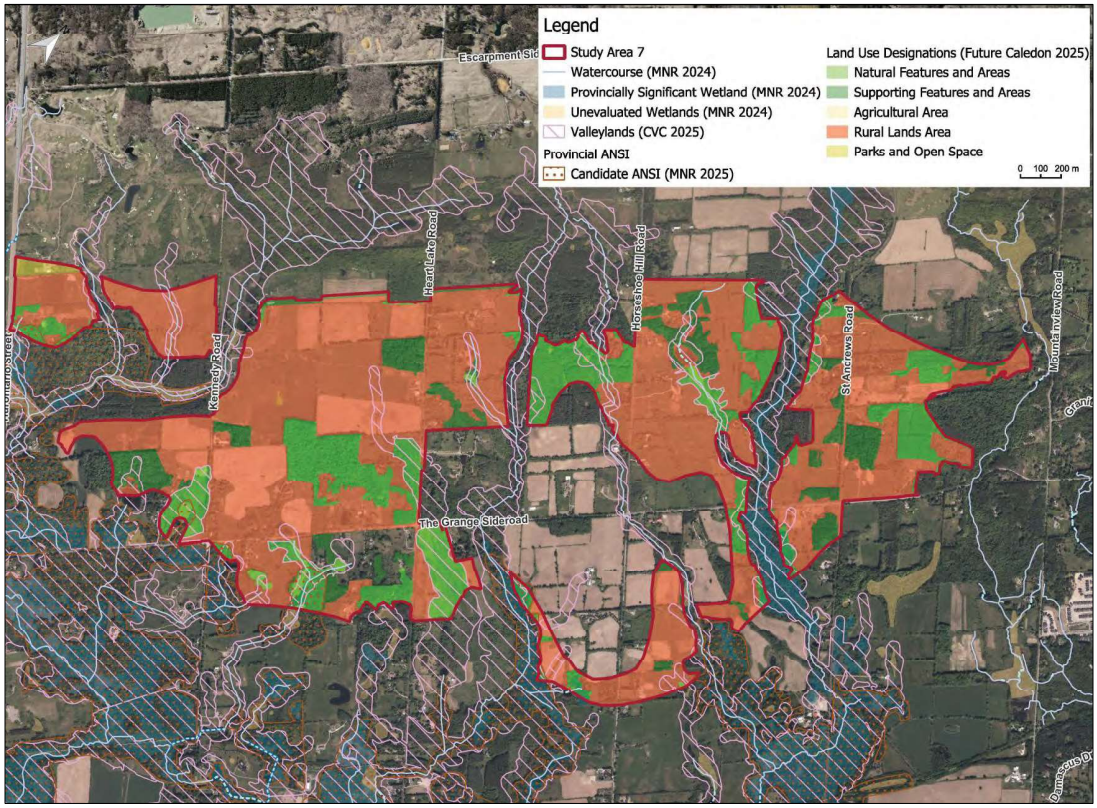



**Figure 14. Grange Land Use Designation (Future Caledon Official Plan 2025)**

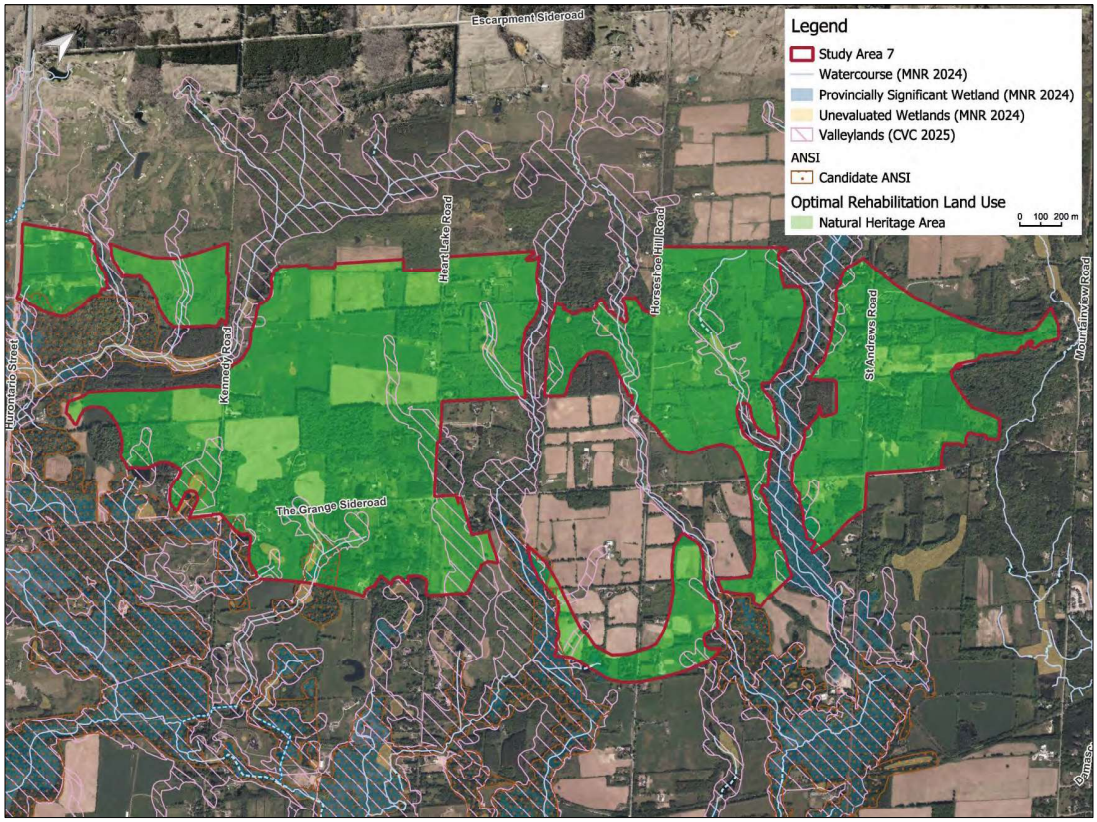



**Figure 15. Potential land Use Alternatives for Rehabilitation for Grange**

## 7.8 Caledon East (Area 8a)

The Caledon East study area (Area 8a) is located southeast of the Caledon East community is approximately 114hectares (282 acres) in size (**Figure 1**). The study area is located entirely within the ORMCP (2017) and is designated as *Countryside* and *Natural Core Area*. The majority of the study area is designated as *Rural Lands* with smaller areas designated as *Parks and Open Space*, *Natural Heritage and Areas* and *Supporting Features and Areas* in the Town's Official Plan (**Figure 16**).

