



Council Meeting Agenda  
Tuesday, April 4, 2017  
7:00 p.m.  
Council Chamber, Town Hall

*Please note that added items are bolded and italicized.*

## **CALL TO ORDER**

- *Prayer*
- *National Anthem*

## **DISCLOSURE OF PECUNIARY INTEREST**

## **CONFIRMATION OF THE MINUTES**

1. [March 7, 2017](#)

## **AWARDS AND RECOGNITION**

## **URGENT BUSINESS**

## **DELEGATIONS**

*John Rutter, Resident, Town of Caledon re: Town Council Minutes dated March 7, 2017 concerning delegating Council*

## **COMMITTEE RECOMMENDATIONS**

1. March 21, 2017 [Committee of the Whole – General](#)
2. March 21, 2017 [Committee of the Whole – Planning and Development](#)
3. March 23, 2017 [Audit Committee](#)
4. March 29, 2017 [Golf Tournament Committee](#)

## **PRESENTATIONS**

1. Angela Parker, Resident, Town of Caledon re: [Open Air Fire Invoice](#)
2. Stephen Abram, Lighthouse Consulting, Inc., and Janna Levitt, LGA Architectural Partners re: [Caledon Public Library - Library Service/Facility Review and Master Plan](#)
3. Kimberly Krawczyk, Supervisor, Business Development & Special Projects Toronto Region Conservation Authority re: [Albion Hills Conservation Areas Master Plan](#)

4. Karen Hutchinson, Project Consultant, Headwaters Food and Farming Alliance re: [Headwaters Food Charter and Action Plan](#)

## **CORRESPONDENCE**

### **Memorandums**

1. Memorandum from Laura Johnston, Executive Director, Strategic Initiatives, dated April 4, 2017 re: [Corporate Response to Caledon Public Library Master Plan](#)

### **General Correspondence**

2. *Steven Del Duca, Minister, Ministry of Transportation dated March 21, 2017 re: [Feasibility Study for Highway 10](#)*
3. *Mira Budd, Resident, Town of Caledon dated April 3, 2017 re: [Caledon East Development and Telecommunication Tower](#)*

### **Meeting Minutes**

4. Caledon Public Library Board Meeting held on [January 16, 2017](#)
5. School Traffic Safety Committee Meeting held on [February 6, 2017](#)

## **ANNOUNCEMENTS**

## **COUNCIL INQUIRIES**

### **BY-LAWS**

- |                             |   |
|-----------------------------|---|
| <a href="#">2017-XXX-13</a> | A by-law to establish 2017 Tax Ratios for prescribed property classes   |
| <a href="#">2017-XXX-14</a> | A by-law to authorize the filing of complaints with the Assessment Review Board for the 2017 taxation year  |
| <a href="#">2017-XXX-15</a> | A by-law to amend By-law 2007-128 being a by-law to appoint employee of the Town of Caledon to statutory positions  |
| <a href="#">2017-XXX-16</a> | A by-law to amend By-law 2015-058, being a by-law to regulate the use of highways and parking on highways and to repeal certain by-laws   |
| <a href="#">2017-XXX-17</a> | Being a By-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of the West Half of Lot 25, Concession 9 (Albion), being Part 1 on 43R-35670, Town of Caledon, Regional Municipality of Peel (Flato Palgrave Mansions Inc.) |

- [2017-XXX-18](#) A by-law to designate the property known as 89 Walker Road West (the "Property") as being of cultural heritage value or interest
- [2017-XXX-19](#) A by-law to exempt certain lands from part lot control, namely 0 Waterville Way legally described as Blocks 97 and 98 on Plan 43M-1801
- [2017-XXX-20](#) ***A by-law to exempt certain lands from part lot control, namely 0 Marra Avenue legally described as Blocks 23, 24, 25 and 26 on Plan 43M-2026***
- [2017-XXX-21](#) ***A by-law to exempt certain lands from part lot control, namely 0 True Blue Crescent and 0 Morra Avenue, legally described as Blocks 32 and 38, Plan 43M-2026***
- [2017-XXX-22](#) A by-law to confirm the proceedings of the Council for The Corporation of the Town of Caledon at its Council Meeting held on the 4<sup>th</sup> day of April, 2017

## **ADJOURNMENT**



### **Accessibility Accommodations**

Assistive listening devices for use in the Council Chamber are available upon request from the Staff in the Town's Legislative Services Section. American Sign Language (ASL) Interpreters are also available upon request.

Please provide advance notice if you require an accessibility accommodation to attend or participate in Council Meetings or to access information in an alternate format please contact Legislative Services by phone at 905-584-2272 x. 2366 or via email to [accessibility@caledon.ca](mailto:accessibility@caledon.ca).



Town Council Meeting Minutes  
Monday, March 7, 2017  
7:00 p.m.  
Council Chamber, Town Hall

Mayor A. Thompson  
Councillor D. Beffort (absent)  
Councillor N. deBoer  
Councillor J. Downey  
Councillor A. Groves  
Councillor J. Innis  
Councillor G. McClure  
Councillor R. Mezzapelli  
Councillor B. Shaughnessy

Chief Administrative Officer: M. Galloway  
General Manager, Corporate Services/Town Clerk: C. deGorter  
Treasurer: H. Haire  
Coordinator, Council Committee: D. Lobo  
General Manager, Community Services: P. Tollett  
General Manager, Finance and Infrastructure Services/Chief Financial Officer: F. Wong

### **CALL TO ORDER**

Mayor A. Thompson called the meeting to order in the Council Chamber at 7:02 p.m.

Councillor A. Groves opened the meeting with a prayer, those in attendance joined in singing O Canada.

**DISCLOSURE OF PECUNIARY INTEREST** – none.

### **CONFIRMATION OF THE MINUTES**

Moved by Councillor G. McClure - Seconded by Councillor J. Downey 2017-10

That the Council Meeting Minutes dated February 13, 2017, be approved. Carried.

### **AWARDS AND RECOGNITION**

Mayor A. Thompson proclaimed March 8 as International Women's Day.

Mayor A. Thompson advised that prior to the meeting, a presentation was held to recognize a number of properties within the Town that recently achieved heritage designation.

Mayor A. Thompson thanked the fire and emergency services, and public works personnel who dedicated their time to contain a fuel spill on Highway 9, east of Airport Road.

**URGENT BUSINESS** – none.

### **DELEGATIONS**

1. Cheri Cowan provided a delegation regarding the Correspondence dated January 28, 2017 concerning Mayfield West Community Centre Design Concept. Ms. Cowan presented a petition to the Clerk requesting that the Council decision regarding the concept for the Mayfield West Community Centre be reconsidered. She expressed concern with the discussion, debate and process in which the final decision was made. She suggested that before decisions are made that additional public input be sought. She requested that Council reconsider the matter and re-prioritize a facility in Caledon East. Ms. Cowan requested that her questions be answered and encouraged members of Council to adhere to their Oath of Office. Members of Council asked questions and received responses.

Mayor A. Thompson thanked Ms. Cowan for her delegation.



2. **In accordance with the Procedural By-law a motion was adopted to extend the time for an additional five minutes for the delegate.**

John Rutter provided a delegation regarding the Correspondence dated January 28, 2017 concerning Mayfield West Community Centre Design Concept. He expressed concern with the decision to include a pool in the facility and suggested other amenities. He questioned the rationale of Council's decision and potential financial impacts to the community. He requested that Council reconsider their decision concerning the matter.

Members of Council asked questions and received responses.

Mayor A. Thompson thanked Mr. Rutter for his delegation.

**Councillor J. Innis left from 7:41 p.m. to 7:43 p.m.**

3. Kenneth Bokor provided a delegation regarding the Correspondence dated January 28, 2017 concerning Mayfield West Community Centre Design Concept. He expressed satisfaction with the processes in which the decision was made. He provided an overview of the research conducted by the community group with respect to Mayfield West residents' preferred amenities. He addressed concerns related to an increasing population and potential funding and partnerships for the community centre. Mr. Bokor and Mr. Liu expressed support for Council's decision with respect to the design concept.

Members of Council asked questions and received responses.

Mayor A. Thompson thanked Mr. Bokor and Mr. Liu for their delegation.

**Councillor R. Mezzapelli left from 8:15 p.m. to 8:18 p.m.**

**Councillor J. Innis left from 8:20 p.m. to 8:22 p.m.**

**Councillor G. McClure left from 8:30 p.m. to 8:34 p.m.**

4. Ilijana Culjak provided a delegation regarding the Correspondence dated January 28, 2017 concerning Mayfield West Community Centre Design Concept. She explained that she believes the community group supports Council processes and decisions regarding the matter. She mentioned research that suggests a need for more aquatics in Caledon. Ms. Culjak explained that she believes that decision making should be made with fiscal and planning sense to respond to an increasing population. She discussed opportunities to discuss the use of schools for gymnasium.

Members of Council asked questions and received responses.

Mayor A. Thompson thanked Ms. Culjak for her delegation.

**Councillor R. Mezzapelli left from 8:50 p.m. to 8:51 p.m.**

5. Geoffrey Gow provided a delegation regarding the Correspondence dated January 28, 2017 concerning Mayfield West Community Centre Design Concept. He provided an overview of the Club activities and aquatics needs. He stated that he supports a pool in Mayfield West to take pressure off the current pool the Club uses. Members of Council asked questions and received responses.

Mayor A. Thompson thanked Mr. Gow for his delegation.

6. Sandra Forester provided a delegation regarding the Correspondence dated January 28, 2017 concerning Mayfield West Community Centre Design Concept. She provided her views of the population throughout Caledon and expressed concern for the programs available in the north end of Caledon. She expressed concern with building a new facility in Mayfield as she believes it would be difficult for all residents to access. She requested that if a new facility is built in Caledon, it should be in the northern end. Members of Council asked questions and received responses.

Mayor A. Thompson thanked Ms. Forester for her delegation.

In accordance with the Procedural By-law, Council introduced a motion to suspend the rules.

Moved by Councillor A. Groves - Seconded by Councillor G. McClure 2017-11

That the rules of the Procedural By-law be suspended.

A recorded vote was requested and taken as follows:

RECORDED VOTE	YES	NO	CONFLICT	ABSENT
Councillor Shaughnessy	x			
Councillor Mezzapelli	x			
Councillor Innis	x			
Councillor McClure	x			
Mayor Thompson	x			
Councillor Beffort				x
Councillor Downey	x			
Councillor deBoer	x			
Councillor Groves	x			
TOTAL	8			1

Carried with two-thirds.

In accordance with the Procedural By-law, Council introduced a motion to reconsider the Option with respect to the Mayfield West Community Centre Design Concept Update as adopted on December 20, 2016.

Moved by Councillor A. Groves - Seconded by Councillor G. McClure 2017-12

That a motion to reconsider the Option with respect to the Mayfield West Community Centre Design Concept Update as adopted on December 20, 2016, be permitted.

A recorded vote was requested and taken as follows:

RECORDED VOTE	YES	NO	CONFLICT	ABSENT
Councillor Shaughnessy	x			
Councillor Mezzapelli	x			
Councillor Innis		x		
Councillor McClure	x			
Mayor Thompson		x		
Councillor Beffort				x
Councillor Downey		x		
Councillor deBoer		x		
Councillor Groves	x			
TOTAL	4	4		1

Lost.

Councillor J. Innis left from 9:15 p.m. to 9:18 p.m.

Council recessed from 9:34 p.m. to 9:50 p.m.

7. Tim Forster provided a delegation regarding the Proposed Zoning By-law Amendment Application, Kaneff Properties Limited. He provided an overview of the appeal history of the property, planning process, and environmentally protected areas. He expressed concern with the review of various reports and environmental impacts of the proposed golf course. He requested that an unbiased peer review of the reports be conducted. Members of Council asked questions and received responses.

Mayor A. Thompson thanked Mr. Forster for his delegation.

8. Ian Sinclair provided a delegation regarding the Proposed Zoning By-law Amendment Application, Kaneff Properties Limited. He provided an overview of the planning process. He discussed concerns mentioned at the public information meeting and municipal water sources. He expressed concern with access to project information. He requested that the report be referred back to staff and reserve site plan approval for Council on this particular project. Members of Council asked questions and received responses.

Mayor A. Thompson thanked Mr. Sinclair for his delegation.

**Councillor J. Innis left from 10:22 p.m. to 10:24 p.m.**

9. Glenn Broll provided a delegation regarding the Proposed Zoning By-law Amendment Application, Kaneff Properties Limited. He stated that he believes the due diligence was taken on the part of Kaneff for the proposal. He provided details in regards to the zoning application processes, water budget analysis, and pump testing. Mr. Broll provided clarification in regards to Credit Valley Conservation Authority access to the site. He requested that the by-law be approved with the Hold symbol on it. Members of Council asked questions and received responses.

Mayor A. Thompson thanked Mr. Broll for his delegation.

10. Pete Livingston provided a delegation regarding the Proposed Zoning By-law Amendment Application, Kaneff Properties Limited. He expressed concern with removal of the Minimum Distance Separation restrictions on the proposed rezoning and the implications for the Town's growth. He provided an overview of conversations with staff and Mr. Broll in regards to the Oak Ridges Moraine, Environmental Policy Area zones, streams, rivers and drainage basins. He requested that the report be referred back to staff. Members of Council asked questions and received responses.

Mayor A. Thompson thanked Mr. Livingston for his delegation.

**In accordance with the Procedural by-law, Council introduced a motion to extend the time of the meeting by one additional hour.**

Moved by Councillor J. Innis - Seconded by Councillor R. Mezzapelli 2017-13

That the Council meeting be extended for one additional hour until 12:00 a.m. to complete unfinished business on the Council agenda.

Carried.

**COMMITTEE RECOMMENDATIONS**

Moved by Councillor B. Shaughnessy - Seconded by Councillor J. Downey 2017-14

That the February 21, 2017 General Committee Report recommendations regarding the following consent items, be adopted:

- Staff Report 2017-11 re: Vote Counting Equipment for the 2018 Municipal Election;
- Staff Report 2017-21 re: 2017 Energy Revolving Fund Project; and
- Staff Report 2017-27 re: Federal and Provincial Infrastructure Grants.

Carried.

**At the call of the Chair, and with consent from the members present, the order of business was altered to consider the presentations as listed on the Agenda.**

**PRESENTATIONS**

1. Angela Parker, Resident re: Open Air Fire Invoice

*(This presentation is to be rescheduled for an upcoming Council meeting.)*

2. David Margiotta, Project Manager and Rhiannon Oliveira, Project Advisor for TransHelp, Region of Peel re: Accessible Transportation Master Plan

Mr. Margiotta and Ms. Oliveira provided a presentation regarding the Region's Accessible Transportation Master Plan. Mr. Margiotta introduced the master plan and explained its value. Ms. Oliveira explained the plan's status and outlined the current and future services. A video was shown about the experiences of pilot project Home 2 Hub users and the presenters provided an overview of the results and lessons learned.

Mayor Thompson thanked Mr. Margiotta and Ms. Oliveira for their presentation.

Members of Council asked a number of questions and received responses from the presenters.

COMMITTEE RECOMMENDATIONS

Moved by Councillor J. Downey - Seconded by Councillor G. McClure

2017-15

That the February 21, 2017 General Committee Report recommendations regarding the following matters, be adopted:

- Staff Report 2017-36 re: Proposed Amendment to Council Governance Structure;
  - Staff Report 2017-23 re: Albion-Vaughan Road Noise Study;
  - Staff Report 2017-15 re: Bolton Business Improvement Area Proposed 2017 Operating Budget;
  - Accessibility Advisory Committee Report dated January 26, 2017;
  - Request to Present from Canadian Blood Services; and
  - Request to Present from Headwaters Food and Farming Alliance.
- Carried.

Moved by Councillor J. Downey - Seconded by Councillor N. deBoer

2017-16

That the February 21, 2017 General Committee Report recommendation regarding Staff Report 2017-20 re: Lobbyist Registry, be adopted.

A recorded vote was requested and taken as follows:

RECORDED VOTE	YES	NO	CONFLICT	ABSENT
Councillor Shaughnessy		x		
Councillor Mezzapelli	x			
Councillor Innis	x			
Councillor McClure	x			
Mayor Thompson	x			
Councillor Beffort				x
Councillor Downey	x			
Councillor deBoer	x			
Councillor Groves		x		
TOTAL	6	2		1

Carried.

Moved by Councillor J. Downey - Seconded by Councillor G. McClure

2017-17

That the February 21, 2017 Planning and Development Committee Report, be received.

Carried.

Moved by Councillor J. Downey - Seconded by Councillor A. Groves

2017-18

That the February 21, 2017 Planning and Development Committee Report recommendations regarding the following consent items, be adopted:

- Heritage Caledon Recommendation re: The Listing of 14684 Regional Road 50 on the Heritage Register;
  - Heritage Caledon Meeting Report dated February 13, 2017; and
  - Heritage Caledon Recommendation re: Endorsement of Bill C323.
- Carried.

2017-19

Moved by Councillor J. Innis - Seconded by Councillor N. deBoer

That the February 21, 2017 Planning and Development Committee Report recommendations regarding Staff Report 2017-19 re: Mayfield West Phase Stage 2 Preparation for a Regional Official Plan Amendment be adopted.

**A recorded vote was requested and taken as follows:**

<b>RECORDED VOTE</b>	<b>YES</b>	<b>NO</b>	<b>CONFLICT</b>	<b>ABSENT</b>
Councillor Shaughnessy	x			
Councillor Mezzapelli	x			
Councillor Innis	x			
Councillor McClure	x			
Mayor Thompson	x			
Councillor Beffort				x
Councillor Downey	x			
Councillor deBoer	x			
Councillor Groves	x			
<b>TOTAL</b>	<b>8</b>			<b>1</b>

Carried.

Moved by Councillor J. Downey - Seconded by Councillor G. McClure

2017-20

That the February 21, 2017 Planning and Development Committee Report recommendation regarding Staff Report 2017-25 re: Proposed Zoning By-law Amendment Application, Kaneff Properties Limited, Part Lots 1 and 2, Concession 1 EHS (Caledon), Ward 1, be adopted.

**Amendment #1**

Moved by Councillor B. Shaughnessy - Seconded by Councillor A. Groves

That Staff Report 2017-25 regarding Proposed Zoning By-law Amendment Application, Kaneff Properties Limited, Part Lots 1 and 2, Concession 1 EHS (Caledon), Ward 1, be referred back to staff accompanied with the following direction to confirm clearly that the Kaneff Properties Ltd. Proposal conforms to the following Provincial Plan policies:

**1. Greenbelt Plan 2. Environmental Protection**

- a) Protection, maintenance and enhancement of natural heritage, hydrologic and *landform* features and functions, including protection of habitat for flora and fauna and particularly species at risk;
- c) Protection, improvement or restoration of the quality and quantity of ground and surface water and the hydrological integrity of watersheds;

**2. Greenbelt Plan 4.1.2 Recreational Use Policies**

- 3. An application to expand or establish a *major recreational use* shall be accompanied by a conservation plan demonstrating how water use and nutrient and biocide will be kept to a minimum, including the establishment and monitoring of targets.

**3. Greenbelt Plan 2.2 Water policies.**

**4. Oak Ridges Moraine Conservation Plan [ORMCP]**

- (8) An application for major development to which this subsection applies shall not be approved unless,
  - (a) the relevant municipality has complied with clause (4) (c); or
  - (b) the applicant,
    - (i) identifies any hydrologically sensitive features and related hydrological functions on the site and how they will be protected,
    - (ii) demonstrates that an adequate water supply is available for the development without compromising the ecological integrity of the Plan Area, and

- (iii) provides, with respect to the site and such other land as the approval authority considers necessary, a water budget and water conservation plan that,
- (A) characterizes groundwater and surface water flow systems by means of modelling,
- (B) identifies the availability, quantity and quality of water sources, and
- (C) identifies water conservation measures.

## **5. ORMCP Major recreational uses**

38. (1) Major recreational uses are recreational uses that require large-scale modification of terrain, vegetation or both and usually also require large-scale buildings or structures, including but not limited to the following:

### **1. Golf courses.**

- (2) An application to establish or expand a major recreational use shall be accompanied by a recreation plan demonstrating that,
  - (a) water use for maintenance or snow-making or both will be kept to a minimum;
  - (b) grassed, watered and manicured areas will be limited to sports field surfaces, golf fairways, tees and greens, and landscaped areas around buildings and structures;
  - (c) crossings of intermittent and permanent streams will be kept to a minimum;
  - (d) water-conserving technologies (such as low flow toilets and shower heads) will be used in clubhouses and restaurants;
  - (e) water-conserving technologies (such as timed irrigation systems designed to reduce evaporation losses, and recycling of water from under greens) will be used in the irrigation and watering of sports field surfaces, golf fairways, tees and greens, and landscaped areas around buildings and structures; and
  - (f) stormwater treatment facilities will be used to capture and treat runoff from areas with impervious surfaces.
- (3) An application to establish or expand a major recreational use shall be accompanied by a vegetation management plan demonstrating that,
  - (a) the application of fertilizers, pesticides, herbicides and fungicides will be limited to sports field surfaces, golf fairways, tees, greens and landscaped areas around buildings and structures, and, in those locations, will be kept to a minimum;
  - (b) grass mixtures that require minimal watering and upkeep will be used for sports field surfaces and golf fairways; and
  - (c) wherever possible, intermittent stream channels and drainage swales will be kept in a free-to-grow, low-maintenance condition.
- (4) An application to establish or expand a major recreational use shall demonstrate that,
  - (a) the recreational activities on the site,
    - (i) will be compatible with the natural character of the surrounding area, and
    - (ii) will be designed and located so as not to conflict with adjacent land uses; and
  - (b) new technologies relating to construction, grounds maintenance and water conservation will be explored and incorporated, as they become available, to help maintain, and where possible improve or restore the ecological integrity of the Plan Area.

## **6. Endangered Species Act;**

General, O. Reg 242/08 under the Endangered Species Act is in effect and contains specific provisions for both Bobolink and Butternut.

7. **Provincial Policy Statement** “2.2.1.e) implementing necessary restrictions on *development* and *site alteration* to: 1. protect all municipal drinking water supplies and *designated vulnerable areas*”.

Sufficient potable water source to supply the tourist accommodation, golf course and accessory uses is proven, and does not compete with the Region of Peel Inglewood wells.

Upon the question of Amendment #1 moved by Councillor B. Shaughnessy and seconded by Councillor A. Groves a recorded vote was requested and taken as follows:

RECORDED VOTE	YES	NO	CONFLICT	ABSENT
Councillor Shaughnessy	x			
Councillor Mezzapelli		x		
Councillor Innis		x		
Councillor McClure		x		
Mayor Thompson		x		
Councillor Beffort				x
Councillor Downey		x		
Councillor deBoer		x		
Councillor Groves	x			
TOTAL	2	6		1

Lost.

Upon the question of the main Motion moved by Councillor J. Downey and seconded by Councillor G. McClure, a recorded vote was requested and taken as follows:

RECORDED VOTE	YES	NO	CONFLICT	ABSENT
Councillor Shaughnessy		x		
Councillor Mezzapelli		x		
Councillor Innis	x			
Councillor McClure	x			
Mayor Thompson	x			
Councillor Beffort				x
Councillor Downey	x			
Councillor deBoer	x			
Councillor Groves		x		
TOTAL	5	3		1

Carried.

Councillor A. Groves left from 11:54 p.m. to 11:58 p.m.

In accordance with the Procedural By-law, Council introduced a motion to suspend the rules.

Moved by Councillor J. Innis - Seconded by Councillor R. Mezzapelli

2017-21

That the rules of the Procedural By-law be suspended.

Carried with two-thirds.

Council introduced a motion to extend the time.

Moved by Councillor J. Innis - Seconded by Councillor R. Mezzapelli

2017-22

That the Council meeting be extended for one hour until 1:00 a.m.

Carried.

**BY-LAWS**

Moved by Councillor N. deBoer - Seconded by Councillor R. Mezzapelli

2017-23

That the following by-laws be read a first time and finally passed:

- |            |  |
|------------|--|
| BL-2017-7  | A by-law to authorize the use of vote tabulation equipment in municipal elections and repeal By-law 2010-079   |
| BL-2017-8  | A by-law to amend By-law 2007-128 being a by-law to appoint employee of the Town of Caledon to statutory positions   |
| BL-2017-9  | A by-law to amend Procedural By-law 2015-108 with respect to Standing Committees and to repeal By-law 2009-140, 2013-038 and 2013-049  |
| BL-2017-10 | A by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part Lots 1 and 2, Concession 1, EHS, Town of Caledon, Regional Municipality of Peel, municipally known as 3456 Olde Base Line Road, 15656 Kennedy Road and 0 Hurontario Street |
| BL-2017-11 | A by-law to establish, dedicate and name certain lands as forming part of a public highway known as Indiana Drive  |
- Carried.

**Councillor G. McClure left the meeting at 12:05 a.m.**

**CORRESPONDENCE**

Members of Council made comments with respect to the letter from the Region of Peel dated February 9, 2017 re: Election of the Chair of the Regional Municipality of Peel.

**ANNOUNCEMENTS** – none.

**INQUIRIES**

A Member of Council made a number of inquiries and received responses from Town Staff.

**Councillor J. Downey left from 12:12 a.m. to 12:14 a.m.**

**Councillor B. Shaughnessy left from 12:17 a.m. to 12:21 a.m.**

**Councillor A. Groves left from 12:17 a.m. to 12:21 a.m.**



**CONFIDENTIAL SESSION**

**Council adopted the required procedural motion and resumed in Confidential Session in the Council Chamber at 12:18 a.m.**

Moved by Councillor N. deBoer - Seconded by Councillor J. Downey 2017-24

That Council shall go into confidential session under Section 239 of the Municipal Act for the purpose of Personal matters about an identifiable individual – CAO Performance Review.  
Carried.

**Mayor A. Thompson, Councillor N. deBoer, Councillor J. Downey, Councillor J. Innis, Councillor R. Mezzapelli, Chief Administrative Officer: M. Galloway, General Manager, and Corporate Services/Town Clerk: C. deGorter were present for this portion of the meeting.**

**Councillor A. Groves joined the closed session at 12:21 a.m.**

**Councillor B. Shaughnessy joined the closed session at 12:21 a.m.**

**Councillor B. Shaughnessy left from 12:29 a.m. to 12:31 a.m.**

**Councillor B. Shaughnessy left the meeting at 12:34 a.m.**

**M. Galloway left the meeting at 12:45 a.m.**

**Council adopted the required procedural motion and resumed in Open Session at 12:55 a.m.**

Moved by Councillor A. Groves - Seconded by Councillor N. deBoer 2017-25

That Council resume in open session.

Moved by Councillor N. deBoer - Seconded by Councillor J. Downey 2017-26

**PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL – CAO PERFORMANCE REVIEW**

That the CAO be provided a 5% merit increase and an additional 5% in salary increase.

Carried.

Moved by Councillor N. deBoer - Seconded by Councillor R. Mezzapelli 2017-27

That the following by-law be read a first time and finally passed:

BL-2017-12	A by-law to confirm the proceedings of the Council for The Corporation of the Town of Caledon at its Council Meeting held on the 7th day of March, 2017.
	Carried.

**ADJOURNMENT**

On verbal motion moved by Councillor R. Mezzapelli and seconded by Councillor J. Innis, Council adjourned at 12:57 a.m.

\_\_\_\_\_  
Allan Thompson, Mayor

\_\_\_\_\_  
Carey deGorter, Clerk



General Committee Meeting Report  
Tuesday, March 21, 2017  
1:00 p.m.  
Council Chamber, Town Hall

Chair: Councillor J. Innis (absent)  
Vice-Chair: Councillor R. Mezzapelli  
Mayor A. Thompson  
Councillor D. Beffort (absent)  
Councillor N. deBoer  
Councillor J. Downey  
Councillor A. Groves  
Councillor G. McClure  
Councillor B. Shaughnessy

Chief Administrative Officer: M. Galloway  
General Manager, Corporate Services/Town Clerk: C. deGorter  
Treasurer: H. Haire  
Executive Director, Strategic Initiatives: L. Johnston  
Coordinator, Council Committee: D. Lobo  
Executive Director, Human Resources: J. Porter  
General Manager, Community Services: P. Tollett  
Manager, Legal Services/Town Solicitor: K. Stavrakos  
General Manager, Finance and Infrastructure Services: F. Wong

### **CALL TO ORDER**

Vice-Chair R. Mezzapelli called the meeting to order in the Council Chambers at 1:00 p.m.

**Councillor N. deBoer arrived at 1:02 p.m.**

### **DISCLOSURE OF PECUNIARY INTEREST** - none.

In accordance with the Municipal Act, Vice-Chair R. Mezzapelli asked if anyone from the audience would like to speak with respect to Staff Report 2017-30 Land Tax Apportionments and Staff Report 2017-31 Tax Collector's Roll Adjustment made under Sections 354, 357 and 358 of the Municipal Act, 2011. No members of the audience came forward.

### **CONSENT AGENDA**

**The General Committee reports that the following matters were dealt with on the consent portion of the agenda and recommended to Town Council for consideration of adoption at its meeting to be held on April 4, 2017:**

#### **STAFF REPORT 2017-30 REGARDING LAND TAX APPORTIONMENTS.**

That the recommended apportionment of taxes and payments set out in Schedule A to Staff Report 30-2017, be approved, and

That Delegated Authority By-law 2016-106 be amended to delegate authority to the Treasurer and Deputy Treasurer to hold hearings for future apportionments under Section 356 of the Municipal Act, 2001.

#### **STAFF REPORT 2017-17 REGARDING 2017 ASSESSMENT APPEALS.**

That the filing of appeals to the Assessment Review Board in respect of the 2017 assessment of lands described in Schedule A to Staff Report 2017-17 on or before March 31, 2017, be authorized; and

That a by-law be enacted to delegate the powers and duties of the municipality in respect of filing appeals to the Treasurer; and

That the Municipal Tax Equity Consultants Inc. be authorized to represent the Town in these appeals at the Assessment Review Board.

**STAFF REPORT 2017-39 REGARDING ACCESSIBILITY AND THE CHELTENHAM BADLANDS.**

That the Ontario Heritage Trust be requested to add two designated accessible parking spaces to the proposed main parking area for the Badlands in accordance with the Town's Traffic By-law 2015-058; and

That the Ontario Heritage Trust and the Region of Peel be requested to consider the addition of an accessible internal walkway from the parking lot to the viewing platform suitable for persons with disabilities and included in the Badlands Master Plan; and

That the Region of Peel be requested to continue to consult with the Town of Caledon's Accessibility Advisory Committee regarding the Badlands Master Plan; and

That a copy of this motion be forwarded to the Region of Peel's Accessibility Advisory Committee for information; and

That a copy of this motion be forwarded to the Ontario Heritage Trust, the Credit Valley Conservation Authority, Bruce Trail Conservancy, and the Niagara Escarpment Commission.

**STAFF REPORT 2017-45 REGARDING REQUEST FOR SUPPORT FOR A MANUFACTURER'S LIMITED LIQUOR SALES LICENCE FOR BADLANDS BREWING COMPANY – 13926 CHINGUACOUSY ROAD.**

That the request from Badlands Brewing Company regarding an application to obtain a Manufacturer's Limited Liquor Sales Licence located at 13926 Chinguacousy Road, to sell and serve beer to patrons for consumption in single servings at their manufacturing site, be supported upon the following conditions:

- a) Condition of the completion of site plan approval; and
- b) Any requirements with respect to a building permit.

**STAFF REPORT 2017-31 REGARDING TAX COLLECTOR'S ROLL ADJUSTMENTS MADE UNDER SECTIONS 354, 357 AND 358 OF THE MUNICIPAL ACT, 2001.**

That the Treasurer be authorized to make such tax adjustments to the tax collector's roll under Sections 354, 357 and 358 of the Municipal Act, 2001, as outlined in Schedule A and Schedule C to Staff Report 2017-31; and

That Delegated Authority By-law 2016-106 be amended to delegate authority to the Treasurer and Deputy Treasurer to hold hearings for future appeals under Section 357 and 358 of the *Municipal Act, 2001*.

**STAFF REPORT 2017-16 REGARDING 2017 PROPERTY TAX RATIOS.**

That the 2017 Property Tax Ratios as outlined in Table One of Staff Report 2017-16 be approved; and

That a by-law be enacted to establish 2017 tax ratios for prescribed property classes as outlined in Table One of Staff Report 2017-16.

**STAFF REPORT 2017-33 REGARDING ANNUAL TREASURER'S STATEMENT ON DEVELOPMENT CHARGE RESERVE FUNDS AS OF DECEMBER 31, 2016.**

That Staff Report 2017-33 regarding Annual Treasurer's Statement on Development Reserve Fund Balances as of December 31, 2016, be received.

**STAFF REPORT 2017-40 REGARDING AUDITED RESERVES AND RESERVE FUND BALANCES FOR 2016.**

That Staff Report 2017-40 regarding Audited Reserves and Reserve Fund Balances for 2016, be received.

**STAFF REPORT 2017-37 REGARDING 2016 LEASE FINANCING AGREEMENT SUMMARY REPORT.**

That the lease financing arrangements as outlined in Staff Report 2017-37 will not result in a material impact for the municipality.

**STAFF REPORT 2017-44 REGARDING 2016 YEAR END OPERATING BUDGET VARIANCE REPORT.**

That By-law 2016-106 be amended to delegate authority to the Treasurer to make transfers from the Winter Maintenance Reserve as required to fund winter maintenance costs that are in excess of the budget for that year; and

That By-law 2003-160 be amended to remove section 5 with respect to transfer of funds requiring authorization; and

That the 2016 operating surplus of \$2,264,316 be transferred to the following contingency reserves:

- \$1,132,158 to the Operating Contingency Reserve
- \$1,132,158 to the Tax Funded Capital Contingency Reserve; and

That staff be authorized to draw from the Town's Operating Contingency Reserve to fund the 2017 one-time costs of two Customer Service staff positions as part a Strategic Initiatives' corporate project to develop a Service Excellence Strategy for the Town in the amount of \$236,300 inclusive of all associated costs such as training, mileage and membership fees.

**STAFF REPORT 2017-41 REGARDING 2016 TREASURER'S INVESTMENT REPORT FOR 2016.**

That Staff Report 2017 - 41 regarding the 2016 Treasurer's Investment Report be received.

**ACCESSIBILITY ADVISORY COMMITTEE REPORT DATED FEBRUARY 13, 2017.**

That the Accessibility Advisory Committee Meeting Report dated February 13, 2017, be received.

**ACCESSIBILITY ADVISORY COMMITTEE REPORT DATED FEBRUARY 23, 2017.**

That the Accessibility Advisory Committee Meeting Report dated February 23, 2017, be received.

**CALEDON COUNCIL COMMUNITY GOLF TOURNAMENT COMMITTEE REPORT DATED FEBRUARY 21, 2017.**

That the Caledon Council Community Golf Tournament Committee Meeting Report dated February 21, 2017, be received.

**RECOMMENDATIONS FROM THE CALEDON COUNCIL COMMUNITY GOLF TOURNAMENT COMMITTEE REGARDING 2016 CCCGT SECONDARY GRANT DISBURSEMENTS:**

That the Treasurer be authorized to issue grants to the organizations in the amounts listed in Schedule A as part of the Caledon Council Community Golf Tournament 2016 Secondary Grants; and

That the CCCGT Fund Account be disbursed as grants to the organizations in the amounts listed in Schedule A.

**ARTIFICIAL TURF SPORTS FIELD FOR JOHNSTON SPORTS PARK**

Whereas the Bolton Wanderers Soccer Club, Caledon Soccer Club and Bandits Lacrosse Club would like to have off-season field use in the Town; and

Whereas these Caledon Clubs are booking off-season field use outside of the municipality; and

Whereas the next phase of the Johnston Sports Park is identified in the Parks and Recreation 10 year capital plan for 2018; and

Whereas artificial turf is not currently part of the Town's service level and has not been considered in the forecasted budget for Johnston Sports Park;

Now therefore be it resolved that staff include an option in the 2018 Proposed Budget with respect to an artificial turf sports field for Johnston Sports Park and include a business case consisting of financial management and implications for both the short and long term.

**CONFIDENTIAL STAFF REPORT 2017-2 REGARDING A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD – EXPROPRIATED LAND SIMPSON ROAD (WARD 5).**

That the settlement amount for the payment of compensation, interest and costs of approximately Sixty Four Thousand Two Hundred and Fifty Three Dollars and Sixty Two Cents (\$64,253.62) be paid to the property owners of 12465 Coleraine Drive for the expropriated land; and

That Capital project 14-132 – Simpson Road Servicing North, fund the settlement of the expropriated land; and

That Staff be authorized to recover all costs related to the servicing of Simpson Road from benefitting landowners; and

That the Mayor and Clerk be authorized to execute all documents necessary and incidental to the settlement of expropriated land for the extension of Simpson Road.

**CONFIDENTIAL STAFF REPORT 2017-6 REGARDING PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES – 2017 CALEDON COMMUNITY RECOGNITION NIGHT AWARD SELECTION.**

That the selection of Joanne Davis as the recipient of the 2017 Community Champion Award be approved; and

That the 2017 Caledon Community Recognition Night award recipients as listed in Schedule A of this report, be received.

**DELEGATIONS**

Jim Firth, Resident, Town of Caledon re: Notice of Motion – Revenues and Bookings Management for the Palgrave Community Facility

Jim Firth identified himself as Past President of the Rotary Club and provided a delegation regarding Notice of Motion – Revenues and Bookings Management for the Palgrave Community Facility. Mr. Firth provided an overview of the Rotary Club's history and activities. He expressed satisfaction with the current location of Rotary Club meetings. He explained that the Rotary Club may consider the Palgrave Community Facility in the future should the facility become available. Members of Council asked questions of Mr. Firth and received responses.

Vice-Chair R. Mezzapelli thanked Mr. Firth for his delegation.

John Rutter, Resident, Town of Caledon re: Staff Report 2017-46 regarding Connect to Innovate Funding Application Partnership

John Rutter provided a delegation regarding Staff Report 2017-46 Connect to Innovate Funding Application Partnership. Mr. Rutter expressed concern with the geographic coverage of broadband in Caledon and inquired about how the locations were chosen for the grant. He advocated for coverage of underserved areas in Caledon. Members of Council asked questions of Mr. Rutter and received responses.

Vice-Chair R. Mezzapelli thanked Mr. Rutter for his delegation.

**The General Committee adopted the required procedural motion to waive the Procedural By-law permit an additional delegation.**

Sherry Brioschi, Resident, Town of Caledon re: Notices of Motion regarding procedural by-law matters.

Sherry Brioschi provided a delegation regarding procedural by-law matters. Ms. Brioschi expressed concern with Council's past decision to remove the public question period. Ms. Brioschi requested Council amend the Procedural By-law to permit a 15 minute public question period. Members of Council asked questions of Ms. Brioschi and received responses.

Vice-Chair R. Mezzapelli thanked Ms. Brioschi for her delegation.

**The General Committee adopted the required procedural motion to waive the Procedural By-law to permit an additional delegation.**

John Rutter, Resident, Town of Caledon re: Notices of Motion regarding procedural by-law matters.

John Rutter provided a delegation regarding procedural by-law matters. Mr. Rutter expressed support for the notice of motion regarding public question period. He expressed concern with Council's past decision to remove the public question period.

Vice-Chair R. Mezzapelli thanked Mr. Rutter for his delegation.

**STAFF REPORTS**

**The General Committee recommends adoption of the following recommendation:**

**STAFF REPORT 2017-43 REGARDING REVIEW OF THE FEASIBILITY OF IMPLEMENTING AN URBAN TREE BY-LAW WITHIN THE TOWN OF CALEDON.**

That an Urban Tree By-law not be pursued at this time; and

That staff investigate the options available to protect trees in a Proposed Heritage Conservation District and report back.

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on April 4, 2017.**

**The Committee recessed from 2:09 p.m. until 2:19 p.m.**

**Councillor G. McClure returned at 2:21 p.m.**

**The General Committee recommends adoption of the following recommendation:**

**STAFF REPORT 2017-46 REGARDING CONNECT TO INNOVATE FUNDING APPLICATION PARTNERSHIP.**

That a letter of support be provided to Packetworks (Packet-tel Corporation) for an application to the Connect to Innovate (CTI) grant funding for the delivery of Backbone Fiber services to the communities of Belfountain, Campbell Cross, Sandhill, and Ballycroy; and

That, upon the successful award of the CTI grant funding to Packetworks, staff be authorized to identify and contract, as necessary, an Anchor Institution to consume internet services utilizing the new Backbone Fibre build; and

That, upon the successful award of the CTI grant funding to Packetworks, staff be supportive in principle of a long term land lease or facility co-location arrangements to house Internet Point of Presence infrastructure, and report back to Council accordingly.

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on April 4, 2017.**

**The General Committee recommends adoption of the following recommendation:**

**STAFF REPORT 2017-47 REGARDING KENNEDY ROAD REHABILITATION FROM OLDE BASE LINE TO KING STREET.**

That Contract No. 2017-29 be awarded to Graham Bros. Construction Limited in the amount of \$2,123,215.19 (inclusive of non-recoverable H.S.T.) funded from Capital Project 16-115 – Kennedy Road Rehabilitation; and

That the Mayor and Clerk be authorized to execute a contract with Graham Bros. Construction Limited for the completion of this work.

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on April 4, 2017.**

**Councillor B. Shaughnessy left at 2:41 p.m. and returned at 2:45 p.m.**

**NOTICES OF MOTION**

**REVENUES AND BOOKINGS MANAGEMENT FOR THE PALGRAVE COMMUNITY FACILITY**

**The General Committee discussed and debated this matter and the motion was lost. Therefore this matter resulted in no further action.**

**REVENUE SHARING OF PALGRAVE EQUESTRIAN FACILITY**

**The General Committee discussed and debated this matter and the motion was lost. Therefore this matter resulted in no further action.**

**The General Committee recommends adoption of the following motion:**

**NOTICES OF MOTION**

Whereas the time between Committee of the Whole and Council meetings is causing unnecessary delays in getting residents' concerns before Council; and

Whereas allowing Notices of Motions at both Committee of the Whole meetings and Council meetings may reduce the number of "motions without notice" (walk on motions);

That the Procedural By-law Committee be re-instated; and

That the Mayor be an ex-officio member on the Committee; and

That matters requiring further public process included in the Procedural By-law including Notices of Motion, Public Question Period and Recorded Votes be reviewed by the Committee in a timely fashion.

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on April 4, 2017.**

**The Committee recessed from 3:38 p.m. to 3:59 p.m.**

**The Committee recessed from 4:38 p.m. to 4:43 p.m.**

**PUBLIC QUESTION PERIOD**

**The General Committee discussed and debated this matter and the motion was referred to the Procedural By-law Committee for consideration.**

**RECORDED VOTES**

**The General Committee discussed and debated this matter and the motion was referred to the Procedural By-law Committee for consideration.**

**ADJOURNMENT**

**The Committee adjourned at 4:56 p.m.**



Chair : Councillor N. deBoer  
Vice Chair: Councillor D. Beffort (absent)  
Mayor A. Thompson  
Councillor J. Downey  
Councillor A. Groves  
Councillor J. Innis (absent)  
Councillor G. McClure (arrived at 7 :09 p.m.)  
Councillor R. Mezzapelli  
Councillor B. Shaughnessy

Chief Administrative Officer: M. Galloway  
Town Clerk: C. deGorter  
Manager, Development East: C. Blakely  
Manager, Development West: R. Hughes  
Senior Planner, Development: M. Nordstrom  
Town Solicitor: K. Stavrakos  
General Manager, Community Services: P. Tollett  
Senior Planner, Development: B. Ward  
Coordinator, Council Committee: J. Welosky

### **CALL TO ORDER**

Chair N. deBoer called the meeting to order in the Council Chamber at 7:01 p.m.

### **DISCLOSURE OF PECUNIARY INTEREST** – none

### **CONSENT AGENDA**

The Planning and Development Committee reports that the following matters were dealt with on the consent portion of the agenda and recommended to Town Council for consideration of adoption at its meeting to be held on April 4, 2017:

#### **STAFF REPORT 2017-38 REGARDING PROPOSED DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT APPLICATIONS, FLATO PALGRAVE MANSIONS INC., 0 MOUNT PLEASANT ROAD, PART OF LOTS 25, CONCESSION 9 ALB (WARD 4).**

That the General Manager, Community Services and Manager of Development be authorized to approve the Draft Plan of Subdivision attached as Schedule “B” to Staff Report 2017-38 to permit the creation of a 8-lot estate residential subdivision with internal roads, future road reserve and two stormwater management blocks; and

That the By-law attached as Schedule “C” to Staff Report 2017-38 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended, to rezone the subject lands to permit the proposed development.

#### **STAFF REPORT 2017-18 REGARDING PROPOSED HERITAGE DESIGNATION FOR 715 BUSH STREET (WARD 1).**

That staff be directed to proceed with the Notice of Intention to Designate for 715 Bush Street; and

That should no objections be received during the mandatory 30-day public objection period following publication of the Notice of Intention to Designate, a by-law be enacted for the purpose of designating 715 Bush Street pursuant to the Ontario Heritage Act.

**Councillor McClure arrived at 7:09 p.m.**

### **PUBLIC MEETING**

Chair N. deBoer advised that the purpose of the public meeting is to obtain input from the public and that any concerns or appeals dealing with the proposed application should be directed to the Legislative Services Section. He noted that any interested persons wishing further notification of the staff report regarding the proposed application are advised to sign the appropriate notification form required by the Legislative Services Section.



**1. APPLICATION FOR PROPOSED ZONING BY-LAW AMENDMENT, 200 PINE AVENUE, NORTH SIDE OF PINE AVENUE, WEST OF MOUNT HOPE ROAD AND EAST OF HIGHWAY 50, PART LOT 27, CONCESSIONS 6 AND 7 (ALB) (WARD 4).**

Chair N. deBoer confirmed with Mary Nordstrom, Senior Planner, Development that notification was conducted in accordance with the Planning Act.

Chad John-Baptiste of the MMM Group provided a presentation regarding an application for a proposed zoning by-law amendment for the property known as 200 Pine Avenue to bring expired variances into the Zoning By-law and to permit additional agricultural, commercial and institutional uses. He mentioned that in October 2012, minor variances were permitted to allow renovation of existing facilities for the Pan Am Games. He advised that site visits and consultation meetings were conducted with the Town in 2015, and that a number of studies were completed for the property, including traffic studies, stormwater management studies, and dust mitigation studies to confirm the proposed uses will be supported by the site. Mr. John-Baptiste noted that the western portions of the land are owned by the Toronto and Region Conservation Authority (TRCA), the eastern portion is privately held by Equestrian Management Group (EMG), and the site operations are conducted with agreements from the TRCA and Town of Caledon. He confirmed that no new buildings or construction are proposed as part of the process, and that the proposed new uses include a farmer's market, a business office, parking lots, and a veterinary hospital. He advised that a Ministry of Environment noise study was conducted and noise was found to be below acceptable levels, and that tree plantings could also occur to reduce noise further. He mentioned that there are several areas that the TRCA has requested be zoned in the environmental protection category.

**PUBLIC COMMENTS**

1. **IAN SINCLAIR**, expressed concerns with the noise study conducted for the subject property. He stated that he believed the facility and its activities may impact the enjoyment of the surrounding area. He requested that the various studies conducted by the applicant be made available for public viewing. He suggested that a full Official Plan Amendment be completed, as in his opinion, these variances are not minor in nature.

Mr. Sinclair received responses from the applicant and staff.

Members of Council asked a number of questions and received responses from the presenter and staff.

**WRITTEN CORRESPONDENCE** – none.

**This matter was recommended to Town Council for receipt at its meeting to be held on April 4, 2017.**

**2. APPLICATION FOR PROPOSED DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT, 2256 MAYFIELD ROAD, PART OF LOT 18, CONCESSION 2 W.H.S. (CHINGUACOUSY), NORTH SIDE OF MAYFIELD ROAD, WEST OF MCLAUGHLIN ROAD, EAST OF CHINGUACOUSY ROAD (WARD 2).**

Chair N. deBoer confirmed with Brandon Ward, Senior Planner, Development that notification was conducted in accordance with the Planning Act.

Jennifer Maestre of KLM Planning Partners Inc., provided a presentation regarding an application for a proposed draft plan of subdivision and zoning by-law amendment for the property known as 2256 Mayfield Road. Ms. Maestre provided an overview of the location of the subject property, including the current use and zoning of the property and the properties within the general area. She advised that the proposal consists of 168 detached dwelling units with frontages ranging from 9.15m to 13.7., 25 part lots to be combined with the subdivision to the east, a Greenway corridor block, a buffer block for a woodlot, a road widening block and an east-west collector roadway, on approximately 10 hectares of land. She indicated that the proposed application is seeking an R-1 Residential zoning designation, with a small Environmental Policy Area designation. She confirmed that the lands are currently designated Agricultural, requiring the zoning amendment to facilitate residential use.

### **PUBLIC COMMENTS**

1. **SHERRI BRIOSCHI**, inquired if the proposed subdivision plan includes cycling lanes and connections to other trail systems. She indicated that in her opinion the Town should also ensure safety and mobility plans are considered for the intended cycling lanes due to the width of the main roads.

Ms. Brioschi received responses from the applicant and staff.

Members of Council asked a number of questions and received responses from the presenter and staff.

### **WRITTEN CORRESPONDENCE** – none.

**This matter was recommended to Town Council for receipt at its meeting to be held on April 4, 2017.**

3. **APPLICATION FOR PROPOSED DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT, 2650 MAYFIELD ROAD, PART OF LOT 18, CONCESSION 1 W.H.S. (CHINGUACOUSY), NORTH SIDE OF MAYFIELD ROAD, EAST OF MCLAUGHLIN ROAD (WARD 2).**

Chair N. deBoer confirmed with Brandon Ward, Senior Planner, Development that notification was conducted in accordance with the Planning Act.

Jennifer Maestre of KLM Planning Partners Inc., provided a presentation regarding an application for a proposed draft plan of subdivision and zoning by-law amendment for the property known as 2650 Mayfield Road. Ms. Maestre provided an overview of the location of the subject property, including the current use and zoning of the property. She advised that the proposal consists of 197 detached dwelling units with frontages ranging from 9.15m to 13.7m, a block for the preservation of the woodlot with an adjacent park block, a Greenway corridor block, a buffer block, a stormwater management block and a road widening block on approximately 18.3 hectares of land. She mentioned that there are proposed trail connections through the Greenway Corridor block that will connect to Mayfield road and the multi-use trail that is intended along Mayfield road. She indicated that the proposed application is seeking an R-1 Residential zoning designation, an Environmental Policy Area zone and an Environmental Protection Area 1 Exception. She confirmed that the lands are currently designated Agricultural, requiring the zoning amendment to facilitate residential use.

### **PUBLIC COMMENTS**

1. **SHERRI BRIOSCHI**, indicated that in her opinion the Town should ensure safety and mobility plans are considered for the intended cycling lanes due to the width of the main roads and connected trails.

Ms. Brioschi received responses from the applicant and staff.

Members of Council asked a number of questions and received responses from the presenter and staff.

### **WRITTEN CORRESPONDENCE** – none.

**This matter was recommended to Town Council for receipt at its meeting to be held on April 4, 2017.**

**At the call of the Chair, and with consent from the members present, the order of business was altered to consider the correspondence item as listed on the Agenda.**

## **CORRESPONDENCE**

**The Planning and Development Committee recommends adoption of the following recommendation:**

That the petition be referred to Planning staff to be considered as part of the Intensification Study.

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on April 4, 2017.**

**The Committee recessed from 8:04 p.m. to 8:14 p.m.**

## **STAFF REPORTS**

**The Planning and Development Committee recommends adoption of the following recommendations:**

### **STAFF REPORT 2017-7 REGARDING FORMATION OF A WORKING GROUP ON AGGREGATE AND RELATED MATTERS.**

That staff be directed to form a working group regarding aggregate and related matters.

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on April 4, 2017.**

## **CONFIDENTIAL SESSION**

**The Planning and Development Committee adopted the required procedural motion and resumed in Confidential Session in the Council Chamber at 8:56 p.m.**

Moved by Councillor A. Groves – Seconded by Councillor R. Mezzapelli

That General Committee shall go into confidential session under Section 239 of the Municipal Act for the purpose of:

Confidential Staff Report 2017-4 re: advice that is subject to solicitor-client privilege and litigation including matters before administrative tribunals affecting the municipality - Appeal Options for Committee of Adjustment Decision No. A 056/16, 0 Queen Street, Alton (Ward 1).

Confidential Staff Report 2017-5 re: advice that is subject to solicitor-client privilege and litigation including matters before administrative tribunals affecting the municipality - Appeal Options for Committee of Adjustment Decision No. A 042/16, 26 Wright Crescent, Caledon (Ward 5).

Carried.

**Mayor A. Thompson, Councillor N. deBoer, Councillor J. Downey, Councillor A. Groves, Councillor G. McClure, Councillor R. Mezzapelli, Councillor B. Shaughnessy, Chief Administrative Officer: M. Galloway, General Manager, Corporate Services/Town Clerk: C. deGorter, Manager, Development East: C. Blakely, Manager, Development West: R. Hughes, Town Solicitor: K. Stavrakos, and General Manager, Community Services: P. Tollett were present for this portion of the meeting.**

**Councillor McClure left the meeting from 9:09 p.m. to 9:11 p.m.**

**Planning and Development Committee adopted the required procedural motion and resumed in Open Session at 9:22 p.m.**

**The Planning and Development Committee recommends adoption of the following recommendation:**

**CONFIDENTIAL STAFF REPORT 2017-4 REGARDING ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE AND LITIGATION INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS AFFECTING THE MUNICIPALITY - APPEAL OPTIONS FOR COMMITTEE OF ADJUSTMENT DECISION NO. A 056/16, 0 QUEEN STREET, ALTON (WARD 1).**

That staff be directed to proceed with Option 1, and attend the OMB appeal to support the defence of the Owner's application.

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on April 4, 2017.**

**The Planning and Development Committee recommends adoption of the following recommendation:**

**CONFIDENTIAL STAFF REPORT 2017-5 REGARDING ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE AND LITIGATION INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS AFFECTING THE MUNICIPALITY - APPEAL OPTIONS FOR COMMITTEE OF ADJUSTMENT DECISION NO. A 042/16, 26 WRIGHT CRESCENT, CALEDON (WARD 5).**

That staff be directed to proceed with Option 1, and attend the OMB appeal to support the defence of the COA decision.

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on April 4, 2017.**

#### **ADJOURNMENT**

The Committee adjourned at 9:23 p.m.



Audit Committee Report  
Tuesday, March 23, 2017  
10:00 a.m.  
Council Chamber, Town Hall

Members Present:

Chair: Councillor N. deBoer (absent)  
Mayor A. Thompson  
Councillor D. Beffort (absent)  
Councillor A. Groves  
Councillor G. McClure

Town Staff Present:

Chief Administrative Officer: M. Galloway  
General Manager, Corporate Services/Town Clerk: C. deGorter  
Treasurer: H. Haire  
Coordinator, Council/Committee: D. Lobo  
General Manager, Finance & Infrastructure Services/Chief Financial Officer: F. Wong

Others Present:

H. Cameron Johnston, Partner: Millard, Rouse & Rosebrugh LLP

**CALL TO ORDER**

Mayor A. Thompson called the meeting to order at 10:03 a.m.

