

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2026-XXX

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part Lot 28, Concession 1, EHS, Town of Caledon, Regional Municipality of Peel, municipally known as 20836 Kennedy Road.

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 Lot 28, Concession 1, EHS, Town of Caledon, Regional Municipality of Peel, for environmental and agricultural uses, for which a portion of the lands are to be exclusive of residential uses.

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:

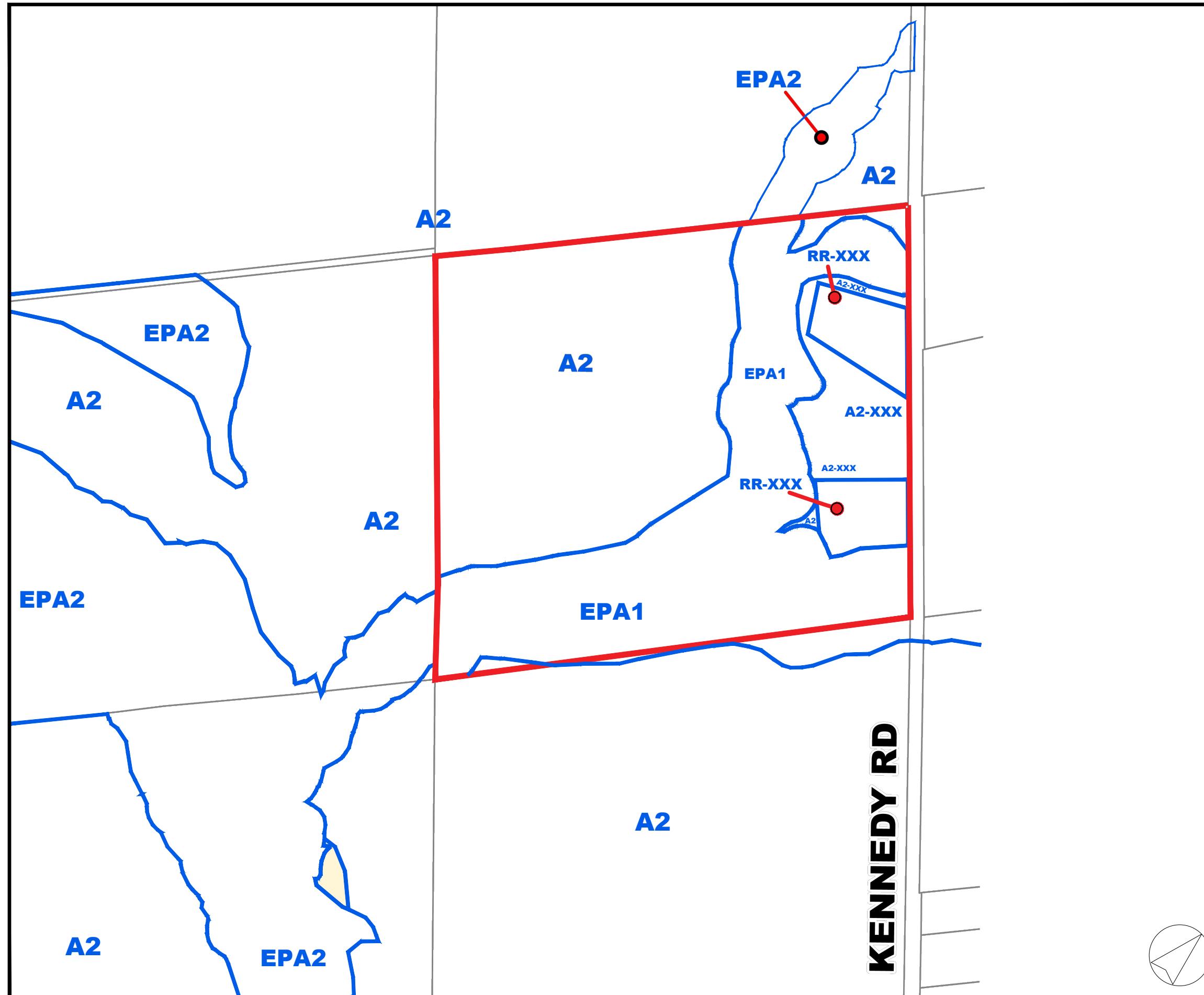
Zone Prefix	Exception Number	Permitted Uses	Special Standards
A2	XXX	<ul style="list-style-type: none">- Additional Residential Unit- Day Care, Private Home- Dwelling, Detached- Home Occupation (1)	Building and Structure Locations In addition to complying with the applicable yard requirements, all <i>buildings</i> and <i>structures</i> , <i>accessory buildings</i> and <i>structures</i> , <i>driveways</i> , <i>parking areas</i> , swimming pools, septic tanks and septic tile fields shall only be located within the structure envelopes shown on Zone Maps S.E.XX
RR	XXX	<ul style="list-style-type: none">- Additional Residential Unit- Day Care, Private Home- Dwelling, Detached- Home Occupation (1)	Lot Area (Minimum) 1.0 ha Additional Residential Units Floor Area (Maximum) – No greater than the ground floor area of the building containing the main dwelling, and not exceeding 160 m ² in gross floor area Distance of the nearest wall of a detached Additional Residential Unit to the Main Dwelling (Maximum) 25 m Building and Structure Locations In addition to complying with the applicable yard requirements, all <i>buildings</i> and <i>structures</i> , <i>accessory buildings</i> and <i>structures</i> , <i>driveways</i> , <i>parking areas</i> , swimming pools, septic tanks and septic tile fields shall only be located within the structure envelopes shown on Zone Maps S.E.XX

