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**REPORT TITLE:** Funding Request for Bruce Trail Conservancy Project Proposal, November 2025, Town of Caledon, Ward 4

**FROM:** Kealy Dedman, P.Eng., MPA, Commissioner of Public Works

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## **RECOMMENDATION**

- 1. That The Regional Municipality of Peel (“Peel Region”) provide an amount of \$315,000.00 to the Bruce Trail Conservancy (“BTC”) to cover seventy percent (70 percent) of eligible land acquisition costs associated with BTC’s acquisition of greenlands located at 17963 Mountainview Road, legally described as Part of Lot 13, Concession 6, East of Hurontario Street (Geographic Township of Caledon) and Part of Lot 14, Concession 6, East of Hurontario Street (Geographic Township of Caledon) as in VS246991 & VS49019; save and except for VS262825, VS262826, RO870771, CA25500 & CA25526; Town of Caledon (approximately 18.21 hectares, 45 acres) in accordance with the Greenlands Securement Program (“Program”) Implementation Guidelines (“Guidelines”) and the Greenlands Securement Agreement between Peel Region and BTC, which agreement was extended by an amending and extending agreement executed on June 21, 2023 (collectively, the “Agreement”); and**
- 2. That Peel Region provide BTC with additional funding in the estimated amount of \$45,000.00 to fund seventy percent (70 percent) of eligible securement costs, including costs related to applicable taxes, legal fees, survey, and Phase 1 Environmental Site Assessment; and**
- 3. That the Commissioner of Public Works be directed to confirm and disburse the final amount of funding to BTC once all Program requirements have been met in accordance with the Guidelines and the Agreement to Peel Region’s sole reasonable satisfaction; and**
- 4. That the funds for BTC’s acquisition be provided from the Greenlands Securement Capital Project Number 18-3310.**

## **REPORT HIGHLIGHTS**

- BTC is requesting seventy percent (70 percent) of required funding for eligible costs to acquire 18.21 hectares (45 acres) of greenlands on the Meltwater Moraine property.
- The Meltwater Moraine property is a key acquisition priority for BTC from an ecological and recreational standpoint as BTC has secured approximately 853 metres of the Bruce Trail Optimum Route conservation corridor and relocated approximately 1,800 metres of Bruce Trail (Main Trail) off of Airport Road.
- Town of Caledon staff were consulted by Peel Region staff in accordance with the Guidelines and are supportive of this funding request.
- The greenlands on the Meltwater Moraine property meet eligibility requirements for Program funding.  
Sufficient funds are available through the Greenlands Securement Capital Project 18-3310 to cover Peel Region’s contribution of \$360,000.00 for BTC’s land purchase and associated securement costs.

## **DISCUSSION**

### **1. Background**

The purpose of this report is to request Regional Council approval of a Greenlands Securement Program funding request by BTC in the amount of approximately \$360,000.00 of eligible land purchase and associated securement costs to support the acquisition of 18.21 hectares (45 acres) of greenlands located on the 55.5 hectare (137.2 acres) Meltwater Moraine property acquired by BTC. The property is located at 17963 Mountainview Road in the Town of Caledon (see Appendix I) and is legally described as art of Lot 13, Concession 6, East of Hurontario Street (Geographic Township of Caledon) and Part of Lot 14, Concession 6, East of Hurontario Street (Geographic Township of Caledon) as in VS246991 & VS49019; save and except for VS262825, VS262826, RO870771, CA25500 & CA25526; Town of Caledon.

The BTC Land Securement Committee recommended the acquisition of the Meltwater Moraine property on October 21, 2024, to relocate approximately 1,800 metres of Bruce Trail (Main Trail) off of Airport Road and to protect sensitive environmental lands and water features that form the outer edge of the Toronto Region Conservation Authority (“TRCA”) Humber River Watershed. The BTC Board of Directors approved the acquisition at their meeting on October 23, 2024. The BTC acquired the Meltwater Moraine property from the Wojtowicz family on December 20, 2024. The Meltwater Moraine property is in the vicinity of the BTC Songbird Nature Reserve property and approximately 1.6 kilometers northeast of the TRCA Glen Haffy Conservation Area property as shown in Appendix II.

Although the Meltwater Moraine property was purchased by BTC in 2024, the Program allows funding applications after the purchase and sale has occurred.

Portions of the greenlands on the Meltwater Moraine property are designated as a Core Area of the Peel Region Greenlands System (see Appendix III) in the Regional Official Plan, which is now a plan of the Town of Caledon, and include core woodland, core Environmentally Significant Area, non-core ANSI Earth Science Provincially Significant and non-core woodland designations (see Appendix IV) which consist of deciduous forest, cultural woodland, cultural meadow, cultural savannah, and cultural hedgerow communities (see Appendix V).

