

**THE CORPORATION OF THE TOWN OF CALEDON
 BY-LAW NO. 202X-xxx**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended with respect to Part of Lots 15-18, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former Geographic Township of Caledon), Town of Caledon, Regional Municipality of Peel.

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 Lots 15-18, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former Geographic Township of Caledon) for a Below Water Pit and Quarry;

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:

1.0 THAT AT Schedule A to Comprehensive Zoning By-law 2006-50 is hereby amended by changing the existing “Agricultural” (A1) and “Environmental Protection Area 2” (EPA2) to “Extractive Industrial - Special” (MX-YY) and “EPA1-487” (Environmental Policy Area 1 – 487) as shown on Schedule A; and

3.0 THAT the following is added to Table 13.1:

Zone Prefix	Exception Number	Additional Permitted Uses	
Extractive Industrial (MX) Zone	YY <i>(# to be provided by Planning Staff)</i>	<ul style="list-style-type: none"> - <i>drilling/ blasting/ extraction</i> - <i>processing & shipping of aggregate</i> - <i>site preparation with respect to stripping,</i> - <i>berm creation and progressive rehabilitation</i> 	<p><u>DEFINITION:</u></p> <p>For the purposes of this By-Law, the contiguous parcels of land/lots within the Main Area (north of Charleston Sideroad, West of Mian Street), shall be considered consolidated as one 'lot', and the internal lot lines of the original lots shall not be construed to be lot lines for the purposes of any zoning regulations.</p> <p>For the purposes of this By-Law, the contiguous parcels of land/lots within the North Area (north of Charleston Sdrd. and east of Main Street), shall be considered consolidated as one 'lot', and the internal lot lines of the original lots shall not be</p>

Zone Prefix	Exception Number	Additional Permitted Uses	
			<p>construed to be lot lines for the purposes of any zoning regulations.</p> <p>For the purposes of this By-Law, the contiguous parcels of land/lots within the South Area (south of Charleston Sdrd., east of Mississauga Road) shall be considered consolidated as one 'lot', and the internal lot lines of the original lots shall not be construed to be lot lines for the purposes of any zoning regulations.</p> <p><u>REGULATIONS:</u></p> <p>Building Area (Maximum) = 2,050 sq.m.</p>

4.0 Schedule "A", Zone Maps 64, 74 and 75 of By-law 2006-50, as amended, are further amended for Part of Lots 15-18, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former Geographic Township of Caledon), Town of Caledon, Regional Municipality of Peel, from "Agricultural" (A1) and "EPA2" to "Extractive Industrial – Special" (MX-YY) and "EPA1-487" (Environmental Policy Area 1 – 487) zone in accordance with Schedule "A" attached hereto.

Read three times and finally passed in open Council on the XX day of XXXXXX, 20XX.

, Mayor

, Town Clerk

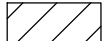

SCHEDULE "A"