2. Schedule "A", Zone Map 85 of By-law 2006-50, as amended is further amended for Part Lot 28, Concession 1, EHS, Town of Caledon, Regional Municipality of Peel, from Rural (A2) and Environmental Policy Area 2 (EPA2) to Rural (A2), Rural Exception XXX (A2-XXX), Environmental Policy Area 1 (EPA1), and Rural Residential Exception XXX (RR-XXX) in accordance with Schedule "A" attached hereto.

Read three times and finally
passed in open Council on the
[XX] day of [XXXXXX], [2026].

Annette Groves, Mayor

Laura Hall, Clerk



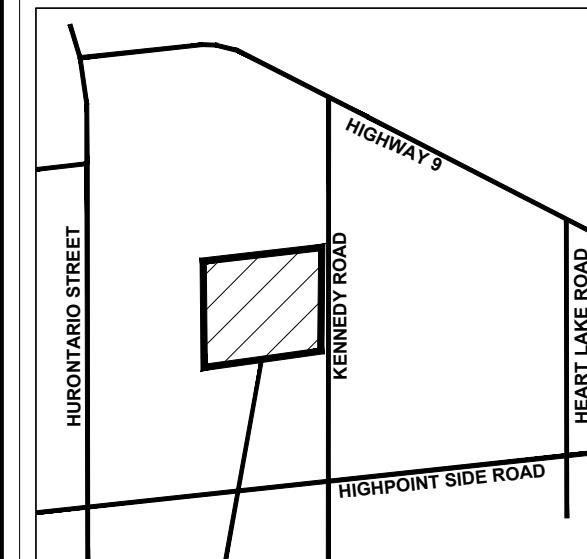
Schedule A By-law 2025-XXX

20836 Kennedy Road
Town of Caledon,
Regional Municipality of Peel

Legend

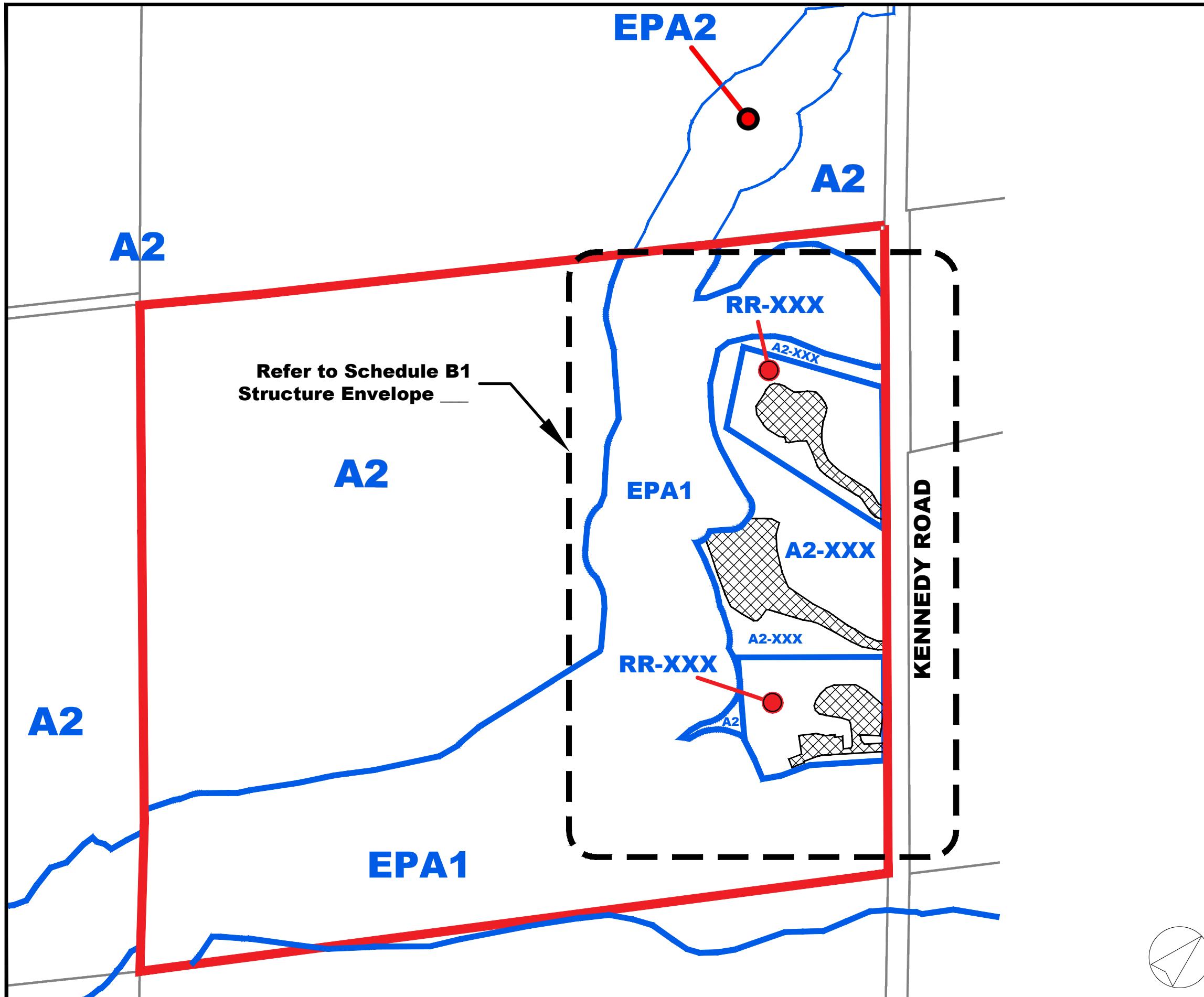
■ Lands to be rezoned
from Rural (A2) and Environmental
Policy Area 2 (EPA2)
to the zones identified on this
Schedule

