

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2026-0XXX

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, to introduce a new zone category and provisions for Future Development Areas in the 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 introduce a new zone category and provisions to govern land that has been added to the Settlement Area through approval of Future Caledon Official Plan.

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. Updating the Table of Contents Section of the By-law to include reference to "13.6 Future Development Zones" under Section 13 Exceptions, Beacon Hill Lands, Holding Provisions and Temporary Use Zones.
2. Adding the following row to the bottom of the list in Section 2.1:

Future Development Zone **FD**

3. Inserting a new Section 2.9 and renumbering all other sections in numerical order:

2.9 Future Development Zones

Where a Zone symbol in the attached Schedule(s) is FD, the symbol refers to a future development zone that applies to the lands noted. These zones are listed in Section 13.6 of this By-law. The applicable permitted uses and regulations contained in Section 13.6 of this By-law apply, together with Sections 1 to 5 unless otherwise specified.

4. Add "or Future Development" after the word "Planned Development" in Section 5.2.3 under Table 5.2.
5. The following Section be added in its entirety and, if necessary, renumbering other sections in numerical order:

13.6 Future Development Zones

13.6.1 Permitted Uses

No *person* shall, within any **Future Development Zone**, use any land, or erect, *alter*, enlarge, use or maintain any *building* or *structure* for any *use* except the uses listed below:

- a) *Uses* permitted within the *Agricultural (A1) Zone*
- b) Legally existing *uses*, located in existing *buildings* or *structures*, provided such *uses* continue in the same manner and for the same purpose for which they were used on the day this By-law was passed.
- c) New *accessory buildings* to a legally existing *use*.
- d) Notwithstanding Section 5.22.5, a Temporary Sales Structure located on lands which are the subject of a draft approved plan of subdivision or condominium.

13.6.2 Zone Standards for Agricultural Zone (A1)

13.6.2.1 Permitted *agricultural buildings* and *structures* shall be subject to Section 10.3 - A Zone standards, and 10.4 – A Zone Special Provisions and Standards.

13.6.3 Zone Standards for Temporary Sales Structures

13.6.3.1 Permitted *Temporary Sales Structure* shall be subject to the A1 Zone standards.

13.6.4 Zone Standards for Legally Existing Uses

13.6.4.1 Zone standards for legally existing uses located within existing *buildings* or *structures* shall be pursuant to the zone standards as they existed prior to the date of passing of this By-law.

13.6.4.2 The existing *building area* and existing *accessory open storage area* on the date of passing of this By-law, may be increased by a maximum of 10%.

2. Schedule “A”, Zone Map [map number] of By-law 2006-50, as amended is further amended in accordance with Schedule “A” attached hereto.

Enactment

This By-law shall come into full force and effect on the day of its passing.

Enacted by the Town of Caledon Council this XX day of XXXX, 2026.