Key environmental sensitivities present within, and adjacent to, Caledon East include:

- Highly vulnerable aquifer;
- Significant groundwater recharge areas;
- Significant woodlands;
- Waterbodies associated with tributaries and unevaluated wetlands;
- Centreville Creek and associated permanent cold-water tributaries;
- Provincial Innis-Gibson Lake Kettles Life Science Candidate ANSI and the Regional Albion Hills Forest Life Science Candidate ANSI;
- Widgett-Innis Lakes PSW Complex and Hockley Valley PSW Complex; and
- Unevaluated wetlands.

Three optimal land use alternatives are identified for the Caledon East study area that can be applied simultaneously post-extraction: *Natural Heritage, Agricultural* and *Recreation and Rural* (**Figure 17**).

### *7.8.1 Natural Heritage Land Use*

The following recommendations regarding natural heritage land use alternatives could be further considered:

- Natural environment protection;
- Natural environment buffer enhancement; and
- Enhanced connectivity and restoration of habitat: improved connectivity of Widgett-Innis Lakes PSW Complex and Hockley Valley PSW Complex, Centreville Creek and tributaries and significant woodland.

### *7.8.2 Agricultural Land Use*

Lands under existing agricultural land use are recommended to be returned to existing agricultural land use (i.e. field crops or livestock) with a similar soil capacity for agriculture following extraction.

### *7.8.3 Recreation and Rural Land Use*

The following recommendations regarding land use alternatives could be further considered:

- Community Park Development: This can include a gatehouse, parking, vault toilets, picnic tables and hiking trails, overall offering recreation opportunities to residents and a potential

tourist attraction. This portion of the study area is located off Old Church Road, permitting accessibility to the public.

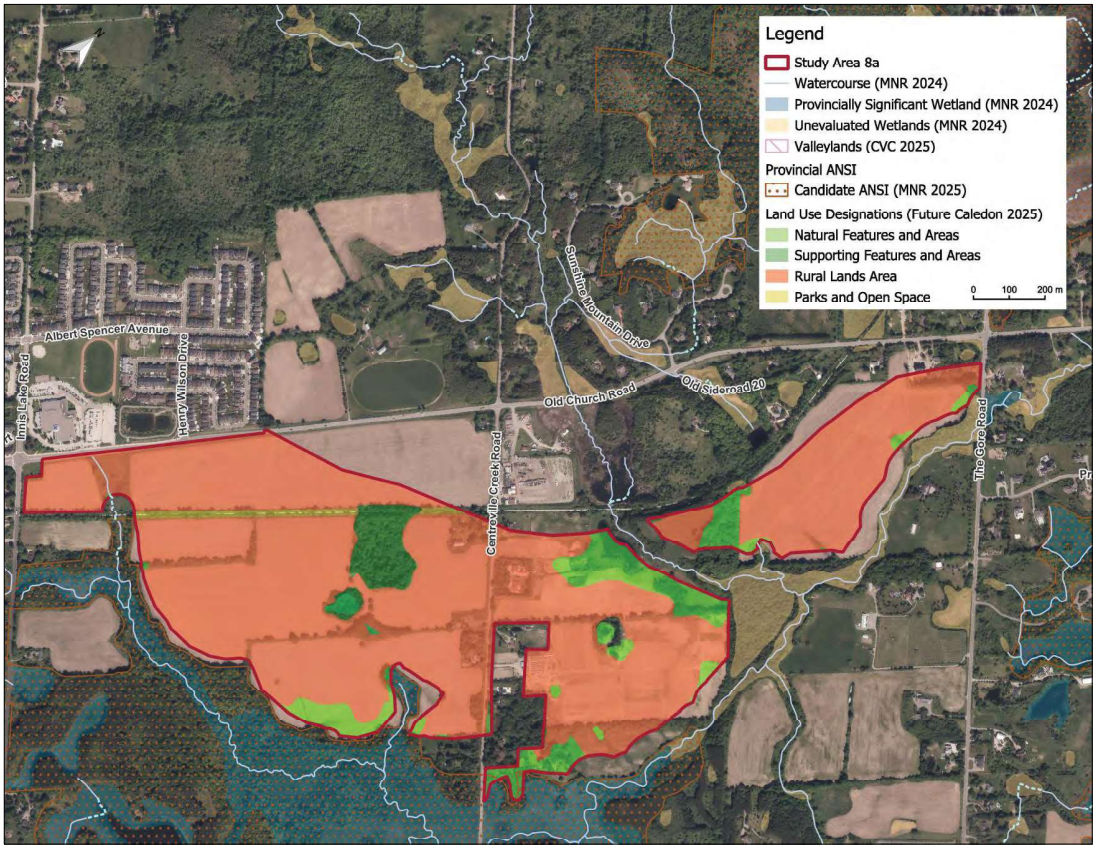



Figure 16. Caledon East Land Use Designation (Future Caledon Official Plan 2025)