The Meltwater Moraine property is located on the Niagara Escarpment and is regulated by the Niagara Escarpment Plan with a designation of Escarpment Protection Area and a small area of Escarpment Natural Area (see Appendix VI). The entire property is part of the Greenbelt Natural Heritage System. The project is eligible for Program funding in accordance with the Guidelines as it meets primary, secondary, and tertiary funding criteria including:

- Core Area of the Region of Peel Greenlands System;
- Niagara Escarpment Plan “Escarpment Protection Area” and “Escarpment Natural Area;”
- ecological significance of the property; and
- lands that secure a planned trail corridor such as the Bruce Trail.

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The eligible land value and securement costs have been reviewed by Peel Region staff in accordance with the Guidelines and are acceptable. More details on the project's eligibility for Program funding can be found in Appendix VII. Town of Caledon staff were consulted by Peel Region staff in accordance with the Guidelines and are supportive of this funding request.

An overview of the Program's background is provided in Appendix VIII.

### **2. Proposed Direction**

Peel Region staff recommend approval of the BTC funding request for seventy percent (70 percent) of eligible land value and land securement costs associated with the BTC purchase of the greenlands located on the Meltwater Moraine property. Peel Region staff recommends that any disbursement to BTC from the Greenlands Securement Capital Project 18-3310 be in accordance with the Guidelines and Agreement between Peel Region and BTC.

BTC is undertaking the final Program requirements, and once complete, and invoices submitted, Peel Region staff recommends that the Commissioner of Public Works be directed to confirm the final amount of funding for disbursement. It is recommended that in the future event that BTC disposes of any portion of the greenlands acquired with Peel Regional funds, that Peel Region be paid a portion of the sale proceeds proportionate to the Peel Region's total contribution towards the total cost of acquiring the property and said proceeds from the sale shall be returned to the Greenlands Securement Capital Project 18-3310. There are no plans to dispose of any of the greenlands portion of the Meltwater Moraine property by BTC.

### **RISK CONSIDERATIONS**

Not providing funding for BTC's land securement initiatives in Peel region risks BTC's ability to protect, maintain and enhance key natural heritage features, functions and attributes through land securement tools, which are goals set out by Peel Region under the Program.

### **BILL 23 and 45 RISKS AND IMPLICATIONS**

On November 28, 2022, Bill 23, *More Homes Built Faster Act, 2022*, resulted in Peel Region becoming a Regional Municipality without planning authority, and the Regional Official Plan becoming a Plan of the local municipalities. This will result in a need to consult with local municipalities to review the eligibility criteria of the Program to reflect appropriate land use designations in the updated local municipal Official Plans and a subsequent report will be brought before Regional Council recommending changes to the Guidelines.

On June 4, 2025, Bill 45, the *Peel Transition Implementation Act, 2025*, was introduced. If passed, Bill 45 will transfer jurisdiction over regional roads — including related stormwater infrastructure — from Peel Region to Mississauga, Brampton and Caledon on July 1, 2026, and will transfer jurisdiction over waste collection from Peel Region to the three lower-tier municipalities on January 1, 2026.

Notwithstanding the introduction of Bill 45, Regional Council passed Resolution No. 2025-621 on September 11, 2025, approving October 1, 2027 as the date for the transfer of waste collection responsibilities to the local municipalities in accordance with the requirements of the Municipal Act, 2001. This information has been provided to the Province. Peel Region staff will

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monitor any developments as they relate to Bill 45 and will report back to Council when additional details become available.

### **FINANCIAL IMPLICATIONS**

Sufficient funds are available through the Greenlands Securement Capital Project 18-3310 to cover Peel Region's seventy percent (70 percent) contribution of \$360,000.00 for the land purchase and associated securement costs of the greenlands located on the BTC Meltwater Moraine property.

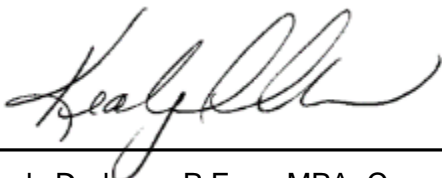
### **CONCLUSION**

The Meltwater Moraine property is an important addition for BTC as they work to build a conservation corridor along Escarpment Sideroad between Airport Road and Highway 10. The acquisition of this property secures an additional 18.21 hectares (45 acres) of greenlands in the vicinity of their nearby BTC Songbird Nature Reserve Property, and approximately 853 metres of the Bruce Trail Optimum Route, removing approximately 1,800 metres of Bruce Trail (Main Trail) from Airport Road. This project meets eligibility requirements for Program funding. Sufficient funds are available through the Greenlands Securement Capital Project 18-3310 to cover Peel Region's contribution of \$360,000.00 for the land purchase and associated securement costs.

### **APPENDICES**

Appendix I - Property Map  
Appendix II - Property Location Map  
Appendix III - Core Areas of the Greenlands System Map  
Appendix IV - Greenlands System Policy Area Breakdown Map  
Appendix V - Ecological Land Classification Map  
Appendix VI - Niagara Escarpment Plan Designations Map  
Appendix VII - Detailed Cost Breakdown and Project Eligibility  
Appendix VIII - Greenlands Securement Program Background

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Kealy Dedman, P.Eng., MPA, Commissioner of Public Works

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