The Audit Committee adopted the required procedural motion to appoint Mayor A. Thompson as the Chair for the Audit Committee meeting March 23, 2017.

**DECLARATION OF PECUNIARY INTEREST** – none stated.

**REGULAR BUSINESS**

**2016 AUDITED FINANCIAL STATEMENTS**

Heather Haire, Treasurer reviewed the 2016 Management Discussion and Analysis Report. She provided an explanation of the Town's financial status. She highlighted the items that impacted the 2016 Financial Statements and reviewed the Town's net assets. She provided details in regards to the long-term liabilities in the Town of Caledon Consolidated Financial Statements for the year ended December 31, 2016.

Members of the Committee asked a number of questions and received responses from Town staff.

Cameron Johnston, Partner, Millard, Rouse & Rosebrugh LLP provided an overview of the Management Letter. He highlighted the audit strategy, scope and responsibilities of the process. He further provided an overview of the responsibility of management, reportable matters, internal controls and current accounting and reporting developments.

Members of the Committee asked a number of questions and received responses from Town staff and the Auditor.

**The Audit Committee recommends adoption of the following motion:**

**2016 AUDITED FINANCIAL STATEMENTS**

That the Corporation of the Town of Caledon Consolidated Financial Statements for the year ended December 31, 2016 be approved.

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on April 4, 2017.**

**ADJOURNMENT**

The meeting adjourned at 10:59 a.m.



Golf Tournament Committee Report  
Wednesday, March 29, 2017  
1:00 p.m.  
Council Chamber, Town Hall

Members Present

Chair: Councillor J. Innis  
Vice Chair: Councillor J. Downey  
Mayor A. Thompson  
Councillor Beffort (absent)  
Councillor N. deBoer (absent)  
Councillor A. Groves (absent)  
Councillor G. McClure  
Councillor R. Mezzapelli  
Councillor B. Shaughnessy

Town Staff Present

General Manager, Corporate Services/Town Clerk: C. deGorter  
General Manager, Finance and Infrastructure Services: F. Wong  
Treasurer: H. Haire  
Coordinator, Corporate Sponsorship and Events: K. Hayashi  
Coordinator, Council Committee: D. Lobo  
Analyst, Senior Financial: E. Richards

**CALL TO ORDER**

Vice Chair J. Downey called the meeting to order at 9:00 a.m.

**DECLARATION OF PECUNIARY INTEREST** – none stated.

**RECEIPT OF MINUTES**

Moved by Councillor R. Mezzapelli – Seconded by Mayor A. Thompson

GT-2017-3

That the minutes for the February 21, 2017 Caledon Council Community Golf Tournament, be received.

Carried.

**Councillor J. Innis arrived at 9:06 a.m.**

**REGULAR BUSINESS**

**The Golf Tournament Committee recommends adoption of the following recommendation:**

**CALEDON COUNCIL COMMUNITY GOLF TOURNAMENT PRIMARY RECIPIENT**

That The Living City Foundation be selected as the Primary Grant recipient for the 2017 Caledon Council Community Golf Tournament; and

That the selected Primary Grant recipient for the 2017 Caledon Council Community Golf Tournament receive \$75,000 of the net funds raised from the 2017 Caledon Council Community Golf Tournament; and

That staff be directed to review the process for the selection of the Primary and Secondary grants for the Caledon Golf Tournament and report back.

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on April 4, 2017.**

#### **STATUS UPDATE REGARDING THE 2017 GOLF TOURNAMENT**

Mr. Hayashi provided an update regarding the 2017 Golf Tournament. He explained that work is being done with the golf course owner to determine the date and location of the tournament. He highlighted the next steps in the process as identified in the memo regarding 2017 Golf Tournament Operational Model.

**CORRESPONDENCE** – no questions or comments.

#### **ADJOURNMENT**

On verbal motion by Vice Chair J. Downey, the meeting adjourned at 9:21 a.m.





# TOWN OF CALEDON

6311 Old Church Road  
Caledon ON L7C 1J6

## INVOICE

Invoice No: INV002032

Invoice Date: 16/08/10  
YY/MM/DD

Terms: Net 60

### Interest Rate on Overdue Accounts

1.50% Per Month  
18.00% Per Annum

Inquiries: (905) 584-2272 Ext. 4110

or

TANYA BAIRD 1-888-225-3366

Customer Account No. [REDACTED]

Customer Address:



### Description

### \$ Amount

OPEN AIR FIRE RESPONSE  
INC. #1633328 - 5 APPARATUS FOR 2 HOURS AT \$691.00

*Debit* \$6,910.00

OPEN AIR FIRE ADMIN

*fire department* \$1,036.50

Sub Total: \$7,946.50

HST: \$134.75

Total: \$8,081.25

Please retain this portion for your records

*1.5% MONTH*

Errors and Omissions Excepted  
HST No. R108125410

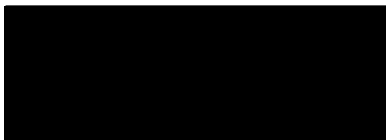
Please return this portion with your payment

Invoice No: INV002032

Invoice Date: 16/08/10  
YY/MM/DD

Please make payment to the Town of Caledon

Customer Account No. [REDACTED]



TOWN OF CALEDON  
6311 Old Church Road  
Caledon ON L7C 1J6

Amount Due: \$8,081.25

Amount Paid: \_\_\_\_\_

*April 4, 2017*

Town of Caledon Council

# Caledon Public Library Library Service/Facility Review and Master Plan



*Stephen Abram , MLS, FSLA  
Janna Levitt, BA, BArch, OAA, AAA, FRAIC*

# Presentation Outline

- Goals
- Main Findings
- Facility Recommendations
- Next Steps

# GOALS

1. Bring facilities and programs up to provincial standards
2. Ensure physical and technological accessibility for all
3. Ensure adequate and flexible program space for future growth
4. Expand community use and engagement for teens , adults and seniors
5. Secure library's role as a key community player in Caledon
6. Ensure cost-effective management, staff teamwork, and logistics.

# MAIN FINDINGS

- Demand for more programming, specifically for adult learning, teens and seniors.
- Community access to transportation at a local scale, especially for teens and seniors.
- More emphasis is needed in educating on CPL's online tools and improving physical facilities to support this.
- More outreach and marketing required to engage non-library users.
- Integrated planning and partnership with community hubs and recreation facilities.
- CPL's important role in community vitality strategies, serving as an anchor in community/village hub planning.
- CPL's important role in the community's quality of life, as a learning, social and cultural institution.
- CPL currently offers only half the standard square footage per capita.

# FACILITIES RECOMMENDATIONS:

- Minor renovations at Alton, Inglewood, Caledon Village, and Caledon East
- Major renovation in Bolton
- Repurpose the Margaret Dunn Valleywood branch as Digital Hub and Adult Learning Centre
- New village branch in Southfields - 7500 sq. ft.
- New resource branch in Mayfield West 2 - 20,000 sq. ft.
- Consideration be given to moving Caledon East branch to an expanded Caledon Community Complex, expanding the Alton Branch to make use of the adjacent community room and possibly relocating the Bolton Branch
- Long term plan for a consolidated branch in the Northwest

# NEXT STEPS

- Floor plans and costing was provided in support of the recommendations.
- Library Board will be prioritizing the recommendations as part of their strategic planning
- Monitoring plan to be developed
- Reflect the projects within capital forecasts in future annual budget processes
- Reflect projects in the next DC study



# Albion Hills Conservation Area Master Plan

April 4<sup>th</sup> 2017



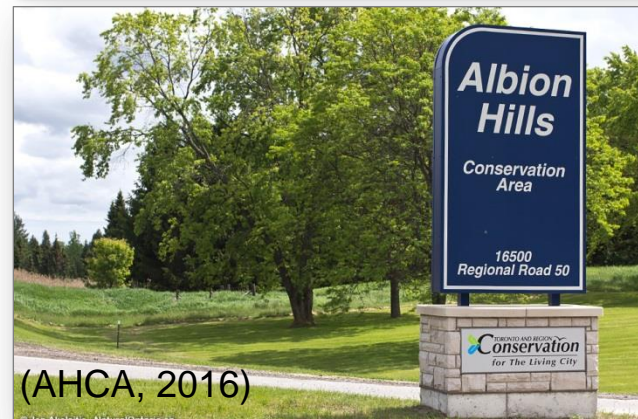
*Member of Conservation Ontario*





# Agenda

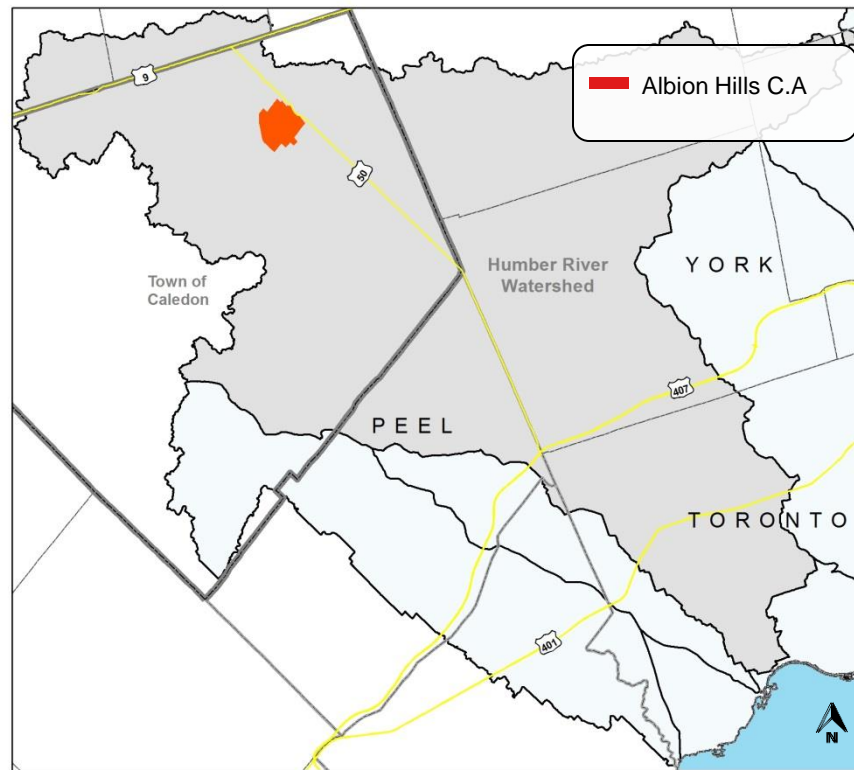
1. Context
2. Vision
3. Management Zones
4. Public Use Framework
  - Optimize and Restore Existing Features
  - Create New Opportunities in Emerging Tourism Markets
  - Improve Capacity as a Four Season Destination
  - Provide Inclusive Opportunities to a Diverse Audience
5. Budget and Funding Strategy
6. Strategic Impacts





# Regional Context

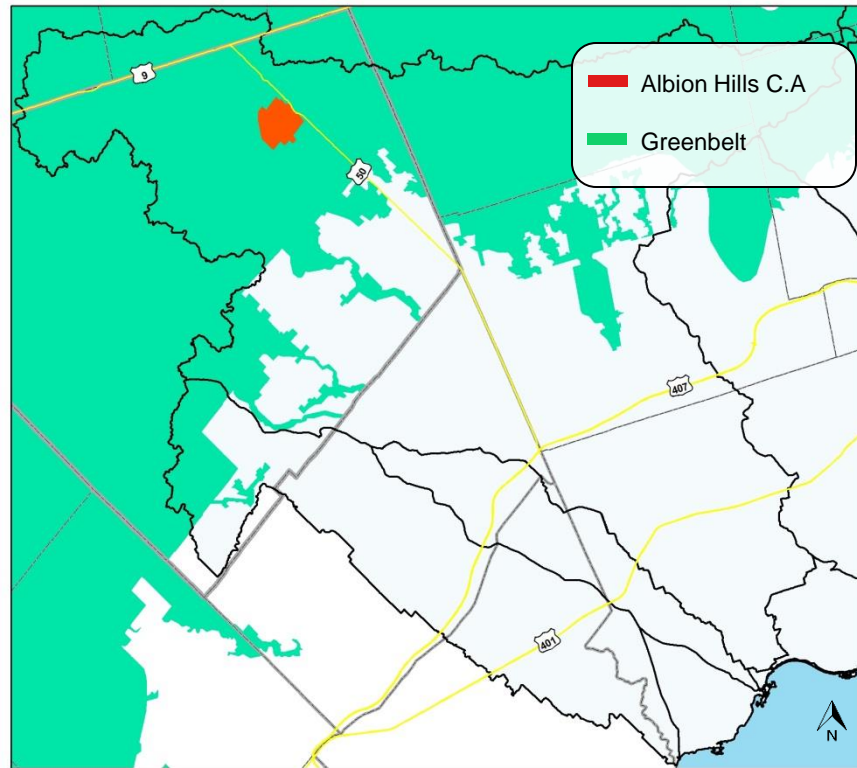
- Property Size: 495 ha (1223 acres)
- Humber River Watershed
- Region of Peel
- Town of Caledon





# Regional Context

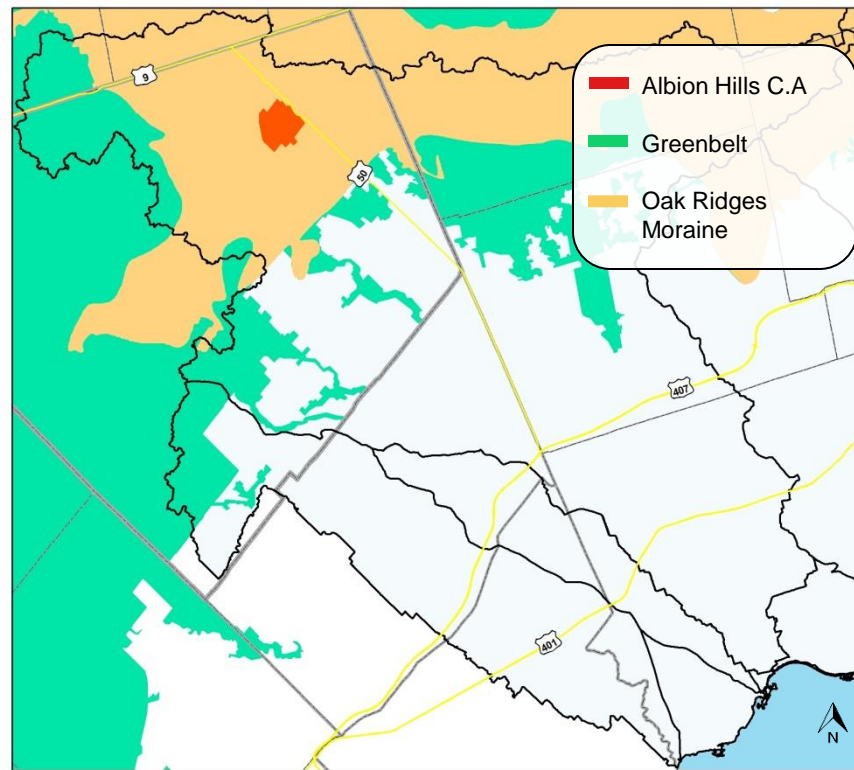
- Humber River Watershed
- Region of Peel
- Town of Caledon
- Greenbelt Area





# Regional Context

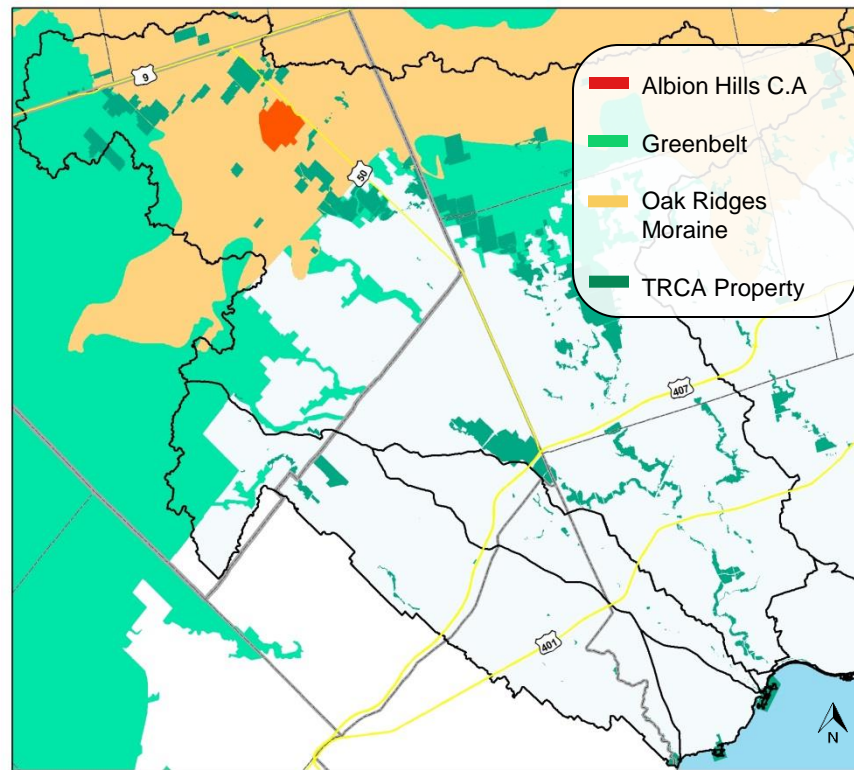
- Region of Peel
- Town of Caledon
- Greenbelt Area
- Oak Ridges Moraine: Natural Core Area





# Regional Context

- Region of Peel
- Town of Caledon
- Greenbelt Area
- Oak Ridges Moraine: Natural Core Area
- Link in larger greenspace system

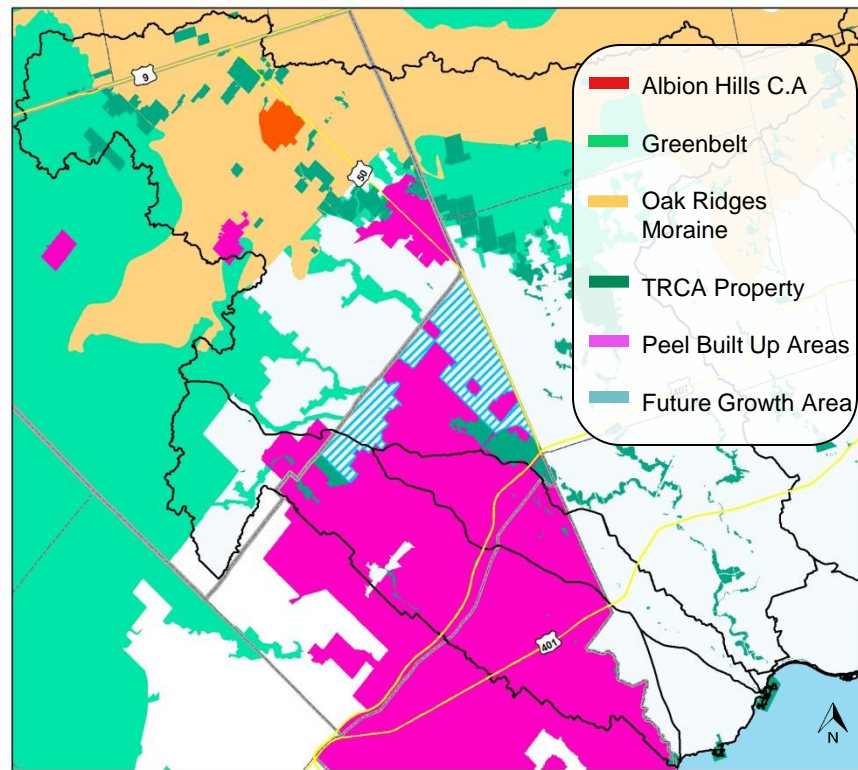






# Regional Context

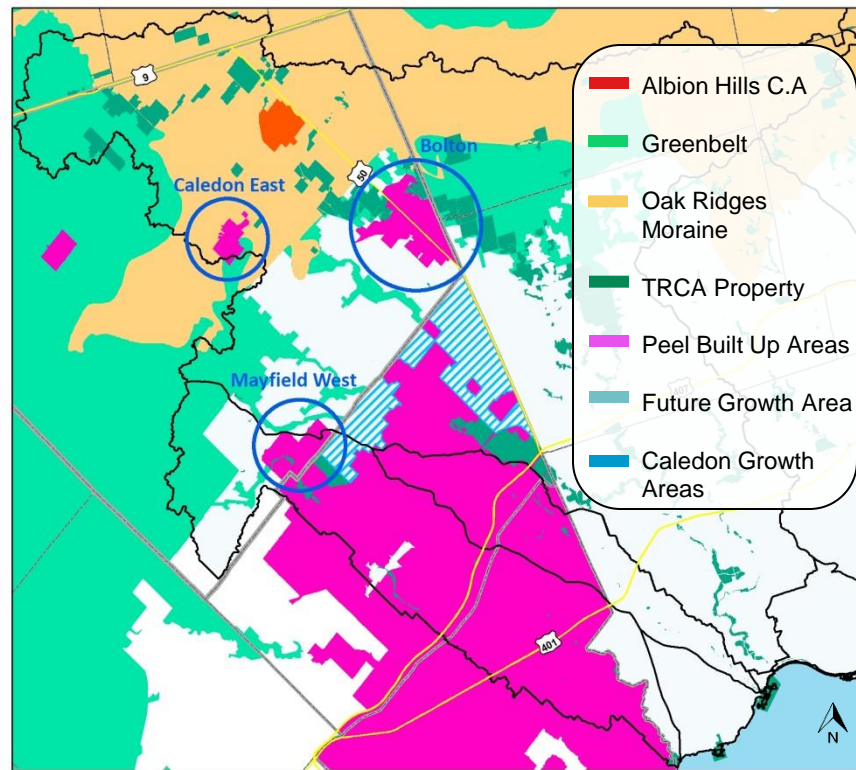
- Region of Peel
- Town of Caledon
- Greenbelt Area
- Oak Ridges Moraine: Natural Core Area
- Link in larger greenspace system
- Peel Urbanizing Region





# Regional Context

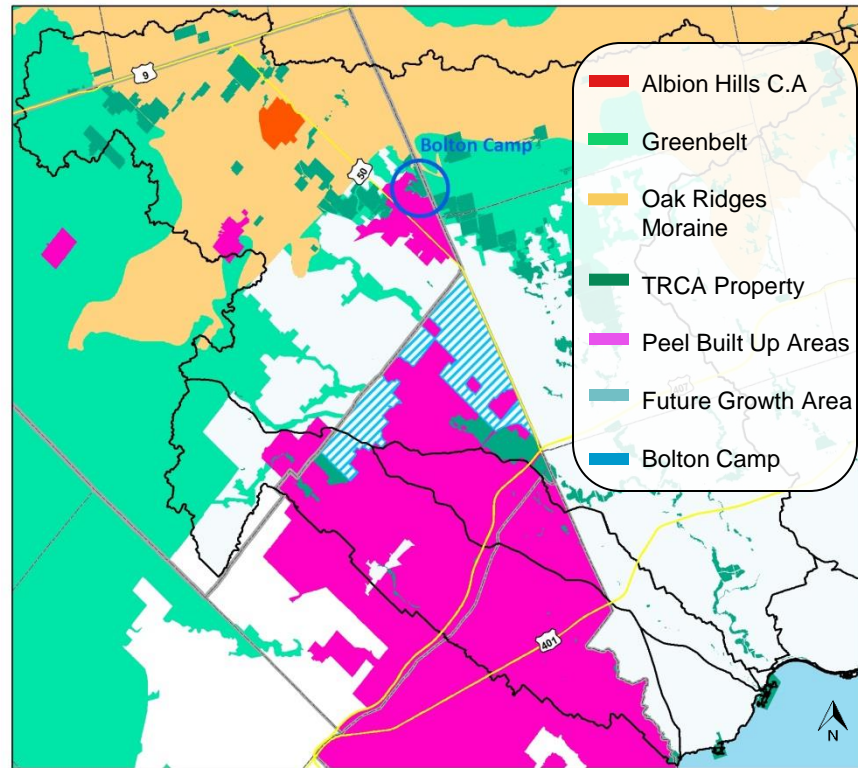
- Region of Peel
- Town of Caledon
- Greenbelt Area
- Oak Ridges Moraine: Natural Core Area
- Link in larger greenspace system
- Peel Urbanizing Region
- Urban Growth Boundaries
  - Bolton
  - Mayfield West
  - Caledon East





# Regional Context

- Region of Peel
- Town of Caledon
- Greenbelt Area
- Oak Ridges Moraine: Natural Core Area
- Link in larger greenspace system
- Peel Urbanizing Region
  - Bolton
  - Mayfield West
  - Caledon East
- Bolton Camp







# Current Context

- Ontario's first conservation park
- 158,000 annual visitors
- 4 Seasons
- 40 kms of trail
- Splash pad and pool
- 234 Campsites
- 2 Education facilities
- Albion Hills Community Farm





# Master Plan Process

## Phase 1

### Project Initiation

- Background Report
- Committee Development
- Vision, Goals, Objectives



## Phase 2

### Component Development

- Management Zones
- Trail Plan
- Public Use



## Phase 3

### Project Finalization

- Final Recommendations
- Implementation Schedule/ Budget
- Endorsement





# Vision Statement

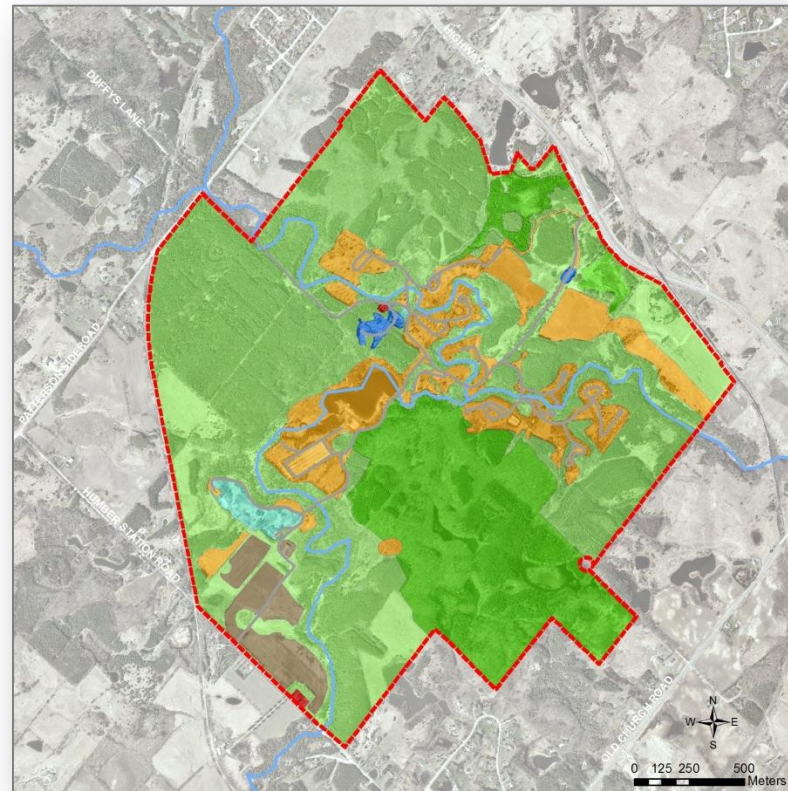
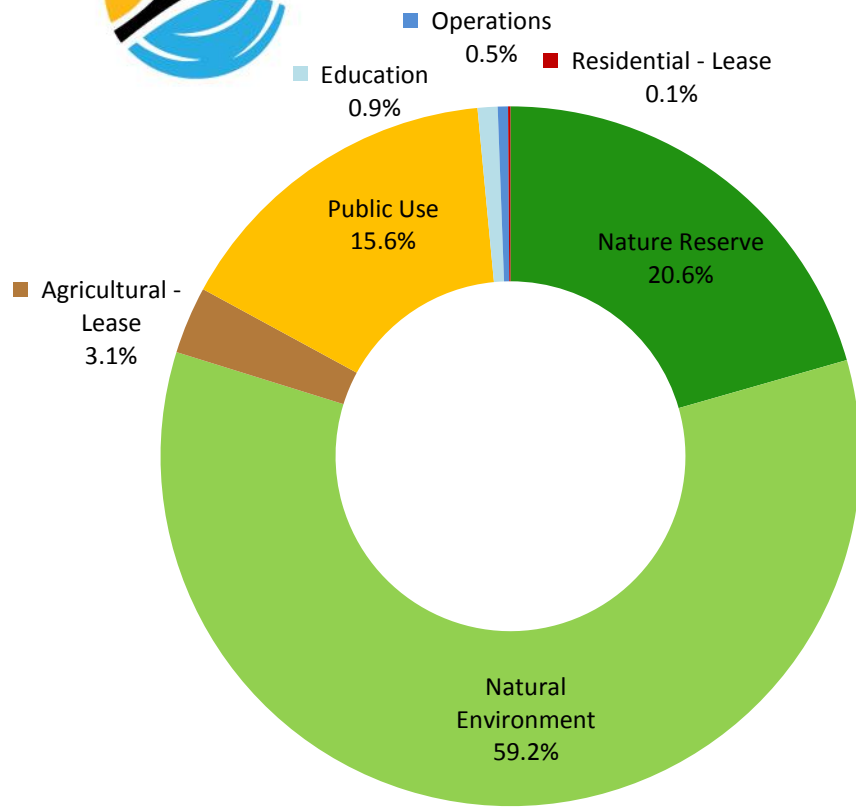
This plan is a blueprint for revitalizing Ontario's first Conservation Area to meet the needs of today and tomorrow. Albion Hills is uniquely situated on the Oak Ridges Moraine within one hour's drive of 8.8 million people, where five regional trails and one national trail converge. In expanding the range of options for people to enjoy nature-based adventures in every season, and by safeguarding its significant natural landscape, this plan sets the stage for Albion Hills to be a popular nature destination in the Golden Horseshoe region for decades to come.







# Management Zones





# Community Engagement

**9000**

Information  
Mail Outs

**334**

Survey  
Responses

**7**

Major Events  
Attended

**6**

Public Advisory  
Committee  
Meetings

**25**

Groups  
Represented

**3**

Community  
Presentations

**2**

Public Open  
Houses

**2**

Public  
Hikes





# Public Use Framework





# Public Use Framework

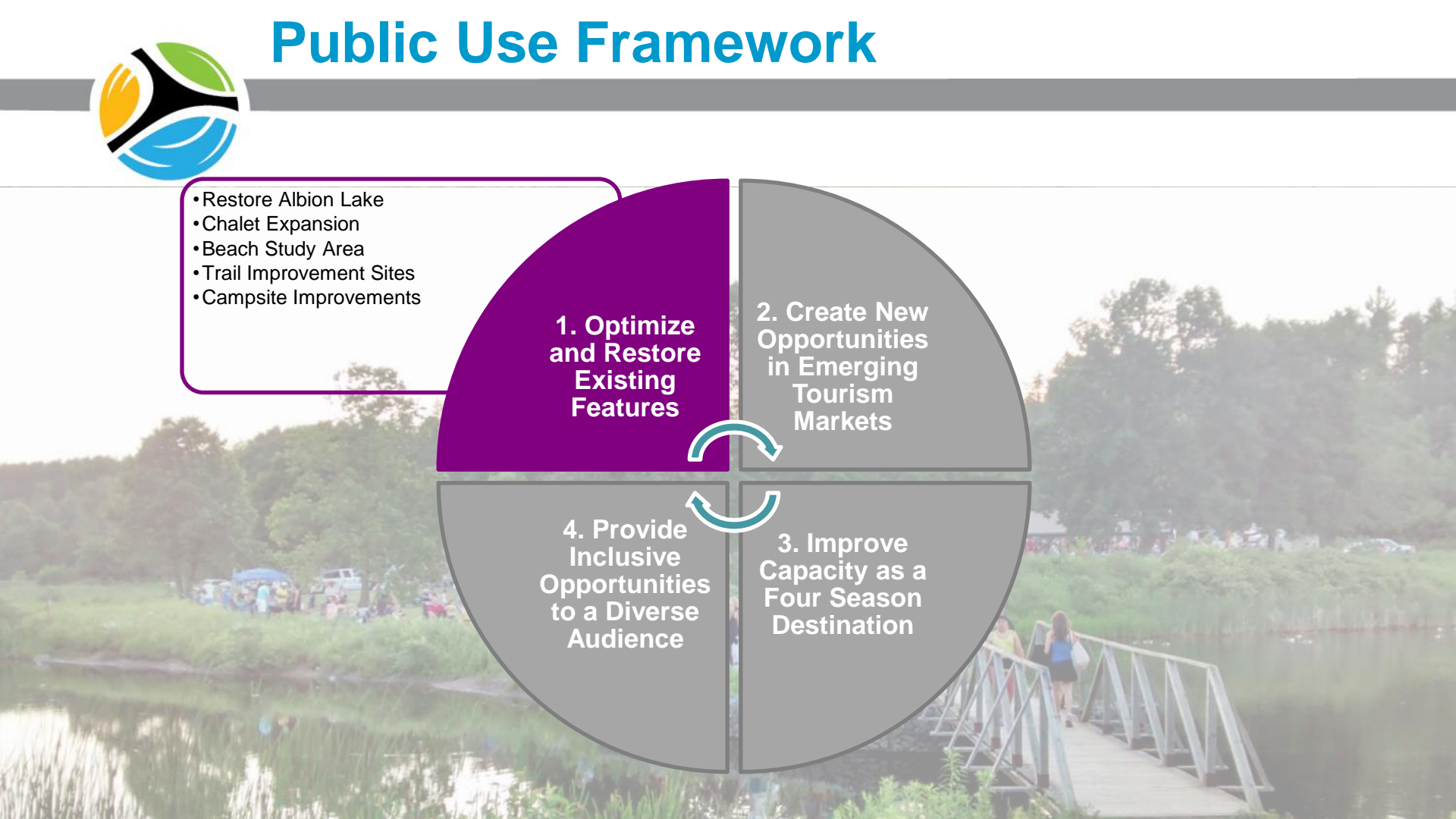
- Restore Albion Lake
- Chalet Expansion
- Beach Study Area
- Trail Improvement Sites
- Campsite Improvements

**1. Optimize and Restore Existing Features**

**2. Create New Opportunities in Emerging Tourism Markets**

**4. Provide Inclusive Opportunities to a Diverse Audience**

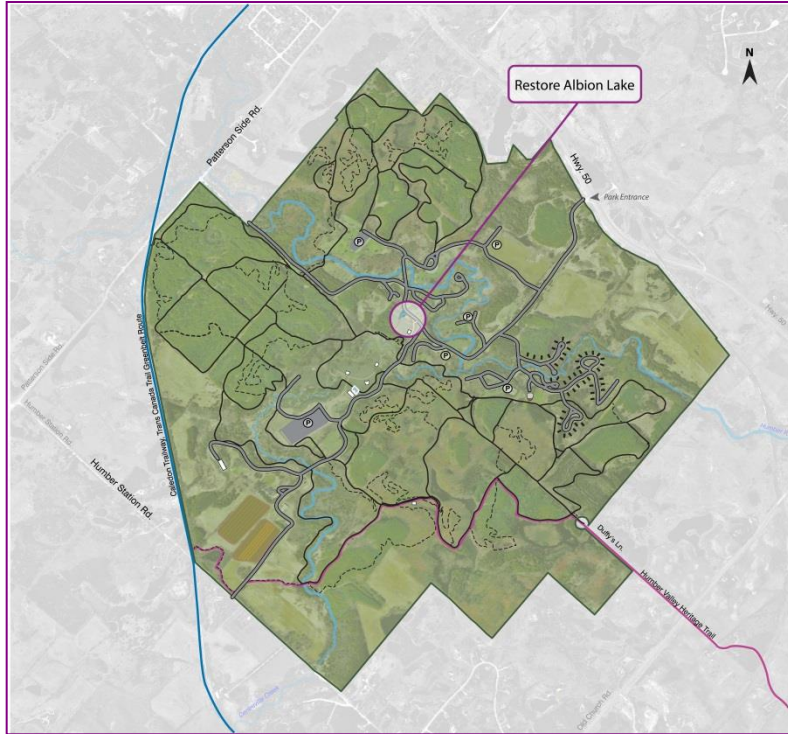
**3. Improve Capacity as a Four Season Destination**







# 1. Optimize and Restore Existing Features: Albion Lake



- Constructed in 1965
- Provision of recreational opportunities







(AHCA, 1963)



(AHCA, 2014)











# 1. Optimize and Restore Existing Features: Albion Lake















# Public Use Framework

- Restore Albion Lake
- Chalet Expansion
- Beach Study Area
- Trail Improvement Sites
- Campsite Improvements

1. Optimize and Restore Existing Features

2. Create New Opportunities in Emerging Tourism Markets

- Venue Space
- Lookout Tower
- Bike Skills Area
- Technical Trail Features

4. Provide Inclusive Opportunities to a Diverse Audience

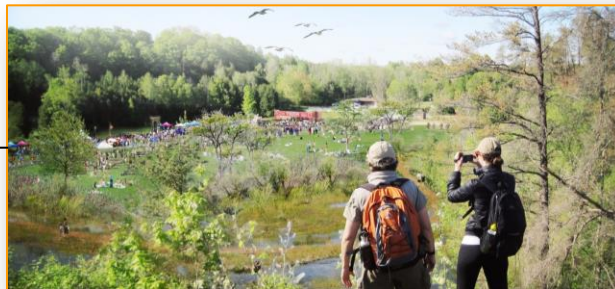
3. Improve Capacity as a Four Season Destination







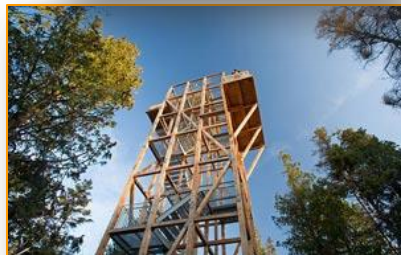
## 2. Create New Opportunities in Emerging Tourism Markets: Venue Space







## 2. Create New Opportunities in Emerging Tourism Markets: Lookout Tower









# Public Use Framework

- Restore Albion Lake
- Chalet Expansion
- Beach Study Area
- Trail Improvement Sites
- Campsite Improvements

**1. Optimize and Restore Existing Features**

- Lookout Tower
- Venue Space
- Bike Skills Area
- Technical Trail Features

**2. Create New Opportunities in Emerging Tourism Markets**

**4. Provide Inclusive Opportunities to a Diverse Audience**

**3. Improve Capacity as a Four Season Destination**

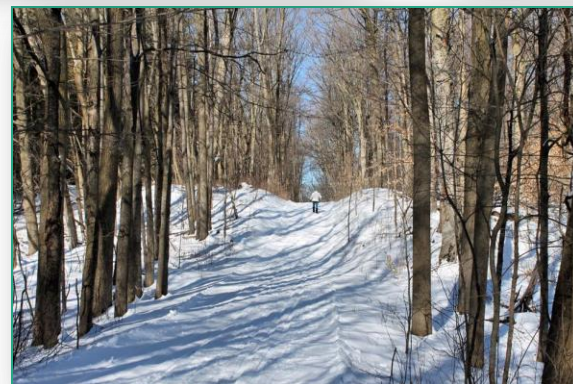
- Skating Trail
- Fat Biking
- Tube Hill
- Snow Shoe Trails
- Skate Skiing







### 3. Improve Capacity as a Four Season Destination







# Public Use Framework

- Restore Albion Lake
- Chalet Expansion
- Beach Study Area
- Trail Improvement Sites
- Campsite Improvements

**1. Optimize and Restore Existing Features**

- Lookout Tower
- Venue Space
- Bike Skills Area
- Technical Trail Features

**2. Create New Opportunities in Emerging Tourism Markets**

**4. Provide Inclusive Opportunities to a Diverse Audience**

- Accessible Canopy Trail
- Accessible Green Trail
- Accessible Trail Link
- Yurt Camping
- Novice Bike Track
- Technical Feature Bypass

**3. Improve Capacity as a Four Season Destination**

- Skating Trail
- Fat Biking
- Tube Hill
- Snow Shoe Trails
- Skate Skiing





## 4. Provide Inclusive Opportunities to a Diverse Audience: Accessible Canopy Trail















# Public Use Framework

- Restore Albion Lake
- Chalet Expansion
- Beach Study Area
- Trail Improvement Sites
- Campsite Improvements

## 1. Optimize and Restore Existing Features

- Lookout Tower
- Venue Space
- Bike Skills Area
- Technical Trail Features

## 2. Create New Opportunities in Emerging Tourism Markets

- Accessible Canopy Trail
- Accessible Green Trail
- Accessible Trail Link
- Yurt Camping
- Novice Bike Track
- Technical Feature Bypass

## 4. Provide Inclusive Opportunities to a Diverse Audience

## 3. Improve Capacity as a Four Season Destination

- Skating Trail
- Fat Biking
- Tube Hill
- Snow Shoe Trails
- Skate Skiing





# Budget Strategy

## Optimize and Restore Existing Features

- Albion Lake
- Chalet
- Waterplay Expansion
- Trail and Camping Improvements

**\$11,502,000**

## Create New Opportunities in Emerging Tourism Markets

- Lookout Tower
- Venue Space
- Bike Skills Area
- Technical Biking Features

**\$2,654,000**

## Increase Capacity as a Four Season Destination

- Skating Trail
- Fatbiking
- Tubing Hill
- Snowshoeing and Skate Skiing

**\$1,218,000**

## Provide Inclusive Opportunities to a Diverse Audience

- Accessible Canopy Trail
- Accessible Trails and Links
- Accessible Yurts and Camping
- Feature Bypass and Novice Track

**\$6,215,000**

## Capital Infrastructure

- Workshop Replacement
- Road Repaving
- Septic Improvements
- Communication Upgrades

**\$5,628,000**

**Total Master Plan Budget: \$27,217,000**



# Potential Funding Sources

- **Municipal Partners**
- **Internal Contributions**
- **Private Partnerships**
- **Ontario Green Investment Fund**
- **Recreation/Infrastructure Grants**



# Comparative Analysis

## Heart Lake Conservation Area Master Plan

Per Hectare Cost	\$49,000
------------------	----------



## Albion Hills Conservation Area Master Plan

Per Hectare Cost	\$54,000
------------------	----------







**March 20<sup>th</sup> 2017**

6311 Old Church Rd,  
Caledon East, ON  
L7C 1J6



**Attention:** Town of Caledon Council

**RE: Albion Hills Master Plan – Town of Caledon Endorsement**

---

**To Whom It May Concern,**

Albion Hills Conservation Area (AHCA) is the Toronto and Region Conservation Authorities (TRCA's) most visited conservation area with over 158,000 annual visitors. Located in the Region of Peel within the Town of Caledon, AHCA is a large nature-based recreation, education and agriculture facility situated on 495 hectares of primarily forested land. Over the past 60 years AHCA has expanded its operations to include over 40 kilometers of trails used for mountain biking, hiking, cross country skiing, snowshoeing, education and interpretation. AHCA offers users a splash pad and pool facility, over 230 campsites, 2 education facilities and a community farm. The property is also recognized as a venue for some of the largest outdoor events in the Greater Toronto region, including the largest 24 hour mountain bike festival in North America.

Following approval at the TRCA Board in October 2013, the AHCA Master Plan was initiated to establish a vision framework, planning objectives and recommendations that will support the revitalization and enhancement of the property over the next 25 years. The Master Plan works to build on TRCA and provincial land use policies and plans, municipal official plans, secondary plans and tourism and recreation strategies. The Master Plan also used the principles laid out in TRCA's 10-year strategic plan to help guide the recommendations and move TRCA towards its vision for The Living City.

The public use framework is a core component of the plan and was established through a combination of stakeholder consultation, research on demographics and recreation trends, and a needs assessment of the property. The framework provides a guiding structure for a majority of the public use and trail-focused recommendations within the master plan. The four main components within the framework include:

- 1. Optimize and Restore Existing Features**
- 2. Create New Opportunities in Emerging Tourism Markets**
- 3. Improve Capacity as a Four Season Destination**
- 4. Provide Inclusive Opportunities to a Diverse Audience**

The master plan was developed through a collaborative process between, TRCA staff, municipal partners, stakeholders, and community members. The consultation and engagement process helped to ensure that the needs of the community and stakeholders were heard and addressed wherever possible. By rethinking greenspace to maximize its value, this plan will



once again position AHCA as a leader in nature-based recreation and education by creating a variety of activities aimed at engaging more people with nature more often.

The Plan (see attachment 1) was presented to the TRCA Board on April 22<sup>nd</sup> 2016 and was approved in principle following this meeting. TRCA is now seeking support from its municipal partners given that this Plan will have considerable positive impacts to the tourism, education and outdoor recreation profile of the surrounding communities. Through our presentation, we are asking that members of council endorse the Plan and its recommendations as we move forward in implementing key recreation focused initiatives.

Moving forward, TRCA will continue to:

- Complete the decommissioning of the AHCA dam and berm structure, including a re-naturalization of Centerville Creek;
- Plan for the next phase of the Lakeview area following the dam decommissioning through detailed designs of public use infrastructure;
- Remediate high priority trail plan projects;
- Initiate the planning and permitting process for the retrofit of the staff workshop and equipment storage facility.

We look forward to the opportunity to present an overview of the master plan to council and staff.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mike Bender". The signature is fluid and cursive, with a small flourish at the end.

Mike Bender, B.L.A., OALA  
Associate Director, Master Planning and Greenspace Conservation  
General Manager, Rouge Park  
Toronto and Region Conservation Authority



Toronto and Region  
**Conservation**  
*for The Living City®*

# Albion Hills Conservation Area

Draft Master Plan



For more information contact:

**Kim Krawczyk**

Supervisor, Business Development and Special Projects

Parks and Culture

Toronto and Region Conservation

[kkrawczyk@trca.on.ca](mailto:kkrawczyk@trca.on.ca)

416.936.1335

April 4th 2017

DRAFT

DRAFT

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## Chapter 1

### 1.1 Background

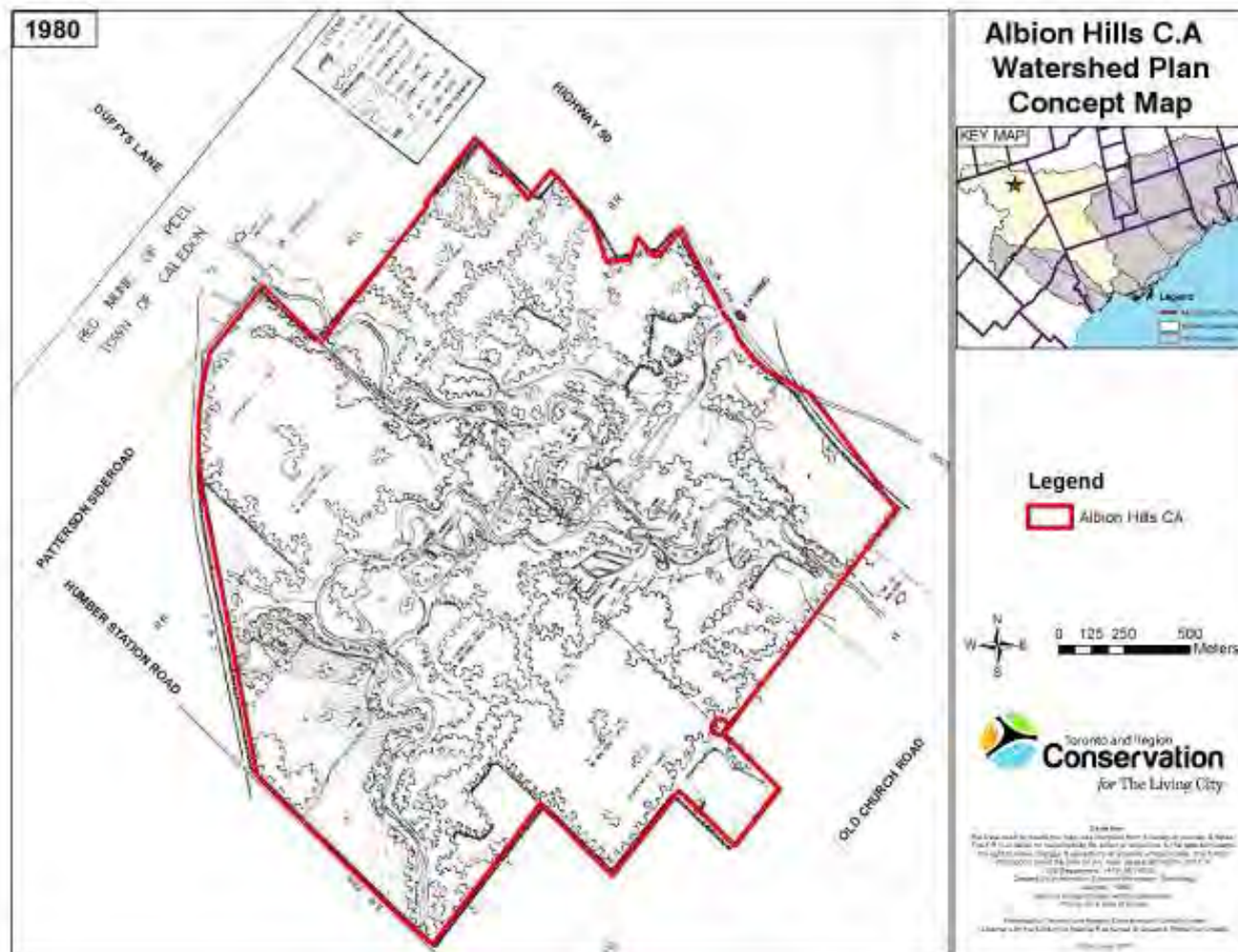
In the years preceding the establishment of the Toronto and Region Conservation Authority (TRCA), reports prepared for the Humber Valley Conservation Authority outlined the need for acquiring what was termed 'multi-purpose recreation areas'. Following 1955, and during the next few years, the understanding of the term 'conservation area' evolved to include lands purchased for outdoor public recreation that were considered to be of "...exceptional , natural beauty, often requiring some regeneration to re-establish healthy conditions, which were acknowledged by the community as being important to retain in public ownership."<sup>i</sup> At a time when conservation authorities were acquiring land for the purposes of flood management, Albion Hills Conservation Area (AHCA) was explicitly purchased for the purposes of providing residents of the region with access to public green space; a need that was evidenced by the overwhelming public visitation that came as soon as these areas were opened to the public.<sup>ii</sup>

"The term 'conservation area' was first used in a March 1955 report...recommending the purchase of multi-use areas that would embody the principles of conservation management and provide public outdoor recreation."  
(McLean, 2004 p.70)

Officially acquired and opened to the public in 1955, AHCA became the first active use conservation area in the province of Ontario. In order to set the initial parameters for use of the facility, a Plan of Development (POD) for the AHCA was developed in 1956. This document outlined goals for the property and set the stage for the development of several key pieces of infrastructure that are still in use today, such as the internal road network, the Albion dam and most of the property's site services.

After the 1956 POD was created, the next major vision for the property was set during the writing of the Watershed Plan (1980) and associated Watershed Recreation Program (1980). The vision set forth in this component reestablished the Authority's goal to make the property available to the public for recreation and educational purposes. Within this document, a concept plan was also included outlining the various recreational recommendations (see Map 1: Albion Hills Watershed Plan Concept Map (1980)).

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Map 1: Albion Hills Watershed Plan Concept Map (1980)

From the outset, AHCA was identified as the optimal location to provide the surrounding region with access to outdoor recreation, education and agricultural opportunities due in part by the fact that the Humber River, a Canadian Heritage River System (CHRS), weaves its way through the property. Today AHCA is widely recognized as one of the premier destinations for outdoor recreation and learning activities within the Greater Toronto Area (GTA). Ideally located within 100km, or a 1 hour drive of approximately 8.8 million people<sup>iii</sup>, including the City of Toronto, AHCA plays an integral role in providing both rural and urban communities with the opportunity to experience a wide variety of outdoor recreation, education and agriculture focused activities.

### 1.1.1 TRCA Strategic Plan

Building The Living City<sup>®</sup>, lays out the strategic directions the Toronto and Region Conservation Authority (TRCA) intends to pursue for the 10 year period from 2013 to 2022. These strategic directions all aim at achieving what TRCA calls the Living City Vision:

*“Our vision is for a new kind of community, The Living City, where human settlement can flourish forever as part of nature’s beauty and diversity”*

This Plan enhances TRCA’s commitment to healthy rivers and shorelines, greenspace and biodiversity, sustainable communities, and business excellence, a green economy and responsive governance. These four pillars, which highlight TRCA’s efforts to achieving The Living City, will remain relevant moving forward, and have been updated to address changes including the transitioning Ontario economy. The vision and direction for the future management of AHCA integrates, wherever possible, the four pillars of conservation and the directions within the updated *TRCA Strategic Plan*.

### 1.1.2 TRCA and Conservation Land

The Toronto and Region Conservation Authority (TRCA) owns over 17,000 hectares of greenspace in the GTA. The purpose of this ownership is to protect and manage valley and stream corridors, flood plains, the Lake Ontario shore lands, wildlife, vegetation, agricultural lands and environmentally significant areas. Where compatible, access and facilities for public use are permitted and encouraged (TRCA, 1995).

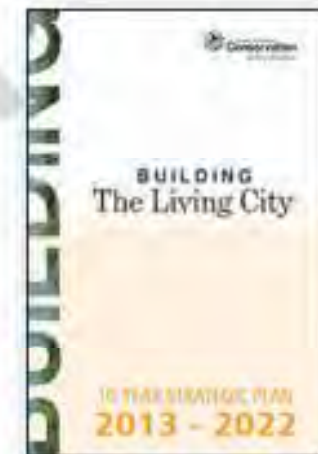


Figure 1: TRCA Strategic Plan

The majority of TRCA lands are managed under the following categories:

- Active-use conservation areas
- Passive-use areas/ resource management tracts
- Residential properties
- Rented farm land
- Contract/lease and easement land
- Limited-use open land
- Management agreement land

At the time of its inception, the Albion Concept was a revolutionary idea, it was the first time that a Conservation Authority took the bold step of “marrying public enjoyment of resource lands with their conservation management, similar to that of provincial and national parks”.

AHCA is one of 8 conservation areas under TRCA operation. Of the 17,000 hectares of greenspace in TRCAs jurisdiction 406 hectares are identified as active use conservation areas. In the immediate vicinity around AHCA, there are a number of both active and passive facilities offering access to greenspace for the surrounding communities. Examples of nearby passive properties include Palgrave Forest and Wildlife Area (306 hectares), Bolton Resource Management Tract (973 hectares), and the Nashville Conservation Reserve (900 hectares) among many others. Examples of active use facilities include Glen Haffy Conservation Area, Heart Lake Conservation Area and the Bolton Camp property (102 hectares). Bolton Camp, located in nearby Bolton, was recently purchased by the TRCA in 2011 and is currently being redeveloped from a summer camp to an outdoor centre for participants of all ages. Staff are working together to ensure that the programming and activities at these facilities compliment each other and work towards achieving the vision and goals of the Living City Vision.