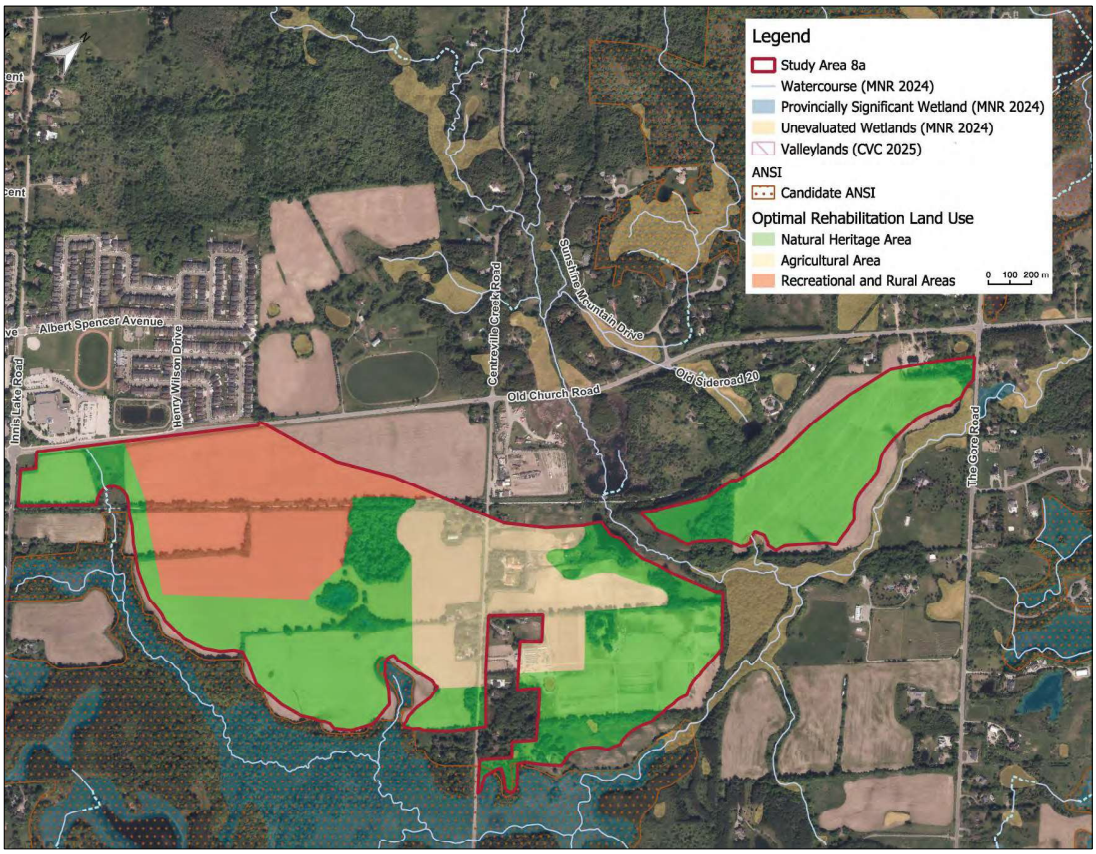



Figure 17. Potential Land Use Alternatives for Rehabilitation for Caledon East

## 7.9 Centreville (Area 8b)

The Centreville (Area 8b) is located southeast of the Caledon East community and is approximately 113hectares (279 acres) in size (**Figure 1**). The study area is located entirely within the ORMCP (2017) and is designated as *Natural Core Area* and *Countryside Area*. The study area is designated as *Rural Lands, Parks and Open Space, Natural Features and Areas, Supporting Features and Areas* and *Extractive Resource Area* in the Town's Official Plan (**Figure 18**). One ARA Licenced Operation (ALPS ID: 6517 James Dick Construction Ltd.) is located within the study area.

Key environmental sensitivities present within, and adjacent to, Centreville include:

- Highly vulnerable aquifer;
- Significant groundwater recharge areas;
- Significant woodlands;
- Waterbodies associated with unevaluated wetlands and tributaries;
- Humber River and associated permanent cold-water tributaries;
- Valleylands associated with watercourses;
- Provincial Innis-Gibson Lake Kettles Candidate Life Science ANSI;
- Hockley Valley PSW Complex west of the study area separated by train tracks; and
- Unevaluated wetlands.

Two optimal land use alternatives are identified for the Centreville study area that can be applied simultaneously post-extraction: *Natural Heritage* and *Recreation and Rural* (**Figure 19**).

### *7.9.1 Natural Heritage Land Use*

The following recommendations regarding natural heritage land use alternatives could be further considered:

- Natural environment protection;
- Natural environment buffer enhancement;
- Enhanced connectivity and restoration of habitat: improved connectivity of Humber River and associated tributaries, significant woodlands, and Hockley Valley PSW Complex; and
- Trail management: Humber Valley Heritage Tract should be maintained and additional improvements/connections considered.

### *7.9.2 Recreation and Rural Land Use*

Community development could be considered for the current ARA Licenced Operation in the study area.

- Community Park Development: or
- Community Tourism Development.

