

Memorandum

Date: Tuesday, June 18, 2019

To: Mayor & Members of Council

From: Ohi Izirein, Senior Policy Planner, Policy and Sustainability, Community Services

Subject: Update: Preparation of a Model Rehabilitation Master Plan (RMP) for the Town of Caledon

Background

The Town of Caledon has many active aggregate resource extraction sites that support many development activities throughout the Greater Toronto Area. The Town, in collaboration with other public agencies (such as the Region of Peel and the Ministry of Natural Resources and Forestry), continually strive to maintain a balance between the demands for the mineral resources with other community objectives, including the protection of the natural environment. Site Plan agreements that require aggregate producers' commitment to rehabilitate aggregate sites is a major part of maintaining this balance. However, the rehabilitation of each aggregate pit is often developed and approved in isolation of the other contiguous sites, resulting in a piecemeal approach to rehabilitation of pits within a geographic area.

As a result, the Province of Ontario, as stated in the Greenbelt Plan, as well as the Region of Peel and Town of Caledon Official Plans require the preparation of a Rehabilitation Master Plan (RMP) for an area with a high concentration of mineral aggregate pits to ensure the integration of rehabilitation efforts. The Official Plan (Schedule L) has identified 10 such aggregate resource areas in Caledon which require a Rehabilitation Master Plan (RMP) including:

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

The purpose of the RMP is to develop a plan that integrates the rehabilitation requirements of all the contiguous pits and creates a landscape consisting of compatible land uses and integrated environmental features to promote linkages, recreational and tourism opportunities. As the Town proposes a geographically-broad and comprehensive approach to the rehabilitation of the 10 RMP areas, adjacent lands to these resource areas will also be considered to explore opportunities for new and compatible land uses, enhancement of environmental features, connectivity, and linkages to both natural and man-made amenities.