## 1.2 Site Context

### 1.2.1 Provincial Land-Use Policies and Plans

In order to set the foundation for developing the AHCA Master Plan, staff undertook a detailed analysis of the various provincial, regional and municipal policies and plans that influence land-use related activities and decisions within and around AHCA. A detailed policy and plan analysis can be found in the *Albion Hills Conservation Area Back Ground Report* (2013) and can be provided upon request. When developing a plan for the future vision and management of AHCA, it is important to understand the

role that these policies play and the potential impacts they have on providing direction for the management and continued use of the site. The following outlines how AHCA fits within each of the land-use plans.

The intent of the Provincial Policy Statement (PPS) is to set a foundation and provide general direction for the development of the subsequent provincial land-use plans. The PPS goes on to emphasize the importance of building strong healthy communities, and outlines how this can be achieved through the promotion of a range of publicly-accessible “*parklands, public spaces, open space areas, trails and linkages*” among others. (Ministry of Municipal Affairs and Housing, 2014) It also highlights the value of protecting parklands and conservation reserves as a means of encouraging both healthy communities and the protection of key natural heritage features. The PPS sets the policy foundation for additional comprehensive and place-based land-use plans such as the Oak Ridges Moraine Conservation Plan (2002), Greenbelt Plan (2005) and The Growth Plan for the Greater Golden Horseshoe (2006).

#### **1.2.1.1 Oak Ridges Moraine Conservation Plan (2002)**

Given its location in the Natural Core Area designation of the Oak Ridges Moraine Conservation Plan (ORMCP), the land uses permitted on the site are governed by the ORMCP. Some of the most relevant policies/sections include the following:

##### **Existing uses, buildings and structures:**

6.1 (a) Nothing in this Plan applies to prevent the use of any land, building or structure for a purpose prohibited by this Plan, if the land, building or structure was lawfully used for that purpose on November 15, 2001 and continues to be used for that purpose;

6.2 Nothing in this Plan applies to prevent the expansion of an existing building or structure on the same lot, if the applicant demonstrates that,

a) there will be no change in use; and

b) the expansion will not adversely affect the ecological integrity of the Plan Area.



**Designations and Permitted Uses** (only those relevant to Albion Hills are included)

11 (3) The following uses are permitted with respect to land in Natural Core Areas, subject to Parts III and IV:

- 1) Fish, wildlife and forest management.
- 2) Conservation projects and flood and erosion control projects.
- 3) Agricultural uses.
- 9) Low-intensity recreational uses as described in section 37.
- 11) Uses accessory to the uses set out in paragraphs 1 to 10.

**Key test that new land uses/development on ORM must meet:**

19 (1) The purpose of this part is the integration of environmental and land use planning in order to maintain, and where possible improve or restore, the ecological integrity of the Plan Area.

**Trail System**

11 (2) Natural Core Areas also have the objectives of,

- a) accommodating a trail system through the Plan Area and trail connections to it;

39 (1) A recreational trail system shall be established to provide continuous access and travel along the entire Plan Area, accessible to all including persons with disabilities.

In summary, Albion Hills, as a nature-based recreation and education facility, is an existing “Conservation project” use dating back to the 1950s and therefore subject to the existing use provisions of the ORMCP as identified above. The existing Conservation project use is a permitted use in the Natural Core Areas, including the additional specific uses identified above, as well as accessory uses to those permitted uses. This Master Plan for Albion Hills is intended to ensure that any improvements undertaken to benefit

the public use of the facility, will be done in the most appropriate location from an environmental perspective, and designed and constructed to ensure that the ecological integrity of the Plan Area is improved or restored.

#### **1.2.1.2 The Greenbelt Plan (2005)**

Within the Greenbelt Plan it is stated that the Greenbelt policies do not apply to lands within the Oak Ridges Moraine boundary, except for those relating to Parkland, Open Space and Trails. In the description of these policies, it is stated that *“A system of parklands, open spaces, water bodies, and trails across the Greenbelt is necessary to provide opportunities for recreation, tourism and cultural/natural heritage appreciation, as well as to support environmental protection.”* The issue of Conservation Parks role in supporting the vision of the Greenbelt Plan is further discussed, and it is mentioned within the Plan, that Conservation Parks are an important component of developing park land, open space and trail strategies.

#### **1.2.1.3 The Growth Plan for the Greater Golden Horseshoe**

The vision of the Growth Plan (GP) is to ensure that the Greater Golden Horseshoe (GGH) is built on a strong economy, consisting of a clean and healthy environment while providing social equity for residents. The GP provides policies to achieve a series of intensification targets set across the GGH to accommodate the forecasted population growth of approximately 3.7 million residents and the addition of 1.8 million corresponding jobs by the year 2031. It is predicted that approximately one third of this growth will occur within TRCA's jurisdiction.

The development of the AHCA Master Plan is a key Conservation Project that builds on the existing natural and cultural heritage based education and recreation opportunities currently being offered by TRCA. These education and recreation opportunities are important components of both the current AHCA operation and also TRCA's broader efforts to further integrate its conservation lands and parks into the public realm of both the Town of Caledon, and more broadly the Greater Toronto Area in order to accommodate the growing region.

### **1.2.2 Region of Peel Official Plan**

Situated in the heart of southern Ontario's major urban centre, the Region of Peel is the second largest municipality in Ontario, with a population of 1.16 million. The rapid population growth in the past few decades has transformed Peel from a primarily rural area of farms and villages into a dynamic blend of urban, industrial, residential and countryside areas. Given that AHCA is a major recreational destination, it draws visitors from the Town of Caledon as well as from throughout the Region of Peel.

The Region shows a strong commitment to working with, and endorsing the initiatives of its local conservation authorities, area municipalities and other agencies. Recreation policies within the Official Plan speak in support for passive recreation opportunities as well as for partnerships and support for recreational facility operators such as Conservation Authorities and additional trail building initiatives. The policies within the Official Plan specifically reinforce the need for public recreation initiatives within the region and protecting greenspace like that of AHCA.

### **1.2.3 Town of Caledon Official Plan**

Within the Town of Caledon official plan, AHCA is designated as Natural Core as defined in the ORMCP. As such, these lands are further designated under both the general environmental policies and the Environmental Policy Area (EPA) policies of the Official Plan. New development is generally not permitted within EPA areas of the plan boundary. Some of the activities that are permitted within the official plan for these areas are: legally existing residential and agricultural uses; forest management and environmental management plan activities; non-intensive recreation and essential infrastructure. The plan also makes mention of a specific zoning classification under the conforming zoning by-law.

The plan goes further to mention that it specifically encourages the preparation of "Comprehensive Master Plans" for recreational sites in EPA through a cooperative process. To be included within these plans are among other things:

- Existing and proposed uses;
- Related facilities, operations and programs;
- Potential impacts of such uses and;

- Recommended environmental management and enhancement measures.

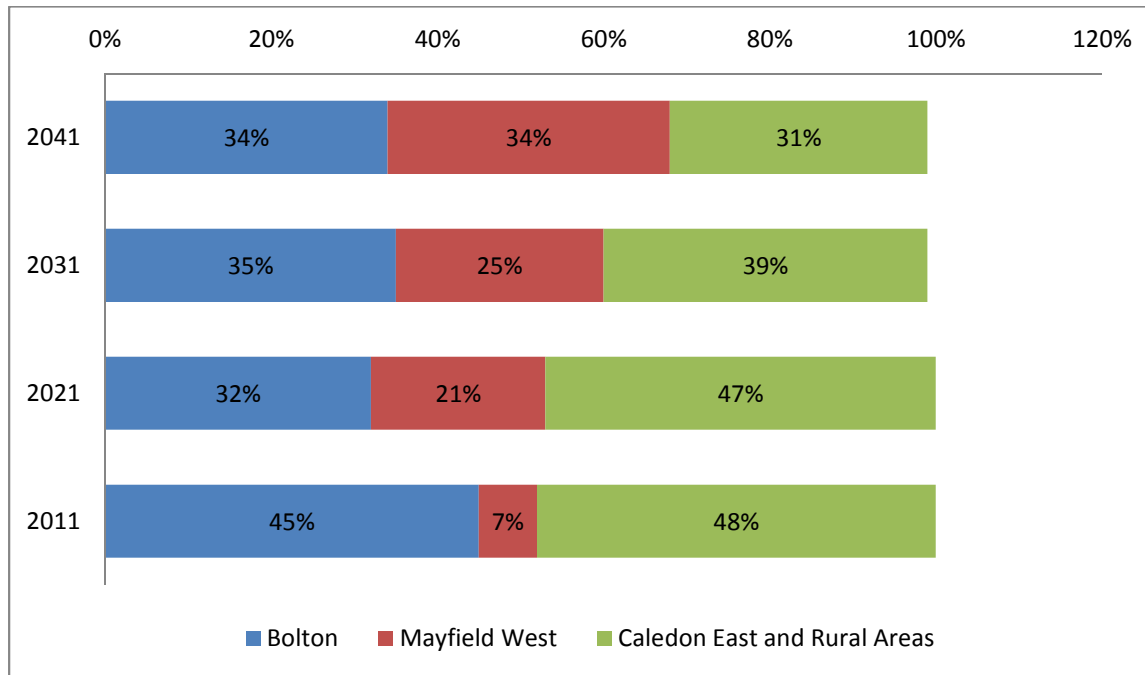
In terms of open space and recreation, the Town states specific objectives around “... supporting and participating in the initiatives of other agencies and interest groups in establishing or expanding interconnected linear and other recreational open space systems within Caledon, and at a broader scale.”

In general, it seems that the Town of Caledon official plan is supportive of continuing to operate the AHCA as a nature based recreational property. This is evident in the Plan’s support for the development of comprehensive master plans for open spaces and through the open space principles. However, the Official Plan outlines the required obstacles and requirements that a proponent must address when seeking a minor or major expansion of existing uses within core natural areas and EPA areas. Proponents must meet specific provisions, such as defining the impacts and outlining how the project will comply with the Town’s ecosystem policies and Environmental Performance Measures, which this master plan serves to address.

#### **1.2.3.1 Secondary Plans & Designated Growth Areas**

Given that a majority of Caledon falls within the boundaries of the Greenbelt, the majority of new development will be concentrated to the southern larger population centers of the municipality. The primary growth areas identified in the Town of Caledon’s Growth Management Strategy include Bolton, Mayfield West and Caledon East. These have been highlighted as primary rural service centres for the Town, and are expected to house approximately two-thirds of Caledon’s population by the year 2031. (Town of Caledon, 2014) This increase in population within the Town of Caledon has the direct potential to increase the amount of local day use visitors to AHCA and other tourism assets within the Town. The growth management and land use policies for these 3 urban growth centers are detailed further within their Secondary Plans. Particular attention should be paid to both the Caledon East Secondary Plan and Bolton Secondary Plan due to their close proximity to AHCA.

**Figure 2: Projected Shares of the Town of Caledon’s Population by Community (Growth Scenario)**



Source: Town of Caledon Tourism Strategy (2014)

#### 1.2.4 Living City Policies

The Living City Policies for Planning and Development in the Watersheds of TRCA (LCP), as approved by the TRCA Board on November 28, 2014, contains the principles, goals, objectives and policies for the administration of TRCA's legislated and delegated roles and responsibilities in the planning and development approvals process. Sections of particular relevance to the AHCA Master Plan are sections 6.6 Near-Urban Agriculture, 6.10 Environmental Education and Stewardship, 7.4.5 Recreational Use and 7.4.6 Conservation Use. The planning process for the AHCA Master Plan is structured to meet and deliver on these policies.

##### 6.6 Near-Urban Agriculture



Almost 1,215 hectares of TRCA-owned lands are used for agriculture, including the Albion Hills Community Farm. TRCA's goal is to promote the benefits of near-urban agriculture to the planning and development of sustainable communities. The related policies in the LCP provide direction to undertake and continue partnerships and programs in compliance with TRCA's Sustainable Near-Urban Agriculture policy and to adopt and implement Environmental Farm Plans on TRCA-owned lands that are used or leased for agricultural purposes.

#### 6.10 Environmental Education and Stewardship

TRCA is one of Canada's largest providers of outdoor and experiential education, including a residential field centre at Albion Hills. It is the policy of TRCA to continue our partnerships and programs in environmental education and stewardship that increase watershed awareness and encourage sustainable behaviours and stewardship among residents and to continue to provide environmental learning opportunities on TRCA lands in conjunction with school boards and other partners in education.

#### 7.4.5 Recreational Use

This section of the LCP notes the vision of TRCA Watershed Plans for an integrated system of nature-based recreation areas and experiences, taking advantage of, and caring for the unique landscapes throughout the watersheds. One related objective of the LCP is to promote and monitor the use and enjoyment of the Natural System for recreational uses that minimizes impacts to the natural environment by striving for a balance between conservation and appropriate public uses. LCP policies related to Recreational Use include:

undertaking comprehensive management plans to restore and enhance the Natural System; and

adopting and implementing best management practices and standards for recreational uses on TRCA-owned lands such as:

- Minimizing disturbed areas and impervious surfaces,
- Implementing erosion and sediment controls,
- Maintaining or enhancing visual landscape character, and the size, diversity and connectivity of the Natural System,
- Using native plant species,
- Ensuring the safety and accessibility of trails, and

- Monitoring for negative impacts and remediating them as necessary.

#### 7.4.6 Conservation Use

The LCP has identified that TRCA needs to continue to innovate to raise revenues for the management of conservation lands and parks and requires flexibility in the conservation-related accessory uses it can undertake on its properties. In the absence of a definition of “Conservation project” in the Oak Ridges Moraine Conservation Plan, the LCP has fashioned a definition that includes a variety of activities currently undertaken by TRCA on its lands. A related LCP objective is to allow a variety of conservation-related accessory uses and activities on TRCA publicly-owned lands in order to generate revenues for the operations, maintenance, restoration and enhancement of conservation lands and projects. Further, a key related LCP policy is that the development of new facilities and conservation-related accessory uses on publicly-owned conservation lands be undertaken through a comprehensive management plan process, integrated with the broader social needs of the community and based on appropriate environmental studies, provincial and municipal requirements and opportunities for public consultation.

#### 1.2.5 Town of Caledon Tourism Strategy

The Caledon Tourism Strategy was developed in order to increase the tourism profile of the Town of Caledon given that it has not has a tourism plan in place in nearly two decades, and in preparation for the TORONTO 2015 Pan/Parapan American games. The strategy sets measureable goals and timelines that work towards developing and enhancing the tourism market within the Town of Caledon.

Within this strategy, AHCA is recognized as a tourism demand generator under the natural heritage umbrella with the highest attendance records in comparison to the other conservation areas and resource management tracts listed. The strategy also highlights that although the property has the highest visitation, at the time the strategy was developed, it was recognized that some improvements are necessary to upgrade aging infrastructure and to improve visitor satisfaction at the facility.

The Palgrave community, located directly north of the site, is identified as a potential tourism anchor for the Town of Caledon based on an analysis of access to tourism demand generators. Given that both AHCA, and the Caledon Equestrian Park are located in

close proximity to the community of Palgrave, the strategy has identified Palgrave as an area which can support tourism by providing visitor amenities (food, gas, retail etc)

In order to create a Master Plan that will remain relevant and useful following its completion, means that the recommendations must be compatible with, and build upon, the existing strategies and plans developed by various partners. The Town of Caledon Tourism Strategy highlights a number of priority areas for market growth within the tourism sector of the Town. Some of the examples that are directly applicable to AHCA are:

- Soft Adventure: mountain biking, cross country skiing, camping, hiking etc
- Bicycle Touring: multi-day bicycle tourism, mountain biking
- Agri-Tourism: rural farm tourism, culinary based tourism
- Health and Wellness Tourism: organic local food, outdoor recreation, trails and touring.

Through the implementation of the recommendations within this Master Plan, AHCA will be able to not only accommodate some of these tourism priorities, but will become the primary location for many of these types of activities within the Town of Caledon. Although the Town has a number of municipally owned and managed parks and recreation facilities, few if any, contain the variety and extent of recreational activities, facilities, and accommodations as AHCA. In order to ensure that the recommendations within this Plan address current and future needs without duplicating the efforts from the Town, staff from both the Town of Caledon and the Region of Peel were consulted as part of the Public Advisory Committee (see Section 1.5.3.1).

### **1.2.6 Demographics and Population Forecasts**

Population forecasts are developed to determine the required regional services and establish the land requirements that will accommodate growth as we move into the future. These forecasts are able to assist not only the province, but other levels of government and the private sector when making growth related investment decisions. It is important to examine and analyze the population forecasts when undertaking planning initiatives like that of the AHCA Master Plan, because they can assist in identifying future potential impacts and needs for the site. Establishing changes to the surrounding population and demographics of the region, provides the opportunity to ensure that all planning related decisions will be able to accommodate the current and future needs of the community.

As reported by the Ontario Ministry of Finance, Ontario's population is expected to grow by over 31%, rising to approximately 17.8 million people by the year 2041. Of this total provincial growth, the GTA will account for 70% of Ontario's net growth with a population increase of approximately 44%, from 6.5 million in 2013 rising to 9.4 million people by 2041. This means that the GTA will see a rise of approximately 2.9 million people over the next 25 years. This growth will place increasing pressures on the remaining open space in the region, while creating an increased need for greenspace and outdoor recreation opportunities that can accommodate the influx of population living in densely populated urban centers.

The Region of Peel population forecast predicts that the Region could see an additional 724,000 people by the year 2041, a 52% rise which makes it one of Ontario's fastest growing areas. In line with this growth, the Region's population forecasting models also outline that the population aged 65+ is increasing rapidly, and could triple by the year 2036. (Ontario Ministry of Finance, 2013).

**Insert growth area mapping Region of Peel** – with AHCA identified

#### **1.2.6.1 Room for Growth**

Recognizing the impacts that population growth and the changing trends in demographics will have on the community help influence the management and planning related decisions as part of the master planning process. Understanding the rapid population growth facing the GTA, with a large majority focused in the Region of Peel, highlights the need to provide not only current recreational opportunities within AHCA, but also identifying areas within the site for future growth and development as the needs of the community continue to develop and change. The management zones, developed as part of this plan, have identified areas formerly used for recreation purposes and have designated them as public use areas. Although the Plan does not reference any current recommendations for these spaces, they are being identified as public use areas in order to preserve their function as an appropriate location for future recreational growth. This provides room for future public use expansion in appropriate areas, which helps to preserve the most sensitive habitats on the site.

#### **1.2.6.2 An Aging Population**

Given that this master plan will guide the future management of AHCA for the next 25 years, it must acknowledge the predicted demographic trends to ensure that the facilities and recommendations will address the needs of the population in the future. With

the population aged 65+ expected to triple in the coming decades, the Plan has taken steps to ensure that there are accessible and low-impact recreational opportunities that can accommodate a potential increase in attendance of this age group. These recommendations include:

- Yurt camping;
- Accessible camping;
- Accessible retrofit of the chalet including elevators, washrooms on each floor, and grading and landscaping to provide an accessible path from the parking lot;
- Accessible green trail for hiking or cross country skiing;
- Accessible trail between the Chalet and Lakeview area
- Accessible raised High-Line trail;
- Expanded snowshoeing program (low impact winter activity);
- Accessible boardwalks and viewing platforms throughout the Lakeview Area.

### 1.3 Current Conditions

Over the past 60 years, AHCA has become a leader in providing nature-based adventure tourism, education and agriculture activities to the surrounding region. With 158,000 annual visitors, AHCA is TRCA's only four season conservation area. The site offers visitors activities in all four seasons, including swimming, picnicking, fishing, canoeing/paddling, camping, trailer rentals, facility event rentals, educational programs, hiking, bird watching, wildlife viewing, mountain biking, running, cross country skiing, and tobogganing. The following section highlights the current conditions and existing programming onsite.

#### Albion Lake

The AHCA Lake is a manmade water feature, established in 1965 through the construction of the Albion dam. The lake was created with the sole intention of providing area users with recreational activities. In 2009 swimming was removed from the lake as a result of safety concerns, decreasing popularity and declining water quality. The construction of the splash pad and pool provided ongoing safe and enjoyable water play activities for users. The lake currently permits users to fish in the lake however, success rates of catching a fish have been reduced significantly due to the



Figure 3: Lookout Point, Albion Lake, TRCA



lack of a stocking program and the quality of habitat formed in the lake area. In recent years, popularity of the lake for activities such as canoeing and paddling has declined as a result of poor water quality, and an enhanced experience at other nearby facilities such as Heart Lake Conservation Area.

### **Splash Pad, Pool Area & Beach Centre**

In 2009, a 125 sq. metre interactive splash pad and 440 sq. metre (4 ft. deep) outdoor pool were constructed in replacement of swimming in the lake. The beach centre, constructed in 1964, was upgraded in 2009 during the construction of the splash pad and pool. The beach centre accommodates a pool infrastructure, lifeguard first aid room, and offers a small kitchen facility for concessions. The waterplay features in AHCA are located in a natural setting and provides clean and safe water based activities that are geared towards young children. The water play area also offers additional value to day campers who use the park during the the summer.



**Figure 4: Splash Pad and Pool, Albion Hills, TRCA**

### **Special Events**



**Figure 5: Run or Dye, Albion Hills, TRCA**

Due to its size, available infrastructure, and proximity to a large urban centre, AHCA hosts numerous outdoor events and adventure races throughout its operating season. Current adventure events include the 24 hour Summer Solstice race, which is North America's largest 24 hour mountain biking festival; Mud Hero adventure race; Tuesday night mountain biking race series; Run or Dye 5K race;

and many other large and small community events. Additionally, for the past 17 years, AHCA is host to the annual July 1<sup>st</sup> Caledon Canada Day Celebration

which brings in approximately 10,000 people and includes live music, exotic animals, food vendors, children's activities and a spectacular fireworks show at dusk. These events attract a broad range of guests from young children to adults depending on the event. Users attending these events also utilize the existing



**Figure 6: 24 Hour Summer Solstice, Albion Hills, TRCA**

campgrounds on site for accommodations.

### Chalet



**Figure 7: Chalet, Albion Hills, TRCA**

Designed in 1973 by the firm Craig, Zeidler and Strong, the Albion Hills chalet is a 1,230 sq. ft. facility located in the south end of the park that serves a multitude of purposes year-round. In the winter months, it is used as a rental facility for cross country skiing and provides guests with a rest area with a small concession facility. In the summer months, the chalet provides bathroom facilities with showers for campers and a large sitting area. The kitchen facility can be used during events or when the chalet is rented as an event venue. With its panoramic view of the surrounding forests and a maximum capacity of 135 people, the chalet is a suitable rental space for weddings, events and corporate meetings.

### Trails

The property features 40 kilometres of authorized trails providing users with both summer and winter recreational experiences. Of the 40 kilometres of trails on the property, 13.5 kilometres are classified as single track mountain biking focused trails and 26 kilometres are classified as part of a multi-use trail system featuring 6 different loop options of varying degrees of difficulty. In the summer months, widely recognized as the highest trail use season, trails are primarily used for mountain biking, hiking, events, races, and wildlife viewing. During the winter months, 27 km of trails are groomed and track set for cross country skiing, as well as offering fatbiking and snow shoeing trails. The trail system provides multiple linkage opportunities to 6 interregional trails in the area including Trans Canada Trail, Bruce Trail, Oak Ridges Moraine Trail, Greenbelt Route, Humber Valley Heritage Trail, and Caledon Trailway.



**Figure 8: Hiking Trails, Albion Hills, TRCA**

}

## Camping

Introduced in 1979 as a recreational activity in ACHA, the campground facilities feature seasonal and group camp opportunities. The bathroom facilities provide campers with washrooms, showers and, laundry amenities. Camping can be characterized by a mix of both serviced and unserviced sites in a variety of landscapes that facilitate both tent and trailer camping. Electrical services are found on the Sleepy Hollow and Deer Run campgrounds. Currently there are 234 camping sites which include 65 seasonal sites used primarily by return guests.



**Figure 9: Camping, Albion Hills, TRCA**

## Picnic Area



**Figure 10: Pavilion, Albion Hills, TRCA**

AHCA offers 10 picnic sites for reservation; some sites also include the option of hydro and picnic shelters. The picnic sites can easily accommodate groups of various sizes from 100 – 1500 depending on the selected site. Typical amenities include picnic benches, barbeque areas, washroom facilities and parking nearby.

## Education

Two education centres also operate onsite and utilizing the surrounding area for educational purposes. The Albion Hills Field Centre (AHFC) was built in 1963 and is owned and operated by the TRCA as an education centre. The Etobicoke Education Centre, operated by the Toronto District School Board, is also located onsite. The AHFC provides participants with opportunities for overnight experiences focusing on outdoor environmental learning close to home. The multi-level education centre can accommodate 40 students along with their chaperones. The education centre programs provide participants with hands-on experiences in a safe and supportive outdoor setting and are designed to meet Ontario curriculum



**Figure 11: Albion Hills Education Centre, Albion Hills, TRCA**



expectations. Although the focus of programming is school-age children, during off-peak seasons, there is programming for adults, seniors and families. In just over 50 years, the centre has seen more than 210,000 participants become a part of the AHFC legacy.

## **Agriculture**

Agricultural activities have long been a part of the history of AHCA. Located on the west end of the property, 27 ha of land are used primarily to support an ongoing agricultural operation. The lands focus on providing local food, increasing the public understanding of sustainable agriculture practices, educational programming and community partnerships.



**Figure 12: Albion Hills Community Farm, TRCA**

## **1.4 Issues and Opportunities**

Beginning in the initiation phase of this project and extending throughout the consultation and development of the plan, a wide range of issues and opportunities were collected and analyzed using a strengths, weaknesses, opportunities and threats (SWOT) exercise. Each highlighted theme, summarized below, reflects the input from a broad range of stakeholders, special interest groups, community members, municipal partners, elected officials and staff members. These themes were documented as a method for directing key priorities and associated recommendations addressed in the following chapters of the AHCA Master Plan.

### **1.4.1 Location**

The location of AHCA is unique for a variety of reasons, including the fact that the Humber River, a Canadian Heritage River System travels through the property. The Humber River was designated as a Canadian Heritage River due to its rich history of human settlement along the banks of the river. First Nations, followed by the French and the English have long made their



**Figure 13: Humber River Wetland**

homes along the River, as well as using it as a primary mode of transportation. The Humber River, also referred to as the Carrying Place Trail, is recognized as one of the oldest established transportation routes in Canada, used for inland travel and for the transportation of people and goods. A focus of the Plan is to emphasize the water feature onsite and provide interpretive and interactive opportunities that will work to increasing public understanding of the importance of this key water resource. The restoration of Centreville Creek will provide opportunities to highlight the ecological function of the stream, and features such as the natural themed playground will provide alternative methods to inform and engage children about natural river systems.



**Figure 14: AHCA Moraine Vista, TRCA**

The location of AHCA on the Oak Ridges Moraine, one of Ontario's most significant ecological landforms, offers a unique landscape experience across the property. The rolling hills of the Moraine are explicitly evident through the property creating pockets of low and flat areas, as well as steep slopes and lookout vistas. This unique and varying topography provides AHCA users with a number of lookout points that help to translate the form of this geologic feature. Throughout the consultation process for the Master Plan, stakeholders identified that the ability to maintain lookout points were integral, not only to providing destination and interest points across the property, but that they also contribute to the ongoing interpretation, education and subsequent protection of the Moraine. As a result of ongoing forestry operations, many of these existing viewing areas are at risk of becoming grown in as surrounding trees mature. This Plan highlights the desire to not only maintain key lookout points, but also highlights

new opportunities for providing more permanent and emphasized landscape vistas with recommendations such as the construction of a lookout tower. This feature will provide users with views east over the Moraine, west where the Moraine intersects with the Niagara Escarpment, and south through the Humber watershed to the Toronto skyline and Lake Ontario.

The location of AHCA is also important from an active transportation perspective given that 5 regional and 1 national trails are located within or directly adjacent to the property. Currently no formal access or information exists along the property boundaries that would work to draw users

Insert Caledon Trailway shot



into the facility. Community and advisory committee members have highlighted the need to create formal access that will work to promote AHCA as a destination along these inter-regional trail systems. The trail plan makes recommendations to include inter-regional gateways at strategic points along the property boundary to promote the property and facilitate better trail connections.

#### **1.4.2 Recreation**

Public use and recreation has long been acknowledged as the primary function of AHCA, starting with its purchase in 1955 for the purposes of providing recreational opportunities. Since its inception, AHCA has added many recreation opportunities to its portfolio including multi-use and single track focused trails; splash pad and pool; cross country skiing and snow shoeing; camping; picnicking, and is host to some of the largest outdoor events in the Region. The combination of all of these activities in one location have helped AHCA become the most visited outdoor natural recreation area in the Town of Caledon, if not all of Peel Region.

A public use concept framework was developed to provide a structure to the public use recommendations. Information was gathered through conducting a needs analysis on the exiting features and operations; auxiliary research to identify trends; demographics profiling; and visioning exercises with stakeholders to highlight growth opportunities. Stakeholder input was gathered through the administration of user surveys from 2012-2014, extensive public consultation, the initiation of public and internal advisory committees. This concept framework, highlighted in more detail in Section 5.5, summarizes and addresses key gaps and future opportunities well suited to AHCA. The four part framework will work to:

1. Optimize and Restore Existing Features
2. Create New Opportunities in Emerging Tourism Markets
3. Improve Capacity as a Four Season Destination
4. Provide Inclusive Opportunities to a Diverse Audience

#### **1.4.3 Infrastructure**

As Ontario's first conservation area, AHCA has a large portfolio of existing infrastructure used to support the ongoing recreation operations. Much of this infrastructure is now ageing and cannot continue to accommodate the current demands of the park. In order to continue functioning with increasing capacity and demands, improvements are needed to the workshop, washroom

buildings, and upgrades to existing servicing including septic and telecommunications. With the opportunity to execute many of these upgrades, TRCA should explore opportunities to introduce a wide variety of sustainable technologies and best management practices. While redeveloping these infrastructure pieces, TRCA should also work towards ensuring that the facilities remain flexible, and can accommodate a range of activities now and into the future.

#### **1.4.4 Programming and Partnerships**

AHCA has a strong network of existing partnerships, both internally on the property with the education and agricultural facilities, and externally with a number of different organizations and community institutions. These partnerships have helped to develop an advanced level of programming activities and events that have contributed to the property being recognized as a destination within the region. There currently exists a lack of connectivity and strong interaction between the existing partners onsite. Opportunities exist to strengthen these internal relationships and provide a better connected program between the three facilities. This includes utilizing food produced at the farm in the operations of both the park concessions and the education centers meal planning. The education center can be better utilized in the off season to provide accommodations, while the park can better support all initiatives through integrated promotions and programming. Strengthening this reliance between all of the facilities onsite creates the opportunity for combined capacity building. TRCA should also continue to strengthen existing partnerships with organizations in the community while seeking out new opportunities to provide additional programming.

#### **1.4.5 Natural and Cultural Heritage**

AHCA features several different quality landscape features that add to the value of the property. Features including the Humber River, large quality forest patches, wetlands, significant groundwater, the landscape of the Oak Ridges Moraine and the Greenbelt, and the heronry located on site all contribute to the unique quality of the site. As with any public use property, the challenge of preserving the quality of these natural features while balancing the needs of the community is one that this plan works to address. Through the development of management zones and management recommendations provides the ability to protect the most sensitive natural features and the significant cultural heritage features on site. The property allows provides the opportunity to utilizing the existing operations onsite as an opportunity to engage and educate visitors on the importance of preserving and protecting the natural and cultural heritage features.

**\*\*To be a visual property timeline image\*\***

1955- AHCA acquired and open to the public  
1956- AHCA Plan of Development and construction of Albion Dam  
1960- AHCA farm purchased and leased  
1963- TRCA field center built in AHCA  
1964- Beach center built  
1965- Dam re-constructed  
1973- Chalet constructed  
1979- Camping facilities added  
1980- Watershed Plan and associated Watershed Recreation Program developed  
1980s- Downhill skiing discontinued  
1980s- Cross country skiing program developed  
1984- Camping areas expanded  
1984- Toronto District School Board education facility built  
1989- Washrooms, showers and laundry facilities added to camping areas  
2009- Splash pad and pool constructed  
2013- Albion Hills Master Plan Initiated

## **1.5 Master Plan Process**

### **1.5.1 Purpose of the AHCA Master Plan**

The last major planning effort undertaken for AHCA came with the 1980 Concept Plan for the site. Since that time some major changes have taken place, which have presented unique issues and opportunities for TRCA and AHCA. Given these challenges and the fact that no major planning effort has been undertaken since 1980, TRCA initiated the development of the AHCA Master Plan in October of 2013.

The AHCA Master Plan will ensure that ongoing improvements to the property establish a balance between protecting, restoring and interpreting the ecological features of the site and providing management direction so that the property continues to evolve and adapt to changing conservation and recreation trends.

This Master Plan establishes a vision framework, planning objectives and recommendations that will support the enhancement and growth of the AHCA over the next 25 years.

The Master Plan identifies specific management zones for the site that guide the types and levels of appropriate activities throughout the study area. The plan also makes recommendations for future initiatives, including key restoration priorities, site securement activities, improvements to recreation infrastructure and site servicing. The recommendations in the Plan provide some direction on programming and management; however the majority of the Plan is focused on capital improvements to ensure the long term viability of the site as a balanced outdoor recreation and education facility.

### **1.5.2 Study Process**

At Authority Meeting #8/13 held on October 25<sup>th</sup> 2013, of the TRCA Board, the initiation of the AHCA master plan was approved. RES. #A169/13 as follows was adopted.

“WHEREAS Toronto and Region Conservation Authority (TRCA) has undertaken several site planning endeavors for the Albion Hills Conservation Area including the 1956 Plan for Development, the 1980 Albion Hills Concept Plan within the Watershed Plan, the 2009 Albion Hills Trail Plan and several facility site plans;

AND WHEREAS no comprehensive Master Plan for the property since the 1980 Concept Plan has been undertaken;

AND WHEREAS an updated and coordinated vision and plan is needed to protect the natural and cultural heritage value of the property while still allowing for an enhancement to the existing education and recreational facilities on the property;

THEREFORE LET IT BE RESOLVED THAT TRCA staff develop an Albion Hills Conservation Area Master Plan;

DRAFT Albion Hills Conservation Area Master Plan  
April 2016

THAT staff establish an Advisory Committee, which would include representatives from the Aboriginal community, the Humber Watershed Alliance, interested community groups and businesses, community residents, agency staff, municipal staff and Councilors to assist with the development of the plan and to facilitate the opportunity for public input;

AND FURTHER THAT the draft Master Plan, as developed with the assistance of the Albion Hills Master Plan Advisory Committee, be submitted to the Authority for approval.”

The AHCA Master Plan was developed following a TRCA planning model that has been successfully implemented in the past at properties such as the Heart Lake Conservation Area (2006) and Bruce’s Mill Conservation Area (2011). The AHCA Master Plan was undertaken in three phases as follows:

Phase One:

- Complete a background report that provides an overview of existing plans, property history, and an inventory of natural and cultural heritage resources.
- Circulate a community newsletter.
- Host a public information session to introduce the master plan.
- Form an advisory committee and host introductory meetings.

Phase Two

- Develop a guiding statement and plan vision.
- Determine draft management zones, such as Nature Reserve, Natural Environment, Restoration, and Public Use.
- Integrate watershed management recommendations.
- Develop draft management recommendations.
- Develop a draft trail plan.
- Host advisory committee meetings to review the draft plan components.
- Circulate a community newsletter study update.

Phase Three



- Finalize the management recommendations.
- Develop a plan implementation strategy and associated budget.
- Host an advisory committee meeting to review the final draft plan.
- Host a public information session to review the final draft plan.
- Obtain partner and TRCA Board endorsement.

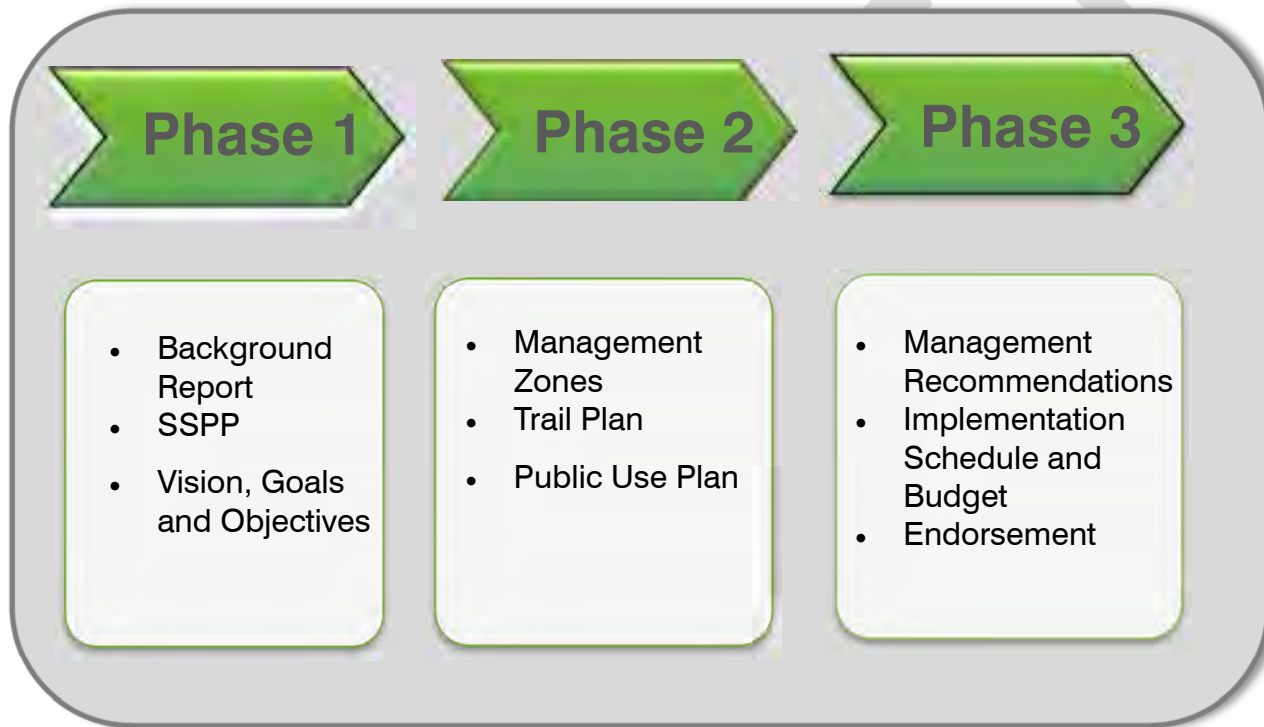


Figure 15: AHCA Master Plan major component phases

### **1.5.3 Consultation**

Consultation and engagement with project partners and stakeholders was an integral part of developing the Plan. To ensure that the master planning process was inclusive of all project partners, stakeholders and the community at large, extensive consultation program was conducted. The following outlines the consultation undertaken in the development of the AHCA Master Plan.

#### **1.5.3.1 Public Advisory Committee**

A public advisory committee (PAC) was established at the outset of the process and consulted throughout the duration of the project. This committee was created in order to gauge the needs of the community and provide an integrated approach to the development of the plan. This committee met a total of six times throughout the duration of the project and provided important suggestions and support for the Plan. Many of the high level issues and opportunities brought forward by members of the PAC have been summarized, and where possible, included in section 1.4: Issues and Opportunities. The PAC worked with TRCA staff to achieve the following major functions:

- A forum to inform committee members of recent developments in the Plan,
- Seek input on issues and accept suggestions on new initiatives,
- Host presentations and speakers on relevant issues.
- Help TRCA to determine the vision for the Plan; and
- Help prioritize implementation actions for the Plan.

The following groups were invited to participate on the committee:

- local Aboriginal communities;
- Town of Caledon;
- Peel Region;
- Humber Watershed Alliance;
- local community;

- local businesses;
- special interest groups;
- property users;
- TRCA.

Copies of the minutes for the advisory committee meetings have been compiled and can be obtained from TRCA upon request.

#### **1.5.3.2 Dam Technical Advisory Committee**

The Dam Technical Advisory Committee was established following the results of the Dam Safety Review (DSR), 2011. The objective of this committee was to establish a strategy for moving forward with the Albion Pond restoration project. The dam TAC was initiated in the spring of 2015 and met a total of 3 times:

- February 26<sup>th</sup>, 2015;
- April 7<sup>th</sup>, 2015; and
- June 10<sup>th</sup>, 2015.

Invited members on the committee represented the following organizations:

- Ministry of Natural Resources and Forestry;
- Ontario Federation of Anglers and Hunters;
- Islington Sportsmen's Club; and
- TRCA

The dam TAC will continue to be consulted through the detailed design phase and implementation of the restoration project. For more information on the Albion pond restoration project, see section 6.5.4 *Albion Pond Restoration*.

#### **1.5.3.3 Aboriginal Engagement**

At the initiation of the project, a notification letter was sent to Aboriginal communities requesting that communities express their interests or concerns in the project as well as to invite a representative to join the Public Advisory Committee (PAC). It was also

noted that engagement separate from the PAC would also be welcomed. Following initial communications, a project update was provided during phase two of the planning process which outlined the management zones, and a brief overview of the trail plan, public use themes and pond restoration. Following the completion of the draft Master Plan, a notification which included a draft copy of the Plan was provided along with a form for inputting comments. Lastly, a final notification was sent following the completion of the master plan process, including the confirmation of endorsement. Future opportunities to include the input from Aboriginal communities in programming and interpretation of cultural knowledge are key components of the Aboriginal Engagement process and will be explored in more detail during the implementation of the Plan.

#### **1.5.3.4 Public Consultation**

At the outset of this process, it was determined that the master plan would work to establish AHCA as a key recreational resource within the community. Within the initiation phase of the project, it was determined that the public would need to remain informed and be provided the opportunity to provide input in order to achieve these objectives. In order to ensure members of the public are engaged, meant that TRCA would need to employ a variety of engagement techniques. The public consultation program included:

- A project kickoff public meeting
- Meetings with key community organizations
- Meetings with municipal partners
- Newsletters
- Project webpage
- Master Plan user survey (2014-2015) with provided incentive for completion (Draw for an annual parks pass)
- Trailhead Ontario information display
- Information displays during events: 24 Hour Summer Solstice, Mud Hero, Caledon Canada Day, Pan AM in the Park.
- Public Open House
- Public hike/tour

#### **1.5.4 Endorsement**

Successful stewardship of the AHCA Master Plan will require the support from a number of formal and informal partners. TRCA sought endorsement for this master plan from a variety of groups including the Region of Peel, Town of Caledon and the PAC.

The concerns, comments and suggestions of each of these groups and the broader public were heard and integrated in the plan wherever possible.

**1.5.4.1      Region of Peel (To be filled in following endorsement)**

**1.5.4.2      Town of Caledon (To be filled in following endorsement)**



## **Chapter 2 - Vision, Goals and Objectives**

The following section outlines the key vision, goals and objectives for the property and provides a general direction intended to guide the development of the AHCA Master Plan and direct the future management of the property.

### **2.1 Vision, Goals and Objectives Overview**

AHCA is an integral piece of TRCAs overall portfolio of greenspaces and active use facilities given its status as Ontario's first conservation area, its location in the headwaters of the Main Humber River subwatershed and as a major component in the continuous system of greenspace that stretches from the waterfront of Lake Ontario up to the Oak Ridges Moraine. The Humber River, a Canadian Heritage River System is located within the property boundaries and contributes to a number of different natural and cultural heritage opportunities. As the major recreation and education facility of its kind within the growing Peel Region, AHCA consolidates a considerable amount of outdoor public use into one site. As such, AHCA helps to protect adjacent conservation lands by shifting higher intensity uses such as camping and outdoor events away from properties like the Bolton Resource Management Tract or the Palgrave Forest and Wildlife Reserve. Recognizing the benefits and opportunities offered by AHCA, creates a desire for the development of a vision and direction for the ongoing management of the property.

The consolidation of use within AHCA brings with it a wide and diverse range of goals and desires for the property. The guiding principle, outlined below, is a general statement regarding how the property will continue to be positioned within the overall framework of TRCA and the community. The vision is a statement that works towards positioning this plan within the specific context of AHCA. Goals are more specific statements that will help TRCA achieve the vision, and objectives are more tangible statements that support both the goals and the vision. Subsequent management recommendations are included throughout the plan and are intended to provide actionable recommendations or more focused principles for implementation. These statements are meant to complement one another, and should not be read in isolation from each other or the rest of the Master Plan.

## **2.2 Guiding Principle**

As Ontario's first active conservation park, Albion Hills Conservation Area will build on the heritage of the Humber River watershed and the landscape experiences within the Oak Ridges Moraine to provide a hub for the best in outdoor recreation and learning activities in the Greater Toronto Area.

## **2.3 Master Plan Vision**

This plan is a blueprint for revitalizing Ontario's first Conservation Area to meet the needs of today and tomorrow. Albion Hills is uniquely situated on the Oak Ridges Moraine within one hour's drive of 8.8 million people, where five regional trails and one national trail converge. In expanding the range of options for people to enjoy nature-based adventures in every season, and by safeguarding its significant natural landscape, this plan sets the stage for Albion Hills to be a popular nature destination in Southern Ontario for decades to come.

## **2.4 Goals**

Draft Goals were developed under the categories of the 4 'pillars' of The Living City® vision and the recently adopted 10 year TRCA *Strategic Plan*: Healthy Rivers and Shorelines; Greenspace and Biodiversity; Sustainable Communities; and Business Excellence, a Green Economy and Responsive Governance.

### **2.4.1 Healthy Rivers and Shorelines**

**Goal:** Management of AHCA in a manner that protects and improves the water features on the property.

**Objectives:**

- a. That removal of the Albion dam and the restoration of the Albion pond will create a re-naturalized Centreville Creek and new public amenity space.

- b. That programming and activities on the site protect, respect and enhance the property's many water features including Centreville Creek, the Main Humber, and the large number of wetlands on site.
- c. That the ongoing management of all water resources onsite seeks to address priorities and objectives outlined in existing and future watershed plans and studies.

#### **2.4.2 Greenspace and Biodiversity**

**Goal:** To protect and maintain the most sensitive natural, cultural and agricultural features of the site to ensure the ongoing health and diversity of native species, habitats, landscapes and ecological functions.

**Objectives:**

- a. That activities on the property promote and build on the natural, cultural and agricultural heritage of the site and the surrounding area.
- b. That the property's natural environments and functions continue to be protected as habitat for plant and animal species on site and in the surrounding area.
- c. That suitable agricultural lands on the property continue to be protected for locally-sourced and healthy food production.
- d. That site-appropriate restoration activities be implemented to enhance the natural cover, landform and native species of the site and surrounding area.

#### **2.4.3 Sustainable Communities**

**Goal:** Provide an integrated community resource that offers access to a variety of nature-based recreation activities and programs that contribute to the evolving needs of the surrounding area.

**Objectives:**

- a. That operations within AHCA work with the community to develop and build on a sense of stewardship within the area.
- b. That programming and activities on the property provide nature-based experiences for a broad number of individuals within the Greater Toronto Area, including those who are new to outdoor experiences and those who have a long standing relationship with the outdoors.
- c. That programming and activities on the property take into account and adapt to major challenges facing the region including climate change and a shifting and growing demographic.
- d. That new developments within AHCA take advantage of green building technologies, sustainable infrastructure and site design.

#### **2.4.4 Business Excellence, a Green Economy and Responsive Governance**

**Goal:** That activities and operations within AHCA are developed within a sustainable business model that builds on partnerships to ensure high value to the community.

**Objectives:**

- a. That successful partnerships for the ongoing operation and development of AHCA be strengthened and that new partnerships for future programming and operations be investigated.
- b. That an entrepreneurial approach be developed in the management of the property.
- c. That programs, facilities and operations on the site are provided with the resources needed to ensure optimal function and ongoing success.

## **Chapter 3 - Management Zones**

The purpose of designating a series of management zones in AHCA is to guide the location and type of land uses that are permitted on the property. These zones serve as the foundation upon which all other plan components such as trail plans and public use plans are developed. The zones are distinguished by different levels of ecological protection, management needs and acceptable levels of public use. The various management zones and their permitted uses are outlined in *Table 1: Albion Hills Conservation Area Permitted Resource Uses by Management Zone*.

These zones and definitions are based on the planning and management policies of Ontario Provincial Parks<sup>iv</sup> and previous master plans developed for TRCA managed Parks and conservation lands. The recommended conservation land management zoning categories and policies have however been modified to more closely address the unique requirements of AHCA and TRCA. Given the current pressures of urbanization on the quality and quantity of natural cover throughout TRCA's jurisdiction, it is paramount to approach the management of any natural area in a way that addresses that particular site in the larger regional context.

### **3.1 Management Zones Defined**

The 9 management zones defined for AHCA include nature reserve, natural environment, cultural heritage, restoration, operations, public use, education, agricultural - lease, and residential – lease. More detailed definitions are provided in table 3.2.

### **3.2 Determining the Management Zones**

In order to appropriately assign management zones to each area within AHCA, TRCA staff reviewed several criteria to ensure that the property's key and most sensitive natural and cultural heritage features are protected and maintained, while still permitting an appropriate level of public use for the site. Some of the criteria that were analyzed included the location and types of:

- Existing public use areas;
- Regional species of concern;



- Ontario Species at Risk;
  - Interior forest;
  - Vegetation communities;
  - Wetlands and water features;
- 
- Lease areas;
  - Trails; and
  - Other existing infrastructure

Once areas of existing public use were delineated, efforts were made to identify various ecological criteria that could be used to classify areas as sensitive to disturbance. The locations that contained the highest number or most sensitive occurrences of these species, communities or habitats have been designated as **Nature Reserves**. These are the most sensitive portions of the property from a natural heritage perspective and should be characterized by the lowest intensity of new public use. Understanding however the long history of public use on the property and TRCA's desire to maintain and potentially expand the current level of public use on the site, existing public use activities within Nature Reserves are to continue to be permitted at their current level.

Significant expansion beyond improvements and maintenance to the existing public infrastructure should not be directed towards Nature Reserves. New interpretive structures or other activities may be considered on a case by case basis if it is determined that they will not have a negative impact on the natural heritage features on site. Public activities in these zones should be limited to permitted trails or interpretive features provided by TRCA.

**Natural Environment** zones are areas less sensitive than Nature Reserves, but are still characterized by an established natural cover. Public access is permitted in these areas at low to moderate intensity levels. Natural Environment Zones will serve as the location for the majority of the trail network on site. Public access is permitted on authorized trail surfaces and associated public infrastructure only.

**Public Use** zones are portions of AHCA that are marked for a high level of public use, such as parking areas, camping facilities, major pieces of publicly accessible infrastructure or areas where a high level of public use is to be expected.

Moderate to high intensity uses of land associated with large access points, parking areas and public facilities are permitted in these zones.

While nearly all of Albion Hills Conservation Area is located within an area of high potential for the discovery of archaeological sites, **Cultural Heritage** zones within the Conservation Area have been designated based on known Aboriginal or early European archaeological sites existing below or above grade on the property. Understanding the long history of public use on the site, cultural heritage zones were developed as an overlay so as not impede on the existing operations of the property. Public access to these zones is determined on a case by case basis by the level of sensitivity of any cultural heritage artifacts or materials on site. Public use is determined by the underlying management zone and limited to authorized public infrastructure only.

Residential areas or agricultural fields under existing or potential lease agreements are zoned as **Residential Lease** and **Agricultural Lease** zones, respectively. The boundaries of these zones are determined by existing or potential lease agreements.

Permitted uses for Residential Lease areas include low to moderate intensity uses of land associated with normal residential activities. Permitted uses for Agricultural

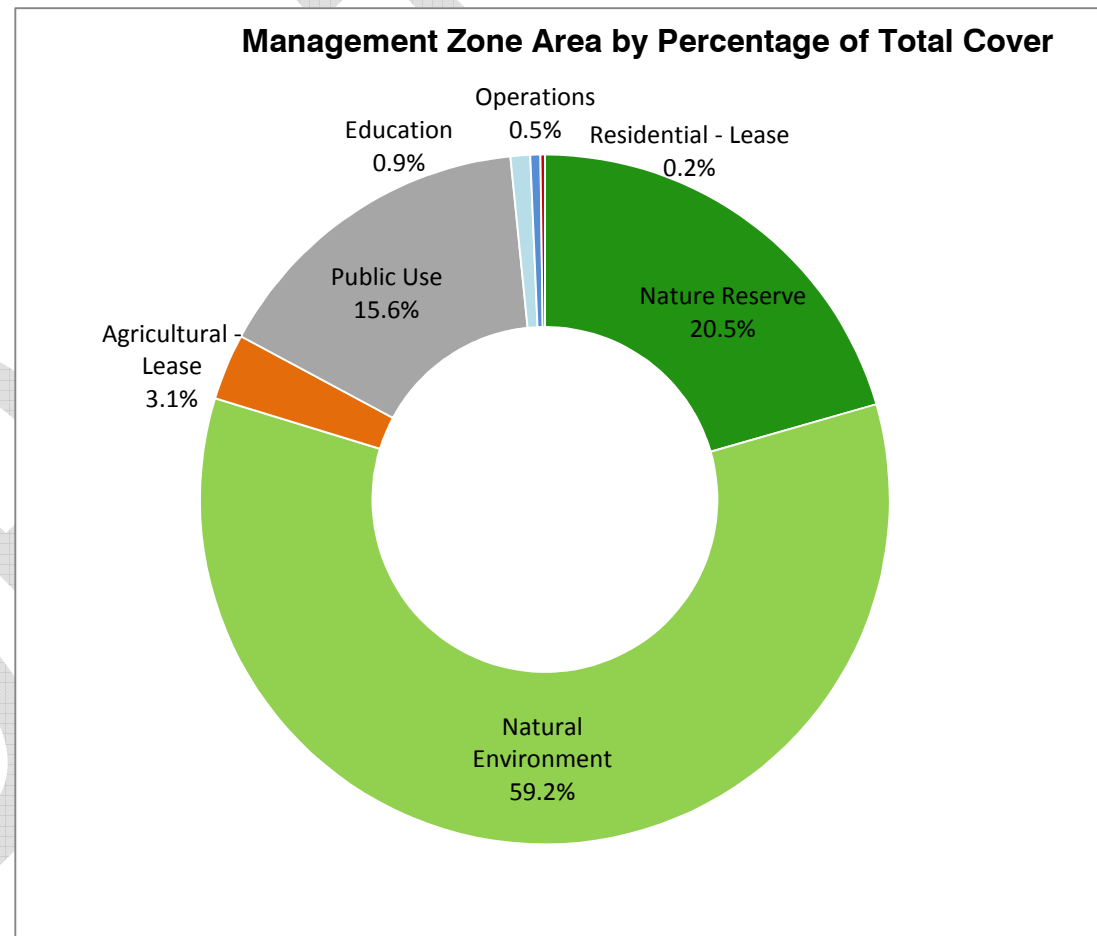


Figure 16: Management zone area by percentage of total cover

Lease areas include moderate to high intensity uses associated with normal agricultural activities.

**Education** zones refer to the portions of the property that are utilized by both the Etobicoke Outdoor Education Centre and the Albion Hills Field Centre for the operation of their education programs. A moderate to high intensity of use associated with the normal operation of an overnight education center is permitted. Public access is not permitted in these zones.