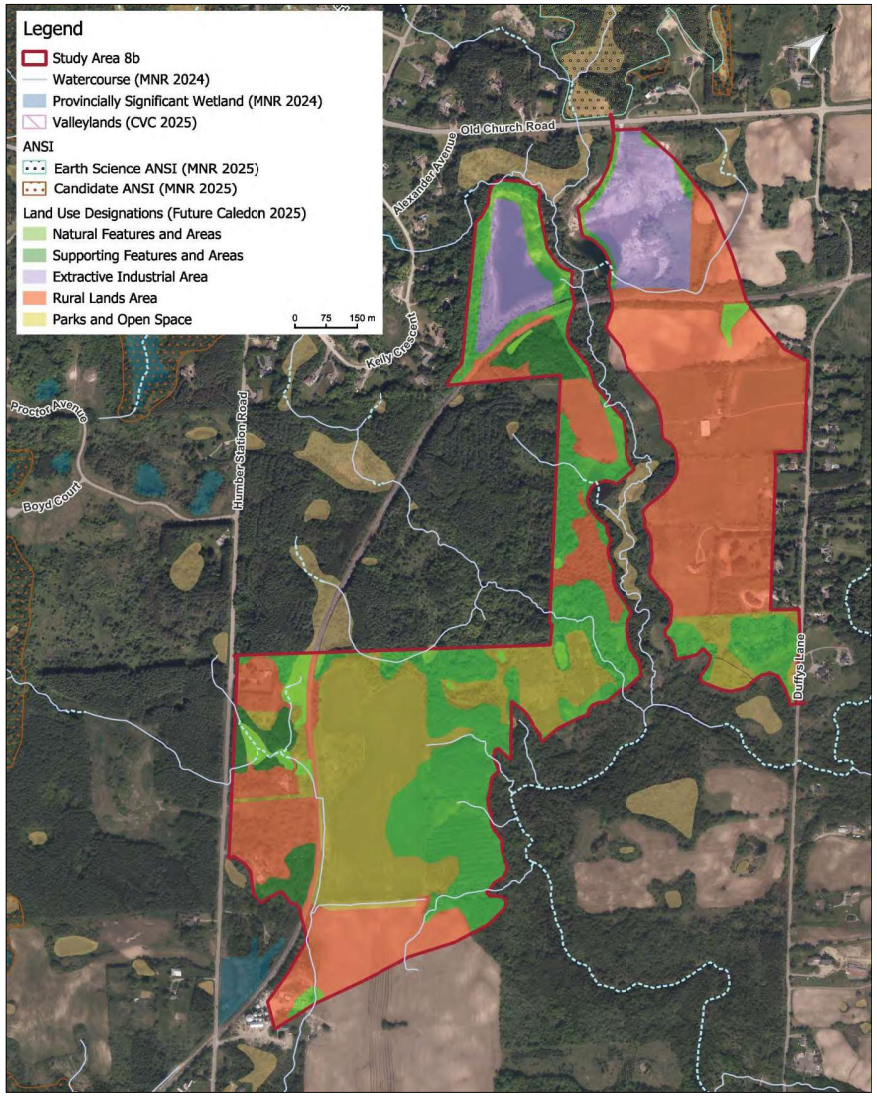



Figure 18. Centreville Land Use Designation (Future Caledon Official Plan 2025)

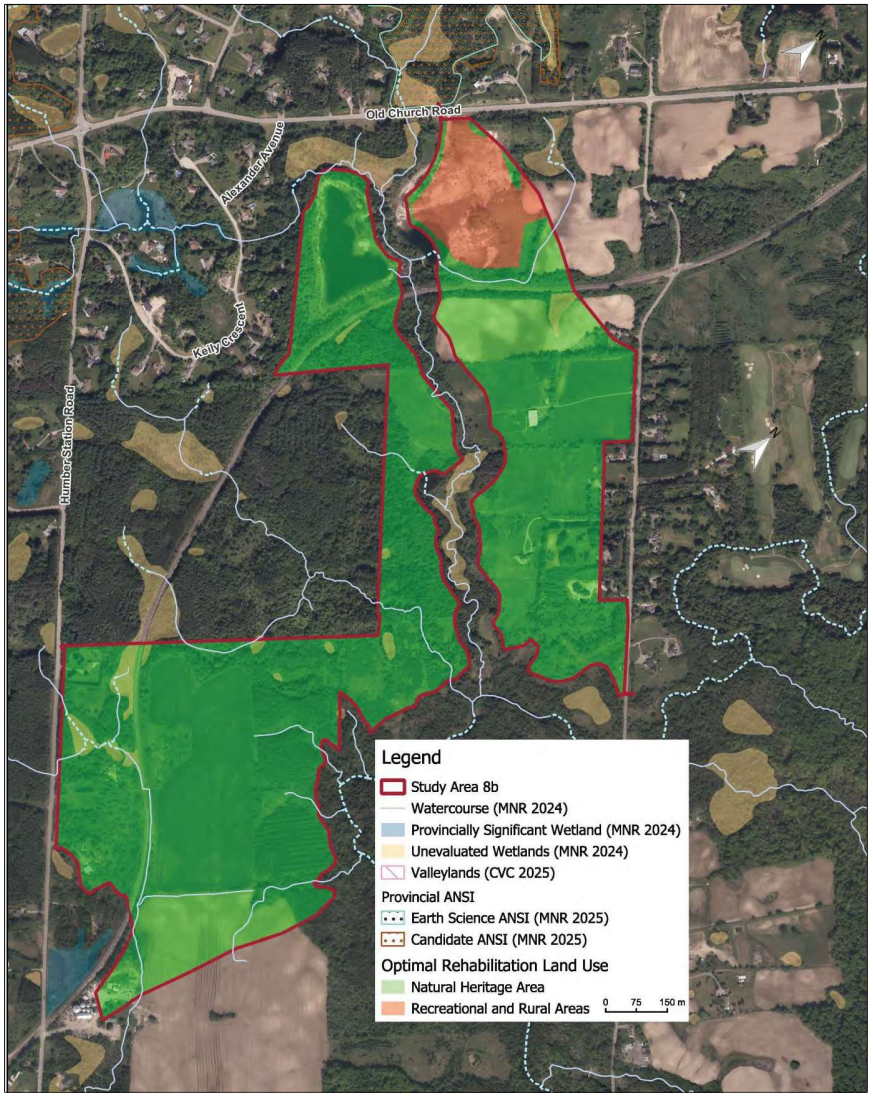



Figure 19. Potential Land Use Alternatives for Rehabilitation for Centreville

## 7.10 Inglewood (Area 9a)

The Inglewood (Area 9a) is located west of Inglewood and is approximately 262hectares (647 acres) in size (**Figure 1**). The study area is located almost entirely within the Greenbelt Plan (2017) and designated as *Protected Countryside*. A small portion of the study area is within the NEP (2017). The study area is designated as *Rural Lands* in the Town's Official Plan with *Natural Features and Areas* and *Supporting Features and Areas* (**Figure 20**).

Key environmental sensitivities present within, or adjacent to, Inglewood (9a) include:

- Highly vulnerable aquifer;
- Significant groundwater recharge areas;
- Significant woodlands;
- Waterbodies associated with the watercourses;
- Permanent and intermittent cold-water watercourses (tributaries to Rogers Creek);
- Valleylands associated with watercourses; and
- Caledon Mountain PSW Complex.

Two optimal land use alternatives are identified for the Inglewood (9a) study area that can be applied simultaneously post-extraction: *Natural Heritage* and *Recreation and Rural* (**Figure 21**).

### *7.10.1 Natural Heritage Land Use*

The following recommendations regarding natural heritage land use alternatives could be further considered:

- Natural environment protection;
- Natural environment buffer enhancement; and
- Enhanced connectivity and restoration of habitat: improved connectivity between the Caledon Mountain PSW Complex and tributaries to Rogers Creek.

### *7.10.2 Recreation and Rural Land Use*

The following recommendations regarding recreation and rural land use alternatives could be further considered:

- Community Recreational Facility Development: This includes returning the land use to existing uses (Archers of Caledon recreation facility), as well as new facility opportunities east of Winston Churchill Blvd; and
- Tourism opportunities.