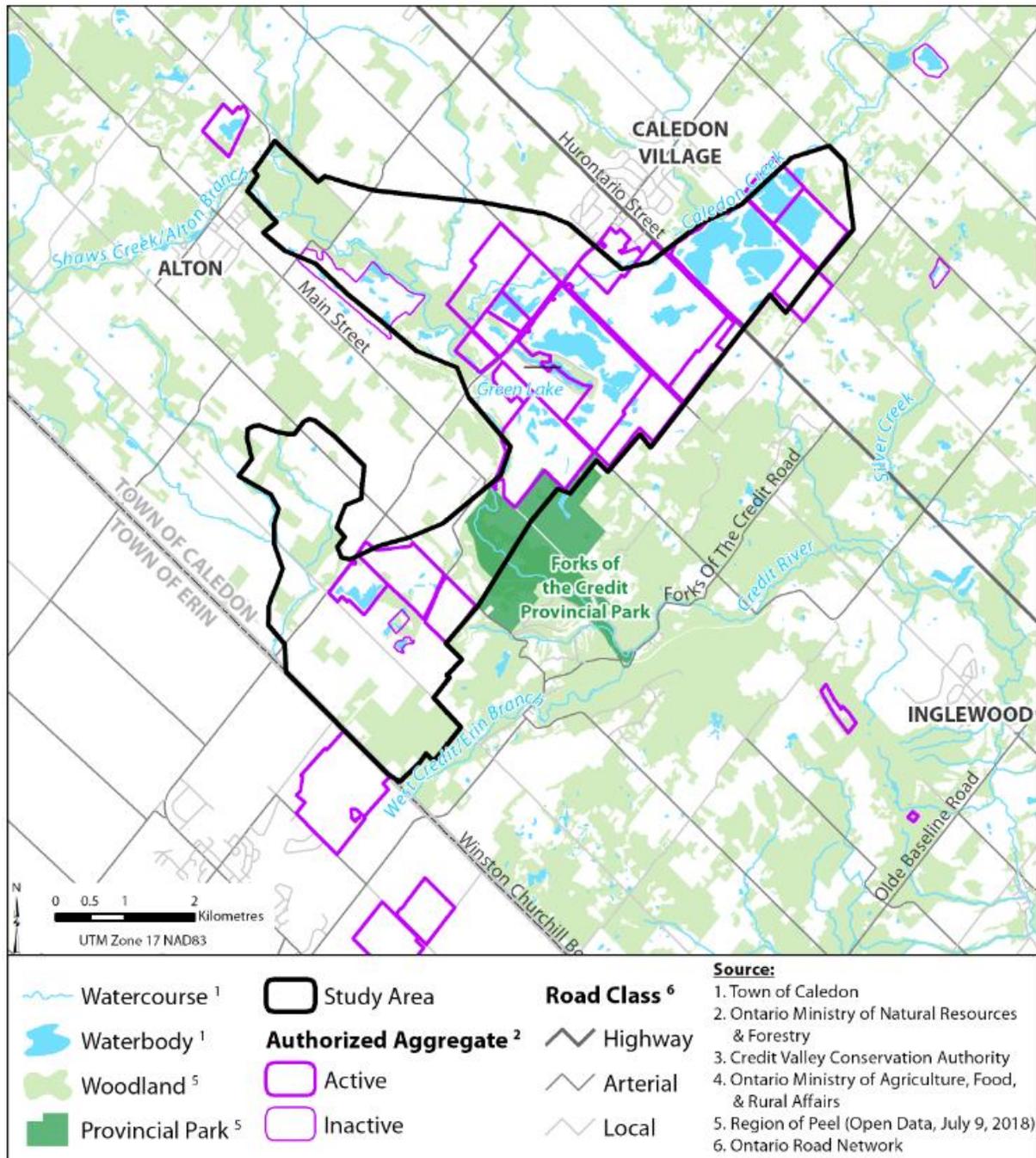
Preparing the RMP: The Process

The Town commenced the two-phased approach to prepare the RMP for Caledon (illustrated below) in 2016 with the retention of Pine Country Consulting. Phase 1 involved numerous engagement activities with key stakeholders to obtain input for the development of the Terms of Reference for the preparation of a model Rehabilitation Master Plan. The Terms of Reference, which was completed in July 2017, was designed as a roadmap for the completion of Phase 2, and the preparation of the actual Rehabilitation Master Plan.



In consultation with stakeholders, Pine Country Consulting selected the Belfountain and Caledon sand and gravel resource areas (Areas 5a and 6a), which include 15 licensed pits, as the first area to undergo the RMP process. This first RMP is intended to serve as a model for the remaining 9 areas. The Areas 5a and 6a, selected as the Study Area for the model RMP, is shown below:

Study Area

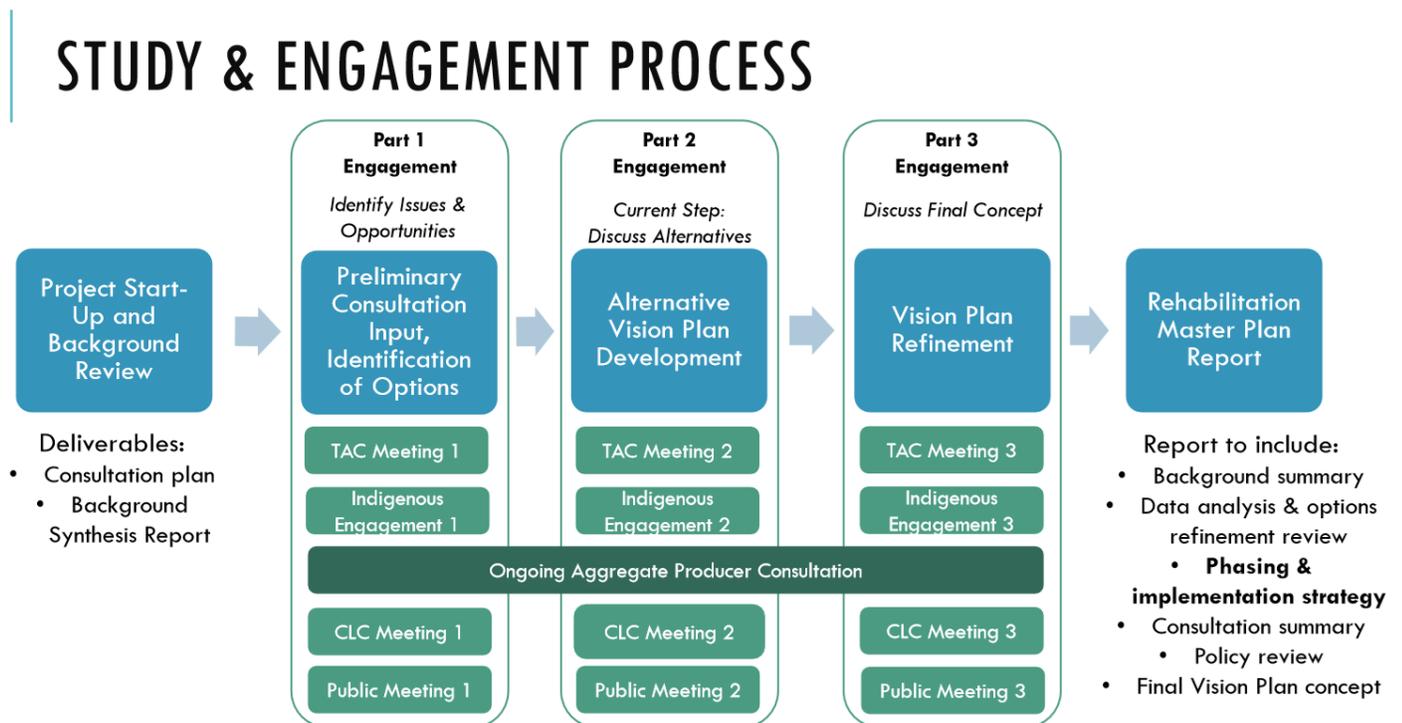


Phase 2 Process

In Fall 2017, the Town retained Dougan and Associates to commence work on Phase 2 of the process of preparing the RMP. At the end of its work, Dougan and Associates will submit a large-scale, long-term, visionary plan that will consider aggregate sites and their matrix of land-uses holistically, rather than as individual parcels that are independent of each other. In consultation with Town staff, the consultant has envisioned a RMP that will be:

- environmentally appropriate
- considerate of the existing condition of the area and its context
- informed by the goals of the municipality, broader community, and residents, and
- supported by aggregate producers, other landowners, and stakeholders

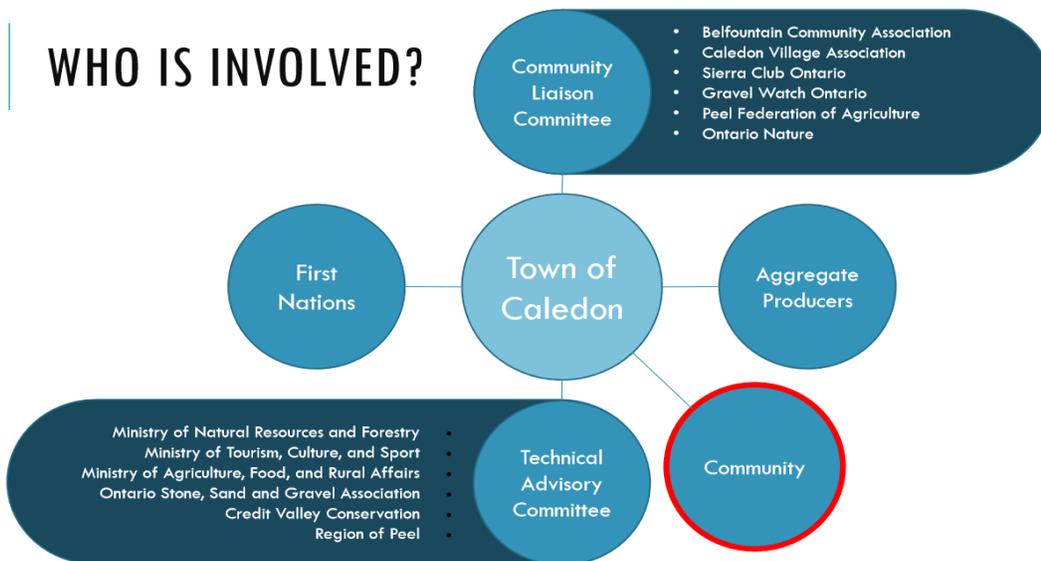
The diagram below illustrates the work plan developed by the consultant to guide the study process:



The main deliverables at the end of Phase 2 are:

1. Rehabilitation Master Plan – the Vision
2. Implementation Plan

The development of both of the above noted deliverables relies on strong consultation and engagement with stakeholders representing varied view points and interests, including community members, environmental advocates, aggregate producers, Indigenous communities, and others as illustrated on the diagram below:



Timing

Phase 2 of the RMP process is progressing as scheduled. The consultant has completed a *Background Synthesis Report* which has examined the policy context, issues, natural and man-made environments, hydrogeological conditions etc. The *Background Synthesis Report* and other related documents are available on the webpage created for this project: www.caledon.ca/arp.

In Spring 2019, the consultant released a number of alternative RMP concept plans based on the *Background Synthesis Report* and input received during the first rounds of stakeholders' engagements. Based on the input on the concept plans, the consultant has prepared a draft RMP for further stakeholders' consultations. The next rounds of stakeholders' consultation on the draft RMP is scheduled for June 2019.

Next Steps

The Study Team is scheduled to deliver the RMP and the Implementation Plan by the first quarter of 2020. The following critical next steps are essential to the delivery of the Plans. The consultant will:

- Summer 2019
 - meet with stakeholders for input and prepare the draft RMP.
 - Prepare the Implementation Plan with consultation with agencies - the Technical Advisory Committee (TAC).

- Fall 2019
 - Receive comments and revise the Implementation Plan
 - Submit the draft final RMP and Implementation Plan for endorsement by the Niagara Escarpment Commission (NEC), Credit Valley Conservation (CVC) and Ministry of Natural Resources and Forestry (MNRF).

- 1st Quarter 2020
 - submit the final RMP and Implementation Plan for endorsement by Town Council.