**Operation** zones refer to the portions of the property that contain structures or staging areas utilized by staff for the regular operation and maintenance of AHCA. These areas permit a moderate to high intensity of use associated with the operation of the properties. Public access is not permitted in these zones.

**Restoration** zones are areas that have been identified under the Managed Forest Plan developed for TRCA properties. Additional sites for restoration have been identified through a Restoration Opportunities analysis. This process identifies sites where restoration activities may improve the natural function of the local and regional environment. These sites have been identified and can be found in Appendix XX.

Similar to the cultural heritage zones, the Restoration zones are being designated as an overlay to the other management zones. This is done primarily because restoration activities are intended to improve the existing natural environment and, except during the actual implementation of restoration activities, are not meant influence the permitted uses identified on any individual lands. While priority restoration areas have been identified, restoration activities may take place on any portion of the property where it is necessary or appropriate to do so.

Table 1: Albion Hills Conservation Area Permitted Resource Uses by Management Zone

Management Zone	Permitted Intensity of Uses	Example Resource Uses
<b>Nature Reserve</b> This zone includes areas that are ecologically significant such as environmentally significant areas, ANSIs, interior forest, etc.	None to low intensity	Priority local and inter-regional trails, nature viewing/interpretation, research, education, photography.
<b>Natural Environment</b> This zone includes areas that have potential for ecological succession and restoration.	Low to moderate intensity	Local and inter-regional trails, nature viewing/interpretation, research, education, photography.
<b>Cultural Heritage</b> These areas have important human heritage features or landscapes.	Determined by underlying zone type.	Determined by underlying management zone.
<b>Public Use</b> This zone will feature a variety of activities deemed appropriate.	Moderate to high intensity	Activities may include, but are not limited to, local and inter-regional trails, nature viewing/interpretation, research, education, sports fields, group picnic areas, day camp and group camping facilities, water play facilities, adventure tourism infrastructure, recreation buildings, and parking.
<b>Agricultural – Lease</b> Areas containing existing agricultural leases.	Moderate to high intensity uses associated with normal agricultural land uses	Activities may include but are not limited to forest management, agricultural crops, food production and associated buildings and activities. Public use in association with agriculture based programs and agri-tourism operations.

<b>Residential - Lease</b> These areas contain residential properties that are used as private residences.	Low to moderate intensity uses associated with normal residential activities	Considered a private area subject to specific lease agreements.
<b>Education</b> This zone refers to the operations area of the Etobicoke Outdoor Education Field Centre and the Albion Hills Field Centre.	Low to High intensity	Activities include servicing and management of overnight education facilities and accessory uses. Public use is not permitted onsite.
<b>Operations</b> This zone contains buildings and facilities used by TRCA staff.	Moderate to High Intensity (no public use)	Areas designaged for the purposes of TRCA staff operations and includes all staging and operations requirements for the properties by TRCA staff onsite. No unauthorized public entry is permitted.
<b>Restoration</b> This zone includes areas identified under the Managed Forest Plan for TRCA properties.	Determined by underlying zone type.	Determined by underlying management zone. Additional activities include but are not limited to forest management.





Map 2: AHCA Management Zones

## **Chapter 4 - Management Recommendations**

The following management recommendations are intended to guide the actions of TRCA, its partners and stakeholders. These recommendations have been separated into the following categories: Natural Heritage; Restoration; Culture; Agriculture; Education; Community Outreach; Partnerships; Operations and park Management; and Land Use and Management. Recommendations related to public use, trails and site securement are included in their respective chapters.

The management recommendations within the plan aim to support and build on existing TRCA policies and plans wherever possible including the Humber River Watershed Plan, Humber River Fisheries Management Plan, Humber River Restoration Opportunities Plan and others.

### **4.1 Natural Heritage**

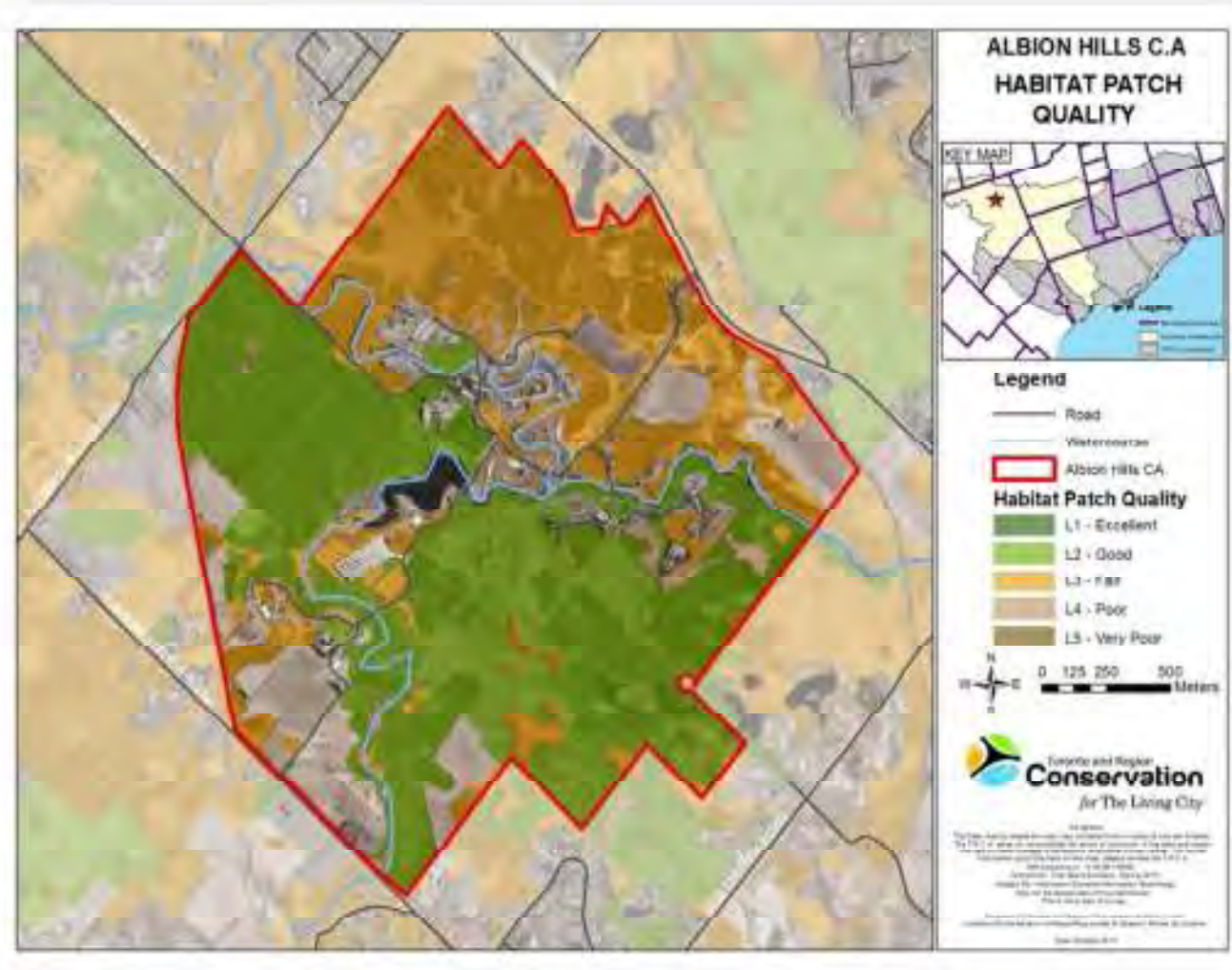
The AHCA study area contains a wide variety of habitat types including: kettle peatland and swamp, mature forest, and sand barren. These habitat communities work to support over 119 different vegetation types including 45 wetland types, and one of only a dozen heron nest sites in the region. Protecting these resources and the role they play in sustaining connectivity to surrounding systems is the focus of the following recommendations.

All of the recommendations in this section seek to provide a balance between protecting the most valuable and sensitive natural features while supporting public recreation opportunities. In addition to providing direction on how to best protect the existing resources on the site, they will identify areas where natural heritage features can be enhanced.

#### **Management Recommendations:**

- r1. Small open or semi-open habitats occupied by sand barren and open ground flora should be maintained;
- r2. Where possible, management should be geared toward expanding the forested natural system wherever current land-use permits in order to increase the quantity and quality of natural cover;
- r3. Agricultural fields should be maintained as open habitat in the event that agriculture is discontinued as these patches are large enough to support breeding fauna or open habitats;

- r4. Maintain and enhance continuous links between habitat patches to create larger, more resilient patches.
- r5. Where opportunities exist, connectivity should be established between Albion Hills and the adjacent high-quality natural sites: for example the Palgrave Forest and Wildlife Area and Mill Pond; Gibson Lake, and Bolton Resource Management Tracts, as well as potentially private lands to the west;
- r6. Protect and restore groundwater recharge and discharge locations and pathways.
- r7. Mitigate the effects on drainage, seepage and recharge zones of any management actions (e.g. parking lots, major infrastructure and trail surfaces);
- r8. Prevent further invasive species spread into high-quality natural areas, especially the mature forests;
- r9. Replace exotic species with site-appropriate native plants;
- r10. Maximize and restore natural cover across the property;
- r11. Minimize use of salt in any TRCA winter management of trails and parking lots;
- r12. Investigate the need for additional groundwater monitoring sites;
- r13. Ensure all management work occurs during appropriate times to minimize impacts on the vegetation, breeding birds, and dispersing or migrating amphibians and reptiles; overwintering and hibernating amphibians and reptiles; bat nurseries and hibernacula.
- r14. Upgrade and maintain on-site sewage systems, as required, to minimize the effects of these systems on the local groundwater and surface water.



### Map 3: AHCA habitat patch quality



## 4.2 Restoration

TRCA habitat restoration efforts are intended to protect and restore ecosystem function and resilience to benefit ecological goods and services. Restoring ecosystem function re-establishes the building blocks of a healthy natural system and facilitates sustainable natural succession.

Ecological goods and services are defined as the benefits arising from a functioning healthy ecosystem, and include improved water quality and quantity, air quality, soil stabilization and balanced hydrologic regimes. Impairment occurs when those processes have been altered.

This section speaks to broad based restoration opportunities for the site, more detailed recommendations on the Albion Pond Restoration Projects are included within the Public Use and Recreation Plan section (*see section 5.6.4 Albion Pond Restoration*). Restoration should be focused on reversing the impairments that are detrimental to the natural functioning of the system. Restoration objectives are based on identifying ecological impairments and improving ecosystem function across the following areas:

1. **Hydrology** – restoring natural hydrologic function by reversing, repairing or mitigating alterations and impairments.
2. **Natural Cover** – restoring and increasing natural cover on the landscape (wetland, riparian, forest and meadow).
3. **Landform** – restoring natural landform and soil processes to promote self-sustaining and properly functioning communities.
4. **Species** – restoring critical habitat for target species concurrent with a properly functioning natural system.

AHCA has a significant amount of natural cover; over half of the total property



Figure 17: Stream Bank Erosion Project, TRCA

is currently forested. However, site alterations for the purposes of creating a venue for recreational purposes and historical land use patterns have led to areas with reduced cover, impaired drainage, areas of poor habitat connectivity and disturbed soils. Restoration within AHCA should focus on remediating past site alterations, improving natural cover, and better connecting habitat patches.

**Management Recommendations:**

- r13. Position restoration projects so they positively impact all other terrestrial natural heritage indicator categories (e.g. patch size and shape, connectivity, and matrix influence).
- r14. Restoration activities should be site appropriate and aim to restore proper function based on hydrology, natural cover, landform and species community.
- r15. Maximize natural cover through reforestation of interstitial open habitat, and by maintaining and enhancing continuous links between habitat patches.
- r16. Prioritize projects that restore natural succession, and improve the quality of headwater drainage features on the properties.
- r17. Ensure restoration efforts maximize benefit for the native species community, including species at risk and their associated habitat requirements.
- r18. Continue ecological monitoring of specific restoration projects and the AHCA property as a whole.
- r19. Investigate opportunities to partner with individuals or organizations in the implementation of restoration opportunities in the vicinity of the AHCA study area.
- r20. Implement restoration activities as per the habitat implementation program for the Humber watershed, as outlined in the Humber River *Habitat Implementation Plan (2006)*;
- r21. Implement forestry activities as per the TRCA *Managed Forest Plan (1998)*.

### **4.3 Culture**

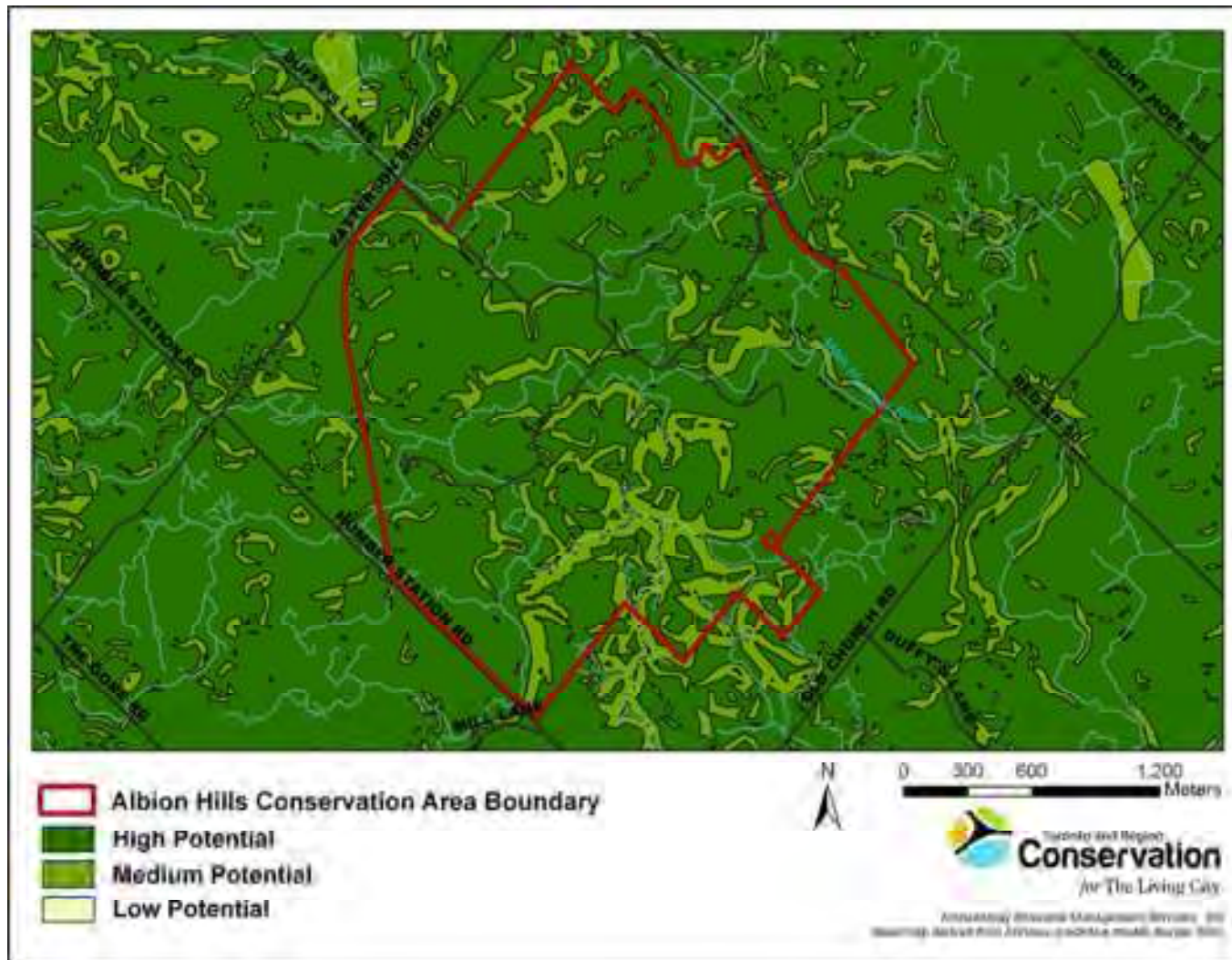
An objective of the Humber River Watershed Plan is to recognize, preserve and celebrate cultural heritage for both the river system and watershed as a whole, and accordingly have a target of increasing the database of known archaeological, historic and burial sites, and built structures (Barrett, 2008). Historically, land use and settlement patterns in and around AHCA was largely influenced by the Humber River as a source of water, transportation and energy.



To date, approximately 8.1% (40.2 hectares) of the property has been subject to archaeological survey. As a result of these surveys, 14 archaeological sites and 4 isolated findspots have been recorded within Albion Hills Conservation Area. Furthermore, using TRCAs Archaeological Sites Predictive Model (Burgar 1990, 2003), which outlines the potential of finding archeological resources in a given location, AHCA can be considered as having a high potential for additional findings. Given this information, any future development within AHCA must consider the high likelihood of recovering archaeological resources during assessment. Once an investigation identifies culturally-significant findings, the site is documented and further action will be determined on a case by case basis. With this information available, the following recommendations work towards continuing to protect and interpret any existing or newly discovered resources. (TRCA, 2013)

#### **Management Recommendations:**

- r22. Ensure that archaeological assessments are undertaken in any locations where ground level disturbances are planned, such as for trail routes, vegetation planting and parking lot construction.
- r23. Protect and conserve all archeological sites to mitigate disturbances; and, conform to Ministry of Culture Tourism and Sport's Standards and Guidelines for Consultant Archaeologists.
- r24. Pursue opportunities to preserve and interpret heritage sites for public education.
- r25. Pursue opportunities to involve Aboriginal communities with regards to any significant archaeological findings on site.
- r26. Investigate potential to incorporate archaeological findings and history into local education programs.



#### Map 4: Cultural Heritage Potential, TRCA 2003

#### **4.4 Agriculture**

Agricultural lands make up approximately 40% of the Humber River watershed, contributing to Ontario's economy and helping to reduce our ecological footprint through the provision of locally grown food. Recently, municipalities across the GTA published the GTA Agricultural Action Plan which attempts to address the long-term sustainability of agriculture in the GTA through 37 recommendations regarding: economic development, education, marketing, land use policy, accountability and responsibility. In order to support the implementation of the Plan, three strategies were developed:

1. Provide GTA-wide services for local farm businesses
2. Support local food and increase public awareness about sustainable agriculture
3. Implement policies to support agriculture

AHCA currently holds approximately 33.5 acres of land which are identified as optimal for ongoing agricultural opportunities with the potential of focusing on increasing the public understanding of sustainable agriculture practices and local food production through educational programming and community partnerships. The following recommendations are broad guiding statements for agricultural activities on the property:

##### **Management Recommendations**

- r27. Continue to support the growth of healthy local food products within AHCA in accordance with TRCA's Near Urban Agriculture Policy;
- r28. Promote best management practices and an awareness of environmentally appropriate practices;
- r29. Continue to seek partnerships between park operations, education operations and agricultural operations on site;
- r30. Develop a farm master plan for the Albion Hills agricultural lands that is integrated with the other uses within AHCA;
- r31. Identify opportunities to develop the agricultural area as a hub within the growing Ontario agri-tourism sector.



**Figure 18: Agricultural lands within AHCA**

#### **4.5 Stewardship and Outreach**

TRCA as an organization is a leader in promoting environmental stewardship, and public outreach and education. Achieving the vision for AHCA will require everyone's involvement. It is important to ensure that users and neighboring landowners understand how their involvement and actions can impact the site, as well as the connecting greenspace within the greater Toronto region. Encouraging initiatives that increase awareness and provide information about how individuals, businesses or special interest groups can contribute to the ongoing development and management of AHCA will assist in ensuring the site remains a sustainable and adaptable property.

The goal or target for a community engagement program should focus on engaging both local and regional visitors. Local residents should be encouraged to access the site through active transportation through the Caledon Trailway or other secondary access points, and safe active transportation should be pursued from the Highway 50 corridor. Regional programs could focus on programs that promote conservation themed messages and encourage active participation in outdoor activity.

Steward type events held on site in the past have included tree plantings, nature walks, and recreation themed “learn-to” activities.

Community stewardship programs could include litter clean up events; native tree, shrub and wildflower planting events, interpretive nature walks, recreational learning sessions and homeowner workshops with a focus on Low Impact Development, landscaping for water conservation and energy conservation in the home.

In addition to stewardship themed events, and as we move towards implementation of the recommendations outlined in this Plan, we will be looking to establish a formal stewardship group which would be able to provide input on the various projects.

Establishing a stewardship group for AHCA will forge a connection to the community by providing opportunities for local residents and businesses to contribute to the ongoing development and management of the property. Through stewardship and education programs, participants are able to develop a sense of ownership and respect for the property, as well as assisting in the implementation, programming and ongoing management of the site.

This stewardship group should be comprised of representatives from partner municipalities, stakeholder groups, local residents and members of the existing public advisory committee. In addition to taking on an advisory role throughout Plan implementation, the stewardship group would also assist in facilitating outreach and education efforts within the surrounding community.

### Management Recommendations

- r32. Promote Albion Hills Conservation Area as a walkable destination for residents
- r33. Reach out to all Palgrave and Bolton residents to raise their awareness of the site as a recreation destination
- r34. Through positive engagement opportunities at the site build a local network of support to protect the site as a greenspace now and in the future.



Figure 19: AHCA Public Hike, 2014

- r35. Establish the AHCA Stewardship Committee to help TRCA achieve the goals, objectives, recommendations and actions set out in the Plan;
- r36. Provide updated distribution material which outlines the various recreational opportunities;
- r37. Coordinate input from interested groups and partners on the detailed design and implementation of the management recommendations within the Plan;
- r38. Coordinate outreach and public programs together with the stewardship group to promote a variety of different recreational activities on the site;
- r39. Recruit local stakeholders to restore riparian natural cover downstream of the site in order to connect AHCA with other sites in the lower Humber watershed.
- r40. Encourage ongoing home owner stewardship from neighboring landowners.

#### **4.6 Partnerships**

Since its establishment, AHCA has sought to secure key partnerships with a variety of different organizations and institutions in order to facilitate a wider variety of opportunities and programming. In the past, these partnerships have included: municipalities; provincial government departments and agencies; educational institutions; trail partners; event operators etc.

For the past six decades, AHCA has established itself as an iconic destination within the region. The established recognition and popularity of the site, combined with the large scale projects recommended as part of this master plan, creates a desirable scenario for potential partners or sponsorship opportunities.

The importance of strengthening and enhancing these partnerships is integral to realizing the vision and goals for the property. In many ways, the property has the ability to function as a venue where partner organizations can utilize the space and existing infrastructure to coordinate events, and other recreational, educational and agricultural opportunities.

#### **Management Recommendations:**

- r41. Continue working with existing partners to offer programming and recreational activities that support the master plan;



- r42. Seek out additional partnership opportunities to help realize the vision goals and objectives of the master plan;
- r43. Investigate the potential of developing corporate, foundation or individual sponsorship opportunities to support the capital or operational costs of features within the master plan.

#### 4.7 Road Improvements

The majority of the recommendations related to accessing AHCA from outside the property are included within the Site Securement and Protection Plan (see Chapter 8: Operations and Maintenance). Access within the property is provided by the existing road network, however parking capacity, road conditions and flow within the site can be improved in several ways.

Repaving on existing roadways is recommended for several areas within the site including the Sleepy Hollow, Deer Run, Elmview and Meadowvale access roads. When road improvements are undertaken, investigate the implementation of strategies aimed at reducing the impacts on surrounding fauna through infrastructure such as wildlife signs, speed bumps, or where it is deemed necessary, the use of eco-passages.

Improvements to access and flow within the new Lakeview amenity area, following the removal of the Albion Dam and restoration of the pond, will be achieved through the implementation of a new pathway through the site. This will be used to allow enhanced emergency and staff access to the area. In addition, improvements will be made to the existing pedestrian crossing from the old Lakeview area to the new amenity area which will facilitate staff vehicular access between the two sites.

In addition to improvements to the road system, several parking improvements are also recommended. Parking improvements will help alleviate major parking constraints, particularly during major events. The first recommendation is to formalize the Highway 50 parking area, formerly used for the Pan Am parking. This project will provide additional overflow parking during major events, alleviating the current strain felt throughout the park with the existing infrastructure. Additional parking improvements across the



Figure 20: Duffy's Lane (north) secondary access point

property speak to improving or expanding existing parking areas such as the Elmview and Scenic view areas. Finally it is recommended that electric vehicle charging stations be provided on the property.

### Management Recommendations

- r44. Pursue safe active transportation access from the highway 50 corridor to Albion Hills
- r45. Investigate the formalization of the Highway 50 Parking area near the Meadowvale Picnic Area.
- r46. Preserve parking throughout the site, and investigate the expansion of appropriate parking areas within AHCA.
- r47. Repave the Sleepy Hollow, Deer Run, Elmview and Meadowvale access roads.
- r48. Provide electric vehicle charging stations at appropriate parking areas within AHCA.
- r49. Install automatic gates to collect fees during low revenue periods.
- r50. Investigate the lighting of the Main Lakeview Splash and Chalet Parking Areas.
- r51. Develop a landscape improvement plan for the main Lakeview Splash Parking Area.

**\*PLACEHOLDER FOR ROAD IMPROVEMENTS MAP\***

**Map 5: Existing and proposed road conditions**

## Chapter 5 - Public Use and Recreation Plan

### 5.1 The Public Use and Recreation Strategy

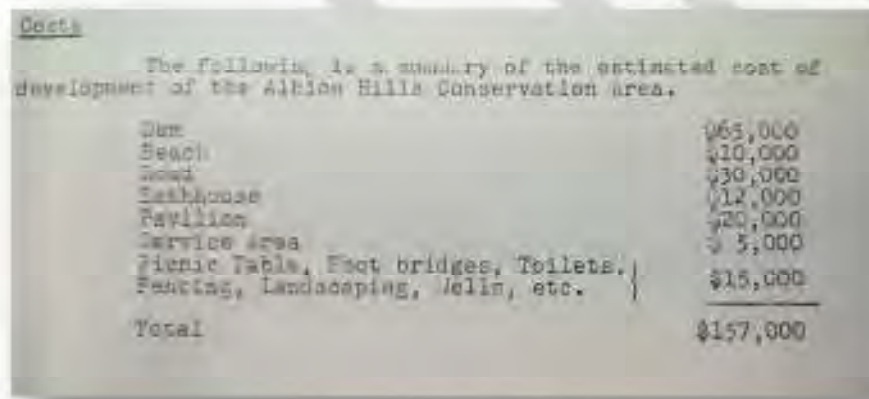
AHCA sees over 120,000 visitors per year, making it one of the most visited natural areas in the Region<sup>v</sup>. Visitors coming to the Conservation Area participate in an incredibly diverse selection of activities and events ranging from nature hikes and family picnics to adventure races.

TRCA expects that the demand for a multi-faceted outdoor facility like AHCA will continue to grow into the future. Peel Region is expected to increase in size by approximately 27% by 2030<sup>vi</sup>. While it is difficult to predict the exact amount that demand for Albion will increase during that same time, if visitation were to increase proportionally to the general population, Albion could see visitation reach as high as 152,000 attendees by 2030.

Furthermore, if trends<sup>vii</sup> within the adventure and outdoor tourism markets continue, the mainstay of the Albion experience, one could expect visitation to increase at rates beyond even that. The goal of this component of the Master Plan is to provide a framework that will continue to provide high quality nature based recreation and education options for visitors to AHCA.

### 5.2 Public Use Themes

In 1955, the envisioned public uses for AHCA, were not that far removed from the types of activities offered today. Along with picnicking, skiing, fishing, hiking, group camping and archery, activities such as horseback riding and swimming were all



Costs

The following is a summary of the estimated cost of development of the Albion Hills Conservation Area.

Dam	\$65,000
Beach	\$10,000
Road	\$30,000
Shedhouse	\$12,000
Pavilion	\$20,000
Service area	\$ 5,000
Picnic Table, Foot bridges, Toilets, Fencing, Landscaping, Melin, etc.	\$15,000
Total	\$157,000

Figure 21: 1955 Plan of Development Budget

recommended attractions within the original concept for the property.

Furthermore the site was identified as a suitable place for the “Demonstration (of) Conservation Measures”, including reforestation, farm planning, and restoration; highlighting the Conservation Authority’s foresight even at that time in promoting conservation activities within the region<sup>viii</sup>.

Moving through the 60’s, 70’s, 80’s and 90’s the park not only doubled in size, but also saw the formalization of many uses such as, downhill skiing, and a more organized family camping experience.

In the 2000’s a few major transitions were undertaken by AHCA, most notably the development of the Lakeview Splash facility which ended the decades long and at the time industry standard practice of providing swimming within the Albion Pond behind a chlorination curtain. At this time, new activities such as adventure racing began to take hold of the outdoor recreation market. This saw the establishment of not only mountain biking focused trails on the property, but also partnerships with local event organizers to bring some of Southern Ontario’s first and eventually largest outdoor adventure races to the site.

Outdoor recreation and programming have been, and continue to be, the primary function of the property. Since its inception in the 1950’s, activities and programming have focused on three main categories of visitor experience themes: nature, culture and agriculture. More recently, with the introduction of activities such as mountain biking, the Lakeview Splash area and some of the major events, these themes have expanded to include a fourth category of adventure tourism<sup>ix</sup>:

**Table 2: Public Use Themes**

Table 6.1 Public Use Themes	
Natural	Interaction with the all the natural features on site, including flora, fauna, the forests, water features, wetlands and meadows on site.  Examples of activities within this theme include camping, fishing and

	nature appreciation.
Cultural	<p>Interaction with the rich historical and modern cultures of Albion Hills and the Hills of the Headwaters Area.</p> <p>Examples of activities within this theme include exploring the historical sites within Albion Hills as well as the existing and future cultural events that are held on the property such as the Caledon Canada Day celebrations.</p>
Agriculture	<p>Interaction with local and healthy food production activities on site.</p> <p>Examples of activities or facilities within this theme include the community garden plots and any agri-tourism programming that might be hosted on the property.</p>
Adventure	<p>Activities that present visitors with a sense of sport or personal challenge.</p> <p>Examples of activities within this theme include mountain biking, adventure racing or cross-country skiing.</p>

One of the great advantages of AHCA is the diverse number of activities available to visitors of the park, each within a stone's throw of one another. The integration of these activities within each outdoor theme provides services and experiences greater than the sum of each part and allow the property to play host to a wide range of events at a variety of scales. The integration of these experiences also allows the park to provide as enhanced an experience as possible using the available facilities, and any future infrastructure that might be developed moving forward.

The arrangement of activities within AHCA, is largely framed as it was within the most recent major planning exercise developed for the property: 1980 concept plan for Albion Hills. This concept plan focused summer park use around the Albion Pond and beach facility (now the Lakeview Splash facility) and then dispersed activity around the various camping and picnicking areas on the property.

Winter use on the other hand was largely centred around the Chalet and the cross country ski trails. This Master Plan supports the 1980 conceptual allocation of uses, but seeks to enhance this original concept by providing additional activities to diversify the winter use of the Lakeview Area, as well as the summer use of the Albion Chalet.

The premise here is to create year round opportunities at both of the primary public hubs onsite. In particular, opportunities that diversify or add site-appropriate winter activities in public use areas such as the Lakeview site should be investigated and supported.

### **5.3 Albion Hills in the Hills of the Headwaters**

The Hills of the Headwaters Tourism Association is AHCA's regional tourism promotion office representing Dufferin County, the Town of Caledon and the Town of Erin. Its mission is to be the primary marketing and facilitating agent for the Headwaters Tourism area. The group highlights a commitment to rural heritage as well as a respect for the region's natural heritage and community spirit.

Hills of the Headwaters highlights 5 key sectors for product development to further grow a distinct tourism brand for the region. These 5 areas are:

- **Horse and Country**

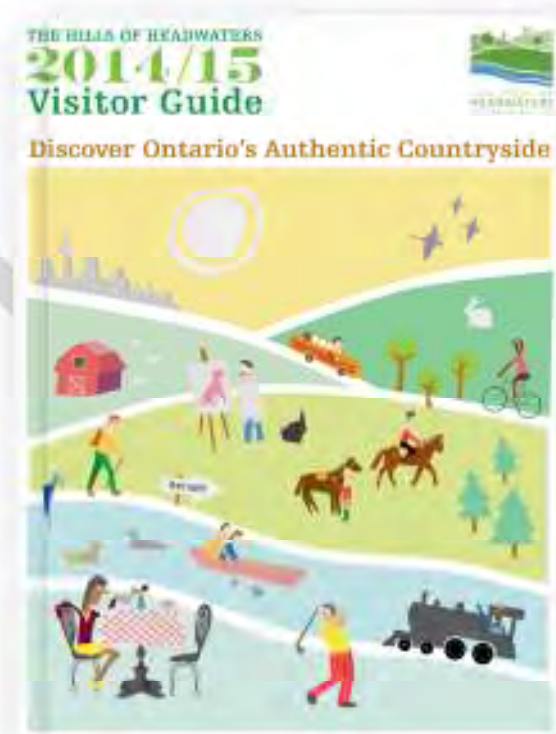


Figure 22: Hills of the Headwaters visitor guide



- Highlighting the equestrian character of the Hills of the Headwaters area.
- **Fresh and Local**
  - Highlighting the rich agricultural and culinary heritage of the Headwaters.
- **Nature and Leisure**
  - Highlighting the nature and adventure based opportunities within the region.
- **Fun and Festive**
  - Regional festivals and events taking place in the area.
- **Arts and Heritage**
  - Opportunities to support regional arts/culture/heritage groups and events.

Conservation Authorities are further mentioned explicitly as a partner to the Hills of the Headwaters Tourism Operator, in the area of providing Nature and Leisure opportunities. AHCA is however well positioned to directly support at least 4 out of the 5 regional tourism product areas. The site is host to local food production, numerous nature based adventure activities as well as local cultural events and activities.

While the site may not be the most appropriate area for equestrians due to high volume of mountain bikers on site, TRCA and AHCA specifically support the local equestrian industry by providing off site service in support of equestrian events such as the Pan AM equestrian competition.

The location of AHCA within the Hills of the Headwaters region creates an important opportunity to highlight this unique and defining landscape. The characteristic rolling hills of the headwaters and protected natural areas of the Oak Ridges Moraine (ORM) would be best viewed from an elevated and panoramic viewpoint. In order to build on the adventure based theme for both AHCA and the Hills of the Headwaters Tourism Association, an elevated structure that facilitates a scenic vantage point from which to interpret the natural and cultural heritage value of the area should be explored.

## **Recommendations:**

- r51.** Continue to work with the Hills of the Headwaters Tourism Association to position AHCA within the region's tourism market place.
- r52.** Develop elevated lookout opportunities from which to offer interpretive and educational programming of the Oak Ridges Moraine and surrounding areas.
- r53.** Where trail design and separation of uses can be accommodated, investigate the inclusion of an equestrian focused trail opportunity from the Caledon Trailway.

#### **5.4 Trends in Outdoor Activity Participation**

Outdoor recreational activities have largely been segmented in the Canadian Market into the soft and hard adventure activity categories. It's no surprise given the wealth of natural spaces in Canada, that adventure activities are extremely popular in the country with approximately 30% of all Canadians participating in either hard or soft adventure activities. In both cases the number of Canadians partaking in adventure activities is expected to increase by 2025, highlighting the importance of adventure activities within the Canadian tourism sector over the next decade<sup>x</sup>.

What is interesting about adventure tourists, and in particular hard adventure enthusiasts is that they seem to have a very narrow focus with regard to what they choose to do with their leisure time; choosing to participate mainly in their chosen activity. One of the exceptions to this is that when not

participating in their chosen activity, they also generally choose to spend their leisure time in nature by hiking or viewing wildlife<sup>xi</sup>.

AHCA happens to be very well positioned to play host to several activities within the outdoor activity sector. Some of the most popular activities such as mountain biking, hiking, wildlife viewing and camping are mainstays of the Albion experience. Furthermore, the natural character of the site can serve as a secondary draw to the soft/hard adventure tourism market.

While it is difficult to find long term activity specific trends on individual adventure activities within the Canadian market, within the United States the Outdoor Foundation<sup>xii</sup> monitors

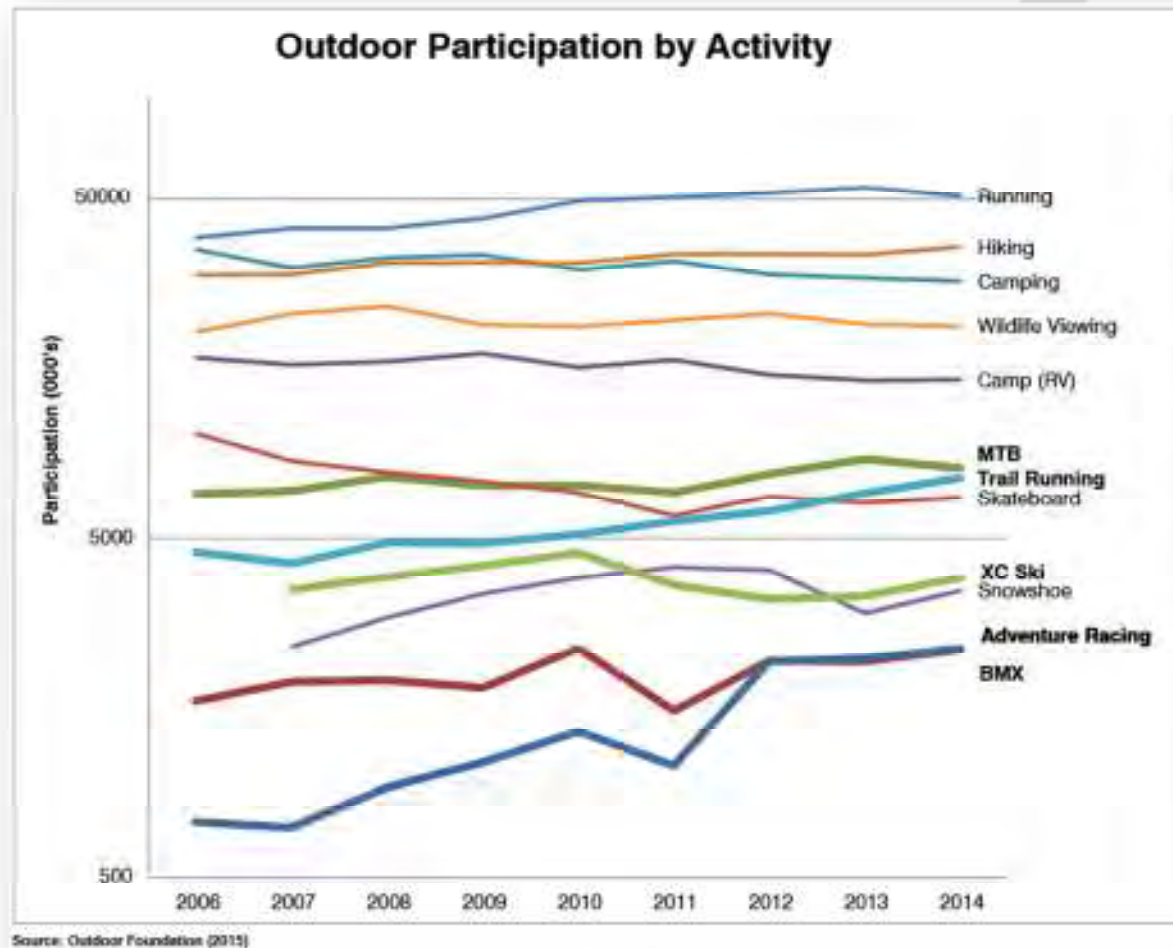


Figure 23: Outdoor Participation by Activity

participation in outdoor activities on a yearly basis (see Figure 23: Outdoor Participation by Activity). While not directly indicative of the Canadian market, the Outdoor Foundation's annual survey does provide some appreciation of trends within the outdoor tourism market.

Some of the highlights relevant to Albion Hills include a general decline in the popularity of camping as a stand-alone activity. While peak season vacancy rates at AHCA have been relatively low, a broader decline in the popularity of camping may have long term implications on the AHCA operations. Buffering this impact is the fact that AHCA continues to be a venue for events that serve as an added attraction to camping. AHCA continues to offer some of the most popular activities enjoyed by campers including hiking, trail running and mountain biking. Despite the fact that the most popular type of camping experience continues to be unserviced tent camping, the majority of bookings at AHCA continue to be serviced sites for trailers and RV's.

Other activities such as mountain biking continue to be increasing in popularity despite recent declines. BMX biking, a close cousin to mountain biking has seen an incredible surge in popularity in recent years. Between 2011 and 2014, participation in the sport of BMX riding has increased by over 16%. While once on the fringes of accepted recreational activities, the legitimacy of both sports has increased significantly enough in the last few decades to sanction both activities as Olympic events in 1996 and 2008 respectively.

**Attracting Millennials:** Price, climate and presence of attractions/events are the key drivers for destination selection. Millennials are heavily influenced by past experience as well as advice from family, friends and the internet. – Canadian Tourism Commission (2015)

Both mountain biking and BMX cycling have evolved to include numerous sub-genre's in recent years ranging from trail riding to highly technical acrobatic activities and everything in between. At AHCA, the cycling experience is largely focused on cross country style mountain biking (for more information on cycling at AHCA please see *Chapter 6: Trail Plan*). This is not only reflected by the types of facilities provided on site but also supported by the types of regular cycling events held on the property each year.

TRCA does recognize however there has been a growing desire by the cycling community for wider variety within the cycling experience on the property both in terms of challenge on trails as well as the types of features being provided.

Recommendations in both the trail plan as well as more broadly speaking, the Master Plan will seek to make improvements that will continue to keep AHCA at the forefront of off-road cycling experiences in the GTA.

Another trending activity sector that builds on the momentum of facilities and programming being provided at AHCA is that of adventure racing. Since 2011, the sector has seen a 37% increase in participation. This increase has come at the same time that many similar racing activities have seen either moderate or flat-lined growth in participation. The implication being that the sector is offering something that is attracting new users to the outdoor participation market. As *Running USA* puts it these events “have attracted a loyal audience of fitness-minded people who... many just want to have fun, enjoy the camaraderie of others and focus more on the social, team-building aspect rather than serious competition”<sup>xiii</sup>.

It is difficult to define exactly what adventure racing is because themes surrounding the events vary so widely from one to another. Some represent a tougher more fitness themed events like the Spartan Races in the United States, while others are more light hearted and fun focused like the Mud Hero and Run or Dye races. The consistent elements of any adventure race however seem to be A) a theme of some sort; B) a race course; C) strong social marketing and branding.

As a venue, TRCA is perfectly positioned to play host to the current menu of themed events being offered by the adventure market. As themes evolve, AHCA will continue to be well positioned to provide a venue for the next generation of adventure activities as they develop.

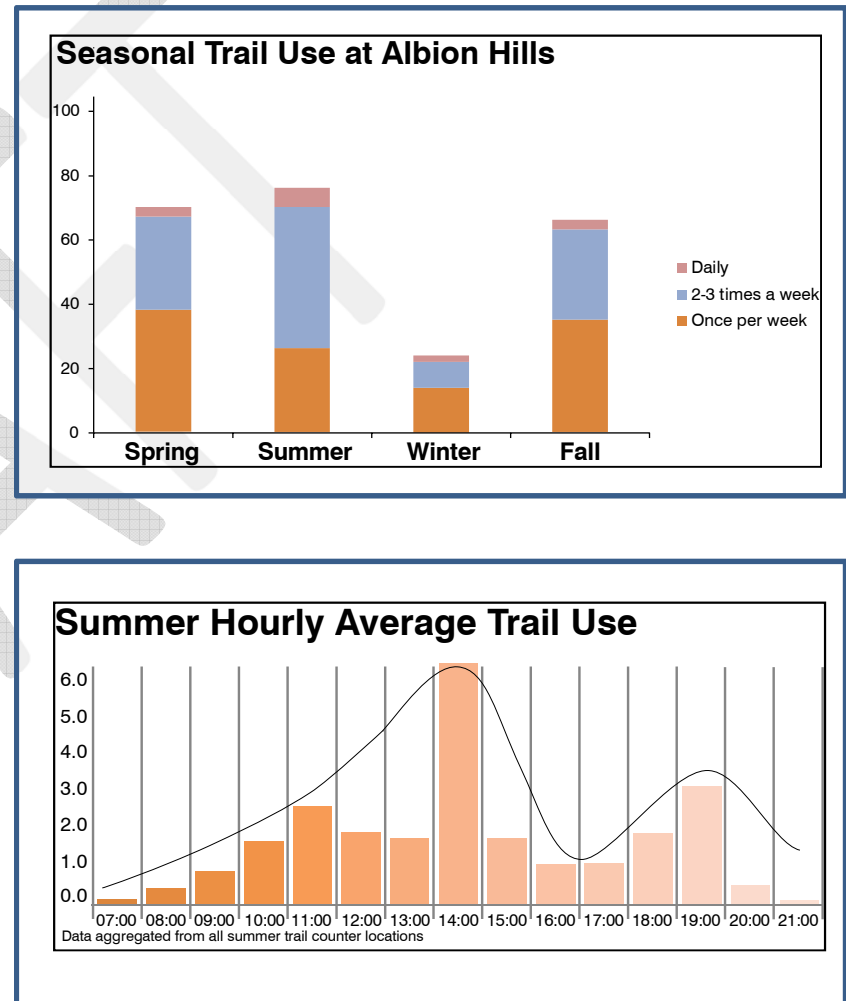


Figure 24: AHCA User Survey trail data

## 5.5 Public Use Concept Framework

A public use concept framework was developed to provide a structure to the public use recommendations. Information was gathered through conducting a needs analysis on the exiting features and operations; auxiliary research to identify trends; demographics profiling; and visioning exercises with stakeholders to highlight growth opportunities. This framework helps to provide structure to the public use recommendations within the plan.

### 5.5.1 Optimize and Restore Existing Features

With the wide range of existing activities and programming onsite, AHCA has developed a large portfolio of infrastructure to service the property. A large proportion of the existing infrastructure was established in the in the 1970's, and as such is in need of updating and restoration. Stakeholders highlighted the importance of rethinking the function and use of the existing infrastructure in favor of constructing additional structures. In addition to updating the ageing features, this process also works to maximize the capacity and function of these spaces and features to better serve the park. Recommendations to restore and optimize existing features include:

- Restore Albion Lake
- Chalet expansion
- Beach study area expansion
- Existing trail improvements
- Existing campsite improvements

### 5.5.2 Create New Opportunities in Emerging Tourism Markets

The second component within the framework seeks to create new opportunities in emerging tourism markets. This piece builds on the desire of TRCA's partners and stakeholders to provide nature-based adventure tourism while creating a regional draw across



Figure 25: Albion Front Gate Circa 1960



southern Ontario. A major component of this plan involved researching both local and international recreation trends and activities in order to assess their viability and compatibility with the vision and purpose of AHCA. This research helped to direct the new recommendations within this plan that seek to grow the recreation and tourism potential of the site. Many of these recommendations aim to address a number of priorities including attracting a larger demographic of users and providing additional opportunities for revenue generation to help support the ongoing operation of the property. These recommendations will reposition AHCA as a leader in outdoor recreation and adventure activities in Southern Ontario. Recommended activities and infrastructure include:

- Lookout tower
- Venue space
- Bike skills area
- Technical trail features

### **5.5.3 Improve Capacity as a Four Season Destination**

One of the unique considerations about AHCA is the fact that it is TRCA's only four season conservation area. Throughout the consultation process, the winter use capacity of the site was highlighted as a key priority to enhance and expand. The current winter use portfolio is primarily based on cross country skiing. While cross country skiing is still a popular activity, the conditions that make this activity popular have become increasingly variable. This component of the public use framework seeks to improve the capacity of the site to support a wider range of activities that can better support the winter use on the site. These recommendations seek to balance the need for snow and colder weather with activities that can be sustained during periods of mild temperatures.

- Skating Trail
- Fat Biking
- Tube Hill
- Snow Shoe Trails
- Skate Skiing

#### 5.5.4 Provide Inclusive Opportunities to a Diverse Audience

The property has long been recognized as TRCA's destination for adventure themed activities. This plan seeks to provide activities within the adventure umbrella that will accommodate a range of abilities and interests. As the surrounding region continues to grow and change, there will be increased pressure placed on both the ecosystem function of our greenspaces, and the need for access to greenspace and recreation opportunities. As the population changes, so too will the demographic profile of the region. This component of the public use framework seeks to ensure that recommendations will provide opportunities for all levels and abilities of users. Although most recently constructed infrastructure within AHCA conforms to the latest regulatory standards for universal design, many older pieces of infrastructure do not provide adequate access. Bringing existing infrastructure into conformity with the Integrated Accessibility Standards Regulation 191/11 and providing new and unique accessible recreation opportunities would directly benefit the ageing population and those with mobility issues. Recommendations that seek to address this component include:

- Accessible Canopy Trail
- Accessible Trails
- Yurt Camping
- Novice Bike Track
- Technical Feature Bypass

\*Placeholder for Designed Recreation Concept Map\*

**Map 6: AHCA Recreation Concept Map**

## **5.6 General Recommendations**

The following are general recommendations for public use within AHCA and provide the framework for the public use plan:

- r54.** Market the property as a venue for outdoor adventure that is consistent with the vision for the property, the public use themes of the site and The Living City Vision®.
- r55.** Create opportunities for both passive and active nature based public use experiences on the property.
- r56.** Develop flexible, multi-use facilities that accommodate a variety of uses.
- r57.** Maximize the use of existing facilities and infrastructure to provide the best quality experience to the public.
- r58.** Work with partners in the outdoor recreation and education fields to provide services and programming on site.
- r59.** Develop a four season approach to facility programming.
- r60.** Incorporate design standards that support ecological objectives, e.g. LEED™ standard or equivalent buildings, environmentally compatible site design, passive storm water management/water recycling; use of recycled materials.

### **5.6.1 Albion Hills Visitor's Centre, A Reimagined Albion Chalet**

Designed in 1973 by the firm Craig, Zeidler and Strong, the Albion Chalet has been the foundation of both the camping and winter experiences on site. Since its construction, the Chalet has served as the venue for winter concessions, a rental facility, and host to weddings and other community events.

Today however it is clear that the building needs improvements in order to continue to serve both the site as well as the community.

Accessibility in the Chalet is a challenge and the energy efficiency of the structure is poor. Additionally, the original layout makes it difficult for vendors and partners to host the types of events currently held on the property, and regular operations have simply outgrown the capacity of both the washroom and shower facilities within the site.

To this end, TRCA has been working with the multi-disciplinary design firm DTAH to develop a new concept design for this important building. The concept provides for a modest expansion, improved accessibility, building efficiency as well as better integration into the Conservation Area's landscape and programming.

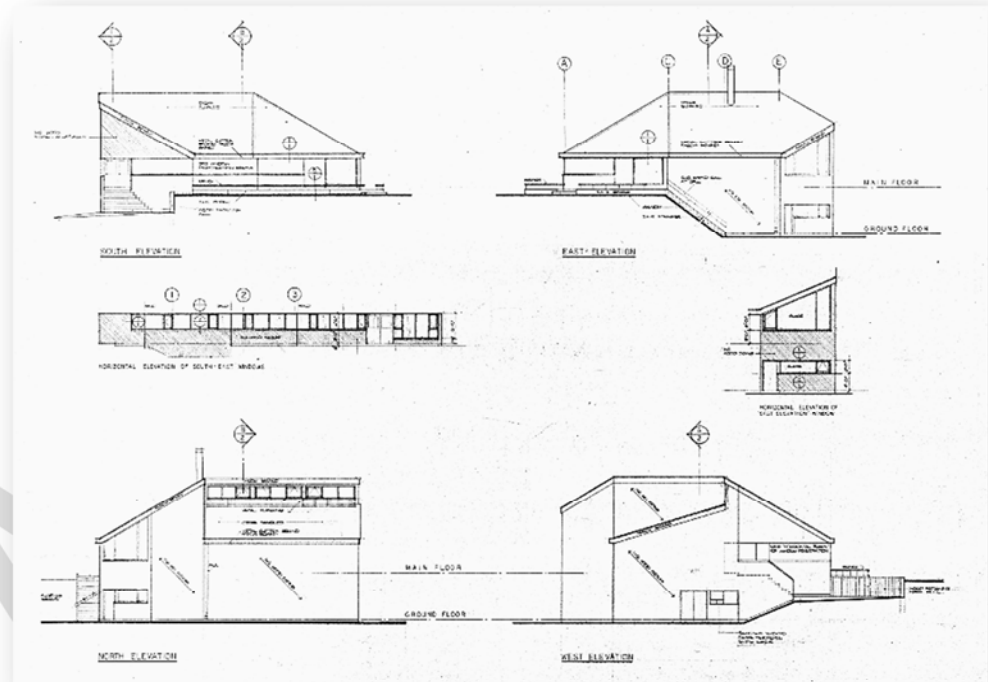


Figure 26: Albion Chalet Original Elevations: Craig, Zeidler and Strong (1973)

#### 5.6.1.1 The Existing Chalet

The existing chalet is a 6,115 square foot split level post and beam constructed building. Because of the grade upon which the chalet sits, access to the building is provided both on the first and second floor, with the second floor serving primarily as an assembly area, serviced by a modestly sized kitchen.

The only restrooms within the facility are provided on the ground floor, access to which is provided by a staircase located at the north-western extent of the building. The two restrooms also serve as change rooms and shower units for campers

during the summer, and skiers during the winter. The bulk of the ground floor is presently occupied by the ski rental facility and ski storage. The northeastern most portion of the building houses externally accessed showers, which are open for use while the campground is in operation.

#### **5.6.1.2 Chalet Conceptual Design**

The concept for the renewed Albion Chalet is to improve the flexibility of the existing spaces while improving the accessibility and energy efficiency of the building. In order to do so, it is recommended that the main floor be expanded to the existing footprint of the basement. This allows not only a reorientation of the main assembly area, but also allows for a new vaulted ceiling and windows to improve the access of natural light to the main floor. A new kitchen and staging area for vendors will allow for servicing of events to be separated from the actual assembly space. New washrooms on the second floor allows for a separation of uses from the lower and upper levels should separate event spaces be desired.

The lower level will see the separation walls removed, and reoriented to allow for a more open area, expanded concessions, a change room facility, improved washrooms and showers, and a more flexible rental facility.