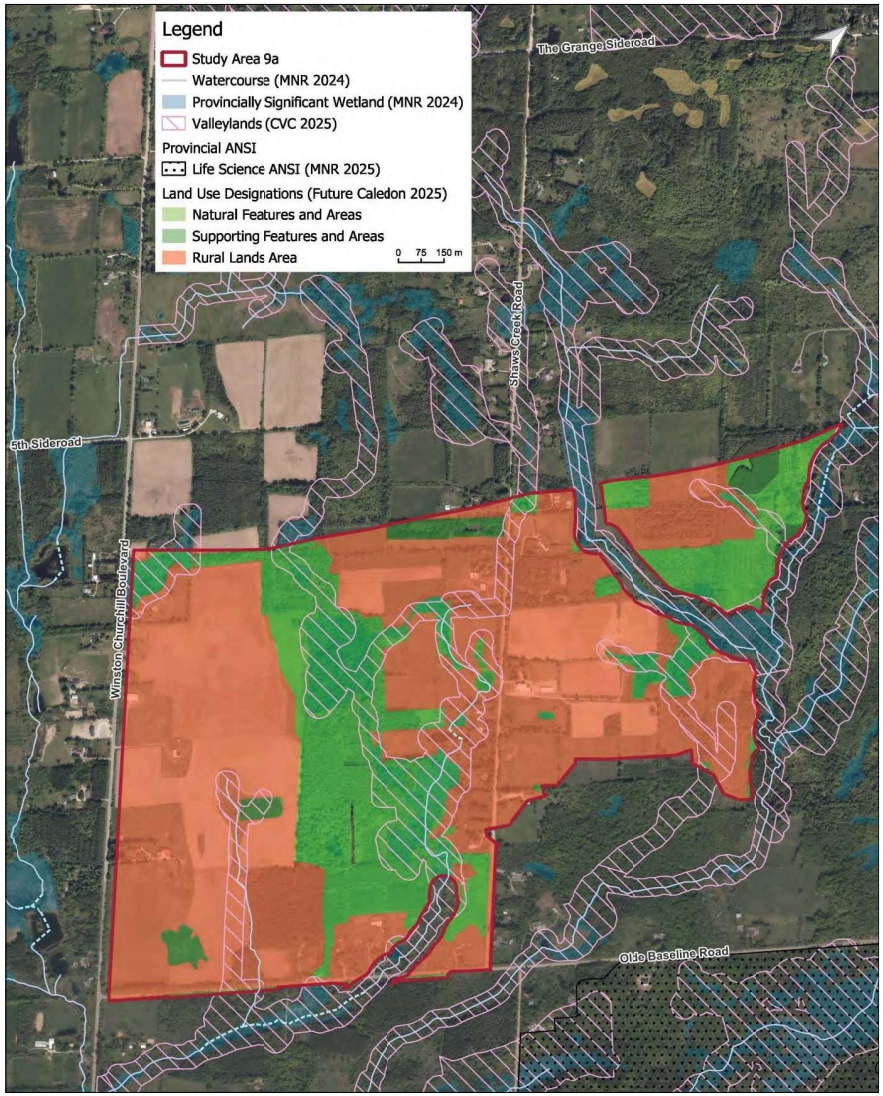



Figure 20. Inglewood (9a) Land Use Designation (Future Caledon Official Plan 2025)

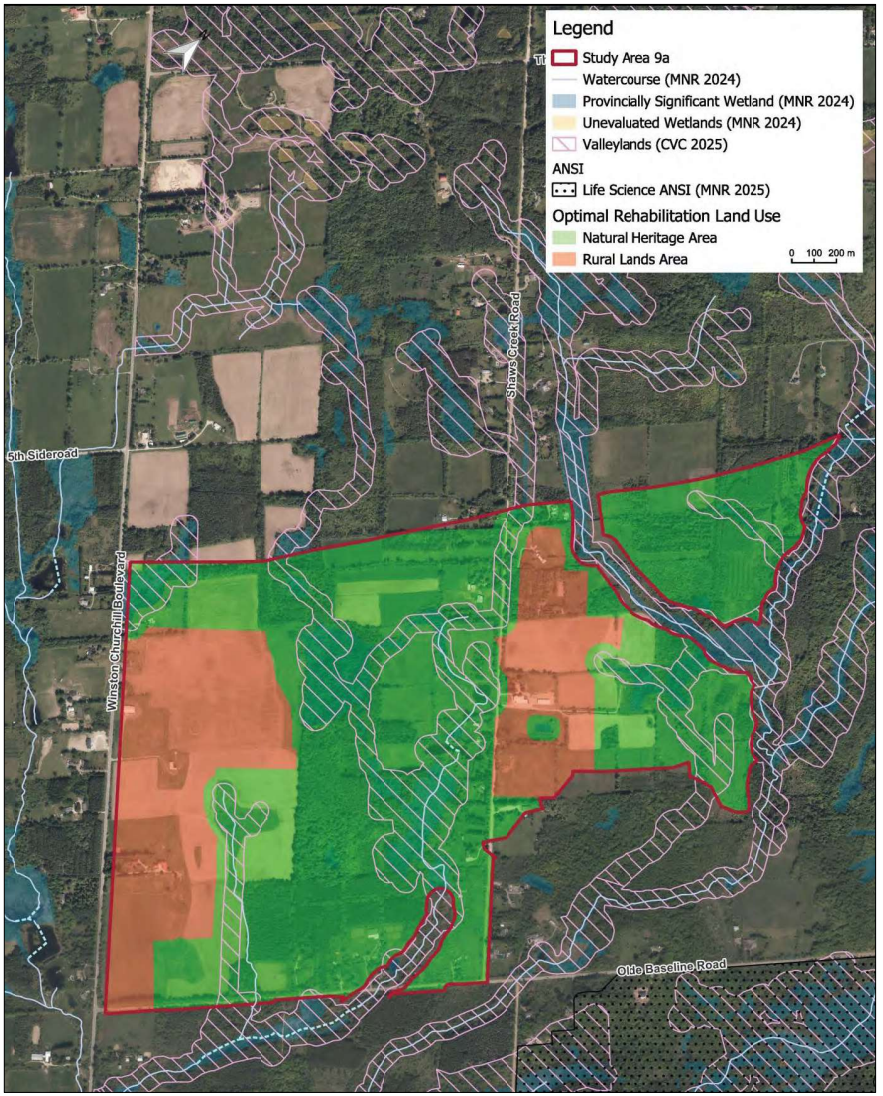



Figure 21. Potential Land Use Alternatives for Rehabilitation for Inglewood (9a)

## 7.11 Inglewood (Area 9b)

The Inglewood (Area 9b) is located west of Cheltenham, south of Old Base Line Road and west of Chinguacousy Road and the study area is approximately 338hectares (835 acres) in size (**Figure 1**). The study area is located within the NEP (2017) and is designated *Rural Area* and *Protection Area*. The study area is designated as *Rural Lands, Natural Features and Areas* and *Supporting Features and Areas* in the Town's Official Plan with *Extractive Industrial Area* and *Parks and Open Space* (**Figure 22**). One ARA Licenced Operation (ALPS ID: 6630 Brampton Brick Ltd.) is located in the study area.