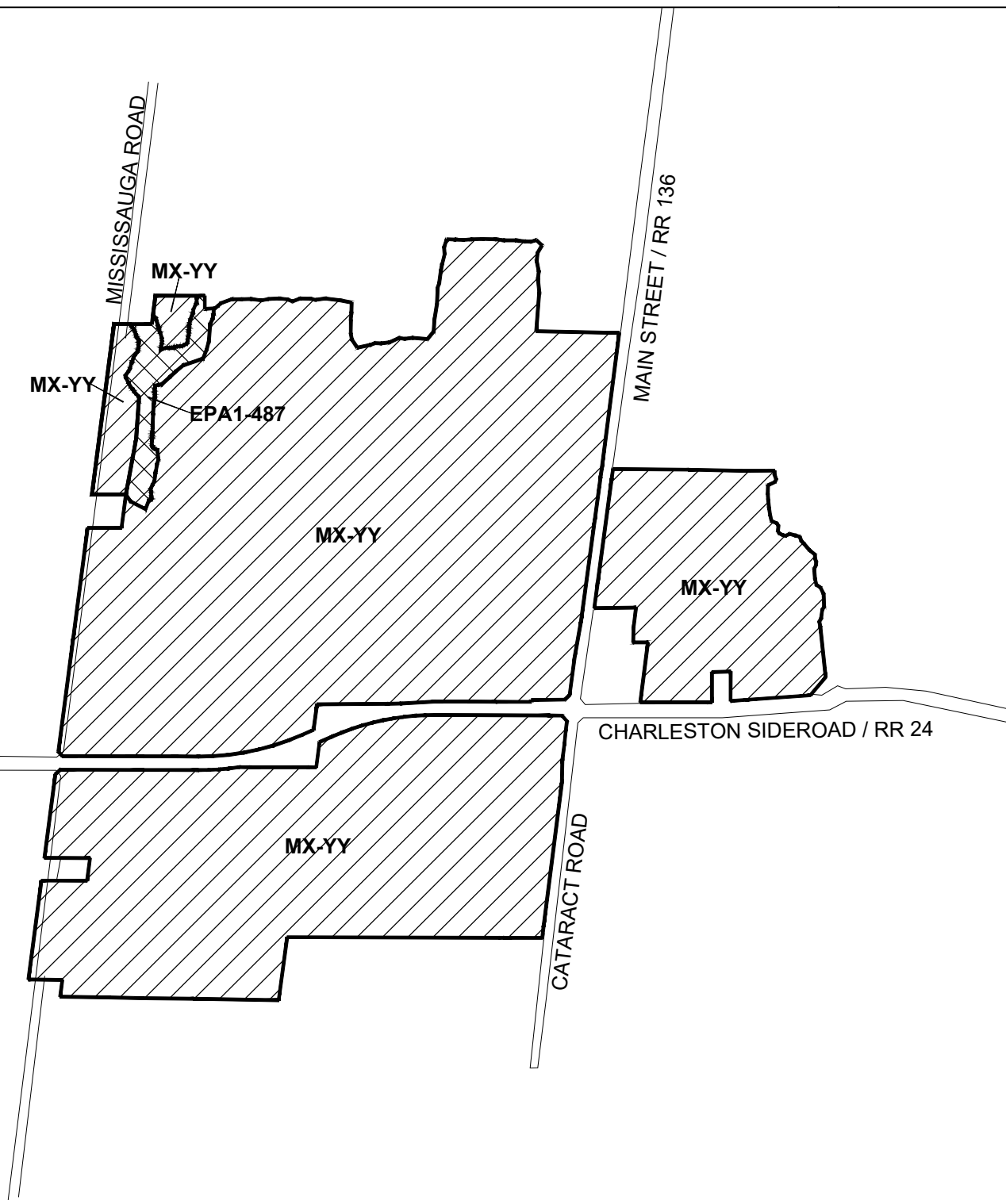
ZONING BY-LAW

No. 2023-XX

CBM AGGREGATES (CBM), A DIVISION OF ST.MARYS CEMENT INC. (CANADA).
 PART OF LOTS 15-18, CONC. 4, WSCR AND
 PART OF LOT 16, CONC. 3, WSCR
 (FORMER GEOGRAPHIC TOWNSHIP OF CALEDON),
 TOWN OF CALEDON, REGION OF PEEL

LEGEND
 SCHEDULE A TO ZONING BY-LAW NO. _____ TO
 REZONE LANDS FROM EXISTING "AGRICULTURAL" (A1)
 AND "ENVIRONMENTAL POLICY AREA 2" (EPA2) ZONES TO
 "EXTRACTIVE INDUSTRIAL - SPECIAL" (MX-YY) ZONE
 AND
 "ENVIRONMENTAL POLICY AREA 1-487" (EPA1-487)

-  **MX-YY ZONE**
-  **EPA1-487 ZONE**



DRAWN BY: GSAI	FILE NO:
CHECKED BY:	DATE: 06/12/22
SCALE: 1:16000	REVISED:
PLANNING & DEVELOPMENT DEPARTMENT	