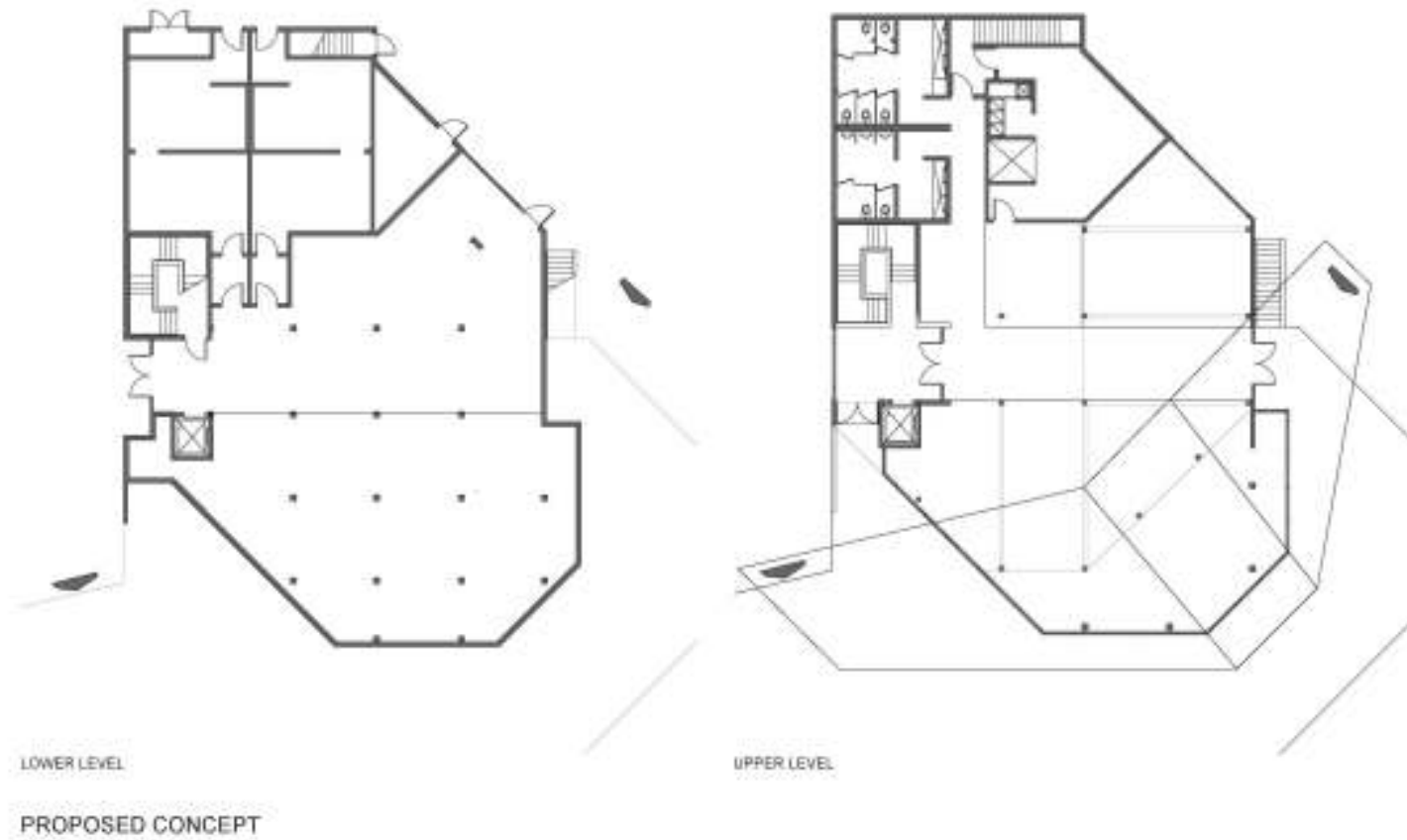


Figure 27: Albion Chalet Conceptual Floor Plans: (DTAH 2015)



**Works to be done:**

Recommendations as part of the concept plan for the Chalet Include:

- Installation of an elevator and grading improvements to meet accessibility requirements;
- Heating, cooling, insulation and cladding improvements as part of an energy retrofit;
- Renovated gathering space to host community events;
- Expanded and enhanced rental area and camp store;
- Expansion of existing kitchen facilities; and
- Change room renovation;

To date, concept plans have been developed for the Chalet. Detailed designs and implementation schedules are to be developed during Master Plan implementation. Some further consultation and confirmation will be needed at the time of building design to ensure that all relevant issues are discussed and incorporated into the plan.

- r61.** Update, expand and enhance the Albion Chalet in order to address the recommendations outlined in the concept plan.
- r62.** Ensure that the building meets the Integrated Accessibility Standards.



Figure 28: Albion Chalet outdoor summer concept rendering (DTAH 2015)



Figure 29: Albion Chalet outdoor winter concept rendering (DTAH 2015)





Figure 30: Albion Chalet indoor winter concept rendering (DTAH 2015)



Figure 31: Albion Chalet indoor summer concept rendering (DTAH 2015)

## **5.6.2 Camping Facilities**

Camping was established formally within the park in 1979 and since that time has expanded to hosts over 230 individual camp sites and 2 additional group camp areas. Camping can be characterized by a mix of both serviced and unserviced sites in a variety of landscapes that facilitate both tent and trailer camping.

Camping is located in two main areas: Sleepy Hollow, a collection of 60 mostly serviced sites and the Albion Hills Campground, a collection of smaller campgrounds with a mix of approximately 170 serviced and un-serviced sites.

### **General Camping Recommendations:**

- r63.** Transition all camping washroom facilities to a consistent and sustainable standard of design and service provision.
- r64.** Provide minor enhancements to the existing campsite infrastructure.
- r65.** Develop glamping experiences through the use of yurts in the park.
- r66.** Develop accessible camping opportunities within the existing campgrounds.
- r67.** Work with campers to bring best management practices and an enhanced sense of environmental stewardship to the seasonal campgrounds, including the development of community assisted ecological restoration plans to improve the ecological functionality of the sites.
- r68.** Develop educational material on the topic of best management practices surrounding environmental stewardship for campers within the park.
- r69.** Develop policy and operating procedures to ensure all mobile homes meet standard rules and regulations.
- r70.** Where concessions are to be provided, ensure that they are positioned as close as possible to existing campgrounds.





Map 7: Overview of all camping facilities

### **Sleepy Hollow**

Sleepy Hollow is primarily made up of serviced sites occupied year to year by seasonal campers. The campground's amenities include a shower building, washroom, playground, waste station, and laundry station. The site mainly accommodates medium to large trailers.

Since its initial establishment, landscaping activities and over-use have at times lead to the removal of vegetation adjacent to the Humber River. In recent years, TRCA has undertaken seasonal plantings as well as bank securement projects to ensure that vegetation buffers are maintained or reestablished adjacent to the river.



Map 8: Sleepy Hollow Campground

**Recommendations:**

- r71.** Develop a landscape improvement plan for the Sleepy Hollow Campground to complement the existing restoration plans for the site.
- r72.** Investigate the opportunity to retrofit the existing laundry, washroom and shower facilities.

**Albion Hills Campground**

Albion Hills campground is the largest grouping of camp sites within AHCA split between 7 individual camping areas: Poplar Circle, Humberside, River Glen, Deer Run, Apple Cove, Spruce Cove and Birch Hill.

Amenities for Camping are distributed throughout Albion Hills Campground. Washrooms and shower facilities are provided at the Albion Chalet, adjacent to both Humberside and Poplar Circle as well as between Apple Cove and Birch Hill campgrounds.

**Poplar Circle**

Poplar Circle houses 36 primarily serviced sites, and can accommodate some of the largest trailers in the park. Its location adjacent to both ample parking as well as the Albion Chalet, makes it one of the most desirable camping locations within the area. In addition to camping, the site is also home to three rentable trailers for visitors who might want to try mobile camping, but may not have their own unit. Additional amenities include a restroom facility, a playground as well as a potable water and waste pickup area.



Map 9: Poplar Circle Campground

### **Humber Side and River Glen**

Humberside and River Glen are largely characterized by small to medium sized unserviced sites. The camp area offers some of the most picturesque sites within AHCA.

Amenities for Humber Side and River Glen are found in either adjoining camp areas or shared with other sites at the Albion Chalet. River Glen's sites can accommodate small trailers, however at present these sites do not have electrical service, one of the highest requested camping amenities.





Map 10: HumberSide and River Glen Campground

## **Deer Run**

Deer Run holds 37 serviced and unserviced sites ranging from small to large in size. The site has a small washroom, but the primary showers and bathrooms are provided by the Albion Chalet and are accessible by a small footpath. A playground facility is located at the south east end of the camp area. Several sites along the main camp road are presently unserviced, however could accommodate electrified camping should service be provided.

One issue identified through the planning process is there is a recurrent drainage issue on the site which causes repeated erosion problems in the camp road to the main Deer Run site.



Map 11: Deer Run Campground

### **Apple Cove**

Apple Cove holds 10 medium sized serviced camp sites mostly occupied by seasonal campers. Amenities on site include a potable water tap as well as a playground in the centre of the area.

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Map 12: Apple Cove Campground

### **Spruce Hill and Birch Hill**

Spruce Hill and Birch Hill are the south-eastern most campsites on the property. Spruce Hill houses 11 unserviced tent sites. Birch Hill is largely made up of medium sized serviced camp sites. Both Spruce Hill and Birch Hill amenities are provided by the adjacent washroom, shower and laundry facility. Directly north of Spruce hill there also sits a recreation area with a playing field, basketball court as well as a picnic shelter.





Map 13: Spruce Cove and Birch Hill Campground

### **Albion Campground Recommendations**

- r73.** Improve servicing to appropriate individual and group camp sites.
- r74.** Continue to ensure that rental trailers are kept in excellent working order.

### **Group Camp**

Along with individual family sites that can accommodate up to 6 persons, Albion hills also offers group camp sites for larger parties and community groups. These sites are located at Pleasantview and Scenicview. At present, Pleasant View has a shelter on site and both areas also have water taps, but no electricity. Additional amenities are provided in adjacent portions of the property.

In addition to Pleasantview and Scenicview, the Elmview, Meadowvale and Cedar Grove picnic areas are available for group camp events if necessary.

### **Recommendations**

- r75.** Investigate the provision of electric service to both Pleasant View and Scenic View camp sites;
- r76.** Investigate the provision of a shelter at the Scenic View camp site.

### **5.6.3 Picnic Areas**

Albion hills offers 10 separate and reserveable picnic areas that can easily accommodate groups of various sizes. Typical amenities include picnic benches, barbeque areas and parking nearby. Some premier picnic areas also include constructed and serviced shelters.

**Recommendations:**

- r77.** Future picnic shelters should be flexibly designed to support a wide variety of public gatherings and festivals
- r78.** Provide shelters at Cedar Grove and Meadowvale picnic areas.
- r79.** Provide washroom facilities at Meadowvale, Valleyview, and Scenicview.

**Table 3: Albion Hills Existing Picnic Area Descriptions**

Cedar Grove	<ul style="list-style-type: none"> <li>• 200 Person capacity</li> <li>• Accessible washroom</li> <li>• Water</li> </ul>
Elmview 1	<ul style="list-style-type: none"> <li>• 1000 Person Capacity</li> <li>• Shelter</li> <li>• Running Water</li> <li>• Accessible Washroom</li> <li>• Running Water</li> <li>• Barbeque Facility</li> </ul>
Elmview 2	<ul style="list-style-type: none"> <li>• 200 Person Capacity</li> <li>• Washrooms Nearby</li> <li>• Running Water Nearby</li> <li>• Volleyball Court</li> </ul>
Elmview 3	<ul style="list-style-type: none"> <li>• 500 Person Capacity</li> <li>• No running water</li> <li>• Washrooms Nearby Running Water Nearby</li> <li>• Volleyball Court</li> </ul>

Lakeview 1	<ul style="list-style-type: none"> <li>• 500 Person Capacity</li> <li>• Coverall</li> <li>• Running Water</li> <li>• Accessible Washrooms</li> <li>• Running Water</li> <li>• Barbeque Facility</li> </ul>
Lakeview 2	<ul style="list-style-type: none"> <li>• 350 Person Capacity</li> <li>• Running Water</li> <li>• Accessible Washrooms Nearby</li> <li>• No Running Water</li> <li>• Barbeque Facility?</li> </ul>
Meadowvale 1	<ul style="list-style-type: none"> <li>• 350 Person Capacity</li> <li>• Running Water</li> <li>• Washrooms</li> <li>• No Running Water</li> <li>• Barbeque Facility?</li> </ul>
Meadowvale 2	<ul style="list-style-type: none"> <li>• 350 Person Capacity</li> <li>• Running Water</li> <li>• Accessible Washrooms</li> <li>• No Running Water</li> <li>• Barbeque Facility?</li> </ul>
Trailview	<ul style="list-style-type: none"> <li>• 100 Person Capacity</li> <li>• Running Water</li> <li>• Accessible Washrooms</li> <li>• No Running Water</li> <li>• Barbeque Facility?</li> </ul>

Valleyview	<ul style="list-style-type: none"><li>• 100 Person Capacity</li><li>• Running Water</li><li>• Washrooms Nearby</li><li>• No Running Water</li><li>• Barbeque Facility?</li></ul>
Thorndale	<ul style="list-style-type: none"><li>• 200 Person Capacity</li><li>• No Running Water</li><li>• Washrooms Available</li></ul>

#### 5.6.4 Albion Pond Restoration



Figure 32: Albion Dam under construction 1950's

The Albion pond is a constructed online pond feature made possible by the Albion Dam. The dam was originally identified for construction in 1955 within the original *Albion Hills Plan of Development* for the purpose of providing a recreational swimming feature on the property<sup>xiv</sup>. Closely following the completion of its construction, the dam failed due to poor site conditions and issues with construction. The feature was quickly rebuilt in 1965<sup>xv</sup>.

Swimming was historically provided in the Albion Pond, and in the 1970's the unsustainable practice of chlorinating a portion of the pond was initiated. In 2009, a more ecologically appropriate water play experience was provided through the construction of the Lakeview Splash facility, at which point the chlorine curtain was decommissioned and the treatment of Albion Pond stopped.

In 2012 OEL-Hydrosys Inc. was retained by TRCA to conduct a dam safety review of the Albion Dam. This study revealed that the dam was deficient in several respects. Most notably the Dam was found to be in the process of failure due to a loss of internal fill material. Steps were subsequently undertaken by TRCA in 2013 to secure the Dam to ensure it continued to be safe for vehicle passage. In 2014, an estimate of probable cost was commissioned by BluMetric Environmental to assess the cost of both reconstructing and removing the Dam. The cost for replacement was estimated at \$2.057 million, while the cost of removal was estimated at approximately \$990,000. The BluMetric report also highlighted the uncertainty regarding permitting surrounding a dam replacement scenario<sup>xvi</sup>.

Both the *Humber River Watershed Plan* (2008) and the *Humber River Fisheries Management Plan* (2005) provide rationale as to the negative effects of an online dam feature within a river system, and as a result are not in support of the current Albion dam. In addition, the Ministry of Natural Resources and Forestry policies do not support the dam structure at this location, and as a result, obtaining permits to replace the dam would be unlikely. All of these facts coupled with the high cost to replace the dam make the option to rebuild unsustainable. With these factors in mind, TRCA initiated a planning process to determine the best solution for the failing dam structure in 2015.



Figure 33: Albion Pond summer 2014

While the Pond, coupled with the man-made beach feature, once provided a vibrant recreational amenity at AHCA, today these features still play host to limited fishing and canoe opportunities. In recent years however due to sedimentation as well as nutrient loading, the recreational opportunities of the Pond as well as the aesthetic qualities of the dam have since been greatly diminished.



In response to the safety, technical and esthetic concerns surrounding the condition of the existing facility, TRCA staff undertook the development of a Albion Pond Restoration plan through a 5 phased process (see Table 4: Albion Pond Restoration Project Schedule). This work was completed in consultation with the Dam Technical Advisory Committee (TAC) (see section 1.5.3.2: Dam Technical Advisory Committee). The detailed design and implementation plans for the Albion Pond will be developed outside the context of the Master Plan. The key to the Master Plan was ensuring that a vision for the site was integrated with the rest of the plan.

**Table 4: Albion Pond Restoration Project Schedule**

<i>Phase</i>	<i>Timeline</i>
<i>Phase A: Structural Assessment and Risk Assessment</i>	<i>2012-2014</i>
<i>Phase 1: Gap Analysis and Information Gathering</i>	<i>2014-Jan 2015</i>
<i>Phase 2: Evaluation and Selection of Preferred Alternative</i>	<i>April 2015-July 2015</i>
<i>Phase 3: Detailed Project Design</i>	<i>July 2015- November 2015</i>
<i>Phase 4: Implementation</i>	<i>TBD</i>
<i>Phase 5: Long Term Monitoring</i>	<i>TBD</i>

Because of the high level of public use within the broader Albion Pond area, the study area for the restoration project was designated to include not only the Dam itself, but also the Lakeview Splash water play facility, the Lakeview Picnic Areas, the Thorndale Picnic Area, the Beach Facility and the main Parking Area (see *Figure 21: Albion Pond Restoration Study Area*).

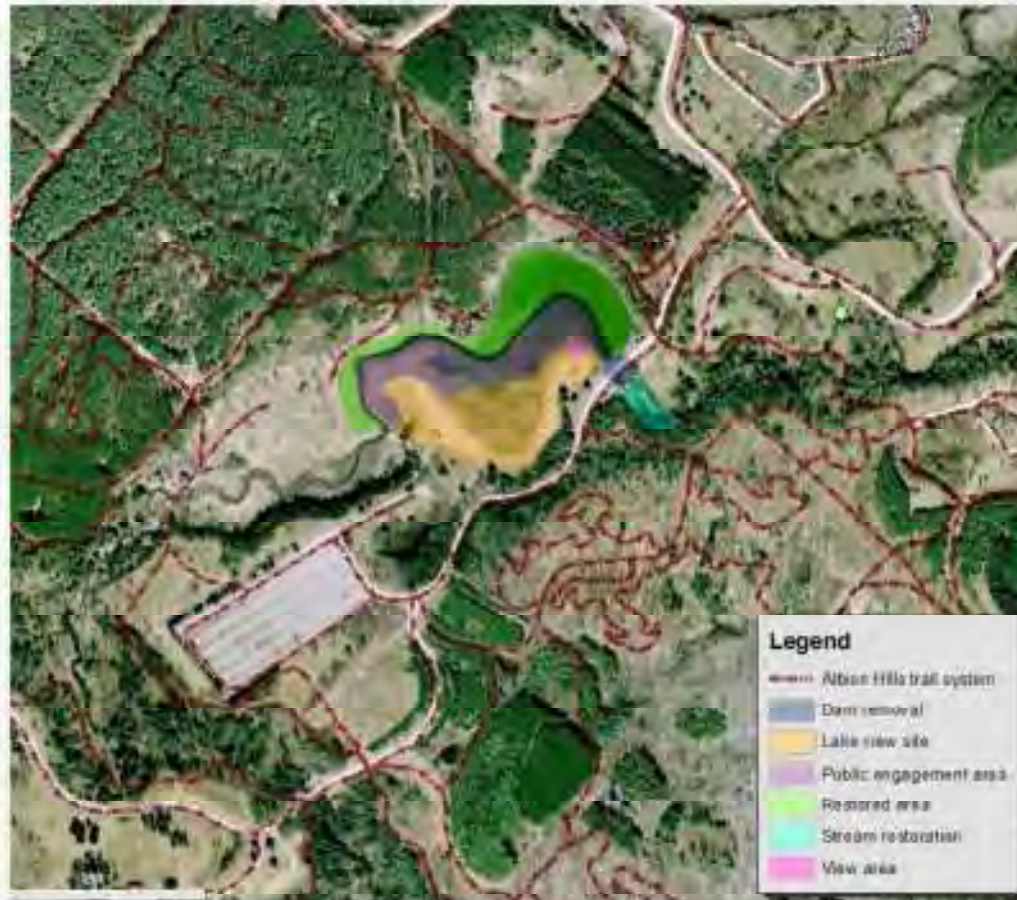


Figure 34: Albion Pond Restoration Study Area

From the outset of the design process for the restoration project, it was clear that the ecological site design was one element within the broader restoration project, and that given the site's location within AHCA, the continued presence and enhancement of the public use on site was critical to the success of the project as a whole. This was reflected in some of the goals established by the TAC for the restoration project.

Goals established by the TAC:

- Restore habitat for fish and wildlife in the Albion Hills Pond area; and
- Improve opportunities for public access, learning activities and outdoor recreation

Objectives of the restoration project included:

- Re-establishment of natural channel form and function
- Fish barrier mitigation and improved aquatic habitat
- Restored hydrology
- Improved riparian and floodplain habitat
- Provide new opportunities for public enjoyment, education and outdoor recreation
- Consistency, coordination and integration with other relevant initiatives, strategies, and management plans (i.e., Humber River FMP/WSMP, Lake Ontario Atlantic Salmon Restoration Program, Toronto and Region RAP, Lake Ontario Biodiversity Conservation Strategy, etc.)
- Maintain public, pedestrian and Emergency access at dam location
- Complete work in a manner that minimizes disruption/impacts to existing park operations

5.6.4.1 Final Concept Plan for Albion Pond:



ALBION POND - SITE CONCEPT PLAN

Figure 35: Albion Pond site concept plan

Decommissioning the existing dam structure and reinstating a natural stream channel was deemed to be the preferred approach to achieve the goals and objectives for the Albion Pond Restoration plan. The final concept plan for the Albion Pond Restoration is fundamentally focused on marrying two concepts: the restoration of Centreville Creek with providing an enhanced public venue for visitors of the area to enjoy.

Various design considerations to incorporate some of the existing public use elements (e.g., angling, canoeing, etc.) were discussed by the TAC, including:

- The retention of a smaller online open water feature through the construction of a rock weir (or similar)
  - this option was deemed impractical due to the relatively flat channel/floodplain slope, leading to a requirement for substantial grading to achieve
- Incorporating an offline fishing pond adjacent to the new channel
  - This option had little support due to the close proximity to the TRCA operated fishing ponds at Glen Haffy

Ultimately the preferred concept plan included a natural channel corridor with floodplain wetland pockets, as this well suited to the target aquatic system of Centreville Creek. The inclusion of trails and lookouts along the new channel provides opportunities for public enjoyment.

#### **5.6.4.1.1 Restoration Concept:**

From an ecological design point of view, the concept for the site is to restore Centreville Creek to the coldwater stream that existed prior to the installation of the Albion Dam, and which currently exists upstream and downstream of the pond. The new stream habitat would include pools and riffles, targeting fish species such as Brook Trout (*Salvelinus fontinalis*) and Atlantic Salmon (*Salmo salar*). The re-establishment of the natural creek is anticipated to provide uninterrupted fish

passage from Lake Ontario through to the headwaters of Centreville Creek. The hope is that stream based habitat interpretation and angling, along with potential Atlantic Salmon stocking programs will become key components of the public use plan for the site.

The north east portion of the study area, where the deepest parts of the pond are currently situated, would include the establishment of a series of floodplain wetland pockets. The inclusion of wetlands is intended to offset potential impacts to wildlife (i.e., turtles, frogs, water fowl, etc.) that currently utilize the pond habitat that will be lost. A vegetated riparian zone would also be established along the length of the new channel, which is anticipated to provide a natural buffer and shading to the watercourse, along with a movement corridor and habitat for wildlife.

#### **5.6.4.1.2 Public Use Concept:**

##### **Interaction with Water:**

Interaction with water, as well as the opportunity to highlight restoration of the site as an interpretive feature were identified from the beginning of the process. In order for the public to be able to see and explore Centreville Creek's natural features, the concept plan recommends the provision of numerous interaction points within the site plan. Along with a boardwalk being provided along the length of the creek in the area, a series of viewing platforms and flyfishing and viewing nodes are planned to allow the public to become truly immersed in the restored creek landscape.





Figure 36: Albion Pond restoration project- Marshland view (DTAH 2015)

## **Public Venue**

The re-establishment of Centreville Creek also brings with it an opportunity to provide a larger more inviting venue space in comparison to the existing Lakeview Picnic Site. Along with providing space for groups to picnic, the existing Lakeview Picnic Areas serves as the primary venue for larger events at AHCA. The existing Lakeview site, while centrally located, does have some limitations as a venue, primarily with regard to connectivity.



**Figure 37: Albion Pond restoration project- view from pool (DTAH 2015)**

Improving on the existing Lakeview Site, the new venue space within the restored area will also support events of a variety of scales. Smaller events and picnics will be housed within new picnic shelters in the new venue area. A large flexible stage is envisioned as bi-directional, utilizing the natural grading of the site to create an amphitheatre type of space. Larger events would be positioned facing the large field/ spectating area to the north of the site.





Figure 38: Albion Pond restoration project- boardwalk view (DTAH 2015)

## Play



Figure 39: Albion Pond restoration project- lookout view (DTAH 2015)

The study area is the primary summer hub for the site, and as such a sense of play is critical to the success of the conceptual plan. At the centre of the area are two of AHCA's main recreational facilities: the Children's Play facility as well

as the Lakeview Splash facility, including the beach center. Given the close proximity of these three features, this plan is recommending that a comprehensive detailed site plan be developed that incorporates the children's play facility, the beach centre and the Lakeview Splash features. This would allow for a comprehensive plan that would connect and position each of these individual sites into one well connected and well-designed space.

In the case of the Children's play facility, the restoration of the site offers the opportunity to re-imagine the playground as a naturalized facility that is themed around natural water systems and native species. The beach centre building is currently operating at capacity within the current context. With the expected growth in attendance, and enhancements occurring in the Lakeview area, it can be expected that use of the facility will also need to expand to accommodate the increase of users within the space. Additional washrooms, expanded concessions and the possibility for an outdoor patio space or rooftop patio should be explored. The existing Lakeview splash area built in 2009 is an activity space that accommodates a narrow demographic of children and young families. Through research conducted as part of this planning process, it was identified that the majority demographic of park users are of an older age cohort. As such, there is interest in expanding and enhancing the existing water play facility to attract and accommodate a teen to adult market.

## **Connections**

Throughout the design process it was well understood by the project team that the study area does not sit in isolation from the rest of AHCA. A successful design would need to be not only well connected but also well integrated with the remainder of AHCA.

Access to the current site for servicing is limited, as is pedestrian access from the main parking area. The proposed concept allows staff to place events in a more accessible site near the main access road the area. A small service parking area will be provided at the eastern portion of the property, facilitating both operations and accessibility to the site.

Connectivity throughout the site will be provided through a primary pathway sweeping through both venue spaces on the property. Secondary pedestrian routes will be provided through raised boardwalks that will allow the public to access the



riparian and wetland portions of the site. Connections to the natural environment will be provided through enhancements to trails in the study area.

Part of the concept of re-establishing Centreville Creek involves removing the existing causeway between the Lakeview Splash facility and the current picnic sites. Pedestrian access will be enhanced by the provision of an expanded and more centrally located crossing. This new and expanded crossing also offers the opportunity to consider improved maintenance and service access to the existing Lakeview site.

In order to facilitate other operations on the property, the concept plan recommends landscape improvements the existing parking area. A major recommendation for the single track trail system on the property is the enhancement of trails with the provision of technical trail features. In order to help inform visitors about these experiences, as well as provide a venue for visitors to develop their skills, a mountain bike skills area is conceptualized in close proximity to the Lakeview Area (see *section 6.8.2: Skills Area*).



Figure 40: Albion Pond restoration project- winter stream view (DTAH 2015)

**Recommendations:**

- r80.** Develop detailed public use and restoration plans that address the objectives outlined for the Albion Pond Restoration Project.
- r81.** Develop a detailed site plan for the children's play facility, the existing beach center and the Lakeview Splash expansion.
- r82.** Conduct further investigations into opportunities and a need for an expansion and enhancement of the existing water play facilities.
- r83.** Expand the existing beach center as needed to accommodate the evolving needs of the site.
- r84.** Create a naturalized children's playspace themed around naturalized water systems and native species.

**5.6.5 Accessibility**

The Integrated Accessibility Standards Regulation 191/11 (IASR) was enacted under the Accessibility for Ontarians with Disabilities Act (AODA) which sets mandatory accessibility standards that identifies, removes, and prevents barriers for people with disabilities (Access Ontario, 2016). The TRCA is committed to providing greater access for persons with disabilities within and around its buildings and infrastructure. TRCA is dedicated to meeting the requirements of the Design of Public Spaces component of the IASR. (TRCA, The TRCA Accessibility for Persons with Disabilities Multi-year Plan, 2014) As such, this plan works towards creating access to a variety of nature-based recreation opportunities that meet the evolving needs of the community and larger region. Upgrades to existing buildings or any newly constructed buildings will include priorities for creating accessible spaces according to the IASR standards. Where opportunities exist, recreational infrastructure and programming will be developed in a manner that can accommodate a variety of abilities. Accessible opportunities within the trail system can be found in section 6.7 Proposed Multi-use Trail System.

**Recommendations:**

- r81.** Ensure that new and existing infrastructure upgrades prioritize compliance with the Integrated Accessibility Standards Regulation.

- r82.** Continue to investigate additional opportunities for nature-based recreation and programming that meet the abilities of a variety of users.

### 5.6.6 Maintaining Vistas

Throughout the consultation process for the master plan, stakeholders identified that the ability to maintain lookout points were integral, not only to providing destination and interest points across the property, but that they also contribute to the ongoing interpretation, education and subsequent protection of the Moraine. As a result of ongoing forestry operations, many of these existing viewing areas are at risk of becoming grown in as surrounding trees mature. This Plan highlights the desire to not only maintain key lookout points, but also highlights new opportunities for providing



Figure 41: Lookout Tower, Bruce Peninsula National Park

more permanent and emphasized landscape vistas with recommendations such as the construction of a lookout tower. This feature will provide users with views east over the Moraine, west where the Moraine intersects with the Niagara Escarpment, and south through the Humber watershed to the Toronto skyline and Lake Ontario. Not only will this feature assist TRCA in the ongoing protection, education and interpretation of these significant natural features, but this recommendation builds upon the key theme of providing adventure activities.



This plan also identified the need to provide recreation opportunities for people of all ages and abilities. Building on the recreation trends research, a new concept emerged and was assessed as a good fit within the public use concept framework for AHCA. This raised canopy trail would provide an Accessible adventure based opportunity for a wide demographic of users. This concept is positioned as a phase 2 to the lookout tower and would provide an opportunity to carry users from ground level, into the canopy using gentle sloping grades. The feature would connect at an elevated point to the lookout tower to provide an accessible lookout experience. Examples of this type of feature are widely popular and successful in a number of different international settings and landscapes. This feature would also create opportunities for education, interpretation and programming within the site.



Figure 42: Canopy Trail, Estonia

**Recommendations:**

- r83.** Where possible, maintain lookout view points across the property.
- r84.** Develop a lookout tower that provides scenic viewpoints to the surrounding landscapes
- r85.** Explore the opportunity to create an Accessible canopy trail as phase 2 to the lookout tower

### **5.6.7 Special Programs and Events**

AHCA has a long history of hosting large and small events on the property. It is the confluence of the natural environment, trails, recreational facilities, infrastructure, and the proximity to Canada's largest metropolitan area that make AHCA an ideal candidate to continue to host major regional events. Examples of past and current events held in AHCA include the Caledon Canada Day Celebrations, the 24 Hour of Summer Solstice Race, the Mud Hero and Feast of Fields as well as smaller events such as the Tuesday Night Race Series.

#### **Recommendations:**

- r85.** Continue to support existing special programs on site and seek new partnerships for site-appropriate events with capable event organizers.
- r86.** Leverage events on site to market of TRCA programming, operations and The Living City Vision®.
- r87.** Work with local and regional tourism offices and operators to find opportunities for new partnerships on site and to market AHCA to the public.

### **5.6.8 Programming**

While AHCA is clearly an incredible venue for hosting numerous events and passive recreational experiences, TRCA recognizes that opportunities exist to provide some additional activities and value added programs into the operations of AHCA. Programming can take many different forms ranging from traditional interpretive hiking programs, to organized park-care days or yoga in nature series. The key is that a programming suite be developed to leverage the existing or soon to be developed infrastructure on site to get more people interacting with nature and help develop a life-long relationship with the outdoors among more of our population.

#### **Recommendations:**

- r88.** Develop regularly scheduled stewardship programming for AHCA visitors
- r89.** Develop a regular schedule of seasonal programs that engage the local residents and park visitors in hands on nature based activities



- r90.** Introduce visitors to self guided tours on a number of interpretive themes
- r91.** Reach out to businesses to secure partnership opportunities for seasonal program expansion

#### **5.6.9 Education Centres**

Education centre programs are designed to provide participants with hands-on experiences in a safe and supportive outdoor setting. The School age programs are designed to meet Ontario curriculum expectations and provide real-life applications of what is being learned in the classroom. While the focus of education programming has largely been towards school age children; adult, senior and family based programming may attract an additional demographic into the education centre facilities during off peak seasons.

##### **Recommendations:**

- r92.** Investigate opportunities to provide alternative bookings within the education centres to fill vacancies.
- r93.** Partner with event organizers to utilize the facility space as part of appropriate event programming on site.
- r94.** Develop educational programming for non-traditional demographics to attract the public into the facilities during off-peak seasons.

#### **5.6.10 Albion Hills Farm**

Increasing the interaction between the Farm area and the rest of the park operations is major opportunity add value to the AHCA visitor's experience. While there is some interaction between the field schools and the farm, the general visiting public has very little contact with the farm or the interpretive opportunities on the site. Given the proximity of camping facilities, local trails and regional trails such as the Caledon Trailway and Greenbelt Route, the Farm is positioned excellently to be developed an expanded Agri-Tourism hub in the Town of Caledon and the Region of Peel.

##### **Recommendations:**

- r95.** Develop agriculturally themed programming that is integrated with the rest of the AHCA operations.

#### **5.6.11 Park Management**

AHCA currently operates 12 months of the year, and employs both fulltime and part time staff throughout each season. The main park operations are currently located in ageing barn and outbuilding structures that no longer meet the needs of staff and the growing needs of the site. The buildings are in need of multiple upgrades to improve the health and safety conditions for staff, and create opportunities to support the growing profile of AHCA. Integral to the implementation of master plan recommendations is the ongoing operational support from staff. Creating a collaborative environment ensures that their actions will remain consistent with the recommendations as part of the Master Plan.

##### **Recommendations:**

- r96.** Undertake the redesign and redevelopment of the staff workshop and vehicle buildings.
- r97.** Maintain the current residential lease properties in order to promote compatible land usage.
- r98.** Implement upgrades to the communication services.
- r99.** Provide upgrades to the existing septic beds according to the Ministry of Environment guidelines.
- r100.** Ensure that there is adequate available staff and funding for the continued operation of new facilities and programs wherever such improvements are recommended.

#### **5.6.12 Winter at Albion Hills**

While several of the main features of AHCA have been described in the preceding sections, the following represents some of the existing and future winter opportunities that exist on the property. The majority of users visit the park during the warmer summer months to participate in activities and programming. This indicates that winter represents some of the greatest opportunities for expanding recreation and attendance rates onsite. As climate change continues to be a

factor in the GTA, the reliability of snow and cold weather will continue to be more uncertain. AHCA must adapt to this changing trend and provide winter season recreational opportunities that are not dependent on access to snow.

One example that has recently been undertaken at AHCA is the provision of fatbikes and fatbiking only trails. Given AHCA status as a mountain biking destination, fatbiking provides an opportunity to extend the mountain biking season, as well as providing a winter use activity that can continue in seasons with poor snow accumulation.

Currently, park users have utilized the steep slope located near the entrance as the location for toboggan opportunities. This has proven to be a popular activity over the past few seasons, and there is interest to formalize and expand on this opportunity by providing a small tubing hill adjacent to the existing toboggan hill. This would include a small tow rope and tubes available for rent.

AHCA will continually be faced with the challenge of attracting visitors to the park during the winter months, and providing a consistent type of winter activity throughout the season.

### **General Winter Use Recommendations**

- r101.** Provide a fatbiking only loop trail throughout the winter season.
- r102.** Provide a tubing hill and tube rentals
- r103.** Investigate non-snow dependent experiences for visitors to the park during winter months.

#### **5.6.12.1 Skating**

Historically AHCA provided a skating experience on the frozen Albion Pond. In recent years, however uncertainty in ice conditions has not allowed AHCA to host pond skating. This paired with the fact that Centreville Creek is to be restored means that the skating program at AHCA needs to undergo redevelopment if it is to continue on the property.

There has been a growing trend to provide nontraditional layouts and orientations for pleasure skating experiences within the GTA and beyond. An example that was examined was the skating trail located at Arrowhead Provincial Park

near Huntsville Ontario. In recent years this facility has seen overwhelming popularity for its newly implemented skating trail. This trail utilizes the existing campground roads, which are flooded and used as a skating trail. The popularity of this experience can be attributed to a unique opportunity to skate through the trees, and at times lit with tiki torches to offer a night skate. AHCA is positioned favorably given the access to existing facilities, current winter programming, and proximity to the Greater Toronto Area.

**Recommendations:**

- r104.** Develop a skating trail experience within an existing public use area.
- r105.** Provide skate rentals as part of the skating trail experience.

**5.6.12.2 Sugaring**

A sugaring shack is present on the site. Currently the Albion Hills Field Centre offers an educational program for field center visitors during the late winter. At present, no public programs are centred around the sugaring shack at Albion Hills. Given the success of sugar festivals such as those offered at Bruce's Mill Conservation Area and the Kortright Centre, Sugaring may represent an incredible opportunity to provide both an educational opportunity on the property as well as providing some support during the off peak season on site.

**Recommendations:**

- r106.** Investigate the feasibility of providing a sugaring experience in AHCA.

## Chapter 6 - Trail Plan

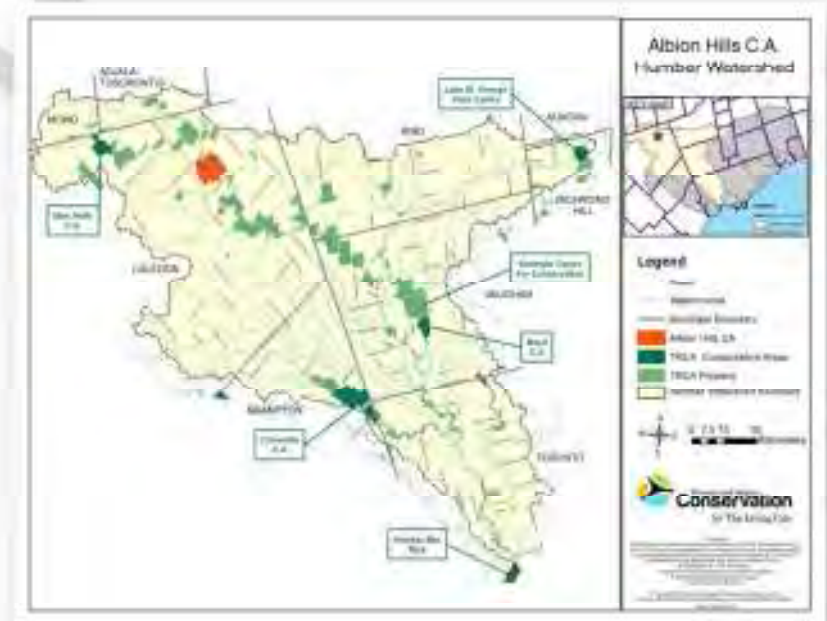
### 6.1 Context

As reported by the Ontario Trails Council, the province of Ontario is host to over 64,000kms of trail accommodating a wide array of outdoor recreational activities. The importance and need for trails is widely recognized as an important community resource that contributes to better health, tourism, strong communities and an enhanced appreciation of our environment (Ministry of Health Promotion, 2005). With 8 in every 10 households using a public park for recreational purposes, there is a broad understanding of the important role that outdoor recreation, including trails, plays in our individual lives as well as the contribution they make to the health and adaptability of our communities (Parks and Recreation Ontario, 2009).

Over the past six (6) decades, Albion Hills Conservation Area (AHCA) has built a network of over 40 kms of multi-use and single track mountain biking focused trails that accommodate uses such as walking, hiking, jogging, mountain biking, cross country skiing and snow shoeing.

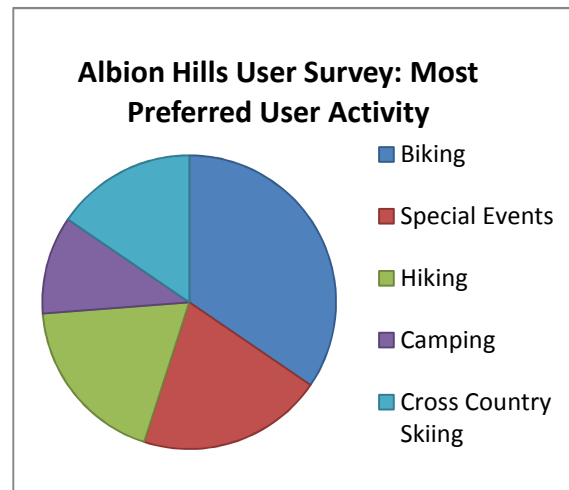
The trail system was first established to facilitate off road connections to the various recreational features located across the property. The trails utilized much of the existing infrastructure, including old road beds, and former resource extraction access areas. As the popularity of recreational trail use grew, TRCA responded by investing in trail building and providing an expanded trail network across the jurisdiction that could accommodate a variety of users and activities.

AHCA has become a key component of the larger greenspace system connecting the Oak Ridges Moraine to Lake Ontario through a series of active and passive greenspace lands. The recreational capacity of the



Map 14: AHCA within the broader Humber watershed

property is further strengthened given its location at the confluence of six (6) inter-regional trails: Trans Canada Trail, Oak Ridges Moraine Trail, Bruce Trail, Caledon Trail way, the Humber Valley Heritage Trail and the Greenbelt Route. The ability to utilize these nationally recognized trail routes as a means of accessing and promoting the property cannot be overlooked and is addressed within this plan.



**Figure 43: Survey results - most preferred user activity**

## 6.2 Process

In order to gauge user interest and provide a forum for public input, two users surveys were undertaken: one preceding the master plan process in 2012, and one initiated at the outset of the project (See Appendix XX for a list of the questions).

The 2012 survey was focused on assessing who the trail users were and how they were using the trails at that time. The 2014 master plan user survey attempted to take a more holistic view of the property, users, and the level of satisfaction to inform a variety of master plan components.

Results from the surveys indicated that four (4) of the top five (5) activities enjoyed at AHCA rely on the current trail network in some capacity. This highlights the importance of the trail system to users visiting the park and the importance of conducting a fulsome analysis on required trail upgrades and identifying ways to accommodate the evolving recreational trends.

This trail planning process focused on reevaluating the current trail network in order to identify opportunities for strategic enhancements or expansion. Using GPS technology, staff inventoried the existing trail network, identifying both authorized and unauthorized trails within AHCA. This data was used in combination with information from park staff and members of the Public Advisory Committee to identify both: trail remediation priorities, and the extent of unauthorized trails.



Each of the identified trail priorities were assessed and prioritized based on the level of risk and any continuing impediment to using the trail. As part of the consultation process, additional information was gathered through public meetings, the advisory committee, trail partners and staff in order to inform additional trail plan recommendations.

### **6.3 Trail Plan Mission and Priorities**

The trail plan was developed in partnership with the internal and external steering committees in order to help guide the future management of the AHCA trail system. The trail plan mission helps to set a direction for all future management of the trail system and to ensure that the priorities remain consistent with the vision, goals and objectives of this Plan. The trail plan priorities provide more targeted statements that highlight the strategies needed to achieve the trail plan mission. It is intended that these statements will work cohesively to shape trail development and management within AHCA.

#### **6.3.1 Trail Plan Mission**

A re-envisioned trail system that will continue to provide the local and regional communities with an enhanced system of multi-use trails, while implementing sustainable design principles that will better accommodate users of all abilities within Albion Hills Conservation Area.



Figure 44: AHCA Trail, 2014

### **6.3.2 Trail Plan Priorities**

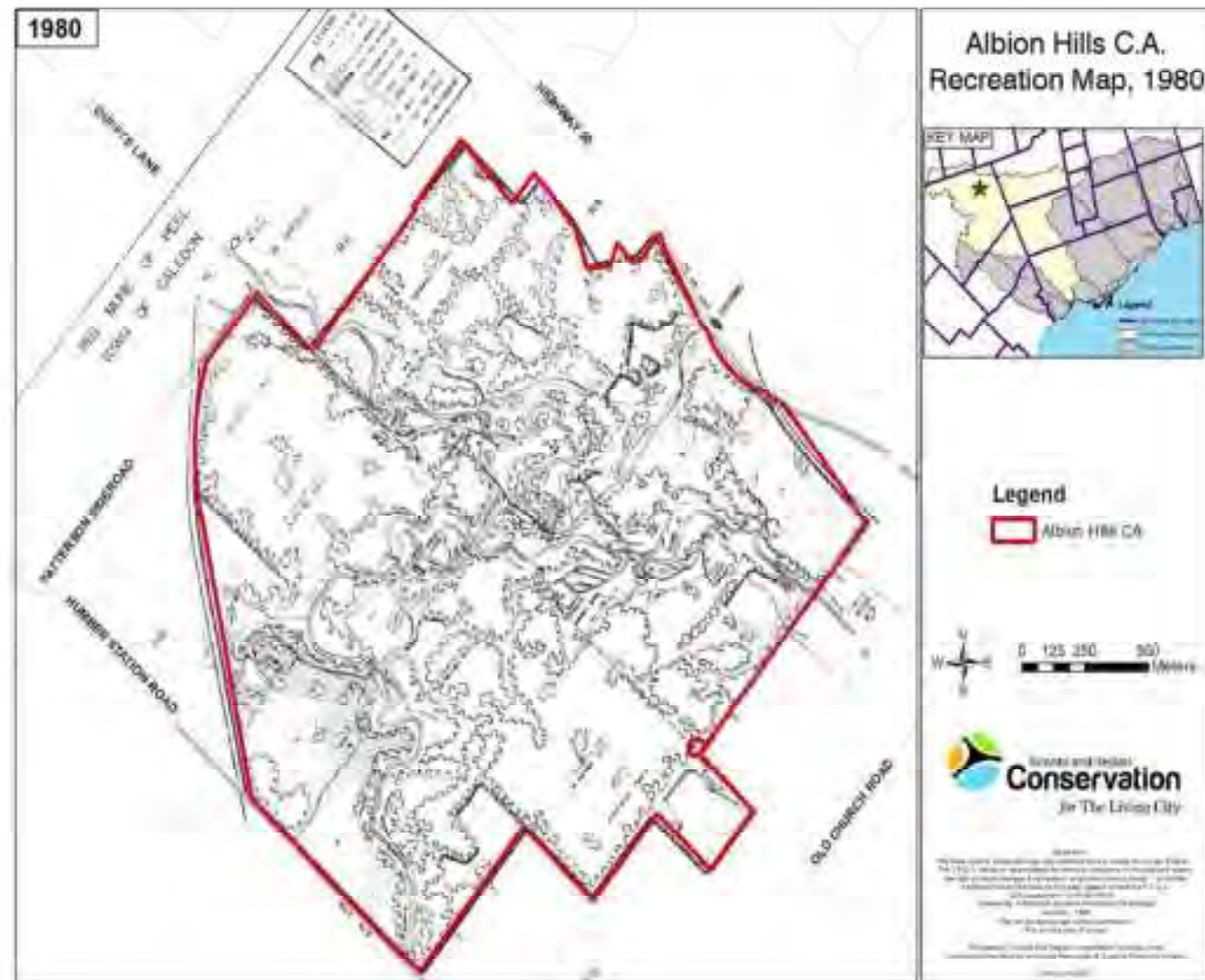
The following is a list of priorities which will guide the AHCA Trail Plan:

1. Develop and maintain partnerships for the ongoing use and maintenance of the trails.
2. Manage trails and enhance user experiences by implementing sustainable design practices on all new trail proposals and identified trail priorities
3. Create trail experiences for people of all abilities
4. Position the AHCA trail system as a destination within the broader tourism market.
5. Create a legible and well-connected trail system.
6. Enhance the interpretation of the natural, cultural and agricultural heritage on site
7. Provide a flexible year-round trail system that accommodates a variety of users and events throughout the year.

## **6.4 Existing Trails**

### **6.4.1 Past**

Following the acquisition of the property in 1954, and throughout the early years of trail development within AHCA, sustainable trail practices were not widely recognized or used. Trails were often developed using old roadways and access paths established during previous land use activities and forest management practices. Over time, trails were provided throughout the property to facilitate movement between recreational features and to provide access to various points within the property. As the property further developed and recreational opportunities were expanded, hiking trails were formalized to provide a variety of loop options and trail experiences.



Map 15: AHCA Watershed Recreation Concept Plan, 1980

Trail use was formally recognized as an authorized activity within AHCA in the *Watershed Recreation Program (1980)* developed as part of the larger TRCA Watershed Plan. In the concept plan for recreation, trails were identified as a recreational activity also providing opportunities for cross country skiing as a winter activity.

In 2008 the *Humber River Watershed Plan- Pathways to a Healthy Humber* outlined the objective of further developing local trail connections into the inter-regional trail network within the Humber River watershed. Trails were recognized as an important nature-based recreation activity which only further supported the ongoing development of trails across the watershed.

In 2009, the Recreation Infrastructure Canada (RIInC) and Ontario REC programs provided funding for recreational infrastructure improvements which created an opportunity to redevelop trails within AHCA. With a focus on enhancing the informally established mountain biking trail network, TRCA implemented a number of improvements across the property. More information on the RIInC program can be found in the *Albion Hills Conservation Area Background Report, 2014*.

#### **6.4.2 Current Trails**

The AHCA property currently features approximately 40 kms of authorized trails, providing users with both summer and winter recreational experiences. The summer trail system currently offers 5 different loop options of varying lengths, difficulty and experiences. These loop trails are classified as multiuse double track trails, in that the design of the trails are appropriate for a variety of uses and are built in such a way that the majority of the double track trail network can be accessed using a vehicle.

These double track trails also function to facilitate opportunities for on-trail connections between the various recreational hubs and park facilities. Using the double track trails, users are also able to access the different natural, cultural, and agricultural features found throughout the property. In the winter, large sections of the double track trails are groomed to provide cross country skiing or signed for designated snow shoeing trails.

Of the 40 kms of trails on the property, 13.5 kms are classified as single track mountain biking focused trails. Although all trails on the property are designated as multiuse, the single track trails are designed in a way that best accommodates the mountain biking experience. On the single track trails users can expect to encounter a narrower trail width, unidirectional trails and a variety of

enhanced natural trail features. The single track trail system is comprised of 22 individual trails that range in length and experience. These trails can be used as a continuous trail network facilitated using segments of the double track and connector trails.

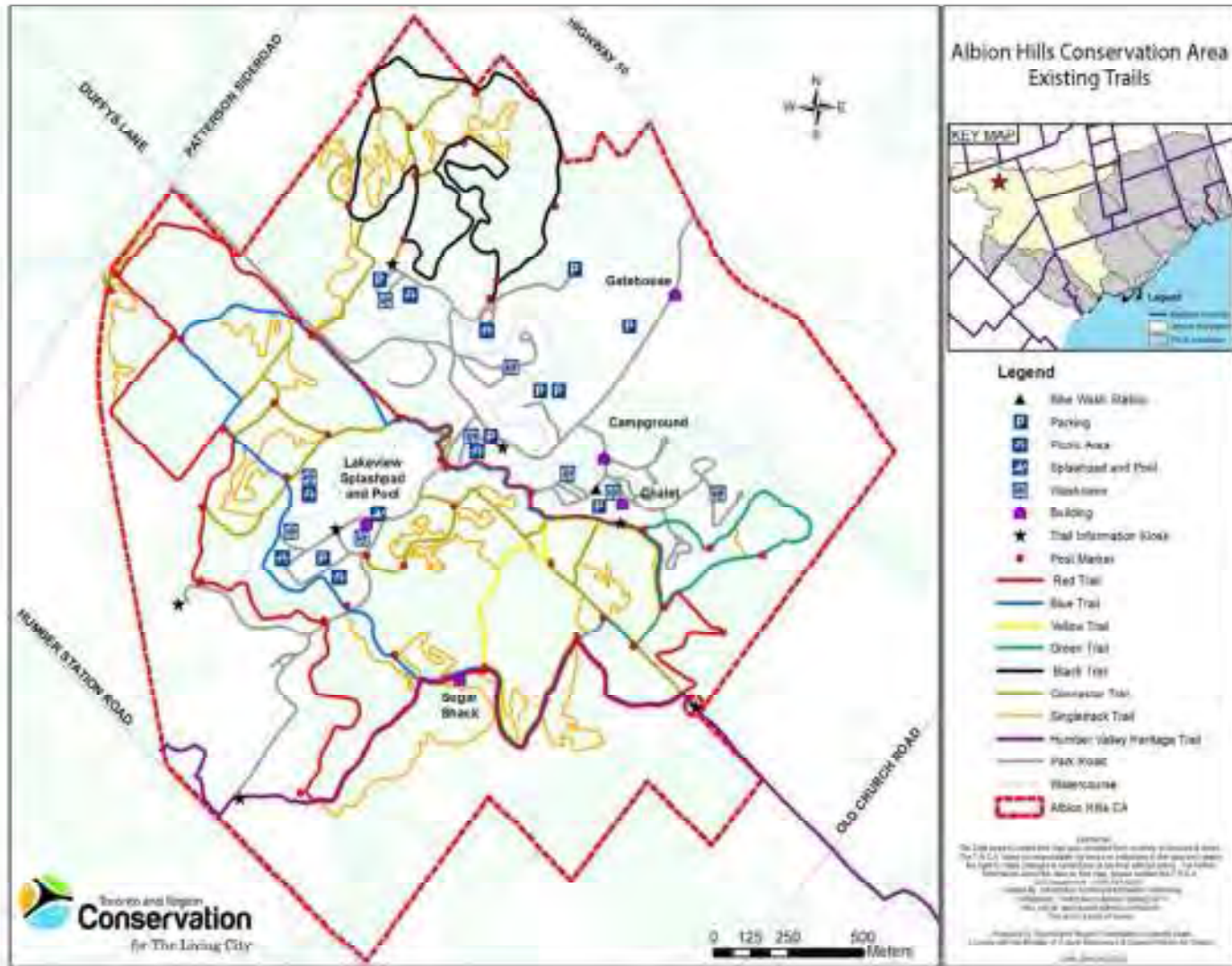
The design of the trails identified as connector trails are a blend of both the double track and single track trail experiences. The connector trails function as short links that connect to the loop and single track trails at various points within the trail network. This allows users of the double track trails to create their own individual trail experience rather than being confined to the designated lengths of the double track trail loops. The connector trails also help to facilitate the continuous network of single track trails by providing short links between the beginning and terminus of the individual single track trails. The design of these trails vary in width and experience determined by the topography and environment in which they exist.

Table 5: AHCA Current Trail Lengths

Albion Hills Conservation Area- Current Trails	
Summer Trails	Length (km)
Green Trail	1.8
Yellow Trail	2.8
Blue Trail	5.5
Red Trail	8.6
Black Trail	4.5
Connector Trails	
Winter Trails	Length (km)
Green Trail	1.8
Yellow Trail	2.8
Blue Trail	5.5
Red Trail	8.6
Black Trail (Skate Ski)	6.5
Pink Trail (Snowshoeing)	2
Single Track Trails	Length (km)
Trails A-V	13.5



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### Map 16: AHCA current authorized trails



## 6.5 Trail Inventory and Analysis

Recognizing that the trail system within AHCA was established through years of trail development and use, the trail planning process used the existing trail alignments as the base for the trail plan. The trail plan incorporates recommendations that work towards reducing the overall impact of trails on the surrounding environment while increasing the quality of user experience on the trails.

In the summer of 2014, a trail inventory was conducted on the double track, connector, single track, and all unauthorized trails. This process helped to provide a baseline of data which informed how the trail system was used, and identified areas for possible trail enhancements or the location of priority remediation sites.

Issues that were commonly encountered included: unsustainable grades, poor trail design, and failing infrastructure. Recommendations were identified to address safety hazards, recurring problem areas, trail issues that prevent the safe operation of the trail system, and opportunities for enhancements or upgrades as identified through the consultation process with the Advisory Committees. Minor trail upgrades were not included as part of this trail plan, but are to be incorporated into the ongoing management of the park.