Key environmental sensitivities present within, and adjacent to, Inglewood (9b) include:

- Highly vulnerable aquifer;
- Significant groundwater recharge areas;
- Significant woodlands;
- Waterbodies associated with watercourses and unevaluated wetlands;
- Permanent and intermittent cold-water watercourses (tributaries to Credit River);
- Valleylands associated with the watercourses;
- Caledon Mountain PSW Complex; and
- Unevaluated wetlands.

Two optimal land use alternatives are identified for the Inglewood (9b) study area that can be applied simultaneously post-extraction: *Natural Heritage* and *Recreation and Rural* (**Figure 23**).

### *7.11.1 Natural Heritage Land Use*

The following recommendations regarding natural heritage land use alternatives could be further considered:

- Natural environment protection;
- Natural environment buffer enhancement;
- Enhanced connectivity and restoration of habitat: improved connectivity between tributaries to Credit River, woodlands and wetlands; and
- Trail management: Caledon Trailway should be maintained and additional improvements/connections considered.

### *7.11.2 Recreation and Rural Land Use*

The existing quarry is recommended to be rehabilitated to recreation and rural land use. The following recommendations regarding recreation and rural land use alternatives could be further considered:

- Active recreation and associated facilities: Facilities could include training facilities such as trail running or mountain biking that connect to the existing Caledon Trailway. This portion of the study area is located off Mississauga Rd, permitting accessibility to the public.

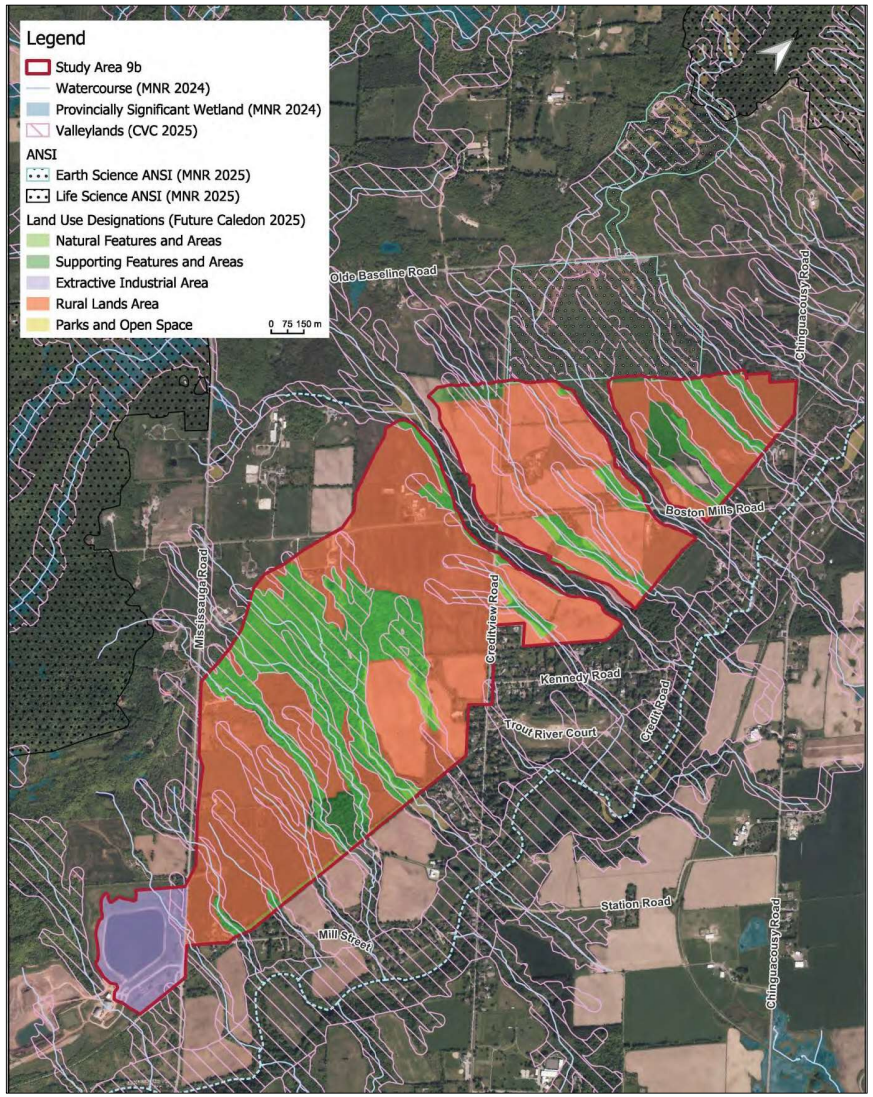



Figure 22. Inglewood (9b) Land Use Designation (Future Caledon Official Plan 2025)