Annette Groves, Mayor

Kevin Klingenberg, Clerk

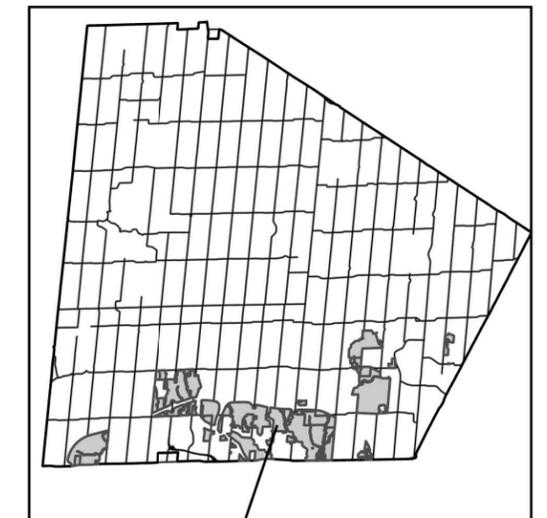
Schedule A By-law 2026-XXX

Town of Caledon,
Regional Municipality of Peel

Legend

 Lands to be rezoned to the FD zone identified on this Schedule

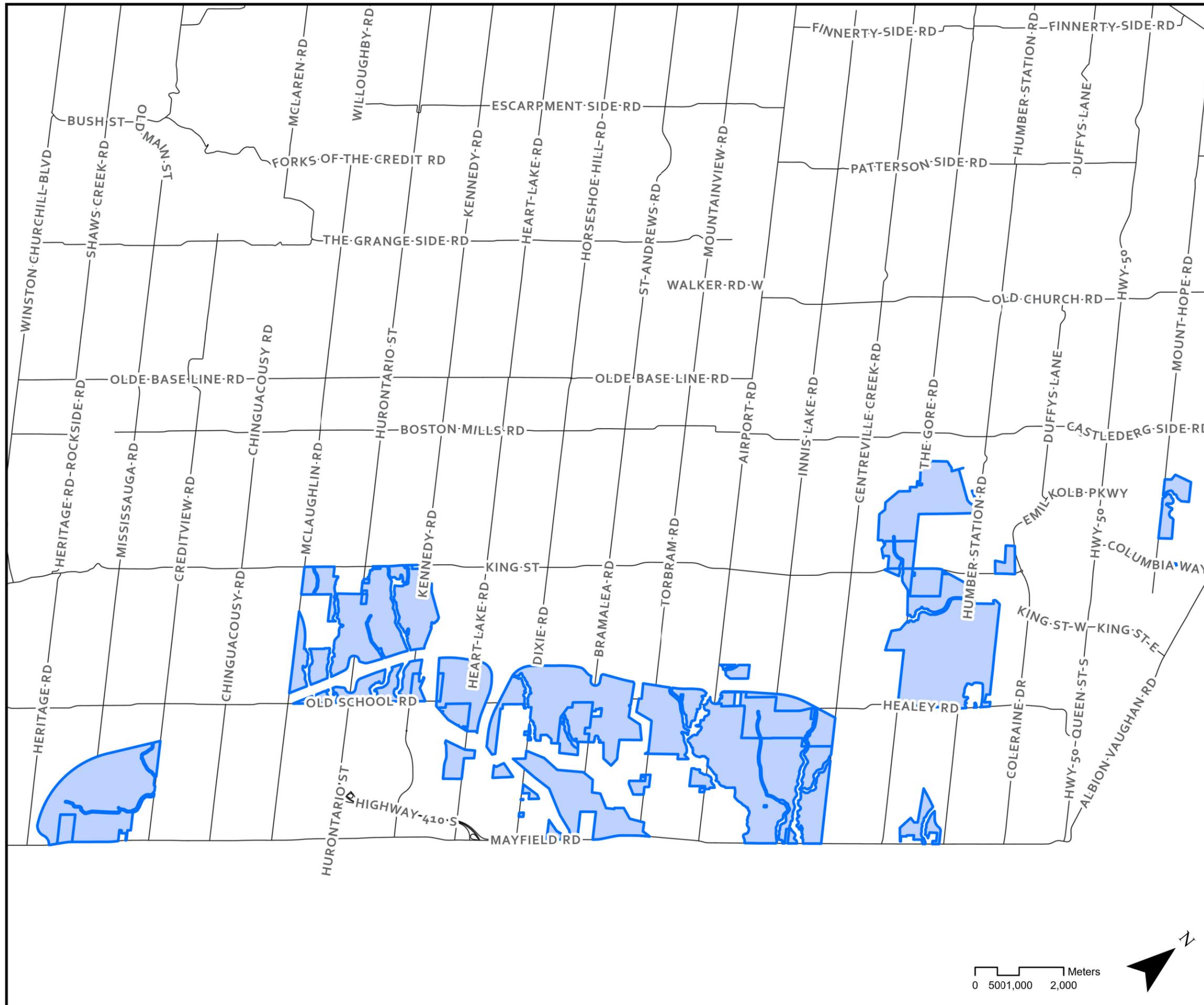
Key Map



Subject Lands

Date: March 04, 2026

File: N/A



0 500 1,000 2,000 Meters