Using the data collected during the trail inventory, four (4) separate reports were created:

1. *Double Track Trail Priorities;*
2. *Connector Trail Priorities;*
3. *Single Track Priorities;* and
4. *Trail Access and Closures.*

These reports outlined the location, length, scope and priority of all significant trail issues. Each priority trail improvement site has been classified as High, Medium, or Low priority based on the severity of impact, potential for safety hazards, and immediate need for remediation.

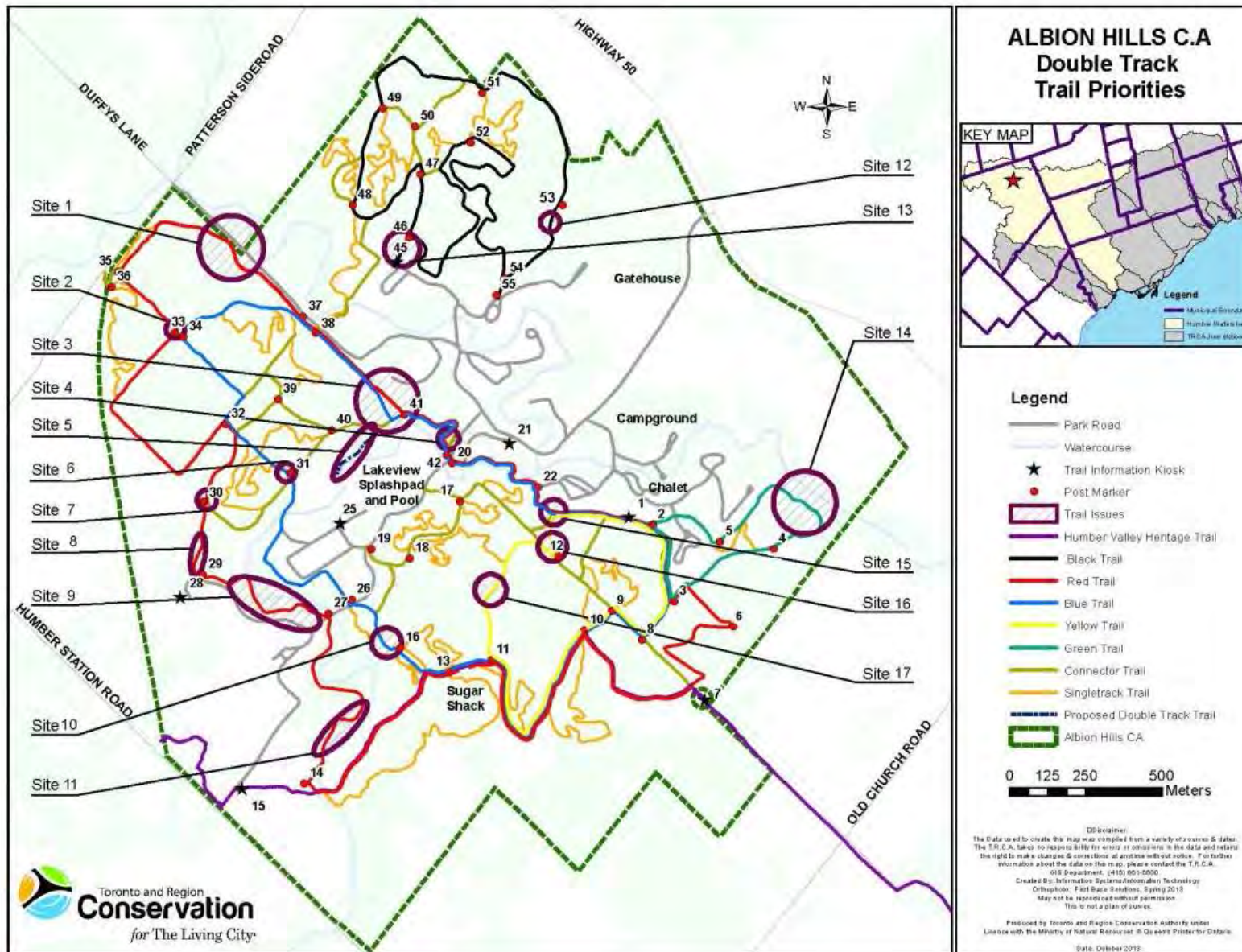
The Double Track Trail Priorities report outlined a total of 17 priority sites in need of improvements and/or enhancements. Examples found in the report included: areas of high seasonal water flow causing trail washouts, bridge replacements and an opportunity to

create an accessible granular trail with optional lighting infrastructure. The location of each site can be seen in Map 17: AHCA Double Track Trail Priorities.



**Figure 45: Double track trail priorities (site #8 and #17)**

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Map 17: AHCA double track trail priorities

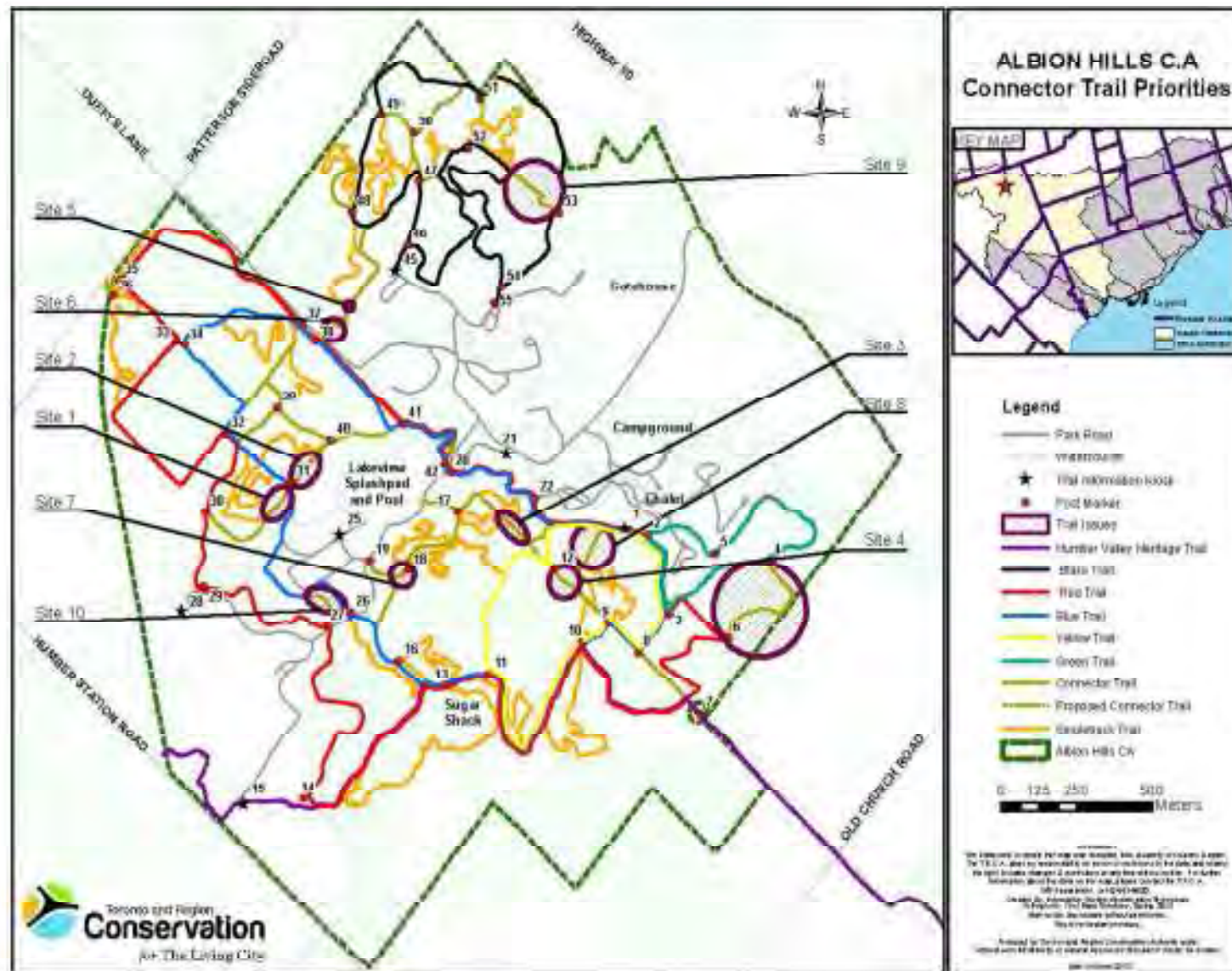
The Connector Trails Priority report outlined a total of 11 priority sites in need of improvement work. The connector trail remediation work ranges from: removing unsustainable grades, water retention issues, and exploring the feasibility of providing an accessible trail connection between two recreational hubs on the property.

A common theme identified in the trail assessment process for the connector trails is that certain authorized trails are only occasionally used, whereas unauthorized routes have been created to facilitate better connections and movement at different points through the trail system. It is recommended that underutilized trail corridors be decommissioned and appropriate trail segments be authorized as needed. A summary of the priority site locations can be seen in *Map 18: Connector Trail Priorities*.



Figure 46: Connector trail priorities (site #6 and #4)

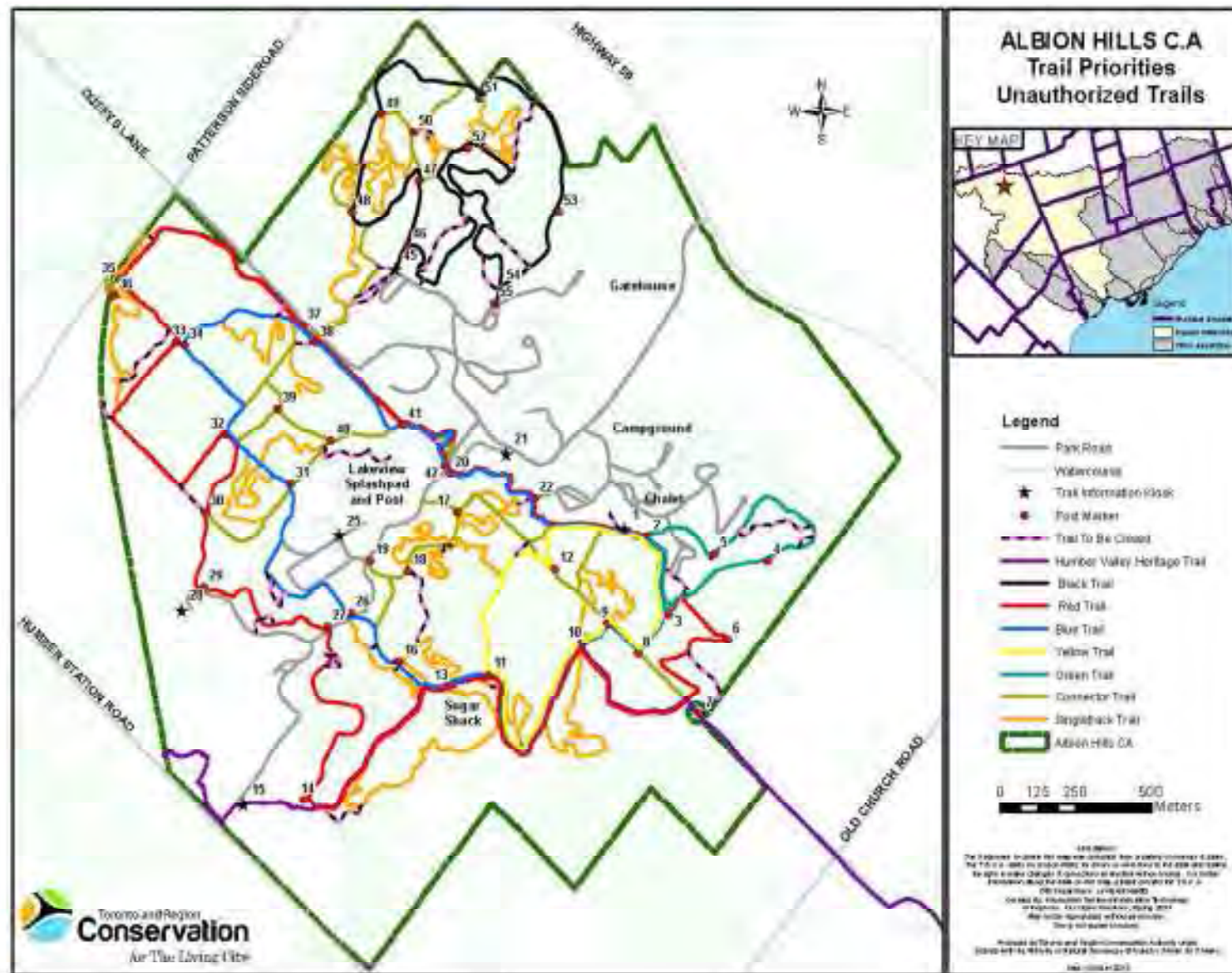




The Single Track Trail Priorities report outlined the need for a series of recommendations that would work towards improving the overall user experience on the trails. Using the existing trails as a starting point, opportunities and gaps where trail improvement could maximize the user experience were identified. Key themes developed include addressing any potential safety hazards, incorporating design features to accommodate a larger variety of trail users, and creating a progressive learning environment for riders.

**\*\*PLACEHOLDER FOR SINGLE TRACK TRAIL MAP\*\***





Inventoried unauthorized trails totaled approximately 6 kilometers throughout the property. With input from the Advisory Committees, trail data was used to determine which unauthorized trails should be formally included in the trail plan to facilitate a well-functioning trail network. The result is that 5kms of the original 6 kms of unauthorized trails will be closed and restored, and the remaining 1 kilometer of trail will be formalized and added to the proposed trail system. These proposed trails have been included in the previous reports, and all trail closures can be seen in Map 19: AHCA proposed trail closures.

## **6.6 Trail Plan Recommendations**

The trail plan goal and objectives are broad statements created to help guide the strategic development for trails, whereas the recommendations are direct and actionable that will implement the strategic directions.

### **6.6.1. Natural and Cultural Heritage**

Understanding that the primary function of AHCA continues to focus on the provision of recreational opportunities, the protection of the most sensitive natural ecosystems and cultural heritage assets must be ensured. Any new recreation features should be focused in less sensitive areas in order to minimize public access and any associated negative impacts on the most sensitive natural and cultural areas. To meet the vision and objectives of the trail plan, the following Natural and Cultural Heritage principles should be followed with regard to all trail management decisions for the property:

#### **Recommendations:**

- r113. Gain all necessary permits and approvals prior to new trail construction on site.
- r114. Where possible, avoid locating trails within the Nature Reserve and Cultural Heritage Preserves;
- r115. Trail construction should take into account timing windows for species at risk in order to avoid or reduce impacts to their environment;
- r116. Develop a balanced approach to trail density in natural areas;
- r117. Implement all new trail development following sustainable design principles.

### 6.6.2. Trail Use

TRCA recognizes the desire, need and benefit of the public entering the property to enjoy these features. However, there is also recognition of the fact that any authorized trail use on the property must be managed in a balanced, safe and sustainable fashion. To meet the vision and objectives of the trail plan, the following trail use principles should be followed with regard to all trail management decisions for the property:

#### Recommendations:

- r118. Seek inclusiveness in trail development and construction on future trails or re-routes to accommodate multi-use trail experiences, unless in areas designated as a 'preferred use area' or 'preferred use trail' (eg single track trails );
- r119. Develop all future trails in a manner that is consistent with all trail principles as well as all management zones, master plan objectives and TRCA trail construction guidelines;
- r120. Allow for trail uses such as hiking, cycling, snow shoeing, cross-country skiing, and on-leash dog walking within permitted trail corridors only;
- r121. Restrict all motor vehicle trail use, except for approved purposes;
- r122. Limit trail use to daylight hours, except where the necessary TRCA approvals have been granted; and
- r123. Where it is found that trail relocation is necessary, take best efforts to restore the closed trail sections to as natural a condition as possible.



Figure 47: AHCA cross country ski trail

### 6.6.3. Connectivity and Linkages

Connectivity in the context of AHCA trails is defined in multiple ways, from regional connectivity through links to the inter-regional trail network, to internal park trails linking the various recreational hubs and programming locations. AHCA is recognized as an integral connection within the larger trail system linking the Oak Ridges Moraine to Lake Ontario. The property also serves as a trails hub given its strategic position at the confluence of six (6) inter-regional trails: *Humber Valley Heritage Trail*, *Bruce Trail*, *Oak Ridges Moraine Trail*, *Trans Canada Trail*, *Caledon Trail Way*, and the *proposed Greenbelt Route*. Recognizing TRCA's Active Transportation admittance policy, these inter-regional trail systems facilitate active transportation alternatives to access the property.

There is an ongoing desire within the TRCA to promote active transportation to the various active use conservation areas. As a result, this trail plan aims to highlight opportunities where access into AHCA by means of active transportation is improved. As part of the trail inventory in 2014, an analysis of property and trail access was also completed. This analysis was used to determine where any gaps or opportunities exist to provide additional key access points to promote the property and any recreational opportunities. The full analysis from this data can be found in the *Access and Closures Report* (See Appendix XX).

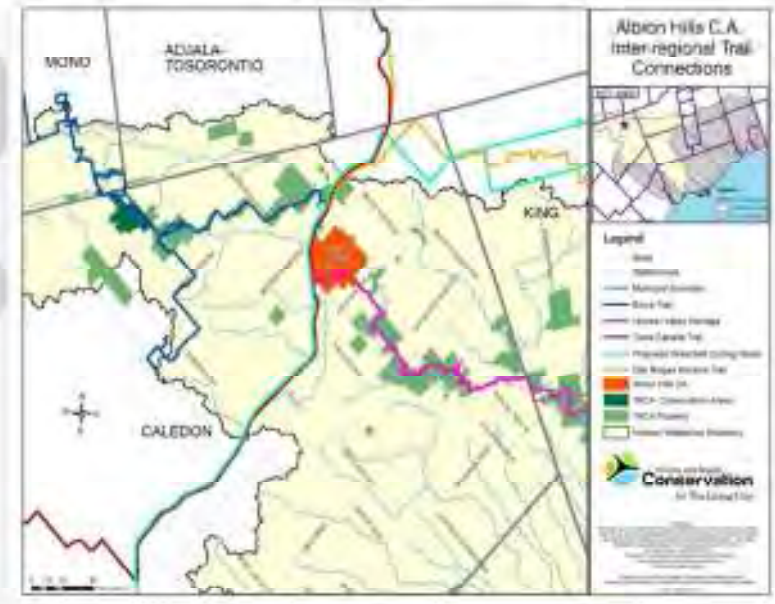
The current trail system features seven (7) trailheads; five (5) located within the property, and two (2) located on the property boundary. Each trailhead consists of a kiosk featuring an AHCA map and visitor information. Trailhead locations are as follows:

**External Trailheads:**

1. Duffys Lane South entrance point located off Old Church Road.
2. Humber Valley Heritage Trail access point at the farm entrance off Humber Station Road.

**Internal Trailheads:**

1. Post 1- Chalet Access



Map 20: Inter-regional trails around AHCA



2. Post 21- Parking Access
3. Post 25- Lakeview Site Access
4. Post 28- Education Center Access
5. Post 45- Black Trail Access

Currently the HVHT begins at the existing trailhead located at the Albion Farm entrance off of Humber Station Rd, and exits the property at the existing Duffys south trail head. The existing trail heads will be upgraded to interregional gateways which include additional property information, as well as information regarding tourism and local businesses in the area.

Given the proximity to the Caledon Trailway, the property currently has two unauthorized access points that connect the property and the Trailway. Understanding the desire to increase connectivity and access, an interregional gateway is recommended at one of the northern most access point to allow users of the Caledon Trailway into the property. This will also create a destination opportunity along the Trailway by providing information about the park, local and regional tourism, and information about events etc.

The internal property trail network provides a continuous system of loop trails and single track trail experiences. With the use of the connector trails, users can create a personalized trail experience by using a variety of routes and difficulty levels. These trails also provide access, where possible, to the recreational hubs, programming areas and various infrastructure locations around the park.

The development of a trail plan for the property provides the ability to rethink how the current trail system functions, and to make strategic changes in order to enhance the connectivity of the trails and in turn, provide an enhanced trail experience for users. In order to facilitate an enhanced connectivity strategy, the trail plan will use the following recommendations:



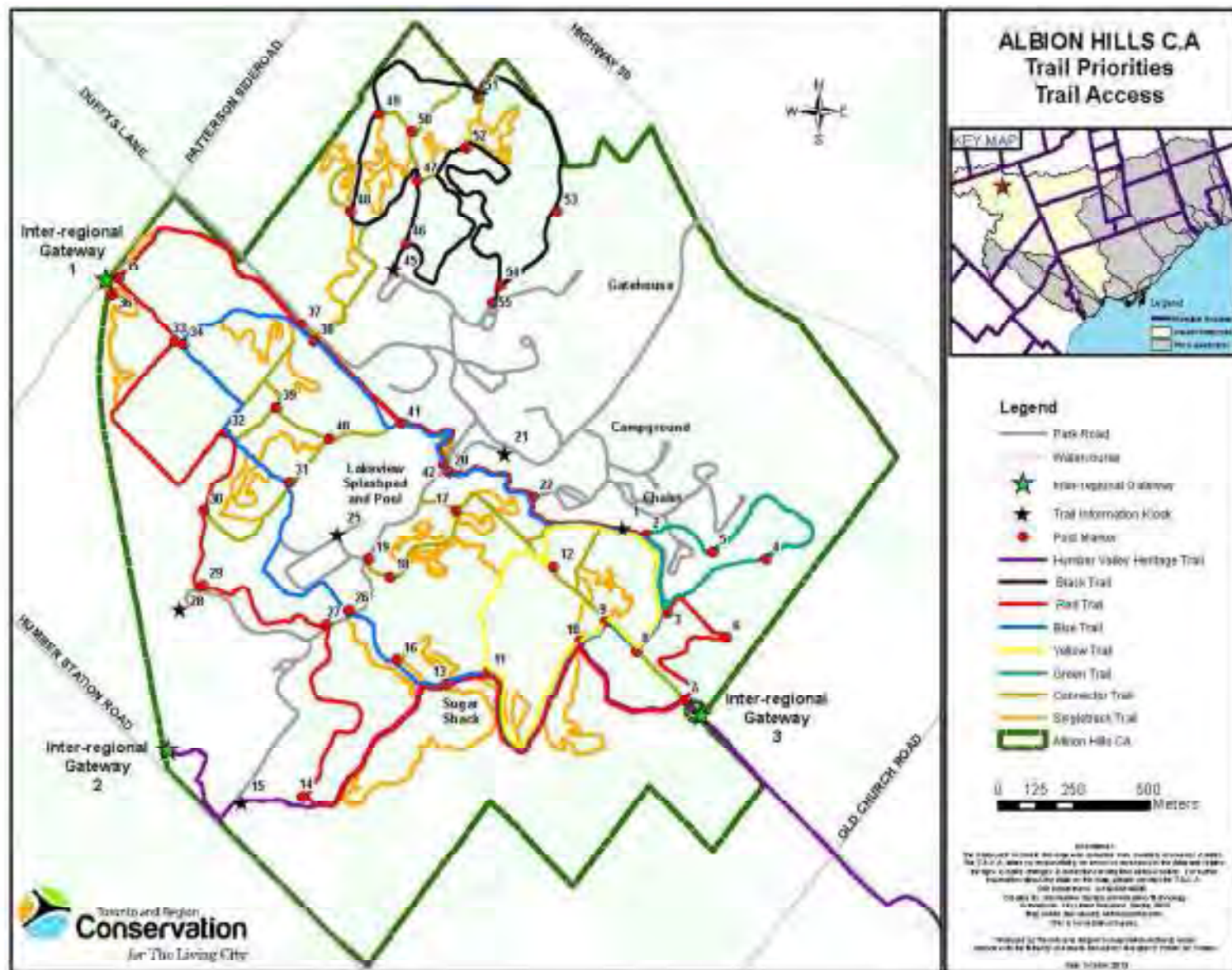
**Figure 48: AHCA Chalet Trail Head**

**Recommendations:**

- r124. Continue to provide a variety of user experiences through loop options that offer varying lengths and difficulty levels;
- r125. Provide trail connections where possible between external trail systems, recreation hubs, programming areas, and interpretive sites on the property;
- r126. Promote AHCA as a link within the larger Humber River watershed trail system, linking the Oak Ridges Moraine to Lake Ontario
- r127. Explore partnerships with various organizations or community groups to increase the promotion of Albion Hills and provide increased property awareness.
- r128. Promote TRCAs active transportation policy by formalizing three (3) Inter-regional Gateways as indicated in the *Trail Access and Closures* report;
- r129. All formal trailheads and interregional gateways will include a kiosk that displays the Albion Hills trail map and may include other trail amenities including benches, additional interpretive information and/or community information boards;
- r130. Build two (2) additional internal trailheads at the Lakeview site and Elmview picnic area as an alternative access into the black trail loop to facilitate additional trail system access;
- r131. Investigate opportunities to work with partners such as the local and regional tourism operators, Town of Caledon or related organizations to develop promotional tourism material at the access points.



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#### **6.6.4. Signage**

Trail signs are an important element that enhances the trail experience and provides guidance to the user. Signs provide four major functions:

- Identification
- Direction
- Regulation
- Information/Interpretation

Sign location and visibility is critically important. All sign features should be placed so that they face the anticipated direction of traffic, are unobstructed by vegetation, and are easy to read and understand. Signs should also caution visitors as to the expected level of challenge, risks, maintenance levels and staff presence on the properties.

- r132. Any required sign design and installation shall follow a consistent standard as outlined by TRCA;
- r133. Ensure where trail road crossings exist that the line of sight at trail road crossings are clear, and install signs warning both trail users and drivers in advance of the crossing.
- r134. Ensure that color and scale of all signs are compatible with the site conditions and that the mounting height is suitable for a variety of user groups.
- r135. Where trail work is to be undertaken, install signage informing users of the upcoming changes as well as any restricted construction areas in accordance with TRCA policies and procedures.

##### **6.6.4.1. Wayfinding and Trail Guide**

In May of 2009, AHCA received funding through the Recreation Infrastructure Canada (RIInC) program, which provided federal funding for various recreational infrastructure projects. Recognizing the growing popularity of mountain biking at Albion Hills, there was interest to focus the funding on upgrading and formalizing the single track trail system. As part of the funding project a wayfinding system was developed that included on-trail signs and the distribution of a trail guide. Following the completion of this

trail planning exercise, the wayfinding system and trail guide will require updates to reflect all changes to the trail system.



Figure 50: Current multi-use trail way-finding



Figure 49: Current single track way-finding

**Recommendations:**

- r136. In partnership with trail partners and the community, create a wayfinding strategy for the property that best reflects the current and proposed trail plan.
- r137. Following the approval of the trail plan, develop and circulate an updated trail guide that outlines trail routing, trail information as well as difficulty ratings for trails.

#### **6.6.4.2. Interpretive Signs**

Interpretive signs provide the opportunity to educate users, increase public awareness regarding conservation, and to increase public appreciation of and respect for natural and cultural heritage resources. The Terry Carr memorial trail located within AHCA highlights different bird species and is used primarily as an education tool as part of the TRCA field center program.

Working with our Internal Advisory Committee it was highlighted that there is a desire to enhance and expand the interpretive and educational opportunities throughout the site. As part of this program, it was recommended that we work towards using interpretive signs to recognize the extensive forest management program within AHCA. This would ideally highlight the process and benefits of the forest management program and timber harvesting process.

In addition, as we work to find the most appropriate solution for the Albion dam, it is important for interpretive signs in the area to recognize these changes and help to inform users about the ecological functions of the water features onsite. All interpretive signs should follow similar design standards and be positioned at key locations across the property.

#### **Recommendations:**

- r138. Where the opportunity and desire exists, work with TRCA staff, steering committees, interested Aboriginal partners and the local community to develop interpretive signs for the property that will highlight important natural, cultural and agricultural features on the property.
- r139. Create educational signage within the Lakeview area that highlights the ecological function of the water feature, and the importance of the ongoing restoration work on the site.

#### **6.6.5. Partnerships**

Partnerships play an integral role in the ongoing success of trails and trail related programming and events. TRCA values the opportunity to partner with groups within the community as a means of facilitating various trail building projects, seasonal maintenance, and ongoing programming activities. These partnerships help to distribute the responsibilities related to trail assessments, minor maintenance activities, and trail programming among a group of interested participants and facility staff. This

format allows for stronger relationships with the community and an increased presence on the trail system which can lead to improved trail etiquette, maintenance reporting, and increased safety.

Following the completion of the master planning process, the current members of the AHCA Public Advisory Committee will be invited to participate as members of the AHCA Stewardship Committee. This committee would oversee the implementation of the Master Plan recommendations and ongoing management of activities in AHCA.

**Recommendations:**

- r140. Work with trail partners in the planning, development and management of the trail system to ensure compatibility with trail programming, events, and to promote collaborative management.
- r141. Continue to seek out new partners and community groups that can further develop and enhance the trail system.
- r142. Where it is determined to be necessary, establish formal agreements with trail partners.



Figure 51: Caledon Canada Day advertisement



#### 6.6.6. Events

With the popularity of outdoor events growing in the tourism sector (see Section 5.4: Trends in Outdoor Activity Participation), AHCA partners with a variety of different event organizers to act as a venue space for these outdoor adventure themed activities. The events offered have typically ranged between adventure sports to cultural and community events. Given that many of these organized activities rely on the trail system either as the primary attraction, or to facilitate the movement of visitors during an event, it is important to ensure that all future trail proposals and trail construction be conscious of the potential impacts and work to mitigate any obstruction in the administration of these activities.

#### Recommendations:

- r143. Work with the advisory committee, trail partners and event staff throughout the trail planning and design phases to ensure compliance with the needs for facilitating the coordination and execution of events;
- r144. Continue to seek out additional partnerships and events that could benefit from using AHCA and the trail system as a venue and event space.



Figure 52: AHCA Mud Hero event, 2014



## 6.7 Proposed Multi-use Trail System

The improved trail system in AHCA, as seen in , will continue to permit a variety of authorized uses including, but not limited to: hiking, biking, cross country skiing, and snowshoeing. There will continue to be no public motorized vehicle access on trails, other than for authorized uses. The proposed trail system will offer a higher quality experience following the implementation of the priority site recommendations as outlined in the phased implementation schedule. This will provide trail design improvements, and the addition of key components to improve accessibility, connectivity, and interpretation.

The new trail system will incorporate the existing 5 multiuse trail loops (green, blue, red, yellow, and black) with the addition of various trail improvements and reroutes to facilitate a more sustainable and enjoyable trail experience. The multi-use trail system will also include two additional trail loops: the teal loop around the Lakeview area, and a trail connection through the front of the property near the administration building. The proposed aqua trail will provide a continuous loop around the Lakeview area providing important lookout views and closer access to the improved water feature. This trail will provide educational opportunities which highlight the changing landscape of the area, and educate users of the ecological restoration and function of this headwaters feature. The additional trail near the front of the property will improve the connectivity of the administration building by creating a non-vehicular option for users to access this facility.

Following the implementation of all of the trail recommendations, the trail system will be better connected to the recreational hubs within the property, as well as both the local community and



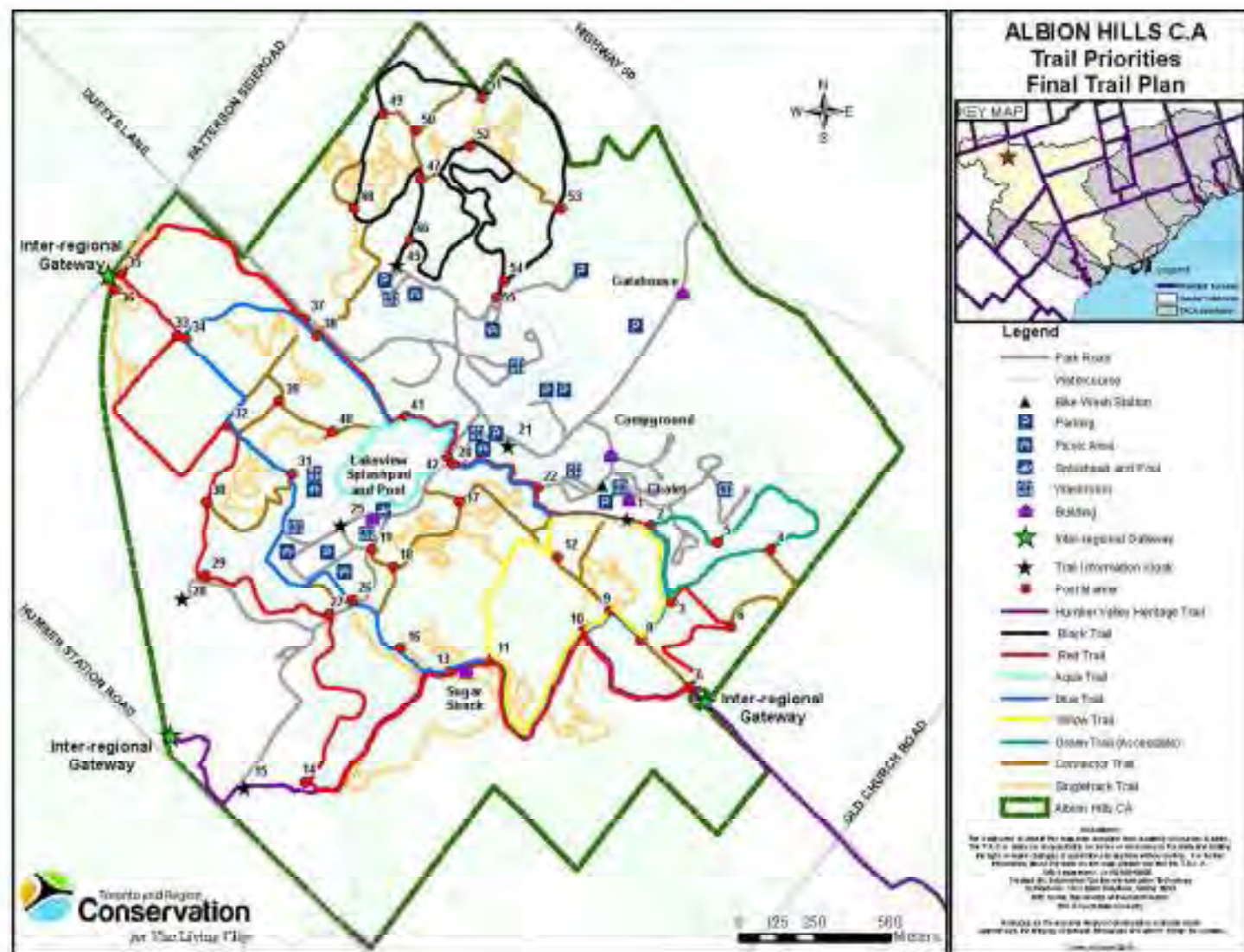
Figure 53: AHCA double track trail

larger network of greenspace within the Humber River watershed. Throughout the detailed design and implementation of the trail recommendations, all future trail work must take into consideration the needs for the various trail events and be executed in a way that will minimize disruption to the operation of these events.

Improvements to the accessibility of the trail system will be achieved through a number of different options. The existing green trail will receive necessary upgrades to the trail surface in order to provide a firm and stable tread. In addition, a long-term priority of providing a full granular surface along the green trail surface will also be considered. The work required to accomplish this can be found in the Double track Trail Priorities Report, available upon request. With the delineation of two primary recreation hubs at the chalet and Lakeview area, there is a desire to provide an accessible trail connection between the two areas. Improvements to an existing trail will be made to meet the minimum standards of the Integrated Accessibility Standards Regulation 191/11 in support of the AODA.

### **Recommendations**

- r145. Implement trail priorities based on the phased approach as outlined in the implementation schedule;
- r146. All new multi-use trails must be built to accommodate maintenance vehicles wherever possible, including the groomer on signed cross country ski trails;
- r147. Create a fully Accessible Green Trail Loop
- r148. Investigate the feasibility of providing solar lights along the Green Trail Loop
- r149. Create an accessible on-trail connection between the Chalet and Lakeview area.
- r150. Maintain all existing continuous colored trails as continuous loops;
- r151. Conduct regular maintenance of the trail system according to TRCAs Policies and Procedures;
- r152. Close approximately 5 kms of unauthorized trail as highlighted within Map 19: AHCA proposed trail closures;
- r153. Follow sustainable design and best management practices when developing new trail;
- r154. Work with the community and trail partners through the detailed design and implementation phase of the trail plan;
- r155. Address additional trail maintenance issues not identified within the trail priorities report, and base this work on a secondary level of priority and as part of the regular operations of the park.



Map 22: AHCA Final Trail Plan



## 6.8 Single Track Trails

Over the past decade, mountain biking has seen steady growth in popularity within the adventure tourism market. In particular, Canada has been identified as having some of the best trails and the widest range of styles available with the majority of mountain biking trails and facilities being concentrated in British Columbia, Ontario, Alberta and Quebec. (Parks Canada, 2010)

As popularity for mountain biking grew, TRCA recognized the importance of directing this use to the most appropriate locations as a means of protecting the most sensitive areas while still providing an enjoyable and safe location for mountain bikers to access. Given that Albion Hills is the primary facility for outdoor adventure, coupled with the existing trail system and rolling landscape, the decision to focus mountain biking activities at this location was easy.

In partnership with mountain biking organizers such as Chico Racing, Superfly Racing, and the Caledon Cycling Club, AHCA has established itself as a world class venue for internationally recognized mountain biking events. For 15 years, AHCA has hosted the 24 hrs of Summer Solstice event which is North America's Largest 24 Hour Mountain Bike Festival and Relay Event, seeing over 2000 registered participants (Chico Racing, 2015). In addition to the 24hrs Summer Solstice, AHCA is also host to the Ontario Cup Series, former Hot August Nights race and the Wednesday Night Race Series.

With the help of the RinC funding in 2009, AHCA was able to upgrade the existing single track trails, while working with the biking community to build additional single track and technically focused opportunities. Now with over 13 kms of single track mountain biking focused trails, AHCA is a regional destination within the mountain biking



Figure 54: 24 Hours of Summer Solstice event, 2015

community. This master planning process now provides the opportunity to take a holistic look at the property and the existing facilities to reexamine how the trails are used and where the gaps exist in terms of type and quality of experience.

Working with the Public Advisory Committee, the local mountain biking partners, and the trail users as a whole, many elements have been identified that will contribute to an enhanced single track trail system. One of the issues identified was an overwhelming desire within the mountain biking community to expand opportunities for additional skill building technical features. Using this knowledge as a guide, a portion of the single track trail system will be investigated to include a concentration of features that can accommodate a variety of riders and skill levels. More technically based features can be used without drastically increasing the risks associated with using the feature. This can be accomplished using features that function differently based on the skill of the rider.

The single track trail system will continue to function as a continuous unidirectional loop using the connector and double track trails as links within the system. Maintaining the one-way trail experience allows for the design of trails to be narrower in width and have shorter sightlines without the potential for user conflict. All required trail design projects will work to maintain a similar style of trail profile to the existing system. Components of the single track trails will be designed in a way that creates an environment offering progressive skill building opportunities.

### **6.8.1. Technical Trail Features**

One of the main requests identified by the riding community, was for an increased variety of single track trails in terms of difficulty levels. Over 60% of respondents to both the 2012 and 2014 user surveys indicated that technical trail features would be the best way to achieve this objective.

Technical trail features (TTFs) are defined as objects that have been added to the trail in order to add a technical challenge (IMBA). In order to provide a focused technical experience, the majority of new TTFs will be located within a general area to create a technical trail feature focused area. This allows users who are primarily interested in technical skills development the ability to experience this type of trail within one specified area. When considering where to locate this type of trail experience, factors such as topography, vehicular access, and proximity to additional skills development areas must be



**Figure 55: TRCA 24 Hours  
of Summer Solstice, 2014**



considered. Focusing TTFs in one area gives users the choice to ride the features area in isolation or, as part of the entire single track trail system.

Responding to this desire from the community must maintain the safety and enjoyment for both novice and experienced riders. This can be achieved by adding a novice ride around or alternate line for less experienced riders wherever a TTF is located on the trail. These distinct routes will be well signed in advance of the feature to allow users sufficient time to determine if they wish to ride the feature or use the bypass. Features on trails should also be progressive in difficulty to act as an experiential filter for riders. This further allows for additional user control to determine their level of experience compared to the predicted difficulty of the next technical feature.

### **6.8.2. Skills Area**

The growing popularity of mountain biking has spurred interest in also developing bike skills areas. Introducing an enclosed and managed skills area provides both beginners and experts with the appropriate venue to develop their skills and refine their riding techniques (IMBA, Developing Bike Skills Parks, 2006). A skills area provides a level of managed risk where features are constructed and maintained based on previously developed standards which provide a certain level of reassurance to users.

The skills area provides the opportunity for riders to acclimate to the types of features anticipated on the single track trail system. This area should include instructional material offering examples for correct riding techniques and tips for trail riding etiquette. The skills area should be positioned in an open area that is close to the technical feature focused area on the single track trails. The bike skills area should also be enclosed with perimeter fencing and remain easily accessible for staff and emergency vehicles.



**Figure 56: Skills Area Rendering, IMBA**

In addition to the skills area, it was proposed that a novice or kids skill track be developed for very young or inexperienced riders. This allows young or beginner riders with no experience to ride a trail with gradual grades and soft turns without the risks associated with riding on the single track trails. The novice trail should also be located in an open public area and would ideally be built next to the larger skills area.

**Recommendations:**

- r156. Work with trail partners to identify and develop a Technical Trail Features (TTF) focused area.
- r157. Provide and clearly identify an alternate bypass alignment wherever a new or existing TTF is located on a trail.
- r158. Ensure all technical trail features are progressively difficult within reason as they are experienced on the trail.
- r159. Construct technical trail features within a concentrated area identified as appropriate for such purposes.
- r160. Ensure easy vehicular and staff access to the feature focused area.
- r161. Provide a bike skills area for riders to acclimate to the types of features potentially found on the trail system.
- r162. Provide a safe alternative to the Teacup Trail by rerouting it into the plantation forest in the south east of



**Figure 57: TRCA 24 Hours of Summer Solstice novice track, 2015**

the current alignment

- r163. Provide a novice track for young and inexperienced riders to expand their riding skills;
- r164. Ensure all single track trails remain unidirectional;
- r165. Prior to any trail build, TRCA forestry staff must complete all scheduled forest management activities;
- r166. Address additional trail maintenance issues not identified within the trail priorities report based on priority and as part of the regular operations of the park.

## 6.9 Winter Trail Use

AHCA is open to the public 363 days a year, closing only for December 24<sup>th</sup> and 25<sup>th</sup>. The trail system is the primary focus for winter activities on the property, offering 27kms of trail for activities such as cross country skiing, snowshoeing and tobogganing. Of the 27kms of winter trails, 2km are reserved for snow shoeing and approximately 18.5km are groomed and track set for traditional skiing, offering 4 different loops of varying lengths and difficulty.

Skate skiing is provided on the black trail where 6.5km of trail is prepared for this alternative style of skiing. Recent trends in the established Nordic skiing market have however pointed towards an increase in the popularity of skate skiing. At the 2015 Gatineau Loppet for example, Canada's largest cross country ski event, had 40 percent of the event starts undertaken by freestyle skiers. Some neighboring facilities provide parallel classic and freestyle tracks in wider corridors. An increase in the skate skiing options at Albion Hills may be seen as attractive by members of the Nordic skiing community in Southern Ontario. However further study to this effect may be required.

Following a gap analysis and using information gathered from the consultation process, it was determined that trail infrastructure improvements, such as additional signage and rest stations, are desired. At key points on the trails rest areas could be incorporated which would include amenities such as benches and/or a ski stands. Additionally, users have requested



Figure 58: AHCA cross country ski trails, 2014

that where a steep decline is approaching on the trail, a sign be erected to warn skiers of the upcoming change in elevation to give users time to prepare. Any rest areas to be incorporated in the vicinity of the chalet could also include a fire pit for small warming fires.

### **Recommendations**

- r167. Investigate any additional skate skiing opportunities where possible;
- r168. Installs signs that warn users of upcoming steep grade changes;
- r169. Where possible, investigate the opportunity to use existing single track trails as additional snow shoeing trails;
- r170. Provide rest areas and warming stations including but not limited to: benches, ski stands and where appropriate small fire pits, at key locations along the winter trail system;
- r171. Explore the opportunities for fat biking trails where the activity would not impede the continued operation of cross country ski trails.

## **Chapter 7 - Implementation Schedule and Budget**

With the implementation of this plan, it is anticipated that AHCA will once again establish itself as a leader in outdoor nature-based recreation, education and agriculture. The current and ongoing operation of AHCA relies heavily on partnerships to provide the large range of services offered. As this portfolio of services and infrastructure grows with the implementation of this plan, so too will the need for collaboration and partnerships. To balance the need for protecting the most sensitive natural ecosystems while providing the public with access to high quality greenspace and recreation opportunities, will require that the management of AHCA follow sound environmental management principles. Achieving the goals and objectives outlined in this plan will require collaboration with partner municipalities and regions, interest groups, the local community and private partnerships.

The optimization and development of public use infrastructure, trails, and the protection and enhancement of AHCA is a large scale project that will be developed in phases. Subject to detailed business cases, further analysis, detailed work plans and funding availability – implementation of the AHCA Master Plan is estimated to cost \$27.2 million over a period of 10 years.

### **7.1 Implementation Schedule**

The development of a budget and implementation schedule was included as part of this planning process to provide an outline of priorities and an estimate of the capital investment needed to realize the vision set forth for AHCA. The estimates developed as part of this plan are considered rough order of magnitude estimates that used a number of different methods to arrive at total estimated cost for each project. The estimation techniques followed a top down approach that included: expert judgement from other TRCA personnel; historical data from similar projects; and parametric estimates.

As we move forward towards implementation of individual components of the master plan, each project will undergo further analysis. This will include the development of detailed business plans, and comprehensive work plans that will clearly establish the scope of work. As these additional activities are completed, each of the estimates will be refined to more accurately represent the expected cost of each project.

The master plan implementation has been broken down into 2 phases over 10 years that seek to balance the needs of the site. The timeline of Phase 1 is 2017-2021 and Phase 2 is 2022-2026. Each project has been assessed based on priority and phased into the schedule accordingly. This included assessing projects against the requirements set forth in local, regional, provincial and TRCA



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policies and regulations. The schedule seeks to balance the need for improving existing and failing infrastructure, with the priority of growing the profile of the conservation area to help support some of these much needed upgrades.

The implementation of the AHCA Master Plan will require the cooperation of TRCA, municipal partners, stewardship committee, the local community and both existing and new partnerships. The coordination and construction of projects will be shared among a number of TRCA divisions based on the type and scope of work.

Table 6: AHCA Capital Budget and Planned Funding Sources provides an overview of the major capital infrastructure and projects identified throughout the plan. It also outlines the planned funding sources for each project.

**Table 6: AHCA Capital Budget and Planned Funding Sources**

ITEM	PLANNED FUNDING SOURCE	PHASE	ANTICIPATED COST
Lakeview Site	Municipal Partnerships	1	\$2,154,000
Beach Study Area	Municipal Partnerships	2	\$3,391,000
Accessible Canopy Trail (Design)	Municipal Partnerships	2	\$293,000
Accessible Canopy Trail (Infrastructure)	Grants / Private Partnership	2	\$5,124,000
Lookout Tower	Municipal Partnerships	1	\$1,464,000
Tube Park	Grants / Private Partnership	2	\$453,000
Rental Equipment	Grants / Private Partnership	1 & 2	\$439,000
Skating Trail	Municipal Partnerships	1	\$310,000
Camping Improvements	Municipal Partnerships	2	\$348,000
Picnic Area Improvements	Municipal Partnerships	2	\$278,000
Agriculture Master Plan	Municipal Partnerships	1	\$26,000
Chalet Revitalization	Municipal Partnerships	1 & 2	\$4,978,000

Trail Improvements	Municipal Partnerships	1 & 2	\$852,000
Accessible Green Trail	Grants / Private Partnership	2	\$622,000
Bike Skills Area	Municipal Partnerships	1	\$439,000
Bike Skills Area Coverall, Servicing and Washrooms	Grants / Private Partnership	1	\$417,000
Workshop Redevelopment	Municipal Partnerships	1	\$2,050,000
Communications Upgrades	Internal Contributions	1	\$392,000
Capital Infrastructure (roads, servicing, parking lots)	Municipal Partnerships	1 & 2	\$2,454,000
Septic Improvements	Internal Contributions	1	\$732,000
<b>TOTAL MASTER PLAN COST</b>			<b>\$27,217,000</b>

## 7.2 Project Evaluation

As part of the detailed implementation process, each recommended project will undergo an analysis to ensure its conformity under the existing policy framework at the provincial, regional and municipal level. TRCA is committed to ensuring compliance of projects within legislated areas. Where applicable, new infrastructure projects within AHCA will verify conformity to the following:

- Oak Ridges Moraine Conservation Plan
- Greenbelt Plan
- TRCA Living City Policies
- Regional and Local Municipal Official Plans
- Municipal Zoning and Bylaw

### **7.3 Partnership Opportunities**

Partnerships have been integral to the development of the AHCA Master Plan, and numerous committees and organizations have assisted TRCA in this regard. Through the master planning process, TRCA has consulted with partners, including the Town of Caledon, Regional Municipality of Peel, First Nations, elected officials, community groups and partners. TRCA values the progress and accomplishments achieved through the efforts of these parties and looks toward maintaining existing relationships, while establishing new ones, to help achieve the vision for AHCA. A continued collaborative relationship and cost-sharing among these partners over the long term will be important in implementing the recommendations of the Master Plan to the mutual benefit of all parties. The planned funding sources for each major component have been identified in Table 6: AHCA Capital Budget and Planned Funding Sources, and are subject to change pending detailed analysis at the time of implementation.

Given the location of AHCA within a growing region with increasing demands, and the profile as being Ontario's first active conservation park, it is anticipated that there will be interest and opportunities to explore private partnerships to develop some of the large scale and high profile recommendations. Partnering with the TRCA, an established and recognized environmental leader, could help partners and organizations achieve their sustainability and environmental objectives. In addition, with the diverse range of recreational and cultural opportunities identified within the plan, there is a high probability that TRCA can secure funding through both federal and provincial recreation and infrastructure grants. Pursuing non-traditional funding will reduce dependency on our traditional funding partners, thus creating a diverse and resilient funding model.

There is also high potential for the continued involvement of volunteers in activities such as trail development and maintenance; restoration activities; programming and education; and ecological monitoring. The stewardship committee and community organizations will be an important component in establishing increased community involvement and a sense of ownership.

### **7.4 Stewardship Committee**

The establishment of a stewardship committee will assist in the management and implementation of the necessary and numerous plan objectives and recommendations. The committee would assist with specific activities such as trail development and maintenance, education and communications. They would also assist TRCA in implementing site development activities, maintenance, environmental protection and restoration work. As well, the committee would assist in the monitoring of environmental and public use indicators and plan implementation.

The master plan recommendations provide a basic framework from which the stewardship committee can begin to operate. While key recommendations are outlined here, it is anticipated that the committee will undertake a complete assessment of the master plan on a regular and ongoing basis and will establish a thorough priority list. The key directions for the stewardship committee include:

- Review the master plan and establish priorities for implementation.
- Assist in developing newsletter(s) and a communications plan to raise awareness and inform surrounding communities about the area.
- Assist in the development of educational resources and tools for private landowners and visitors.
- Assist TRCA in the development and maintenance of the AHCA Trail Plan.
- Monitor the trails for invasive plant species and noxious weeds and prevent their spread through barriers and other eradication techniques.
- Participate in the detailed design of major projects.
- Organize celebration events to increase public awareness.
- Participate in securing financial and in-kind resources to undertake the work.
- Communicate the activities of the stewardship committee to its respective member organizations.

## **7.5 Agency and Municipal Stewardship**

The natural, cultural and recreational resources that exist in AHCA provide benefits beyond the TRCA property boundaries. These resources extend into, and contribute to the surrounding local and regional landscape. Therefore, integration with the community was considered throughout the planning process. An effort was made to reflect the recommendations and opportunities identified in municipal and government agency documents so that support for and implementation of the master plan can be achieved.

In support of TRCA policies, municipalities and government agencies should be encouraged to follow these recommendations when considering new community design:

- Protect, restore and enhance as many natural open spaces as possible to maintain terrestrial natural habitat connectivity and interior habitats.
- Create a publicly accessible trail system that connects to the local and inter-regional trail system.

- Promote private land stewardship that increases awareness about best management practices and creates opportunities to engage landowners in protecting and enhancing the AHCA and its valuable resources.

## **7.6 Private Land Stewardship**

AHCA will provide opportunities for outdoor recreation, conservation education and nature appreciation to the surrounding communities. It will also provide many health benefits to the community. Adjacent landowners and users of the TRCA property can help to ensure that the surrounding landscape does not negatively impact the environmental quality of this unique natural area. One of the key recommendations of this master plan is the creation of a stewardship committee. This committee will be made up of representatives of local government, residents, community groups, business owners and other stakeholders. The role of the committee will be to assist in implementation where appropriate, such as in trail development, clean-up activities, restoration or naturalization projects, etc. The committee can also help to encourage area residents to undertake the following actions in an effort to fulfill the goals and objectives of this master plan:

- Plant native species on adjacent lands instead of using exotic horticultural species, some of which may be invasive, such as Norway maple and goutweed.
- Leash pets on site to minimize disturbance to wildlife and pick up waste to prevent feces from entering watercourses after rainfall.
- Assist in promoting the TRCA's "Natural Neighbours" messaging.
- Promote and participate in TRCA's Sustainable Neighbourhood Retrofit Action Plan (SNAP).

## **7.7 Endorsement**

As a partnership between the Town of Caledon, the Region of Peel, the AHCA Public Advisory Committee and the community, this Master Plan required support from various groups, including the local municipality and the TRCA Board. The Region of Peel have been engaged throughout this process and have provided a letter of support for the Master Plan. Following endorsement in principle of the Master Plan at the TRCA Board, staff will seek endorsement from the Town of Caledon council. The public, local community and AHCA users were informed and consulted during the Master Planning process through newsletters, surveys, open houses, public meetings and hikes. Their concerns, comments and suggestions were heard and integrated into the plan where appropriate.



Both the Technical Advisory Committee and the Public Advisory Committee brought many interests, issues and insights from the broader community to the forefront of the planning process, and their comments and suggestions were also integrated into this plan where appropriate.

TRCA, local municipalities, the Region and the forthcoming stewardship committee will continue to work together toward implementing, maintaining and adapting the AHCA Master Plan.

### **7.8 Plan Review and Amendment**

With the support of all the parties engaged in the development of the AHCA Master Plan, the plan will undergo a review as needed. This review will address changing environmental, social or economic conditions, and will be undertaken in consultation with a range of appropriate partners and groups. Revisions of the plan will be consistent with the original stated vision, goals and objectives of AHCA to protect the natural, recreational and educational values of the property.