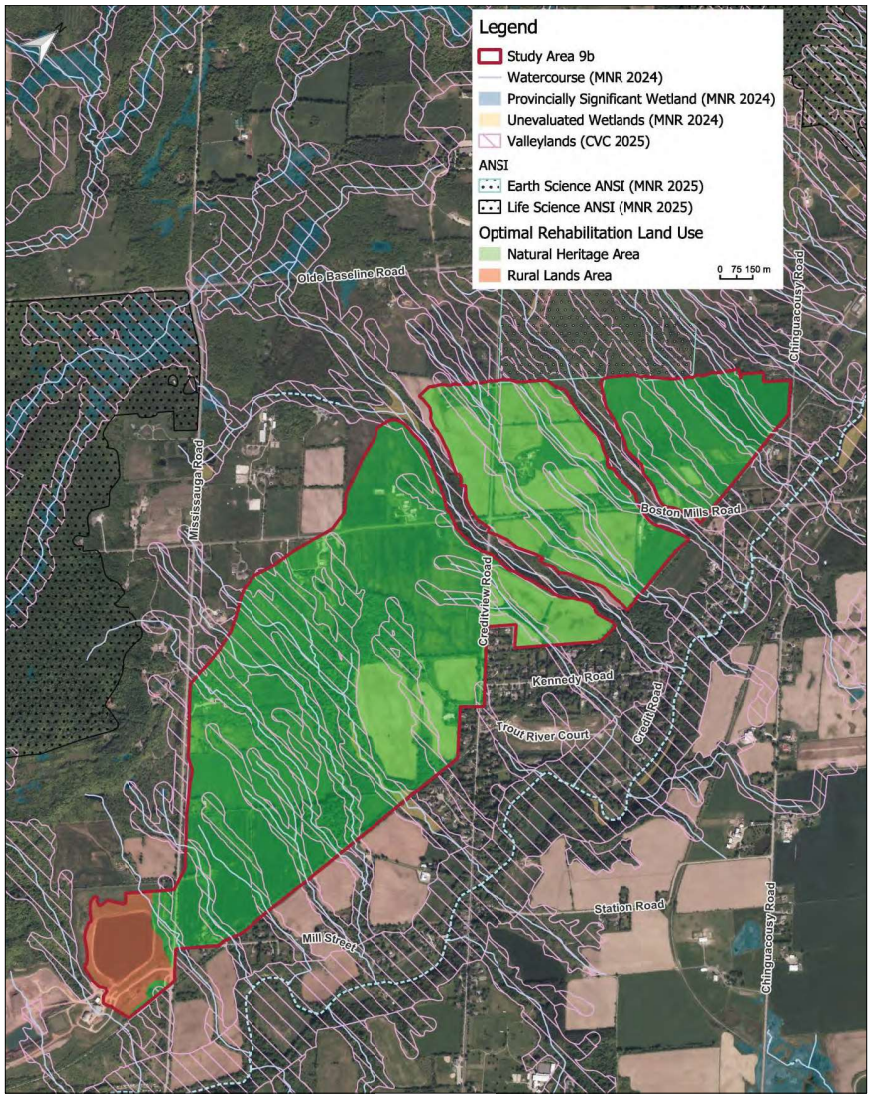



Figure 23. Potential Land Use Alternatives for Rehabilitation for Inglewood (9b)

## 7.12 Humber (Area 10)

The Humber (Area 10) is approximately 257hectares (653 acres) in size (**Figure 1**). The study area is located entirely within the Greenbelt Plan (2017) designated as *Protected Countryside*, and within the ORMCP (2017) and is designated as *Natural Core Area* and *Countryside Area*. The study area is designated as *Prime Agricultural Area, Rural Lands, Natural Features and Areas, Supporting Features and Areas* and a small area of *Parks and Open Space* and *New Community Area* in the Town's Official Plan (**Figure 24**).

Key environmental sensitivities present within, and adjacent to, Humber include:

- Highly vulnerable aquifer;
- Significant groundwater recharge areas;
- Significant woodlands;
- Permanent warmwater tributaries to Lindsay Creek;
- Permanent cold-water tributaries to Humber River;
- Waterbodies associated with watercourses and unevaluated wetlands; and
- Unevaluated wetland.

Three optimal land use alternatives are identified for the Humber study area that can be applied simultaneously post-extraction: *Natural Heritage*, *Agricultural* and *Recreation and Rural* (**Figure 25**).

### *7.12.1 Natural Heritage Land Use*

The following recommendations for land use are provided based on consideration of the adjacent land uses:

- Natural environment protection;
- Natural environment buffer enhancement; and
- Enhanced connectivity and restoration of habitat: improved connectivity between tributaries to Lindsey Creek, tributaries to Humber River and woodlands and supporting feature areas.

### *7.12.2 Agricultural Land Use*

Lands under existing agricultural land use are recommended to be returned to existing agricultural land use with a similar soil capacity for agriculture following extraction.

### *7.12.3 Recreation and Rural Land Use*

The following recommendations regarding recreation and rural land use alternatives could be further considered:

- Community Development, including the existing Providence Cemetery; and
- Community Tourism Development.