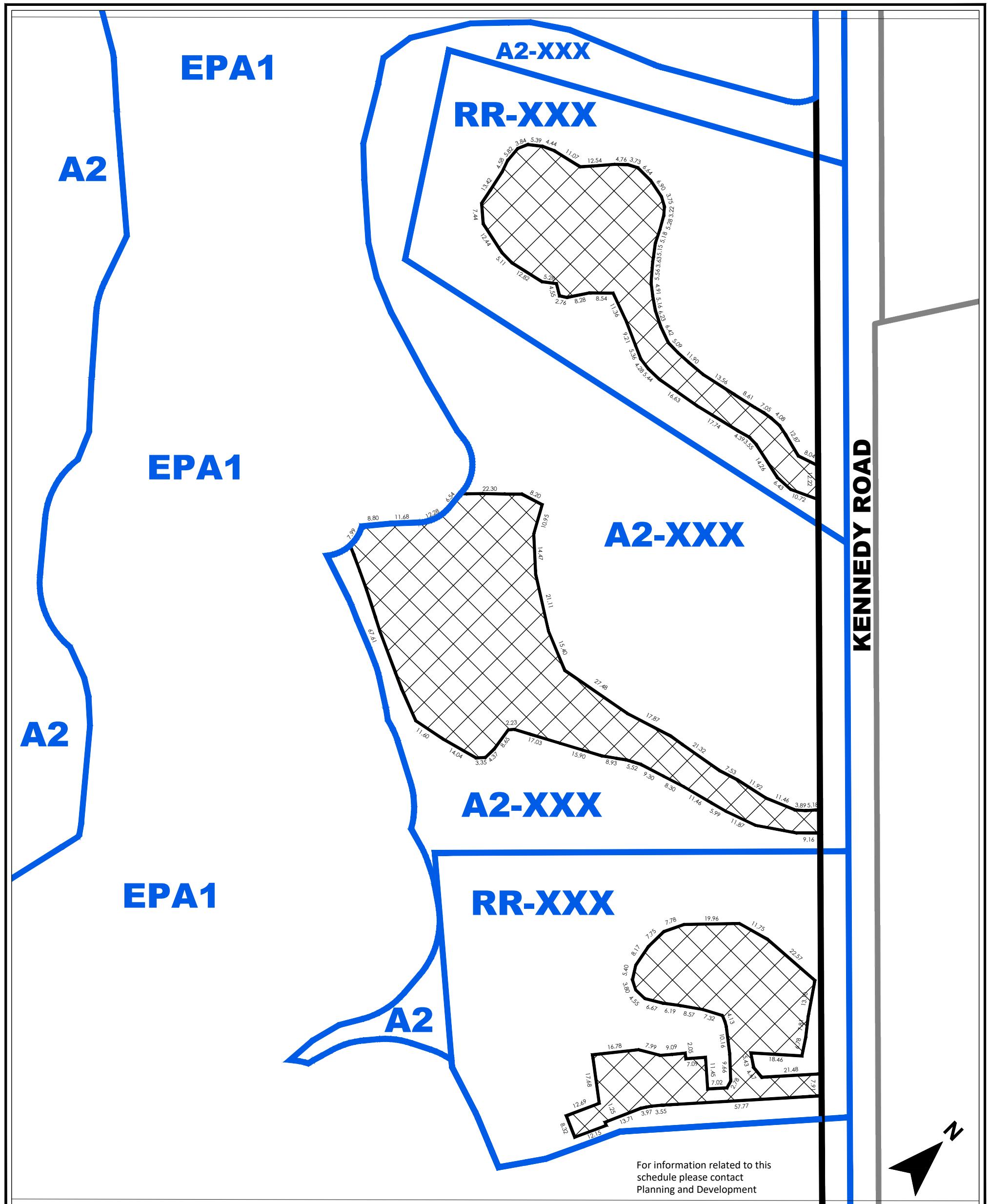
Key Map



Date: November 7, 2025

File: RZ 25-XXX





Index Map NOT TO SCALE	Legend	20836 Kennedy Road Part of Lot 28, Concession 1 Town of Caledon, Regional Municipality of Peel	Schedule B1 ZONE MAP S.E. XX
<p>Site Location</p>	<p> Zone Boundary</p> <p> Structure Envelope</p>	<p>The base data on this map is provided for convenience only. The Town of Caledon is not responsible for any deficiencies inaccuracy in the base data, and will not accept any liability whatsoever therefore. The reproduction of the base data, in whole or in part, by any means is prohibited without the prior written permissions of the Town of Caledon.</p>	<p>TOWN OF CALEDON</p> <p>Date: November 7, 2025</p> <p>S.E. XX</p>