The Master Plan identifies public use zones and trails, with the appropriate uses outlined in the recreation and Trail Plan. Any additional uses proposed for these zones will be screened and assessed accordingly. The screening process for specific public uses will ensure that all proposed uses, facilities and landscape changes are thoroughly examined and designed to minimize disruption and to protect, enhance or restore the natural values of this area.

### **7.9 Conclusion**

Over the past two and a half years, TRCA and its project partners have worked hard to develop the AHCA Master Plan and its recommendations. Through extensive efforts and subsequent consultation, these recommendations will not only provide appropriate protection to the natural and cultural features of the site, but will also provide exciting recreational uses for current and future users.

## **Chapter 8 - Operations and Maintenance**

### **8.1 Existing Operations**

AHCA is open 12 months of the year and employs a large number of primarily seasonal staff. The operating model of AHCA has varied significantly throughout the past 60 years. The current staff complement is 1 Supervisor, 2 full time Assistant Supervisors and 27 seasonal staff ranging from general service to lifeguard positions. In peak winter season, 9 full time staff members operate the park and are equipped to groom ski trails, plow roads and parking lots, and operate the chalet for the cross country ski season.

### **8.2 Ongoing Park Operations**

It is integral to keep all facility staff engaged in the planning, detailed design and implementation of all Master Plan components as they will ultimately be tasked with the ongoing operations. Creating a collaborative environment ensures that their actions will remain consistent with the recommendations as part of the Master Plan. As new features are added within the AHCA recreation portfolio, an assessment of how this new feature fits within the existing operations will be required. This assessment will identify any impacts of supporting staff in the day to day operation of the park.

### **8.3 Site Securement and Protection Overview**

As part of the development of the Master Plan for AHCA, TRCA undertook the development of a site securement and protection plan (SSPP) for the property as a whole. The primary focus of the SSPP is identifying the location and conditions of safety concerns, encroachments, built structures, gates, access points, boundary fence conditions and dumping, and providing recommendations on their management. Implementing the recommendations outlined in the SSPP is an important step in the ongoing operation of the facility through eliminating safety and environmental concerns. Specific recommendations regarding property boundary signage, fencing, gates and secondary access points are made within the SSPP, and is available upon request..

## **8.4 Safety and Security**

Protecting the welfare of employees and visitors to AHCA is a priority that is implemented through various methods and strategies. AHCA currently uses the Emergency Action Plan developed for the property in 2012 for the continued protection of human health and safety, to minimize damage to property and infrastructure, and to ensure that there is a coordinated response to emergency situations that may occur. The Emergency Action Plan does not guarantee an efficient or effective response in an emergency situation; it is a tool to help staff in these situations. It is most effective if combined with adequate resources, training, and regular testing of the exercises. Staff should maintain regular updates to the Emergency Access Plan, especially following major park infrastructure changes.

## **8.5 Maintenance and Monitoring**

An operations system is required to plan, schedule, perform and evaluate maintenance activities. The following guidelines outline the development of such a system. Existing and new recreational and programming features must be incorporated into a comprehensive maintenance and monitoring program that integrates TRCA's existing operating procedures and health and safety policies. This maintenance program will be integrated into the roles and responsibilities of operating staff. As such, capacity to take on this role must be established. TRCA should encourage partners, stewardship groups, local community and users to actively participate in the ongoing monitoring and maintenance activities required for the management of AHCA. The following is a draft framework to guide the development of a detailed maintenance and monitoring plan for AHCA.

1. Establish maintenance and monitoring objectives.
2. Evaluate maintenance and monitoring needs.
3. Work with staff to develop a maintenance and monitoring program and schedule that incorporates existing TRCA policies and procedures.
4. Establish a monitoring system to regularly assess needs and create a work orders.
5. Conduct maintenance evaluation to identify trends, ongoing issues, and efficiencies.

## **8.6 Asset Management Plan**

Asset management planning is the process of making the best possible decisions regarding the building, operating, maintaining, renewing, replacing and disposing of infrastructure assets. Tangible assets are those that have a physical substance, such as buildings, real estate, vehicles, roads, and equipment. Tangible assets are valuable to TRCA as they can be used to produce or provide goods and services. Managing these assets is an integrated, lifecycle approach to monitor and maintain assets to maximize benefits manage risk and provide satisfactory levels of service to the general public, municipal and provincial partners, as well as TRCA staff in a sustainable and environmentally responsible manner. Asset management is essential to the development of a common, systematic understanding of what needs are most important and how they can be addressed. TRCA is currently developing an Asset Management Strategy to guide the establishment of priorities to optimize decision making about when and how to proceed with asset investments.

In the future, it is recommended that AHCA develop an asset management plan for both existing and new infrastructure. As outlined in Chapter 7, planning for new infrastructure will include a detailed business case analysis. This analysis will also incorporate an asset management component that examines the complete lifecycle of infrastructure. An asset management plan will include:

- Developing an asset inventory across the property;
- Determining condition of assets;
- Developing a strategy to assess priorities;
- Analyzing the financial capacity for improvements.

Asset management analysis highlights opportunities for preventative maintenance which can optimize investments and better manage risk. This informs TRCA in efficiently and effectively managing its assets to meet the current service needs of our partners and clients, while ensuring the sustainability of our properties, buildings, equipment and infrastructure to meet the demands of the future.

## **8.7 Impacts and Assessments**

As recommendations are achieved throughout the implementation of the Master Plan, TRCA should ensure that these changes do not impede the function of various components of the property. Regular reporting will help to not only measure impacts, but also will identify trends, allowing for the opportunity to undertake preventative measures. As part of this planning process, TRCA undertook a

detailed inventory of the existing conditions of the natural, cultural, social and economic dynamics of the site. This baseline data provides a detailed understanding of how the property currently functions.

As TRCA moves forward in achieving recommendations within the Master Plan, reporting will become a key function to assessing the health of the property. Reporting will provide a snapshot of the state of the property to assess the impacts of changes, and will focus on key indicators as a tool for assessing the overall health of the property through the identification of trends, accomplishments, key issues, and performance. This analysis will be able to establish whether or not the condition is improving, stable, or declining. Areas to be measured can include the natural, cultural, social and economic features within the property. Each area will consist of a number of indicators that represent the overall health of that feature. This reporting will be completed on an as needed basis throughout the implementation process. It is recommended that staff initiate the reporting process closely following the implementation of the Master Plan as this can be a valuable resource to the implementation process and other master planning processes.

## **8.8 Plan Review and Amendment**

The Master Plan will undergo a review whenever it is deemed necessary. Revisions may be required to reflect changing environmental, social or economic conditions, and will only be made after consultation with affected groups and individuals. Revisions of the plan will be consistent with the original stated vision, goals and objectives to protect the natural, recreational, agricultural and educational values of the property. The Master Plan identifies public use zones and trails, with the appropriate uses outlined in the recreation and trail plan. Any additional uses proposed for these zones will be screened and assessed accordingly. The screening process for specific public uses will ensure that all proposed uses, facilities and landscape changes are thoroughly examined and designed to minimize disruption and to protect, enhance or restore the natural values of this area.



DRAFT

- <sup>i</sup> (McLean, 2004)  
<sup>ii</sup> (McLean, 2004)  
<sup>iii</sup> (Environics, 2014)  
<sup>iv</sup> **Ontario Park Planning Manual**  
<sup>v</sup> (Sierra Plannign and Management, the Tourism Company, Town of Caledon, 2014)  
<sup>vi</sup> (Statistics Canada and Ministry of Finance, 2013)  
<sup>vii</sup> (Research Resolutions & Consulting Lt.d, 2003), (The George Washington University School of Business, The Adventure Travel Trade Association and Xola Consulting, 2010) and (Outdoor Foundation, 2015)  
<sup>viii</sup> (Humber Valley Conservation Authority, 1955)
- <sup>x</sup> (Research Resolutions & Consulting Lt.d, 2003)  
<sup>xi</sup> (Research Resolutions & Consulting Ltd., 2003)  
<sup>xii</sup> (Outdoor Foundation, 2015)  
<sup>xiii</sup> (Running USA, 2014)  
<sup>xiv</sup> (Humber Valley Conservation Authority, 1955)  
<sup>xv</sup> (OEL-Hydrosys Inc., 2012)  
<sup>xvi</sup> (BluMetric Environmental Inc., 2014)



Headwaters Food & Farming Alliance

# Headwaters Food Charter & Action Plan



for food. for farming.  
for our future.

# Outline

- Who is HFFA?
- Why a Food Charter & Action Plan?
- Process for development
- Stakeholder & public engagement
- Municipal endorsement



# Headwaters Communities in Action



Headwaters  
**Communities  
in Action**

*Making Life Better Together*



for food. for farming.  
for our future.



**CHATT**  
Citizens of Headwaters  
Active Transportation Team

*Community  
Well-Being*



# Headwaters Food and Farming Alliance (HFFA)

HFFA is focused on creating a healthy and sustainable food system

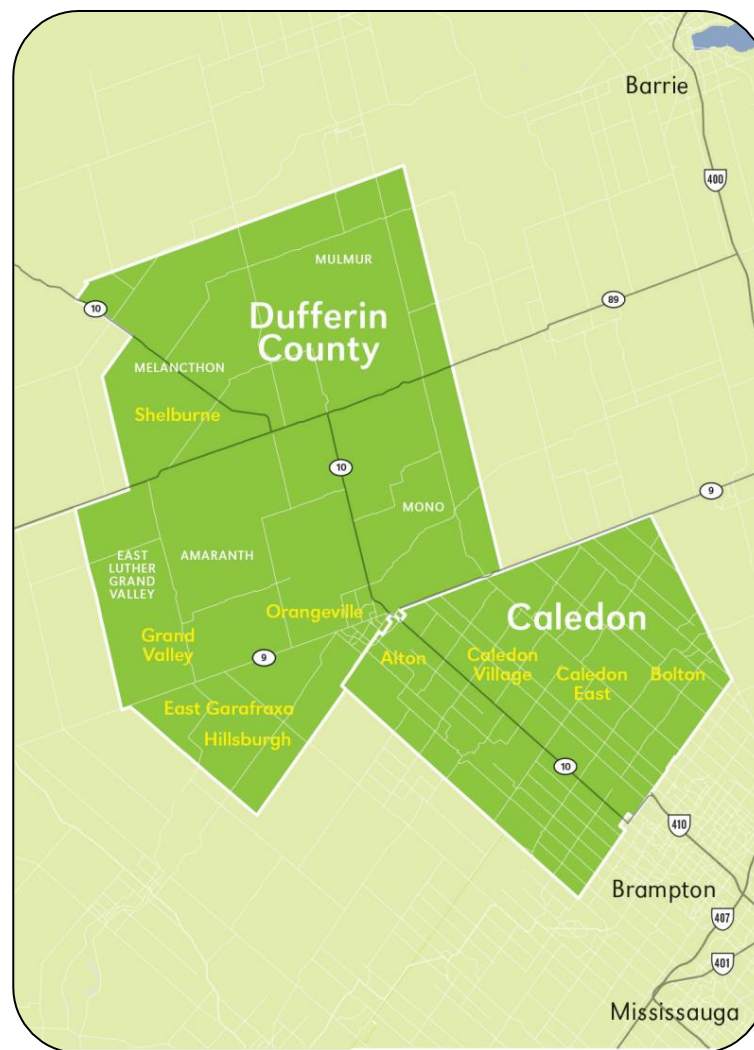
- Local, seasonal foods
- Health of residents
- Building healthy communities
- Local economic development
- Supporting local food & farming businesses







# Supporting Food and Farming in the Town of Caledon and Dufferin County



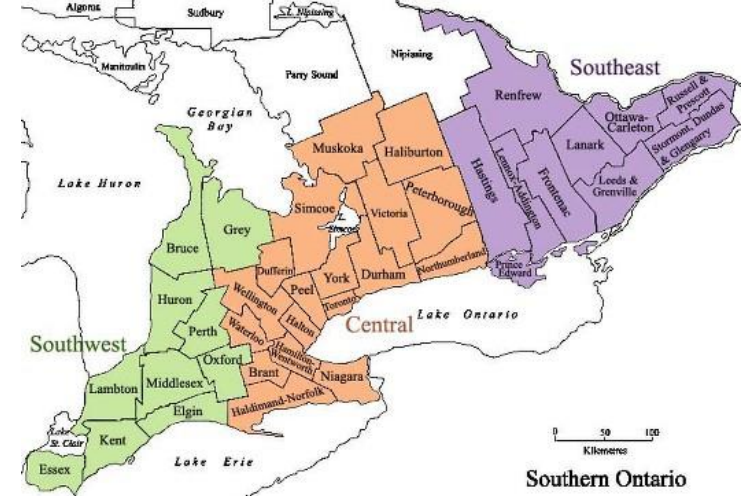
# Why a Food Charter?

- It is a statement of *values, principles, and priorities* for our community when it comes to food and farming.
- It helps to guide planning, policy, and program development that can encourage a healthy food system.
- It is owned by everyone, not just HFFA



# Food Charters and Ontario

- Guelph Wellington Food Charter
- Kawartha Lakes Food Charter
- Hamilton Food Charter Draft
- **Headwaters Food Charter**
- London Food Charter
- Markham Food Charter
- Nipissing Area Food Charter
- Northumberland Food Charter
- Parry Sound Food Charter
- Simcoe County Food and Agriculture Charter
- City of Greater Sudbury Food Charter
- Thunder Bay Food Charter
- Toronto Food Charter
- York Region Food Charter



# The Peel Food Charter: Concurrent and Complimentary

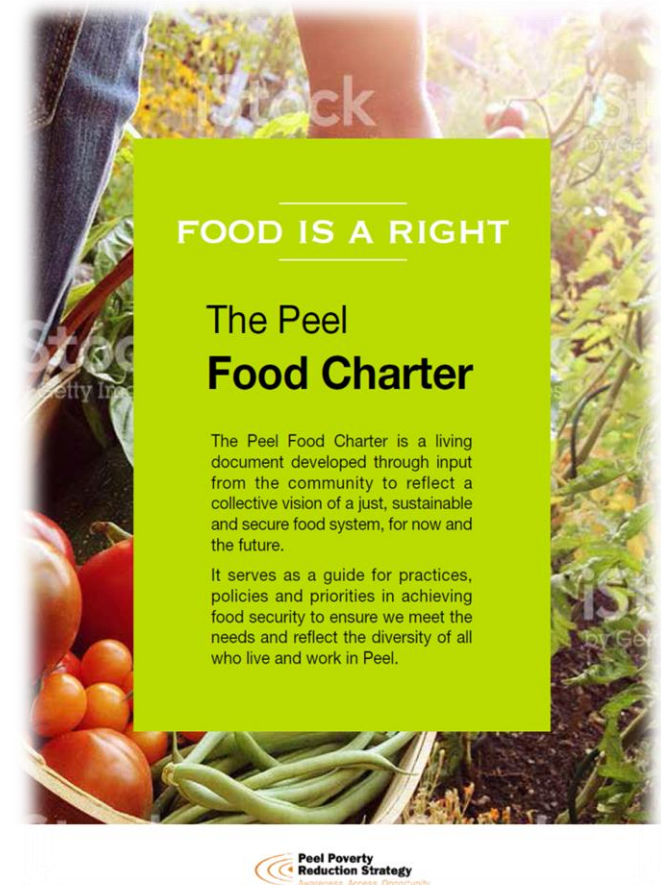
**Vision:** A just, sustainable and secure food system, for now and the future

**Origin:** An Initiative of the Peel Poverty Reduction Strategy Committee (PPRSC)

- PPRSC consists of residents and stakeholders who work together to reduce and mitigate the impact of poverty on Peel residents
- PPRSC is co-chaired by Region of Peel and United Way

**Alignment:**

The Peel Food Charter (PFC) aligns with many municipal and regional priorities that aim to foster a vibrant, thriving community for all residents





# The Peel Food Charter - Details

**Who:** All people and organizations have a role in achieving the vision of the Peel Food Charter

**What:** A set of goals grouped into six themes:

- Agriculture & Economy
- Community Engagement & Decision-Making
- Education & Awareness
- Environment & Sustainability
- Equity & Social Justice
- Health & Well-Being

**When:** Launch event summer 2017

**Next Steps:**

- Get widespread endorsement of the PFC and help people and organizations to use it as guide for practices, policies and priorities



# Headwaters Food Charter Six Areas of Focus



- Value Statement
- Goals
- Actions





# Headwaters Stakeholder Engagement



- January to April 2016
- 86 participants
- Provide input into the vision, value statements and goals of the food charter
- Helped to identify priority actions



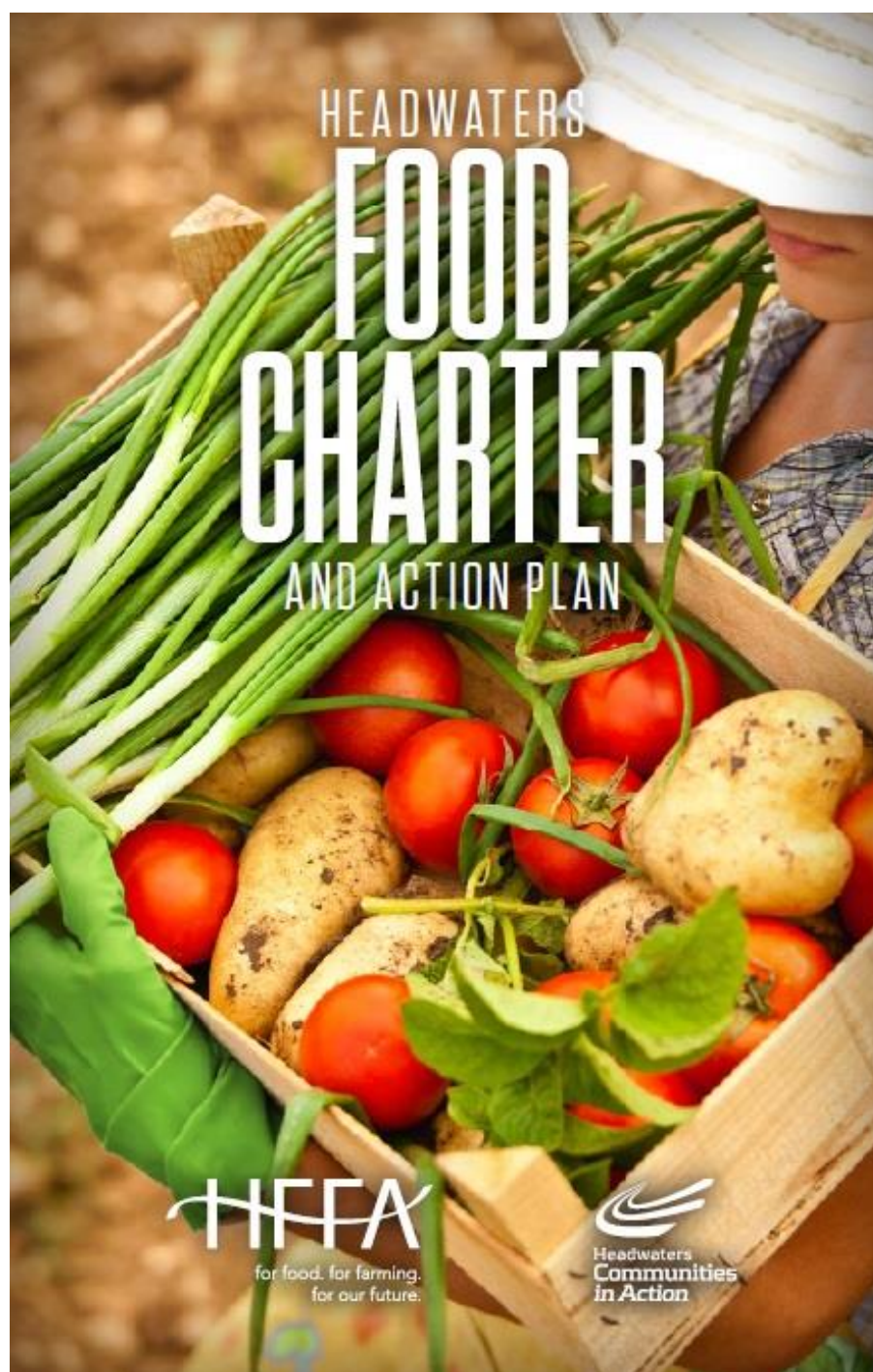
# Headwaters Public Consultations



- October to November 2016
- 261 participants completed an online survey
- 97-100% of respondents shared the same values
- 100% of the goals ranked as important
- Scores ranged from 4.5-4.9 on a 5-point scale



 Introducing...



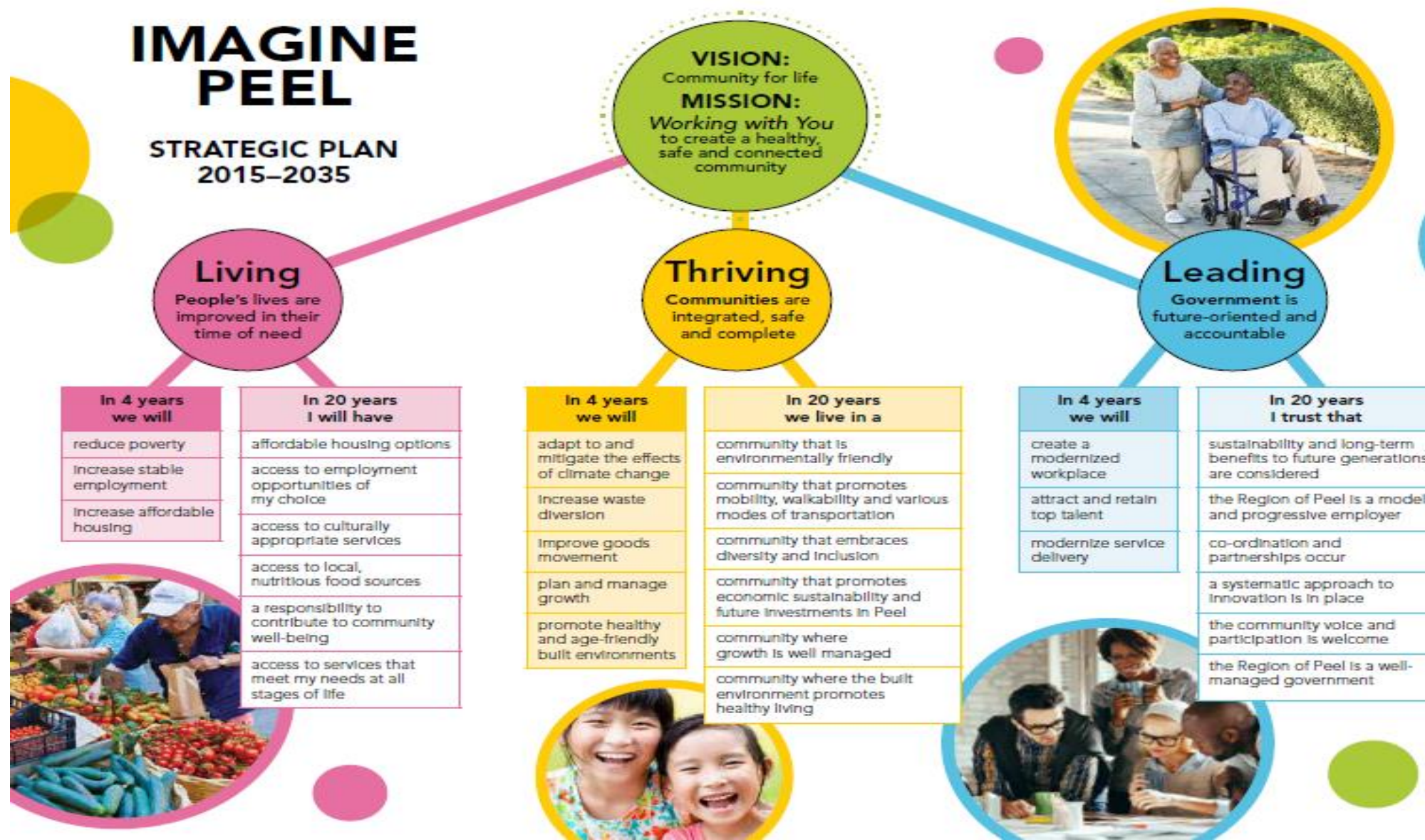


# How can a Food Charter support Municipalities?

- Strengthen the food and farm sector
- Building strong partnerships as a way to build a stronger food sector workforce
- Encouraging growth of local food and farm businesses
- Using local food to promote tourism
- Improving the availability of healthy local food in the community (e.g. Institutions, neighbourhood level)
- Considering policies that would help strengthen land use planning, food related businesses and skill development
- Champion local events that promote our agricultural heritage and locally grown foods
- Advance environmentally friendly and sustainable practices



# Region of Peel Strategic Plan 2015-2035



# Region of Peel Strategic Plan 2015-2035







# Town of Caledon Council Work Plan 2015-2018



## Protection of Rural Environment



*To enhance and protect our rural environment  
and to enable a viable rural economy*



# Town of Caledon

## Council Work Plan 2015-2018

### Protection of Rural Environment



*To enhance and protect our rural environment  
and to enable a viable rural economy*

- 2014 Official Plan Amendment and 2015 Zoning By Law Amendment
- Promote & support Caledon's agricultural sector via Economic Development Strategy
- Four Provincial Plan & Conservation Authorities Act Review
- Community Improvement Plans

- Protect, support and attract near urban, rural and agri services (i.e. Region DC charges)
- Update rural agricultural policies to streamline approval process for farm businesses
- Strengthen enforcement of zoning in agricultural areas
- Investigate Conservation Authority and Niagara Escarpment Commission hours at Town Hall

## Council Work Plan Progress Update December 20, 2016

### PROTECTION OF THE RURAL ENVIRONMENT

#### Actions in progress:

- ☐ Four Provincial Plan & Conservation Authorities Act Review (see Growth)
- ☐ Broadband internet for rural areas (see Broadband)
- ☐ Promote & support Caledon's agricultural sector via Economic Development Strategy
- ☐ **The Town is a Partner in the Headwaters Food and Farming Alliance Food Charter**
- ☐ The Town is a partner in the Golden Horseshoe Food and Farming Alliance Asset Mapping Project
- ☐ The Town hosted the 2016 Rural/ Agricultural Municipal Economic Development Forum



## Next Steps

- Increase public awareness and buy in
- Continue to engage other partners and groups to move action forward
- Prioritize key actions for 2017
- Secure funding for a coordinator



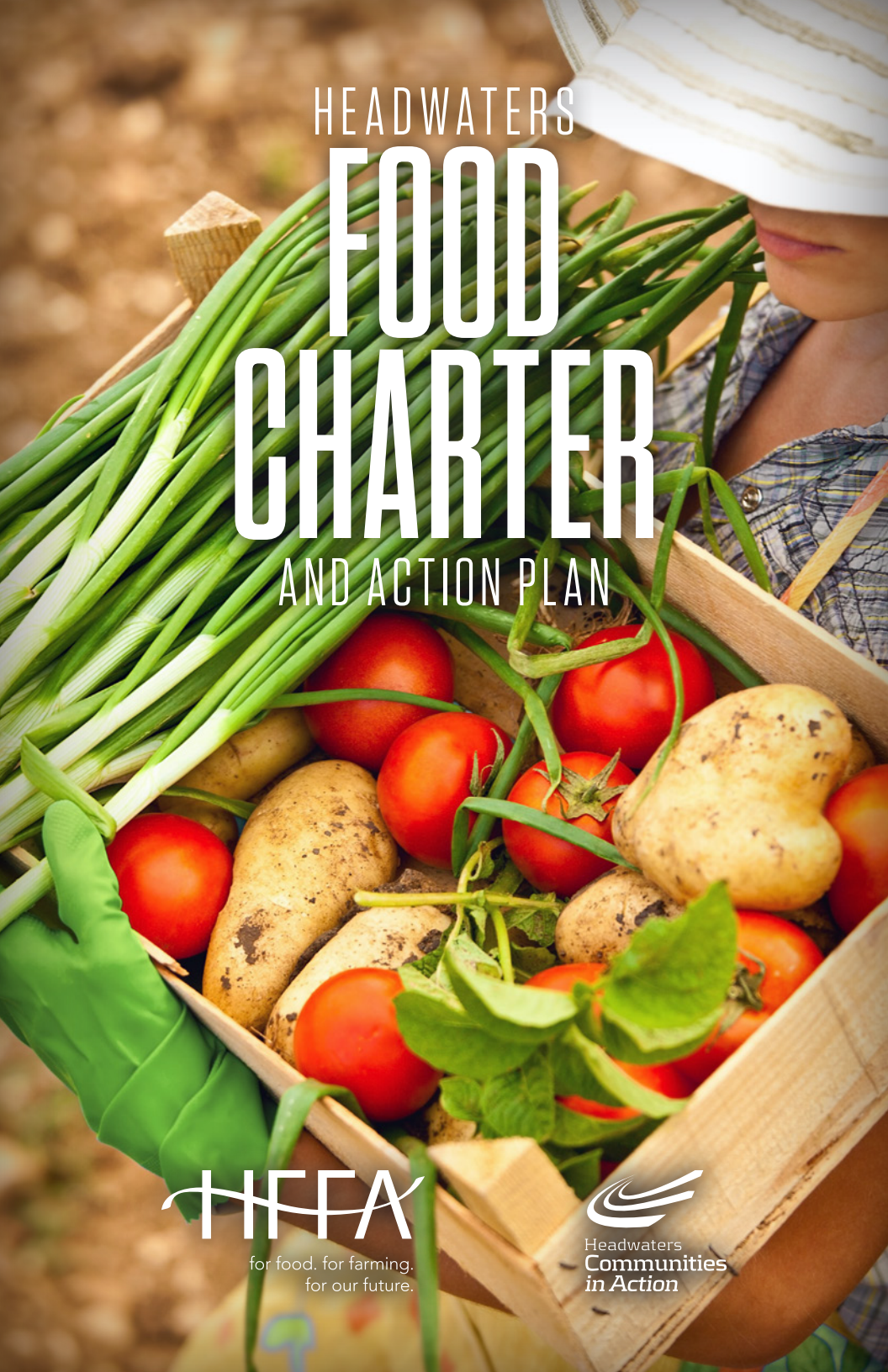


## Town of Caledon Endorsement

HFFA requests the Town of Caledon pass a motion to **endorse the Headwaters Food Charter** and that Town staff continue to participate in HFFA to support moving the Headwaters Food Charter forward.







# HEADWATERS FOOD CHARTER AND ACTION PLAN

**HFFA**  
for food. for farming.  
for our future.

  
Headwaters  
Communities  
in Action

## VISION

The Headwaters Food and Farming Alliance (HFFA) envisions a food system that is productive, sustainable, transparent, and fair; supports the health and well-being of our residents and food providers; and contributes to the prosperous and equitable economy.

### ENVIRONMENTAL RESPONSIBILITY

We value a food system that reduces its environmental footprint through the responsible management of soil, water, air, energy, and waste.

### CULTURE AND CELEBRATION

We value food as a celebration of our agricultural heritage, cultural diversity and community connections.

### HEALTH AND WELL-BEING

We value the role of healthy food in promoting mental wellness, healthy growth and development and the prevention of lifestyle-related diseases.

### FOOD ACCESS AND EQUITY

We value everyone's basic right to afford and physically access healthy food.

### AGRICULTURAL SUSTAINABILITY

We value a diverse and prosperous farming community.

### ECONOMIC VITALITY

We value the role of food and farming businesses in the Headwaters economy.

[headwatersfoodandfarming.ca](http://headwatersfoodandfarming.ca) [info@hffa.ca](mailto:info@hffa.ca)

SUPPORTING FOOD AND FARMING IN DUFFERIN COUNTY AND CALEDON

## ENVIRONMENTAL RESPONSIBILITY

We value a food system that reduces its environmental footprint through the responsible management of soil, water, air, energy, and waste.



The following actions will help ensure that the Environmental Responsibility goals are achieved.

### GOAL 1

The local food system considers and works to reduce its vulnerabilities to and impact on climate change.

### GOAL 2

There is minimal food waste in Headwaters.

### ACTION

Assist local schools to deliver curriculum and programs that educate children and youth on the food system, climate change and their interactions.

### ACTION

Raise awareness and support programs and policies that enhance ecological goods and services provided by farms.

### ACTION

Increase knowledge within the food system about practices that help mitigate and adapt to climate change.

### ACTION

Support local governments, businesses, community organizations, and agencies to build public awareness and develop policies to preserve agricultural land, mitigate climate change, reduce food waste, encourage healthy and environmentally friendly food choices, and low impact agricultural production practices.

## CULTURE AND CELEBRATION

We value food as a celebration of our agricultural heritage, cultural diversity and community connections.



The following actions will help ensure that the Culture and Celebration goals are achieved.

### GOAL 1

Local food contributes to a stronger sense of community.

### GOAL 2

Culture and diversity are celebrated through food.

### ACTION

Encourage events that increase knowledge and build skills about agricultural heritage and locally grown foods.

### ACTION

Promote healthy, local and culturally relevant foods into markets and community events.

### ACTION

Highlight and celebrate local food champions in the Headwaters food system.

## HEALTH AND WELL-BEING

We value the role of healthy food in promoting mental wellness, healthy growth and development and the prevention of lifestyle-related diseases.



The following actions will help ensure that the Health and Well-Being goals are achieved.

### GOAL 1

Community members have enhanced knowledge and skills about healthy food options and food safety.

### GOAL 2

Community members can access healthy eating programs and services.

### GOAL 3

Healthy local food is available in institutional, commercial and industrial settings.

### ACTION

Partner with municipalities, workplaces and hospitals to develop, implement and celebrate policies that support purchasing and offering healthy, and where possible, local foods.

### ACTION

Support hands-on opportunities to develop and build food skills in priority populations, including children and youth.

### ACTION

Advocate for community infrastructure that would support food education and food literacy.

### ACTION

Promote food education materials that meet the needs of various literacy and skill levels.

### ACTION

Encourage "farm-to-school" programming in Headwaters schools.



## FOOD ACCESS AND EQUITY

We value everyone's basic right to afford and physically access healthy food.



The following actions will help ensure that the Food Access and Equity goals are achieved.

### GOAL 1

All residents are financially able to access healthy, safe and culturally relevant food.

### GOAL 2

Neighbourhoods and communities are designed and planned for easy access to healthy food.

### ACTION

Evaluate and, where appropriate, improve food programs and services that support community members who face barriers in accessing healthy food.

### ACTION

Explore the establishment of a community food centre/hub that would offer programs and services for the community to grow, cook, share, and advocate for healthy food.

### ACTION

Work with municipalities to provide input into planning and policy decisions to ensure access to healthy food in the built environment.

### ACTION

Advocate for income-based policy solutions to address the underlying causes of food insecurity.

### ACTION

Engage with community members to raise awareness of food insecurity and poverty.

## AGRICULTURAL SUSTAINABILITY

We value a diverse and prosperous farming community.



The following actions will help ensure that the Agricultural Sustainability goals are achieved.

### GOAL 1

There is high demand and opportunities for buying and selling local food.

### GOAL 2

Prime agricultural farmland is protected.

### GOAL 3

Urban agricultural practices are encouraged in the towns and hamlets of Headwaters.

### ACTION

Develop a communication strategy for the public that promotes food produced, sold and consumed in Headwaters.

### ACTION

Create opportunities for farmers, regardless of practice, to come together and discuss ideas, issues and opportunities for agriculture in Headwaters.

### ACTION

Analyze the types of farms in the Headwaters region and identify potential opportunities and gaps that exist.

### ACTION

Advocate for supportive policies in land-use, local food procurement, urban agriculture, and zoning that help agricultural operations remain viable.

## ECONOMIC VITALITY

We value the role of food and farming businesses in the Headwaters economy.



The following actions will help ensure that the Economic Vitality goals are achieved.

### GOAL 1

Food and farming businesses are developing, expanding and increasing.

### GOAL 2

A skilled and growing food and farming workforce exists.

### GOAL 3

Headwaters is an agricultural, food and culinary destination.

### ACTION

Build awareness of the Headwaters region as a food cluster encompassing production, processing and service businesses.

### ACTION

Build partnerships with food sector businesses and academic institutions to strengthen skills of the food sector workforce.

### ACTION

Partner with Headwaters Tourism, municipalities and individual operators to promote Headwaters as an agricultural, food and culinary destination.

### ACTION

Encourage municipalities to create policies and infrastructure that support attraction, retention and expansion of local food processing and agricultural businesses.

### ACTION

Work with farmers and municipalities to strategize ways to improve local food purchasing in institutions, schools and agencies.

### ACTION

Support opportunities for education and training for local farmers and/or food entrepreneurs.



headwaters food  
& farming alliance

Town of Caledon  
6311 Old Church Road  
Caledon, ON L7C 1J6

Dear Mayor Thompson and Council:

In 2011 planning of the first Headwaters Food Summit began. Representatives from Dufferin County, Town of Caledon, Headwaters Communities in Action (HCIA), Wellington-Dufferin-Guelph Public Health and various other interested parties came together with a common goal of hosting an event to: identify the elements of a shared vision for creating a regional food strategy; explore how to work collaboratively; create a diverse leadership group to champion a Headwaters Food Strategy.

The Headwaters Food Summit was held in 2012, followed by a second Summit in 2013. With considerable input and enthusiasm from stakeholders, the Headwaters Food and Farming Alliance (HFFA) was formed as a sub-committee of Headwaters Communities in Action.

The vision of HFFA is to support a food system in the Headwaters that is productive, sustainable, transparent and fair; supporting the health and well-being of our residents and food providers; and contributing to the prosperous and equitable economy.

HFFA is a coalition of community agencies, partners and community volunteers working to create a healthy and sustainable food system within the Headwaters area. The Headwaters area includes Dufferin County and the Town of Caledon.

To support the agricultural sector, food-related businesses and tourism, Caledon Economic Development staff have been part of this collaborative group since 2011. More recently, in 2016, Energy and Environment division staff also joined HFFA as the development and implementation of a Food Charter aligns with the goals and objectives of the Caledon Climate Change Strategy.

HFFA has benefited from the various stakeholders involved in this work so far. It is anticipated that the collaborative group along with community stakeholders will be able to accomplish the objectives as set out in the Food Charter.

Please see the Headwaters Food Charter, attached.

On April 4, 2017 HFFA will delegate Caledon Council and ask for endorsement of the Headwaters Food Charter to show support from the municipality for the continuation of this important work. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Lisa Needham'.

Lisa Needham  
Chair, Headwaters Food & Farming Alliance

# Memorandum

Date: Tuesday, April 4, 2017

To: Members of Council

From: Laura Johnston, Executive Director, Strategic Initiatives

Subject: Corporate Response to Caledon Public Library Master Plan

The Caledon Public Library (CPL) Master Plan that has been presented to Council has also been reviewed by Town staff. Overall, the Master Plan validates the role of the CPL as an important community hub in Caledon. Its role includes not only that of supporting literacy within the community, but as a collaborator for other Town functions including arts, culture, recreation and economic development.

There are a number of specific recommendations in the Master Plan, including several capital upgrades to the various CPL branches. The Master Plan also highlights opportunities for operational improvements and to grow the collaboration between the CPL and Town business units. The only recommendations which have funding in place are the items connected to the Southfield Community Centre build; the majority of the other recommendations have not been included in the approved 2017 Library budgets or in the Town's future 10 year Capital Plans. There are also potential implications to other Town and partner services offered at the shared locations from implementing these recommendations. The Master Plan has been helpful in identifying necessary discussions regarding financing and relationships with other facility tenants. As well, ongoing dialogue between the CPL and Town departments will be vital in addressing the action items.

As part of next steps for staff, Strategic Initiatives will continue to work with the CPL CEO and Board to understand the larger vision for the future of the CPL and how they would prioritize the actions found with the Master Plan. Plans for funding of these priorities would also be included in these discussions. Any requests for funding to implement the plan outside of the approved CPL budget would come back to Council for approval.

**Ministry of  
Transportation**

Office of the Minister

Ferguson Block, 3<sup>rd</sup> Floor  
77 Wellesley St. West  
Toronto, Ontario  
M7A 1Z8  
416-327-9200  
[www.ontario.ca/transportation](http://www.ontario.ca/transportation)

**Ministère des  
Transports**

Bureau du ministre

Édifice Ferguson, 3<sup>e</sup> étage  
77, rue Wellesley ouest  
Toronto (Ontario)  
M7A 1Z8  
416-327-9200  
[www.ontario.ca/transport](http://www.ontario.ca/transport)



**MAR 21 2017**

M2016-3026

Ms. Carey deGorter  
General Manager  
Town of Caledon  
6311 Old Church Road  
Caledon ON L7C 1J6

Dear Ms. deGorter:

Thank you for your letter regarding the Town of Caledon's Council Resolution requesting that the ministry undertake and complete a Feasibility Study for Highway 10 to consider a north/south bypass for Caledon Village. I appreciate the opportunity to respond.

The ministry has committed to a number of improvements to Highway 10 through Caledon Village. For example, the ministry widened Highway 10 from two lanes to four, including the section through the Caledon Village, in 2009.

Additionally, in the fall of 2013, the ministry completed a traffic operations and safety review of Highway 10 within the limits of Caledon Village. In 2014 and 2015, several safety and operational improvements were implemented on Highway 10 to optimize traffic flow for all users through the Highway 10 and Charleston Side Road intersection including:

- installing transverse pavement markings to help reduce vehicle speeds where the posted speed limit drops below 80 kilometres per hour, including the approaches to Caledon Village
- installing larger Victoria and Caledon Village boundary signs on the approaches to these two communities to help reduce vehicle speeds
- providing northbound and southbound fully protected left turn phases at Olde Base Line Road
- adjusting the minimum pedestrian clearance times at several signalized intersections
- adjusting the amber and all red clearance times at several signalized intersections
- installing signals ahead and keep right warning signs.

The review did not recommend improvements to Highway 10 within Caledon Village.

40015 16-3-10 MVR  
12-16-17 10:11 AM  
.../2



Regarding your request for a bypass study, at this time the ministry does not have plans to undertake such a study. The ministry is committed to continue monitoring Highway 10 and implementing safety improvements as necessary.

Should the Town of Caledon wish to undertake a bypass feasibility study, the ministry would be pleased to offer guidance to the study's draft Terms of Reference and to participate as a major stakeholder.

The ministry has had regular ongoing meetings with the Town of Caledon to discuss various operations and maintenance issues along Highway 10. On May 2, 2016, the Town of Caledon's Mayor, members of council and staff met with ministry staff and had a productive discussion on a variety of items. I understand that they agreed to continue working together with plans to hold future meetings to resume dialogue on the discussed topics.

Thank you again for forwarding council's resolution.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Steven Del Duca', is written in a cursive style.

Steven Del Duca  
Minister

April 3, 2017

Attn: Office of the Clerk

Good Morning Carey

Myself and a number of residence have a few questions with respect to the sale of the Mcleod Farm, sale of part of the neighboring farms and any easements signed or other information pertaining to the development of these properties of a low density residential area.

We know that the Secondary Plan of this property was grandfathered in the Greenbelt plan, but this property also is part of the Oak Ridges Moraine and it's disappointing that it is being looked being developed which has caused concern for a lot of Caledon East residence, affecting our green space and agriculture within the Greenbelt and Oak Ridges Moraine. Furthermore, I have had questions from other residence asking why their property was not grandfathered in the Greenbelt Plan?

I do understand that Caledon was given a population number by the government that they need to make room for, which they have to do, but it doesn't necessarily mean it has to be in Caledon East. It can be Mayfield West, where there was nothing there originally anyway or the urban centers. I think it's really important for Caledon's Villages and Hamlets to stay as they are and for us to help in preserving the green space and agriculture.

Second, we would also like to know more about the Telecommunication Cell Tower that is to be placed in Caledon East on Old Church Road and if anything new has been put forth with respect to this.

As concerned residence of Caledon East we would like some clarification and transparency on these two topics and would really appreciate it if this correspondence can be added to the agenda for tomorrows meeting, Tuesday April 4th, 2017.

Mira Budd



# Caledon Public Library Board Meeting

Monday, January 16, 2017

6:00 p.m.

Albion Bolton Branch



## MINUTES

**Present:** Janet Manning (Chair); Paula Civiero (Vice-Chair); Sandy Keith; Suzanne French; Councillor Gord McClure; Lynne van Ryzewyk.

**Staff:** Colleen Lipp – CEO | Chief Librarian; Lesley Slobodian, Administrative Assistant.

**Absent:** Councillor Nick deBoer; Susanne McRoberts; Chris Gilmer

**1. The Chair called the meeting to order at 6:02pm.**

**2. Apologies for non-attendance:** Susanne McRoberts; Chris Gilmer.

**3. Approval of the Agenda**

**Motion:** That the Caledon Public Library Board Agenda be approved.

**Moved:** Paula Civiero

**Seconded:** Sandy Keith

**Carried.**

Councillor Gord McClure arrived at 6:04 pm.

**4. Disclosure of pecuniary interest:** none

**5. Consent Agenda**

**a. Minutes of the December 12, 2016 meeting**

**b. CEO's Report**

**c. Strategic Initiatives Update**

**Motion:** That the Board approve the Consent Agenda including the Minutes of December 12th, 2016, the CEO's Report and the Strategic Initiatives Update.

**Moved:** Sandy Keith

**Seconded:** Paula Civiero

**Carried.**

**6. Business arising from the minutes.**

**a. Exchange Statement of Contribution – Organizational Commitment Form**

**Motion:** That the Caledon Public Library approved the drafted Exchange Statement of Contribution – Organizational Commitment form and direct the CEO/Chief Librarian to sign and submit to the Exchange.

**Moved:** Lynne Van Ryzewyk  
**Carried.**

**Seconded:** Paula Civiero

## **7. Board and Committee Reports**

### **a. Strategic Planning Committee Update**

Colleen Lipp indicated that a meeting of the Strategic Planning Committee is planned for January 24<sup>th</sup> and that a final draft of the plan will be shared with the full Board at the March meeting.

## **8. Staff Reports**

### **a. Treasurer's Report and Financial Statements**

**Motion:** That the Caledon Public Library Board receive the Treasurer's report as presented.

**Moved:** Suzanne French  
**Carried.**

**Seconded:** Sandy Keith

### **b. Quarterly and Year End Performance Measures and Statistics 2016**

**Motion:** That the Caledon Public Library Board receive the quarterly and year end performance statistics 2016 presented.

**Moved:** Sandy Keith  
**Carried.**

**Seconded:** Councillor Gord McClure

### **c. Draft Library Board Agenda and Work plan 2017**

**Motion:** That the Caledon Public Library Board approve and adopt the 2017 Annual Agenda and Work Plan with the reflection of the recommended changes and rescheduling

**Moved:** Lynne Van Ryzewyk  
**Carried.**

**Seconded:** Sandy Keith

## **9. New Business - None**

## **10. Board Advocacy**

### **a. Advocacy Primer**

**Motion:** That the Caledon Public Library receive the advocacy primer and direct the CEO/Chief Librarian to draft an Advocacy Policy for Board Review in March.

**Moved:** Sandy Keith  
**Carried.**

**Seconded:** Councillor Gord McClure

### **b. Upcoming Event and Opportunities**

i) Upcoming Event and Opportunities Master Plan Presentation to Council – Tuesday, February 7<sup>th</sup>, 2017 – 7PM – Council Chambers

ii) Young Reels Film Festival – Wednesday, March 8 2017 – 6PM – Landmark Cinemas Bolton

iii) Author Visit: Ann Walmsley – Thursday, March 9<sup>th</sup>, 2017 – 7PM Albion Bolton Branch

**Motion:** That the Caledon Public Library request that one Library Board member

attend each event.

**Moved:** Lynne Van Ryzewyk  
**Carried.**

**Seconded:** Suzanne French

**11. Correspondence**

- a. Public Library Funding Review Discussion Document, Federation of Ontario Public Libraries – December 13, 2016 (Attachment 11-A)
- b. FOPL Board Recruitment for 2017, Julia Merritt – December 14, 2016 (Attachment 11-B)
- c. First Nations Library Sponsorship, Federation of Ontario Public Libraries – December 16, 2016 (Attachment 11-C)
- d. Notice of FOPL 2017 Annual General Meeting, Federation of Ontario Public Libraries – December 16, 2016 (Attachment 11-D)

**12. Question Period:** none

**13. Evaluation of the meeting:** Meeting evaluated as very productive.

**14. Time & location of next regular meeting:**

**Motion:** That the Caledon Public Library Board cancel the February 13, 2017 meeting and schedule a meeting for Monday, August 14, 2017.

**Moved:** Suzanne French

**Seconded:** Sandy Keith

The next meeting is schedule for March 20<sup>th</sup>, 2017 6pm at the Albion Bolton Branch.

**15. Adjournment**

**Motion:** That the meeting adjourn.

**Moved:** Sandy Keith

**Seconded:** Councillor Gord McClure

**Carried.**

The meeting adjourned at 7:53 pm

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Janet Manning  
Chair

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Colleen Lipp  
CEO | Chief Librarian



School Traffic Safety Committee Minutes  
Monday, February 6, 2017  
7:00 p.m.  
Council Chamber, Town Hall

Members Present:

Councillor N. deBoer  
Councillor A. Groves  
Chair: P. Somers  
Vice-Chair: V. Gallacher (absent)  
A. Martin-Robbins  
B. S. Purches  
D. Singh (absent)

Others Present:

Council Committee Coordinator, Town of Caledon D. Lobo  
Traffic Technologist, Town of Caledon: S. Mathew  
Manager, Regulatory Services: L. Butko  
General Manager, Finance & Infrastructure Services/Chief Financial Officer: F. Wong

Sustainable Transportation Planner, Region of Peel: B. Quigley  
Traffic Safety Technical Analyst, Region of Peel: R. Dave  
Trustee, Dufferin-Peel Catholic District School Board: F. Di Cosola  
Acting Sergeant, Community Response Unit, Ontario Provincial Police (OPP): M. Sanderson

**CALL TO ORDER**

Chair P. Somers called the meeting to order in the Council Chamber at 7:02 p.m.

**DISCLOSURE OF PECUNIARY INTEREST** - none stated.

**CONFIRMATION OF MINUTES**

The minutes of the December 5, 2016 School Traffic Safety Committee were confirmed.

**PRESENTATIONS**

1. Steve Mathew, Traffic Technologist and Arash Olia, Transportation Planning Technologist, Finance & Infrastructure Services re: Crossing Guard Warrant Review.

Mr. Mathew provided an overview of the Policy regarding the Crossing Guard Warrant Review. He provided details on the role of the committee with respect to the review process. Mr. Olia presented information on the type of details that are included in the review, outlining that each review consists of a pedestrian study, a daily street traffic evaluation, reasonable crossing alternatives, safe gaps and a site inspection assessment.

Chair P. Somers thanked Mr. Mathew and Mr. Olia for their presentation.

Members of the Committee asked a number of questions and received responses from the presenters.

2. Brandon Quigley, Sustainable Transportation Planner and Richa Dave, Traffic Safety Technical Analyst - Projects, Region of Peel re: School Traffic Safety Presentation.

Brandon Quigley and Richa Dave provided a presentation regarding the Region's role in school traffic safety matters. Ms. Dave provided an overview of the Region's traffic safety and sustainable transportation programs. She indicated that traffic safety programs include collision data, safety audits, safety programs and mitigation measures, advanced warning beacons, education programs and the Traffic Safety Strategic and Operational Plan. Mr. Quigley provided information regarding the active school travel programs coordinated by the Region which include travel planning, bike to school week, bicycle parking program, Peel Safe and Active Routes to School Committee, online resources, and the Sustainable Transportation Strategy.

Chair P. Somers thanked Mr. Quigley and Ms. Dave for their presentation.

Members of the Committee asked a number of questions and received responses from the presenters.

### **CORRESPONDENCE**

Tom Howe, Manager, STOPR dated January 30, 2017 re: Coleraine Drive and King Street West/Harvest Moon Intersection – Crossing Guard Review

Moved by: A. Martin-Robbins – Seconded by: S. Purches

STS-2017-1

That Town Staff and Committee Members conduct a Crossing Guard Warrant Review for the Coleraine Drive and King Street West/Harvest Moon Intersection; and

That the Crossing Guard Warrant Review be provided to Student Transportation of Peel Region; and

That Student Transportation of Peel Region be requested to respond to the Committee's request to reinstate bussing for St. Nicholas Elementary School only after the crossing Guard Warrant Review is received.

Carried.

**The Committee recessed from 8:33 p.m. to 8:41 p.m.**

Tom Howe, Manager, STOPR dated January 30, 2017 re: Request to Review Alternative Bus Stop Locations on Regional Road 50

Moved by: S. Purches – Seconded by: A. Martin-Robbins

STS-2017-2

That Town Staff and Committee Members conduct a site inspection for Gibson Lake at Pineridge Drive West; and

That the site inspection be provided to Student Transportation of Peel Region; and

That Student Transportation of Peel Region be requested to review alternative bus stop locations, including pickup at the students residence on Regional Road 50 only after the sit inspection is received.

Carried.

### **ADJOURNMENT**

The meeting adjourned at 8:43 p.m.



# THE CORPORATION OF THE TOWN OF CALEDON

## BY-LAW NO. 2017-XXX-13

A by-law to establish 2017 Tax Ratios for  
prescribed property classes

WHEREAS pursuant to The Regional Municipality of Peel By-law 3-2017, The Regional Municipality of Peel delegated to the Council of each area municipality in Peel the authority to pass a by-law establishing tax ratios,

AND WHEREAS it is necessary for the Council of The Corporation of the Town of Caledon, pursuant to Section 310 of the *Municipal Act, 2001, as amended*, to establish the tax ratios for 2017 for the purposes of The Regional Municipality of Peel and The Corporation of the Town of Caledon,

AND WHEREAS by Resolution 2017-4 Council for The Corporation of the Town of Caledon consented to the enactment of The Regional Municipality of Peel By-Law 3-2017 delegating to Caledon Council the authority to establish tax ratios,

AND WHEREAS the tax ratios determine the relative amount of taxation to be borne by each property class,

AND WHEREAS the property classes have been defined and prescribed by the *Assessment Act* and regulations thereto;

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. For the taxation year 2017, the tax ratio for property in:
  - (i) The residential property class is 1.000000
  - (ii) The multi-residential property class is 1.722344
  - (iii) The commercial class is 1.327283
  - (iv) The industrial class is 1.589441
  - (v) The pipeline class is 0.949245
  - (vi) The farmland class is 0.166800
  - (vii) The managed forest class is 0.250000
2. For the purpose of this By-Law:
  - i. The commercial property class includes all property within the office building, shopping centre and parking lots and vacant land property classes as defined in Ontario Regulation 282/98 as amended;
  - ii. The industrial property class includes all property within the large industrial property class as defined in Ontario Regulation 282/98 as amended.
3. This By-law shall come into force and take effect immediately upon enactment.