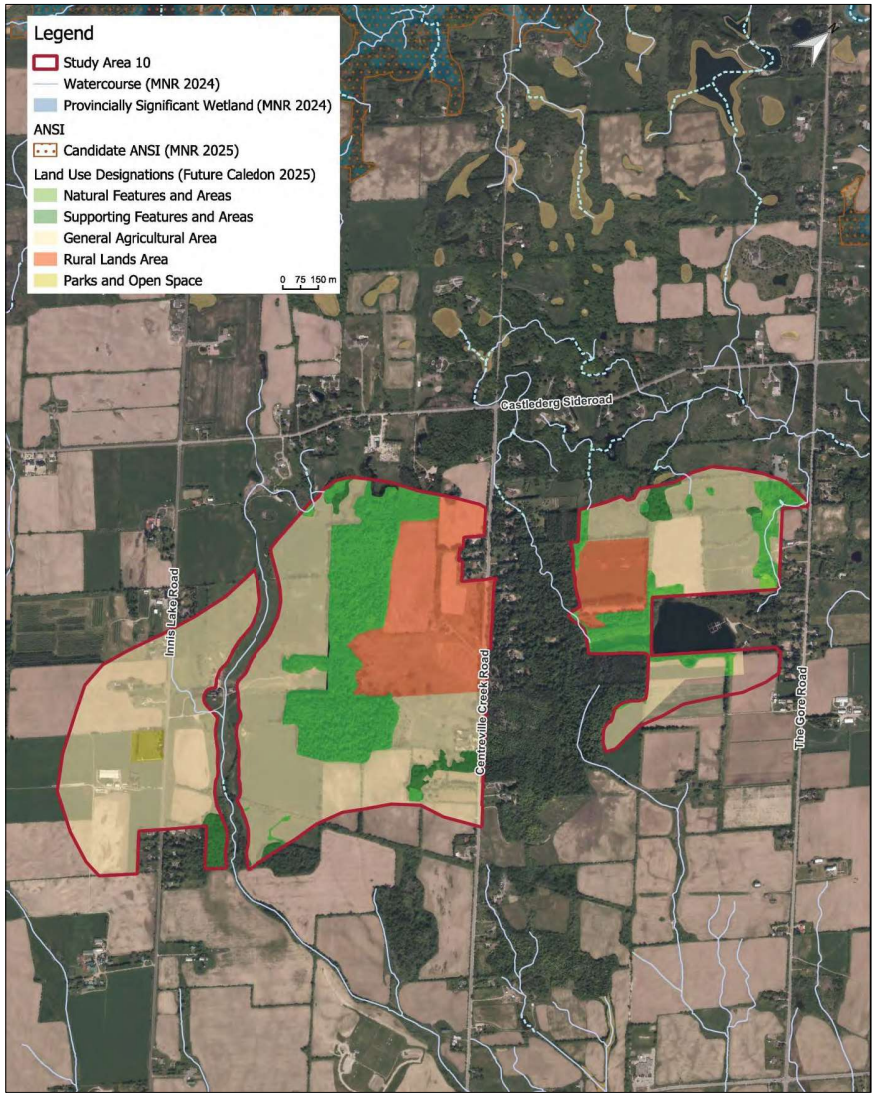



Figure 24. Humber Land Use Designation (Future Caledon Official Plan 2025)

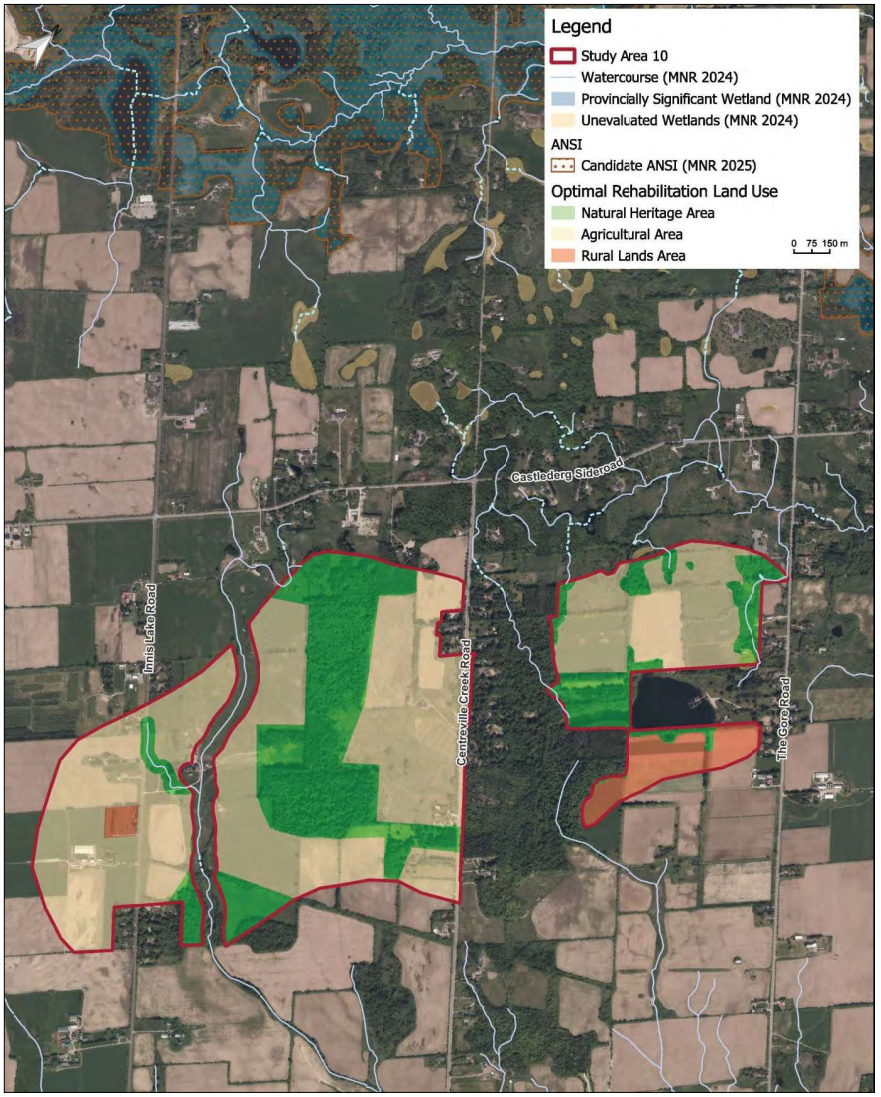



Figure 25. Potential Land Use Alternatives for Rehabilitation for Humber

# 8. Application and Implementation

The 2026 RMP represents an integrated, landscape-level approach for the rehabilitation of aggregate resource areas, emphasizing the coordinated consideration of abiotic, biotic, and cultural resources. It 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, context-sensitive, and aligned with broader municipal objectives. The RMP outlines a preferred direction for post-extraction land use, encouraging proponents to have regard for recommended land use alternatives and to 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

This draft will be updated following public engagement and rightsholders conversations to be held in early 2026. The final version will be presented to Town Council for endorsement in Q2 2026.

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# Appendix A

## Background Screening

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## Background Screening

| Study Area | Key Environmental Sensitivities | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Highly Vulnerable Aquifer | Wellhead Protection Zone | Significant Groundwater Recharge Area | Wetlands (PSW, Evaluated - Other, Unevaluated) | Watercourse | ANSI | Significant Woodland | Valleyland | Landscape Connectivity | Provincial Planning Area | Proximity to Existing Recreational Land Use |
| 1. Alton West | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2. Orangeville | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3. Mono Mills | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ | ✓ | |
| 4. Melville | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5b. Belfountain | ✓ | | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6b. Caledon | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7. Grange | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8a. Caledon East | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8b. Centreville | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9. Inglewood | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 10. Humber | ✓ | | ✓ | ✓ | ✓ | | ✓ | | ✓ | ✓ | |