**Enacted by the Town of Caledon Council this 4<sup>th</sup> day of April, 2017**

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Allan Thompson, Mayor

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Carey deGorter, Clerk

# THE CORPORATION OF THE TOWN OF CALEDON

## BY-LAW NO. 2017-XXX-14

A by-law to authorize the filing of complaints  
with the Assessment Review Board for the  
2017 taxation year

WHEREAS pursuant to section 40 of the *Assessment Act* municipalities are authorized to appeal the current value of property to the Assessment Review Board;

AND WHEREAS The Council of The Corporation of the Town of Caledon deems it in the public interest to file a complaint in writing with the Assessment Review Board in respect of certain properties and their 2017 assessment;

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. The filing of complaints by the Treasurer to the Assessment Review Board in respect of the 2017 assessments of the lands described in Schedule A to this by-law hereinafter referred to as “the complaints” be hereby authorized.
2. The actions of the Treasurer, the consultants and staff in filing and serving of the complaints on or before March 31, 2017 are hereby ratified and confirmed.
3. The Treasurer is hereby authorized,
  - a) To retain MTE Paralegal Professional Corporation and to designate appropriate consultants or staff, as representatives for the purposes of conducting the complaints before the Assessment Review Board, and
  - b) To pay the costs of conducting the complaints, including the filing fees of the Assessment Review Board, the fees and disbursements of any consultants and any costs awarded by the Assessment Review Board.
4. This By-law shall come into full force and effect on the day of its passing.

**Enacted by the Town of Caledon Council this 4<sup>th</sup> day of April, 2017**

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Allan Thompson, Mayor

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Carey deGorter, Clerk

**Schedule A to By-law 2017-XXX-14**  
**2017 Town of Caledon Appeals to the Assessment Review Board**

<b>Roll Number</b>	<b>Address</b>	<b>Reason for Appeal</b>
2124.010.005.18700.0000	12698 Centreville Creek Road	Change in use not reflected (Commercial)
2124.010.009.07100.0000	6600 Old Church Road	Change in use not reflected (Development)
2124.130.006.13600.0000	12728 Kennedy Road	Change in use not reflected (Development)
2124.130.006.13700.0000	12654 Old Kennedy Road	Change in use not reflected (Development)
2124.130.007.03910.0000	0 Heart Lake Road	Change in use not reflected (Development)
2124.130.009.02900.0000	13726 Airport Road	Change in use not reflected (Commercial)
2124.130.009.21100.0000	22 Perdue Court	Change in use not reflected (Commercial)
2124.130.009.21550.0000	33 Perdue Court	Change in use not reflected (Commercial)

**THE CORPORATION OF THE TOWN OF CALEDON**

**BY-LAW NO. 2017-XXX-15**

A by-law to amend By-law 2007-128 being  
a by-law to appoint employee of the Town  
of Caledon to statutory positions

WHEREAS the Council of The Corporation of the Town of Caledon deems it expedient to amend By-law 2007-128 being a by-law to appoint employees of the Town of Caledon to statutory positions, to update Schedules "A", "B" and "C";

AND WHEREAS by Resolution 2013-460 adopted on the 13<sup>th</sup> day of August, 2013, the Council of The Corporation of the Town of Caledon deems it expedient to pass such a by-law;

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. That By-law 2007-128 be amended by deleting and replacing Schedules "A", "B" and "C" as attached to and forming part of this by-law.
2. The revocation of the appointment of Allison Krueger is deemed to be effective as of April 7, 2017.
3. This By-law shall come into full force and effect on the day of its passing.

**Enacted by the Town of Caledon Council this 4<sup>th</sup> day of April, 2017**

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Allan Thompson, Mayor

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Carey deGorter, Clerk

Schedule "A"  
Statutory Appointments

Section No.	Statutory or By-law Authority	Position	Name of Appointee/Employee
1.	<i>Emergency Management and Civil Protection Act</i> , R.S.O. 1990, c. E. 9, subsection 2.1 (1)	Emergency Management Program Co-ordinator	1. BAILEY, Darryl
2.	<i>Highway Traffic Act</i> , R.S.O. 1990, c. H 8 , subsection 144 (31)	Traffic Control Signal System Approver	1. GRODECKI, Ryan
3.	<i>Protection of Livestock, Poultry from Dogs Act</i> , R.S.O. 1990, c. L.24, subsection 4(1)	Livestock and Poultry Valuer	1. DERMOTT, Brenda 2. KING, Wendy 3. KNIGHT, Noreen 4. <del>KRUEGER, Allison</del> 4. MALTBY, Michael 5. O'KEEFE, Sean 6. SINTRA, Marco 7. SWEET, Kayla
4.	<i>Municipal Act, 2001</i> , subsection 228(1)	Clerk	1. DEGORTER, Carey
5.	<i>Municipal Act, 2001</i> , subsection 228(2)	Deputy Clerk	1. HALL, Laura 2. THOMPSON, Deborah
6.	<i>Municipal Act, 2001</i> , section 229	Chief Administrative Officer	1. GALLOWAY, Mike
7.	<i>Municipal Act, 2001</i> , subsection 286 (1)	Treasurer	1. HAIRE, Heather
8	<i>Municipal Act, 2001</i> , subsection 286 (2)	Deputy Treasurer	1. BRYERS, Hillary
9.	<i>Municipal Act, 2001</i> subsection 296(1)	Auditor	1. Millard, Rouse & Rosebrugh, LLP
10.	Order in Council 2688/93 as amended by OIC 2038/97 and OIC 267/98	Lottery Licensing Officer	1. BAIRD, Tanya 2. BEATON, Lynn 3. DEGORTER, Carey 4. ROBERTS, Katie-ray 5. THOMPSON, Diana
11.	<i>Municipal Act, 2001</i>	Business Licensing Officers and Officials	1. <del>BUTKO, Lee</del> 1. DEGORTER, Carey 2. HALL, Laura 3. KNIGHT, Noreen 4. <del>KRUEGER, Allison</del> 4. MALTBY, Michael 5. O'KEEFE, Sean 6. PATTON, Wanda 7. ROSE, Stephanie 8. SINTRA, Marco
12.	Ministry of Transportation	Recognized Authority Official – Recognized Official -Driver Certification Programme	1. WALLACE, Mark
		Nominate Signing Authority	1. PEREIRA, Eddie

Schedule "B"  
Municipal By-law Enforcement Officers and Peace Officers

Section No.	Statutory Authority	Position	Name of Appointee/Employee
1.	<i>Municipal Act, 2001</i>	Municipal By-law Enforcement Officers and Peace Officers	1. BAILEY, Darryl 2. BLAKELY, Glenn 3. BOYD, Gillian 4. BUTKO, Leo 4. CHEESEMAN, Patrick 5. DE PASQUA, Gaetano 6. DERMOTT, Brenda 7. GILBERT, Scott 8. HALL, Laura 9. IRWIN, Terry 10. JOHNSTON, Christopher 11. KING, Wendy <del>12. KLINGENBERG, Bill</del> 12. KNIGHT, Noreen <del>13. KREUGER, Allison</del> 13. LANKA, Kelly 14. LUIS, Patricia 15. MacNAUGHTAN, Greg 16. MALTBY, Michael 17. MARRA, Frank 18. McLEAMING, Caleb 19. MITCHELL, Angie 20. O'KEEFE, Sean 21. PELAYO, Dave 22. PINTWALA, Charlene 23. RANDO, Ralph 24. SCHOFIELD, Mary 25. SENSICLE, Chris 26. SINTRA, Marco 27. STANISCIA, Anthony 28. SWEET, Kayla 29. TERSIGNI-OREFICE, Elizabeth 30. WALLACE, Mark 31. WATSON, Robert 32. ZIMMERMAN, Brian
2.	<i>Weed Control Act</i>	Inspectors	<del>1. BUTKO, Leo</del> 1. KNIGHT, Noreen <del>2. KREUGER, Allison</del> 2. MALTBY, Michael 3. O'KEEFE, Sean 4. SINTRA, Marco



Schedule "C"  
 Appointments under the *Building Code Act, 1992*  
 and *Legislation Act, 2006*

Section No.	Position	Name of Appointee/Employee
1.	Chief Building Official	1. KLINGENBERG, Bill
2.	Interim Chief Building Official	1. MITCHELL, Angie
3.	Deputy Chief Building Official	1. MITCHELL, Angie 1. SCHOFIELD, Mary
4.	Acting Deputy Chief Building Official	1. MacNAUGHTAN, Greg 2. PINTWALA, Charlene
5.	Building Inspectors	1. BOYD, Gillian 2. CHEESEMAN, Patrick 3. DE PASQUA, Gaetano 4. GILBERT, Scott 5. KLINGENBERG, Bill 6. LANKA, Kelly 7. LUIS, Patricia 8. MacNAUGHTAN, Greg 9. MARRA, Frank 10. McLEAMING, Caleb 11. MITCHELL, Angie 12. PELAYO, Dave 13. PINTWALA, Charlene 14. RANDO, Ralph 15. SCHOFIELD, Mary 16. STANISCIA, Anthony 17. TERSIGNI-OREFICE, Elizabeth 18. WALLACE, Mark 19. WATSON, Robert
6.	Property Standards Officers	1. BUTKO, Leo 1. HALL, Laura 2. KNIGHT, Noreen 3. KREUGER, Allison 3. MALTBY, Michael 4. O'KEEFE, Sean 5. SINTRA, Marco

**THE CORPORATION OF THE TOWN OF CALEDON**

**BY-LAW NO. BL-2017-XXX-16**

A by-law to amend By-law 2015-058,  
being a by-law to regulate the use of  
highways and parking on highways and  
to repeal certain by-laws

WHEREAS Subsection 11(3) of the *Municipal Act, 2001* authorizes a municipality to pass by-laws respecting highways, including parking and traffic on highways;

AND WHEREAS the Council of the Corporation of the Town of Caledon deems it expedient to amend Traffic By-law 2015-058, as amended, to update Schedule "A", "No Parking";

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. That Traffic By-law 2015-058, be amended by repealing and replacing Schedule "A" attached to and forming part of this by-law to reflect changes to "no parking" within the Town of Caledon.
2. This by-law comes into full and effect on the date of its passing.

**Enacted by the Town of Caledon Council this 4<sup>th</sup> day of April, 2017**

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Allan Thompson, Mayor

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Carey deGorter, Clerk

SCHEDULE A  
NO PARKING

Column 1	Column 2	Column 3		Column 4
Street	Side(s)	From	To	Days & Time
Albert Street	Both	William Street	Cataract Road	Anytime
Allan Drive	North	Queen Street South (RR 50)	Sant Farm Drive	Anytime
Alnwick Avenue	East	Waterville Way	Larson Peak	Anytime
Ann Street	East	Sterne Street	northerly limit of Ann Street	Anytime
Ann Street	West	King Street West (RR 9)	Sterne Street	Anytime
Arcadia Road	West	Thistleton Street	Learmont Avenue	Anytime
Archbury Circle	West	A point 37 m south of Carriage House Road	A point 110 m north of Carriage House Road	Anytime
Atchison Drive	East & South	Old Church Road (RR 22)	Innis Lake Road	Anytime
Autumn Arbour Road	West	Fawnridge Road	Dougall Avenue	Anytime
Barnet Drive	Both	Caledon Mountain Drive	A point 100 m south of Caledon Mountain Drive	Anytime
Beaver Avenue	North	Birchlawn Road	Dale Street	Anytime
Beaver Court	North	Dale Street	Westerly limit of Beaver Court	Anytime
Bell Air Drive	West & North	Ellwood Drive East	Newlove Drive	Anytime
Benadir Avenue	South	Kennedy Road	The end of Benadir Avenue	Anytime
Billy Court	East & inside of court	Atchison Drive	southeast corner of 63 Billy Court	Anytime
Billy Court	South	Billy Court	A point 80 m east of Billy Court	Anytime
Birch Avenue	South	Highway 50 (RR 50)	Pine Avenue	Anytime
Birchlawn Road	East	Crestwood Road	Northerly limit of Birchlawn Road	Anytime
Birchview Crescent	North & East	Northerly intersection of Kingsview Drive	Southerly intersection of Kingsview Drive	Anytime
Bonnieglen Farm Boulevard	North & East	Kennedy Road	Dougall Avenue	Anytime
Bonnieglen Farm Boulevard	West	Dougall Avenue	Abbotside Way	Anytime
Boyces Creek Road	North & West	Northerly intersection of Atchison Drive	Southerly intersection of Atchison Drive	Anytime
Bramalea Road	East	Mayfield Road (RR 14)	A point 458 m north of Mayfield Road (RR 14)	Anytime
Brawton Drive	North	Wallace Avenue	Highway 50 (RR 50)	Anytime
Bridge Street	Both	Credit Street	Northerly limit of Bridge Street	Anytime
Caledon Mountain Drive	Both	Barnet Drive	A point 122 m west of Barnet Drive	Anytime
Calmon Drive	North	Airport Road (RR 7)	Westerly intersection of Victoria Crescent	Anytime
Caspian Street	East	Cottonfield Street	Kearny Avenue	Anytime
Cataract Road	Both	Mississauga Road	Charleston Sideroad	Anytime
Cedar Street	North	Dufferin Street	Maple Street	Anytime

SCHEDULE A  
NO PARKING

Column 1	Column 2	Column 3		Column 4
Street	Side(s)	From	To	Days & Time
Cedarholme Avenue	Inside of Avenue	Kezia Crescent	Kezia Crescent	Anytime
Chapel Street	Both	King Street East	Mill Street	Anytime
Chinguacousy Road	West	A point 525 m north of Olde Base Line Road (RR 12)	A point 700 m north of Olde Base Line Road (RR 12)	Anytime
Church Street	North	Wallace Avenue	Highway 50 (RR 50)	Anytime
Cirrus Crescent	South & West (inside	Westerly intersection of Bonnieglenn Farm	Easterly intersection of Bonnieglenn Farm	Anytime
Connaught Crescent	West & North	Westerly intersection of King Street West (RR 9)	Easterly intersection of King Street West (RR 9)	Anytime
Cottonfield Circle	inside of circle	Benadir Avenue	Caspian Street	Anytime
Country Trail	Both	Gray Park Drive	Centennial Drive	Anytime
Craftsman Road	West	Learmont Avenue	Bonnieglenn Farm Boulevard	Anytime
Credit Street	Both	Forks of the Credit Road (RR 11)	A point 92 m south of Forks of the Credit Road (RR 11)	Anytime
Creditview Road	West	The Grange Sideroad	A point 200 m north of The Grange Sideroad	Anytime
Creditview Road	Both	Olde Base Line Road	500m north of Olde Base Line Road	Anytime
Crestwood Road	South	Humberlea Road	Little Court	Anytime
Crestwood Road	North & West	Little Court	Kingsview Drive	Anytime
David Street	Both	Louisa Street	King Street East (RR 9)	Anytime
Deer Valley Drive	East	Bambi Trail	Glasgow Road	Anytime
Dominion Street	Both	Forks of the Credit Road (RR 11)	A point 700 m north of Forks of the Credit Road (RR 11)	Anytime
Dougall Avenue	North	Learmont Avenue	A point 40m east of Bonnieglenn Farm Boulevard	Anytime
Dougall Avenue	North	Pinedale Avenue	Kennedy Road	Anytime
Dougall Avenue	North	Pinedale Avenue	Valleybrook Crescent	Anytime
Duffy's Lane	Both	A point 1.1 km north of Patterson Sideroad	A point 2.2 km north of Patterson Sideroad	Anytime
Elizabeth Street	South	Connaught Crescent	Ted Houston Park	Anytime
Elizabeth Street	Both	Queen Street South (RR 50)	Jane Street	Anytime
Ellwood Drive East	North & East	A point 200 m east of Queen Street South (RR 50)	Allan Drive	Anytime
Ellwood Drive West	Both	Queen Street South (RR 50)	A point 30 m west of Wilton Drive	Anytime
Ellwood Drive West	North	A point 30 m west of Wilton Drive	Station Road	Anytime
Enoch Street	East	Snellview Boulevard	Sleepy Meadow Drive	Anytime

SCHEDULE A  
NO PARKING

Column 1	Column 2	Column 3		Column 4
Street	Side(s)	From	To	Days & Time
Falling Leaf Drive	South and West	Dougall Avenue	Pinedale Avenue	Anytime
Fallview Circle	North	Fallview Circle	Learmont Avenue	Anytime
Fawnridge Road	North	Icefall Road	Bonnieglenn Farm Boulevard	Anytime
Fieldstone Lane Avenue	East	Dougall Avenue	Judge Street	Anytime
Fieldstone Lane Avenue	West	Judge Street	Northerly end of Fieldstone Lane Avenue	Anytime
Frustac Trail	South	Landsbridge Street	Ernest Biason Boulevard	Anytime
Gentle Fox Drive	outside of drive	Snellview Boulevard	Enoch Street	Anytime
Glasgow Road	Both	Chickadee Lane	Hickman Street	Anytime
Glenwood Crescent	South & West	Bell Air Drive	Newlove Drive	Anytime
Hanton Crescent	North & West	Landsbridge Street	North easterly corner of 32 Hanton Crescent	Anytime
Harvest Moon Drive	North	Coleraine Drive (RR 150)	Northerly intersection of Ironhorse Crescent	Anytime
Harvest Moon Drive	West	Northerly intersection of Ironhorse Crescent	King Street (RR 9)	Anytime
Healey Road	North & East	Highway 50 (RR 50)	Piercey Road	Anytime
Helderman Street	South & East	Maple Cider Street	Bonnieglenn Farm Boulevard	Anytime
Hemlock Street	South	Meadowvale Court	A point 76 m east of John Street	Anytime
Hesp Drive	East	King Street West (RR 9)	Hickman Street	Anytime
Hickman Street	Both	Sackville Street	Glasgow Road	Anytime
Hickman Street	South	Glasgow Road	Queen Street North (RR 50)	Anytime
High Street	West	King Street (RR 9)	A point 107 m north of King Street (RR 9)	Anytime
High Street	North	Isabella Street	King Street	Anytime
Highmore Avenue	West & North	Whitbread Avenue	Sant Farm Drive	Anytime
Humberlea Road	Both	King Street East (RR 9)	Kingsview Drive	Anytime
Icefall Road	West	Dougall Avenue	Fawnridge Road	Anytime
Innis Lake Road	West	A point 248 m north of Old Church Road (RR 22)	A point 608 m north of Old Church Road (RR 22)	Monday to Friday 8am-3pm
Innis Lake Road	West	Old Church Road (RR 22)	A point 179 m north of Old Church Road (RR 22)	Anytime
Innis Lake Road	West	A point 209 m north of Old Church Road (RR 22)	A point 248m north of Old Church Road (RR 22)	Anytime
Innis Lake Road	East	Old Church Road (RR 22)	A point 707m north of Old Church Road (RR 22)	Anytime
Ivan Avenue	East & West	Parsons Avenue	A point 30 m north of Parsons Avenue	Anytime

SCHEDULE A  
NO PARKING

Column 1	Column 2	Column 3		Column 4
Street	Side(s)	From	To	Days & Time
James Street	East	Victoria Street	A point 60 m north of Victoria Street	Anytime
Jane Street	East	Elizabeth Street	King Street West	Anytime
Jean Street	West	A point 270 m northwest of Cranston Drive	A point 330 m northwest of Cranston Drive	Anytime
Jean Street	East	A point 160 m northwest of Cranston Drive	A point 220 m northwest of Cranston Drive	Anytime
Jean Street	East	A point 30 m north of Caledon East Public	A point 30 m south of Caledon East Public	Anytime
John Street	Both	Queen Street West	A point 168 m north of Queen Street West	Anytime
Jolley Court	South & East	A point 50 m west of Landsbridge Street	A point 145 m west of Landsbridge Street	Anytime
Jolley Court	North & West	Landsbridge Street	A point 80 m west of Landsbridge Street	Anytime
Judge Street	North	Fieldstone Lane Avenue	Pinedale Avenue	Anytime
Kamori Road	South & West	Thistleton Street	Zepher Road	Anytime
Kearney Avenue	South	Kennedy Road	Learmont Avenue	Anytime
Kezia Crescent	outside of crescent	Snellview Boulevard	Snellview Boulevard	Anytime
King Street South	Both	Forks of the Credit Road (RR 11)	Northerly limit of King Street South	Anytime
Kingsview Drive	North and East	Bolton Heights Road	Crestwood Road	Anytime
Kingsview Drive	South	Humberlea Road	A point 61 m east of Humberlea Road	Anytime
Lady Godiva Drive	North	Landsbridge Street	Ernest Biason Boulevard	Anytime
Lane A	Both	Dougall Avenue	Icefall Road	Anytime
Lane A-1A	Both	Cottonfield Circle	Benadir Avenue	Anytime
Lane B	Both	Larson Peak Road	Waterville Way	Anytime
Larson Peak Road	South	Learmont Avenue	A point 30m east of Bonnieglenn Farm Boulevard	Anytime
Larson Peak Road	South	Learmont Avenue	easterly end of Larson Peak Road	Anytime
Learmont Avenue	East & North	Abbotside Way	Kennedy Road	Anytime
Lizzie Court	East & inside of Court	Atchison Drive	southeast corner of 47 Lizzie Court	Anytime
Lizzie Court	South	Lizzie Court	A point 80 m east of Lizzie Court	Anytime
Longwood Drive	South	Easterly intersection of Kingsview Drive	Westerly intersection of Kingsview Drive	Anytime
Losino Street	North & West	Kennedy Road	Easterly end of Losino Street	Anytime
Louisa Street	Both	James Street	David Street	Anytime
Maple Cider Street	North	Learmont Avenue	Bonnieglenn Farm Boulevard	Anytime
Maple Lane	West	Pine Avenue	Birch Avenue	Anytime
Maple Street	West	Parsons Avenue	Cedar Street	Anytime



SCHEDULE A  
NO PARKING

Column 1	Column 2	Column 3		Column 4
Street	Side(s)	From	To	Days & Time
Maple Trail Road	East	Judge Street	Valleyscape Trail	Anytime
McCandless Court	West & inside of court	Paisley Green Avenue	McCandless Court	Anytime
McCreary Trail	South	Landsbridge Street	Ernest Biason Boulevard	Anytime
McEwan Drive West	Both	Highway 50 (RR 50)	Loring Drive	Anytime
McKenzie Street	North	A point 47 m west of McLaughlin Road	A point 38 m east of Lorne Street	Anytime
McLaren Road	Both	A point 1.1 km south of Puckering Lane	A point 600 m north of Puckering Lane	Anytime
McLaren Road	Both	A point 675 m south of Forks of the Credit Road (RR 11)	A point 900 m south of Forks of the Credit Road (RR 11)	Anytime
McLaughlin Road	Both	A point 600 m north of Olde Base Line Road (RR 12)	A point 700 m north of Olde Base Line Road (RR 12)	Anytime
McEcheam Crescent	South, North & inside of court	North intersection of Learmont Avenue	South intersection of Learmont Avenue	Anytime
McPherson Road	South North	Tundra Road	Kennedy Road	Anytime
Meadowcreek Road	West	Dougall Avenue	Judge Street	Anytime
Mellow Crescent	North & West	Allan Drive	Ellwood Drive East	Anytime
Mill Street	North	Queen Street North (RR 50)	Chapel Street	Anytime
Mill Street	South	Chapel Street	A point 70 m east of Elm Street	Anytime
Mill Street	East	King Street East (RR 9)	A point 120 m north of King Street East (RR 9)	Anytime
Mill Street	Both	Creditview Road	A point 30 m west of Creditview Road	Anytime
Mississauga Road	Both	A point 335 m north of Forks of the Credit Road (RR 11)	A point 1.4 km north of Forks of the Credit Road (RR 11)	Anytime
Mount Hope Road	Both	Guardhouse Drive	A point 223 m south of Guardhouse Drive	Anytime
Murray Lane	Both	Stephen Drive	Wilton Drive	Anytime
Nancy Street	East	Elizabeth Street	King Street West (RR 9)	Anytime
Newhouse Boulevard	East	Dougall Avenue	Judge Street	Anytime
Newlove Drive	South & West	Bell Air Drive	Allan Drive	Anytime
Oceans Pond Court	West & South	Paisley Green Avenue	End of Oceans Pond Court	Anytime
Paisley Green Avenue	outside of avenue	Atchison Drive	Boyces Creek Road	Anytime
Parsons Avenue	Both	Ivan Avenue	Airport Road	Anytime
Parsons Avenue	South	Ivan Avenue	Dufferin Street	Anytime
Pavin Crescent	inside of crescent	Northerly intersection of Royalton Drive	Southerly intersection of Royalton Drive	Anytime

SCHEDULE A  
NO PARKING

Column 1	Column 2	Column 3		Column 4
Street	Side(s)	From	To	Days & Time
Pine Avenue	North	Highway 50 (RR 50)	Birch Avenue	Anytime
Pinedale Avenue	West	Dougall Avenue	Judge Street	Anytime
Pinnacle Street	Both	Forks of the Credit Road (RR 11)	A point 100 m south of Forks of the Credit Road	Anytime
Prince Michael Court	West	Cedarholme Avenue	A point 32 m north of Cedarholme Avenue	Anytime
Prince Phillip Court	South	Snellview Boulevard	A point 32 m west of Snellview Boulevard	Anytime
Queen Street West	South	Agnes Street	James Street	Anytime
Queen Street West	North	Amelia Street	James Street	Anytime
Queensland Crescent	South	Landsbridge Street	Westerly end of Queensland Crescent	Anytime
Richmond Street	South & West	Airport Road (RR 7)	Simcoe Street	Anytime
Ridge Road	West & South	Ellwood Drive West	Western limit of Ridge Road	Anytime
River Road	Both	Forks of Credit Road (RR 11)	A point 55 m west of Forks of Credit Road (RR 11)	Anytime
Rolling Hills Lane	South & East	Station Road	Northerly end of Rolling Hills Lane	Anytime
Rougebank Avenue	North	Learmont Avenue	Autumn Arbour Road	Anytime
Sackville Street	West	Dalton Street	Northern limit of Sackville Street	Anytime
Sackville Street	East	A point 92 m south of Hickman Street	A point 170 m south of Hickman Street	Anytime
Sackville Street	East	A point 218 m south of Hickman Street	Dalton Street	Anytime
Sackville Street	East	Hickman Street	Northern limit of Sackville Street	Anytime
Scott Street	North	Forks of the Credit Road (RR 11)	A point 220 m east of Forks of the Credit Road	Anytime
Scott Street	North	A point 278 m east of Forks of the Credit Road (RR 11)	The easterly end of Scott Street	Anytime
Scott Street	South	Forks of the Credit Road (RR 11)	The easterly end of Scott Street	Anytime
Shangrila Terrace	Both	A point 60 m north of English Rose Lane	A point 120 m north of English Rose Lane	Anytime
Shaws Creek Road	Both	A point 100m south of the Elora Cataract	A point 100m north of the Elora Cataract Trailway	Anytime
Sheardown Trail	North	Landsbridge Street	Ernest Biason Boulevard	Anytime
Shore Street	Both	Oak Street	Queen Street South (RR 50)	Anytime
Simcoe Street	South	Richmond Street	Holmes Drive	Anytime
Sleepy Meadow Drive	North & inside of Drive	Enoch Street	throughout Sleepy Meadow Drive	Anytime
Snellview Boulevard	East & South	Mayfield Road (RR 14)	Kezia Crescent	Anytime
Snellview Boulevard	North	Kezia Crescent	Kennedy Road	Anytime

SCHEDULE A  
NO PARKING

Column 1	Column 2	Column 3		Column 4
Street	Side(s)	From	To	Days & Time
Station Road	Both	Creditview Road	A point 100 m east of Creditview Road	Anytime
Stella Crescent	North	Northerly intersection of Landsbridge Street	A point 75 m west thereof	Anytime
Stella Crescent	South	Southerly intersection of Landsbridge Street	A point 75 m west thereof	Anytime
Stellar Avenue	East	Waterfall Way	Larson Peak	Anytime
Sterne Street	North	A point 29 m east of Temperance Street	Temperance Street	Anytime
Sterne Street	North	Ann Street	A point 36 m west of Ann Street	Anytime
Sterne Street	South	Queen Street North (RR 50)	Temperance Street	Anytime
Stowmarket Street	North	Tundra Road	Kennedy Road	Anytime
The Grange Sideroad	Both	McLaren Road	A point 175 m west of McLaren Road	Anytime
Tokara Avenue	East	Waterville Way	Larson Peak	Anytime
Tundra Road	West	Dougall Avenue	Stowmarket Street	Anytime
Twistleton Street	North	Kennedy Road	Bonnieglan Farm Boulevard	Anytime
Twistleton Street	North	Learmont Avenue	Bonnieglan Farm Boulevard	Anytime
Valleybrook Crescent	West North	Dougall Avenue	A point 42m south of Dougall Avenue	Anytime
Valleyscape Trail	South	Easterly end of Valleyscape Trail	Westerly end of Valleyscape Trail	Anytime
Valleywood Boulevard	Both	Highway No. 10	A point 100 m east of Highway No.10	Anytime
Victoria Crescent	West	Easterly intersection of Calmon Drive	A point 100 m north of thereof	Anytime
Victoria Street	North	James Street	John Street	Anytime
Victoria Street	South	John Street	Easterly limit of Victoria Street	Anytime
Vinewood Road	West	Dougall Avenue	Stowmarket Street	Anytime
Walker Road West	North	Airport Road (RR 7)	Mountainview Road	Anytime
Walker Road West	South	Mountainview Road	Olivers Lane	Anytime
Wallace Ave	West	Brawton Drive	Church Street	Anytime
Waterbury Street	outside of street/ even number side	A point 31 m west of Paulette Way	Westerly intersection of Tanzini Drive	Anytime
Waterville Way	West & South	Larson Peak Road	Kennedy Road	Anytime
William Street	North	Oak Street	Ridge Road	Anytime
William Street	Both	Queen Street South (RR 50)	Oak Street	Anytime
William Street	Both	Albert Street	Cataract Road	Anytime
Willow Street	Both	Queen Street South (RR 50)	David Street	Anytime

SCHEDULE A  
NO PARKING

Column 1	Column 2	Column 3		Column 4
Street	Side(s)	From	To	Days & Time
Wilton Drive	Both	Queen Street South (RR 50)	Ellwood Drive West	Anytime
Wishing Well Crescent	South, North & inside of court	North intersection of Learmont Avenue	South intersection of Learmont Avenue	Anytime
Wood Circle	East & South	40 Wood Circle	Landsbridge Street	Anytime
Wood Circle	West	32 Wood Circle	Intersection of Wood Circle & Wood Circle	Anytime
Zephyr Road	East	Learmont Avenue	Twistleton Street	Anytime

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2017-XXX-17

Being a By-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of the West Half of Lot 25, Concession 9 (Albion), being Part 1 on 43R-35670, Town of Caledon, Regional Municipality of Peel (Flato Palgrave Mansions Inc.)

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of Part of the West Half of Lot 25, Concession 9 (Albion) being Part 1 on 43R-35670, Town of Caledon, Regional Municipality of Peel, for Estate Residential purposes, as well as environmental and stormwater management purposes.

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50, as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

1. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RE	586	<div><div>- Apartment, Accessory</div><div>- Day Care, Private Home</div><div>- Dwelling, Detached</div><div>- Home Occupation (1)</div></div>	<div><div><b>Lot Area</b> (minimum)0.6 ha</div><div><b>Building Area (Maximum)</b>10%</div><div><b>Building and Structure Location</b><div>All buildings and structures, including but not limited to, <i>accessory buildings</i> and structures, <i>driveways</i>, <i>parking areas</i>, swimming pools, fences and septic systems shall only be located within the structure envelopes as shown on Zone Map S.E. #32</div><div>The minimum <i>setback</i> measured from the rear façade of a <i>detached dwelling</i> to the closest limit of the structure envelope shall be 7.5 metres.</div><div>The minimum <i>setback</i> measured from the side façade of a <i>detached dwelling</i> to the closest limit of a structure envelope shall be 5.0 metres.</div></div><div><b>Grading Restrictions</b><div>Subsequent to the registration of a Plan of Subdivision, all grading and site alteration shall only be located within the structure envelope as shown on Zone Map S.E. #32</div></div><div><b>Natural Area Restrictions</b><div>Subsequent to the registration of a Plan of Subdivision within any area shown as “<i>Natural Area</i>” on Zone Map S.E. #32, no <i>person</i> shall <i>alter</i> the surface of the land, or <i>alter</i> disturb, destroy, remove, cut or trim any vegetation, except in</div></div></div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			accordance with an approved environmental management / reforestation plan, nor shall they <i>alter</i> , disturb, destroy or remove any wildlife habitat whether in use or not, unless deemed hazardous to human health or property. No fencing is permitted unless required and/or approved by the Town and/or Conservation Authority.

2. Schedule “A”, Zone Map 44 of Zoning By-law 2006-50, as amended, is further amended for Part of the West Half of Lot 25, Concession 9 (Albion) being Part 1 on 43R-35670, Town of Caledon, Regional Municipality of Peel, from Rural – Oak Ridges Moraine (A2-ORM) and Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM) to Estate Residential – Exception 586 – Oak Ridges Moraine (RE-586-ORM), Environmental Policy Area 1 – Oak Ridges Moraine (EPA1-ORM) and Environmental Policy Area 1 – Section 405 (EPA1-405) in accordance with Schedule “A” attached hereto.
3. Schedule “B”, Zone Map S.E. 32, as attached hereto, is hereby added to Zoning By-Law 2006-50, as amended, for the lands legally described as Part of the West Half of Lot 25, Concession 9 (Albion) being Part 1 on 43R-35670, Town of Caledon, Regional Municipality of Peel.

**Enacted by the Town of Caledon Council this 4<sup>th</sup> day of April, 2017**

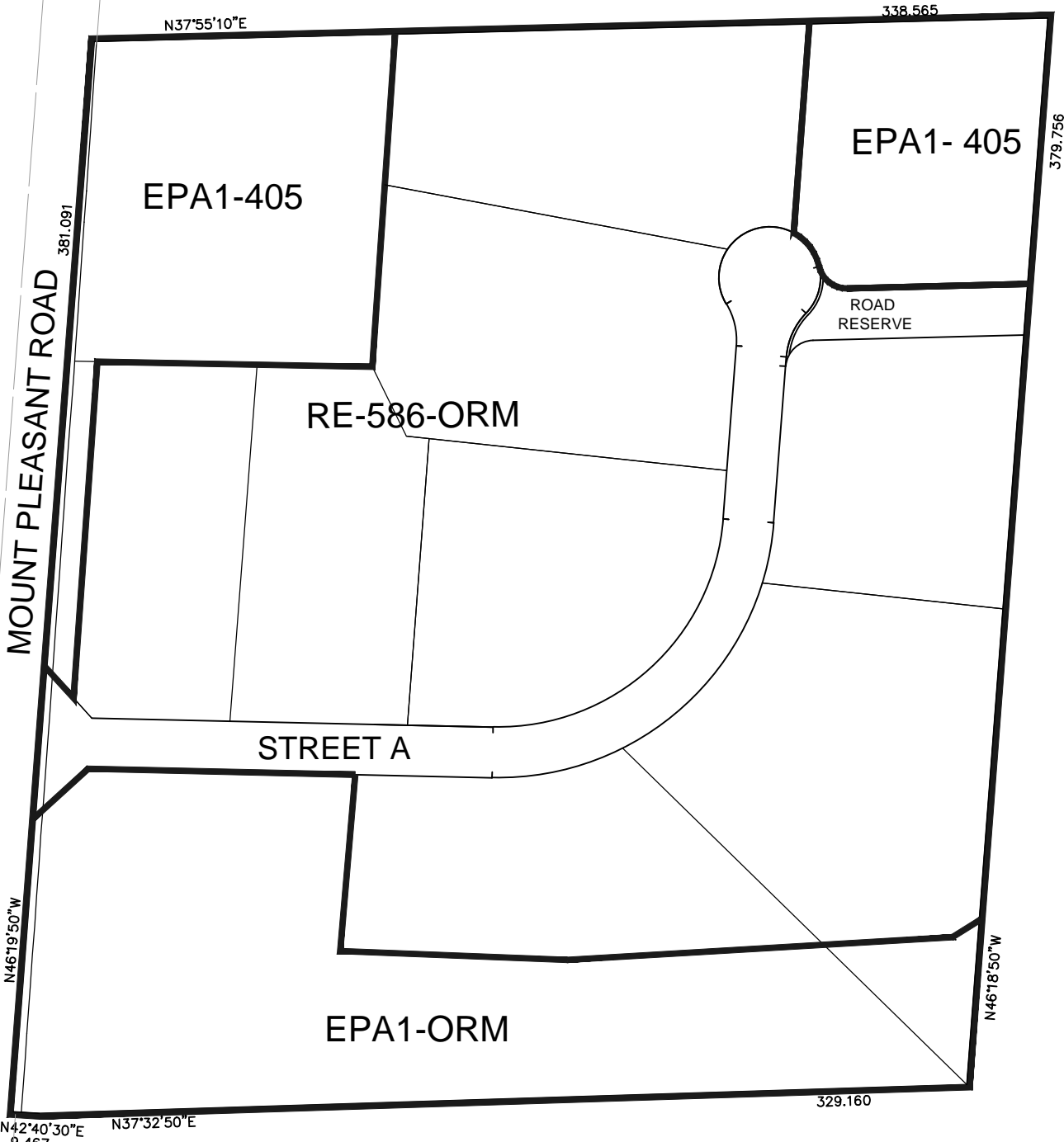
\_\_\_\_\_  
Allan Thompson, Mayor

\_\_\_\_\_  
Carey deGorter, Clerk





HUNSDEN SIDEROAD



 ZONE BOUNDARY

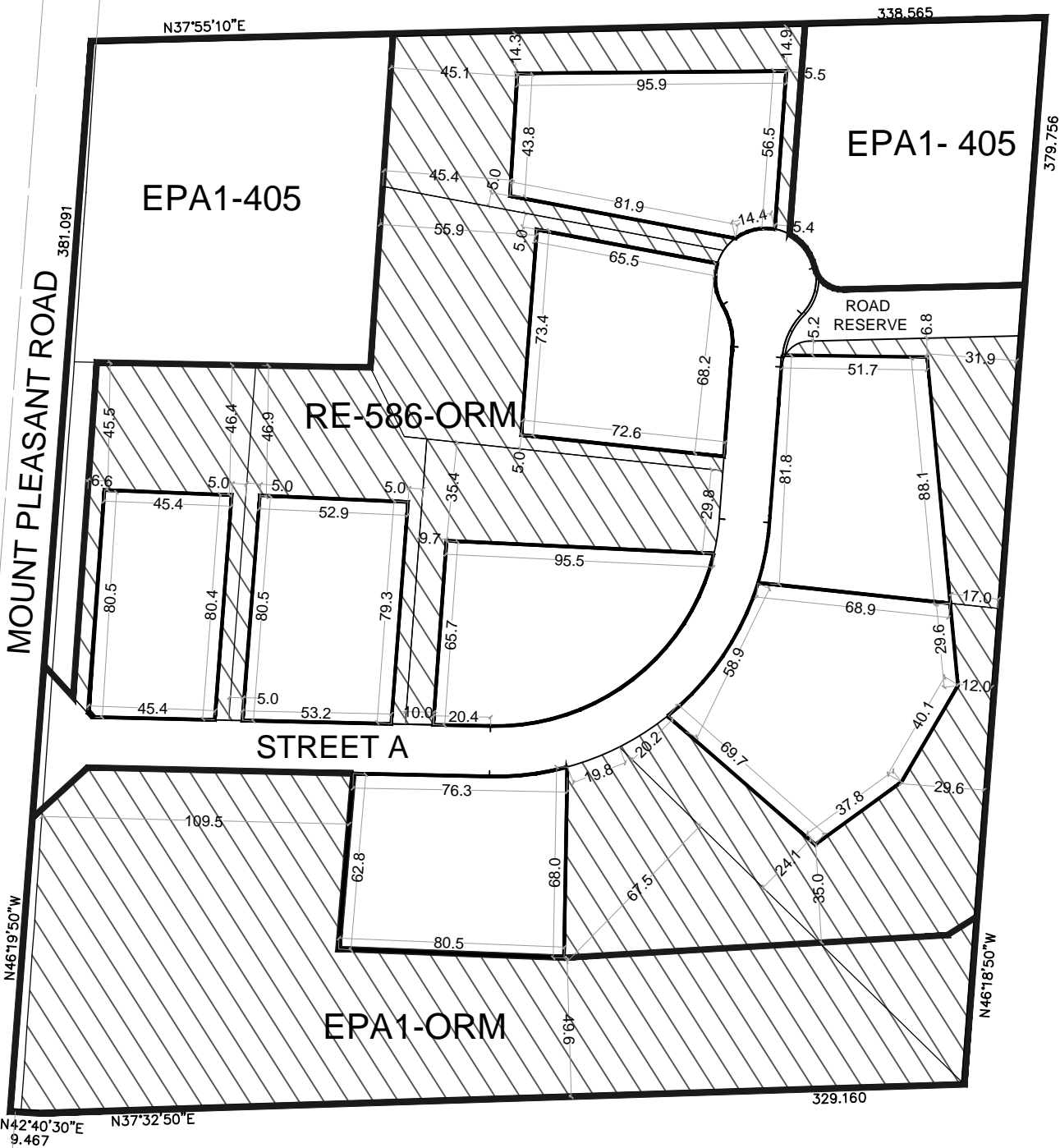
RE -586-ORM	ESTATE RESIDENTIAL - EXCEPTION 586-OAK RIDGES MORaine
EPA1-ORM	ENVIRONMENTAL POLICY AREA 1- OAK RIDGES MORaine
EPA1-405	ENVIRONMENTAL POLICY AREA 1- EXCEPTION 405



**SCHEDULE A - ZONE MAP**  
**PROPOSED ZONING - ZONING BY-LAW 2006-50**  
**PART OF LOT 25, CONCESSION 9**  
**TOWN of CALEDON**

P.N. 13.1934	February 24, 2017	Drawn By: D.S.
File No. 1934 - Zoning _February 24, 2017		
 21 Queen Street East Suite 500 Brampton, ON L6W 3P1 P (905) 796 - 5790	 Toll Free 1 (855) 771-7266 www.gwdplanners.com	 3601 Highway 7 East Suite 310 Markham, ON L3R 0M3 P (905) 477 - 6556



HUNSDEN SIDEROAD



-  NATURAL AREA
-  ZONE BOUNDARY

RE -586-ORM
EPA1-ORM
EPA1-405

ESTATE RESIDENTIAL - EXCEPTION 586-OAK RIDGES MORaine  
ENVIRONMENTAL POLICY AREA 1- OAK RIDGES MORaine  
ENVIRONMENTAL POLICY AREA 1- EXCEPTION 405

SCHEDULE B - ZONE MAP S.E. 32  
PROPOSED ZONING - ZONING BY-LAW 2006-50  
PART OF LOT 25, CONCESSION 9  
TOWN of CALEDON

P.N. 13.1934

February 24, 2017

Drawn By: D.S.

File No. 1934 - Zoning \_February 24, 2017



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**THE CORPORATION OF THE TOWN OF CALEDON**

**BY-LAW NO. 2017-XXX-18**

A by-law to designate the property known as 89 Walker Road West (the "Property") as being of cultural heritage value or interest

WHEREAS Section 29 of the *Ontario Heritage Act* authorizes the council of a municipality to enact by-laws to designate property to be of cultural heritage value or interest;

AND WHEREAS the Council of The Corporation of the Town of Caledon (the "Council") has consulted with the municipal heritage committee, Heritage Caledon, with respect to the designation of the Property as being of cultural heritage value or interest;

AND WHEREAS the Council has caused notice of its intention to designate the Property to be given in accordance with subsections 29(3), 29(4) and 29(4.1) of the *Ontario Heritage Act*;

AND WHEREAS the statement of cultural heritage value or interest and description of the heritage attributes in respect of the Property are set out in Schedule "A" to this by-law;

AND WHEREAS no notice of objection to the proposed designation of the Property has been served on the Clerk for The Corporation of the Town of Caledon;

NOW THEREFORE the Council hereby enacts as follows:

1. The Property, more particularly described in Schedule "B" to this by-law, is designated as being of cultural heritage value or interest for reasons set out in Schedule A to this by-law.
2. A copy of this by-law to be registered against the Property described in Schedule B to this by-law in the proper Land Registry Office.
3. A copy of this by-law to be served upon the owner of the Property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in The Corporation of the Town of Caledon as required by the *Ontario Heritage Act*.

**Enacted by the Town of Caledon Council this 4<sup>th</sup> day of April, 2017**

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Allan Thompson, Mayor

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Carey deGorter, Clerk

## **SCHEDULE A**

### **Statement of Cultural Heritage Value or Interest**

The property known municipally as 89 Walker Road West was the Walker farm from possibly as early as 1844 to about 1901. Walker Road West began as Walker's Lane, an access road between the north edge of the village of Caledon East on the east and this Walker farm to the west. The property contains a Georgian style stone dwelling built in or about 1863 by James Walker. This was the second Walker dwelling on the property, the first being a 1840s log house that was abandoned when the stone house was completed. The rare split level "bank house" form of the stone house, combined with its quality stone craftsmanship and 19th century interior and exterior features, make it an important component of the built heritage of the Town of Caledon. The stone house and other heritage attributes are existing and archaeological evidence of the evolution of this property as the Walker farmstead.

### **Description of Heritage Attributes**

The heritage attributes of this property are the estimated 1863 Georgian style, stone house (excluding the north addition and south verandah); the stone outbuilding at the north of the stone dwelling; the stone foundation wall ruin at the north of the dwelling; the stone retaining wall at the south side of the dwelling; the tree lined laneway from Walker Road West; and the viewshed south from the stone dwelling to Walker Road West. The following elements of these heritage attributes are important to the cultural heritage value or interest of this property:

#### 1863 Georgian Revival Style, Stone Dwelling

This includes the main section of the 1863 stone house but excludes the north addition and the south verandah.

##### Exterior

- the 1.5 storey with basement, split level or bank form, massing, and scale of the main section of the house
- the 3-bay front façade
- the overall symmetry of the Georgian Revival styling
- the medium pitched gable roof with returned eaves (as original, not current boxed)
- all window openings
- all original window frames, 6x6 panes type sashes, trim, and lugsills
- all original basement window openings
- all original basement window 4-pane sash, and wells
- all elements of the stone masonry and original tooled (incised) lime mix mortar type
- the stone lintels over each door and window opening, including the basement level
- all elements of the 1863 south doorcase (entranceway) including the diamond glazed transom, panelled embrasures (side recesses), moulded cornice, and sidelights (with lower wood and upper glazed panels, but not the existing glazing type), not including the door
- all original builder's hardware (locks, hinges, fasteners, etc.)
- the existence of period brick chimneys in the east and west gables of the main roof

##### Interior

- all original builder's hardware (locks, hinges, knobs, hooks, etc.)
- all 1860s components of the main staircase
- all components of the original fireplace (pier, hearth, hardware, chimney, etc.)

- all 1860s woodwork including door and window trim, baseboards, original doors, panelling, and other ornamentation
- all 1860s flooring
- all elements of the 1863 south doorcase including the diamond glazed transom, panelled embrasures (side recesses), moulded cornice, and sidelights (with lower wood and upper glazed panels, but not the existing glazing), not including the door
- representative evidence of original construction technology, including the roof framing, use of handsplit lath, plasterwork, etc.

#### Stone Outbuilding

The form, massing, and stone construction of the outbuilding at the north side of the 1863 house, but not including recent materials or changes to the original form and massing that can be proven.

#### Cultural Heritage Landscape Elements

The intent is to maintain a 19th century rural context for the cluster of buildings, ruins, and elements that form the dwelling site; and to retain any historic archaeological evidence that may contribute to the understanding of the evolution of the structures within this part of the property.

- the private, tree lined laneway from Walker Road West to the south side of the stone dwelling and north to the stone outbuilding
- the south viewshed from the stone dwelling to Walker Road West
- the stone retaining wall along the south side of the 1863 dwelling
- the stone retaining wall on the east side of the 1863 dwelling, north of the main house
- all elements of the stone foundation wall ruin abutting the stone outbuilding on the east, (north of the dwelling) for building archaeology information purposes

#### Archaeological Resources

- registered archaeological site AIGw-73

## **SCHEDULE B**

### Legal Description

PIN: 14289-0493 (LT) – Part Lot 4, Concession 6, EHS (Caledon), being Part 1 on 43R-37570; Town of Caledon; Regional Municipality of Peel



# THE CORPORATION OF THE TOWN OF CALEDON

## BY-LAW NO. 2017-XXX-19

A by-law to exempt certain lands from part lot control, namely 0 Waterville Way legally described as Blocks 97 and 98 on Plan 43M-1801

WHEREAS subsection 50(7) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, allows municipal councils to pass by-laws to exempt lands or parts of lands within a registered plan of subdivision from the part lot control provisions outlined in subsection 50(5) of the *Planning Act*;

WHEREAS it is intended that four (4) residential townhouse units and two (2) easements for maintenance purposes will be created on Block 97, Plan 43M-1801 being Parts 1 to 6 on Plan 43R-37568 and four (4) residential townhouse units and three (3) easements for maintenance purposes will be created on Block 98, Plan 43M-1801 being Parts 1 to 7 on Plan 43R-37567 (the “Property”);

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. Subsection 50(5) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, will cease to apply to Block 97, Plan 43M-1801 being Parts 1 to 6 on Plan 43R-37568 and Block 98, Plan 43M-1801 being Parts 1 to 7 on Plan 43R-37567 upon;
  - a) registration of a copy of this by-law, in the Land Registry Office for the Land Titles Division of Peel (No. 43); and,
  - b) registration of a restriction, pursuant to Section 118 of the *Land Titles Act*, R.S.O. 1990, c.L.5, as amended, requiring the consent of the Clerk of The Corporation of the Town of Caledon prior to the registration of any transfer or charge of Block 97, Plan 43M-1801 being Parts 1 to 6 on Plan 43R-37568 and Block 98, Plan 43M-1801 being Parts 1 to 7 on Plan 43R-37567 or any part or parts thereof in the Land Registry Office for the Land Titles Division of Peel (No. 43).
2. This by-law shall be deemed to expire on the earlier of the date of the transfer of the unit that is transferred last or the 4th day of April, 2020 unless otherwise extended in accordance with Subsection 50(7.4) of the *Planning Act*, R.S.O. 1990, c.P13.

**Enacted by the Town of Caledon Council this 4<sup>th</sup> day of April, 2017**

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Allan Thompson, Mayor

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Carey deGorter, Clerk

# THE CORPORATION OF THE TOWN OF CALEDON

## BY-LAW NO. 2017-XXX-20

A by-law to exempt certain lands from part lot control, namely 0 Marra Avenue legally described as Blocks 23, 24, 25 and 26 on Plan 43M-2026

WHEREAS subsection 50(7) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, allows municipal councils to pass by-laws to exempt lands or parts of lands within a registered plan of subdivision from the part lot control provisions outlined in subsection 50(5) of the *Planning Act*;

WHEREAS it is intended that the following will be created:

Block 23 – three (3) freehold townhouse units being Parts 1 – 6 on Plan 43R-37516 and three (3) maintenance easements being Parts 2, 3 and 5 on Plan 43R-37516; and  
Block 24 – five (5) freehold townhouse units being Parts 1 – 10 on Plan 43R-37518  
Block 25 – seven (7) freehold townhouse units being Parts 11 – 26 on Plan 43R-37518  
Block 26 – five (5) freehold townhouse units being Parts 27 – 36 on Plan 43R-37518; and nineteen (19) maintenance easements being Parts 2, 4, 5, 8, 9, 12, 14, 15, 18, 19, 20, 22, 24, 25, 28, 30, 31, 34 and 35 on Plan 43R-37518  
(the “Property”);

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. Subsection 50(5) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, will cease to apply to Blocks 23, 24, 25 and 26 on Plan 43M-2026 upon;
  - a) registration of a copy of this by-law, in the Land Registry Office for the Land Titles Division of Peel (No. 43); and,
  - b) registration of a restriction, pursuant to Section 118 of the *Land Titles Act*, R.S.O. 1990, c.L.5, as amended, requiring the consent of the Clerk of The Corporation of the Town of Caledon prior to the registration of any transfer or charge of Blocks 23, 24, 25 and 26 on Plan 43M-2026 or any part or parts thereof in the Land Registry Office for the Land Titles Division of Peel (No. 43).
2. This by-law shall be deemed to expire on the earlier of the date of the transfer of the unit that is transferred last or the 4<sup>th</sup> day of April, 2020, unless otherwise extended in accordance with Subsection 50(7.4) of the *Planning Act*, R.S.O. 1990, c.P13.

Enacted by the Town of Caledon Council this 4<sup>th</sup> day of April, 2017

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Allan Thompson, Mayor

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Carey deGorter, Clerk

# THE CORPORATION OF THE TOWN OF CALEDON

## BY-LAW NO. 2017-XXX-21

A by-law to exempt certain lands from part lot control, namely 0 True Blue Crescent and 0 Morra Avenue, legally described as Blocks 32 and 38, Plan 43M-2026

WHEREAS subsection 50(7) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, allows municipal councils to pass by-laws to exempt lands or parts of lands within a registered plan of subdivision from the part lot control provisions outlined in subsection 50(5) of the *Planning Act*;

WHEREAS it is intended that nine (9) freehold townhouse units and twelve (12) easements for maintenance purposes will be created on Blocks 32 and 38, Plan 43M-2026 (the "Property");

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. Subsection 50(5) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, will cease to apply to Blocks 32 and 38, Plan 43M-2026 upon;
  - a) registration of a copy of this by-law, in the Land Registry Office for the Land Titles Division of Peel (No. 43); and,
  - b) registration of a restriction, pursuant to Section 118 of the *Land Titles Act*, R.S.O. 1990, c.L.5, as amended, requiring the consent of the Clerk of The Corporation of the Town of Caledon prior to the registration of any transfer or charge of Blocks 32 and 38, Plan 43M-2026 or any part or parts thereof in the Land Registry Office for the Land Titles Division of Peel (No. 43).
2. This by-law shall be deemed to expire on the earlier of the date of the transfer of the unit that is transferred last or the 4<sup>th</sup> day of April, 2020, unless otherwise extended in accordance with Subsection 50(7.4) of the *Planning Act*, R.S.O. 1990, c.P13.

This By-law shall come into full force and effect on the day of its passing

**Enacted by the Town of Caledon Council this 4th day of April, 2017**

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Allan Thompson, Mayor

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Carey deGorter, Clerk

# **THE CORPORATION OF THE TOWN OF CALEDON**

## **BY-LAW NO. 2017-XXX-22**

A by-law to confirm the proceedings of the Council  
for The Corporation of the Town of Caledon at its  
Council Meeting held on the 4<sup>th</sup> day of April, 2017

WHEREAS it is deemed appropriate that the proceedings of the Council for The Corporation of the Town of Caledon be confirmed and adopted by by-law;

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS  
AS FOLLOWS:

1. The actions of the Council for The Corporation for the Town of Caledon at its Council meeting held on the 4<sup>th</sup> day of April, 2017, in respect to each motion and resolution passed and other action taken by the Council for The Corporation of the Town of Caledon at its meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-law.
2. The Mayor, the Clerk and all other proper officers of The Corporation of the Town of Caledon are authorized and directed to do all things necessary to give effect to the actions of the Council for The Corporation of the Town of Caledon referred to in Section 1 of this By-law.
3. The Mayor and the Clerk are authorized and directed to execute all documents necessary to implement the actions of the Council for The Corporation of the Town of Caledon referred to in Section 1 of this By-law and to affix thereto the seal of The Corporation of the Town of Caledon.

**Enacted by the Town of Caledon Council this 4<sup>th</sup> day of April, 2017**

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Allan Thompson, Mayor

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Carey deGorter, Clerk