

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

A by-law to repeal By-law 2024-084 and to further amend
Comprehensive Zoning By-law 2006-50, as amended

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 implement the policies in Official Plan Amendment 1 (Mineral Aggregates) and **Official Plan Amendment XX (Mineral Aggregate Policy Updates)**;

NOW THEREFORE 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. By-law 2024-084 is repealed.
2. The following new definitions are added to Section 3.2:

Asphalt plant means an operation manufacturing asphalt through the mixing of mineral aggregates and oil or recycled asphalt material, but does not include a portable asphalt plant.

Commercial peat extraction and organic soil extraction means the extraction of peat or other soil organic matter from the ground for commercial or industrial purposes.

Portable concrete plant means building or structure:

- a) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

Soil dehydration services means the processing of liquified soil or other slurry-type earth into separated water and dry soil or earth.

3. The definition of gravel pit in Section 3.2 is deleted and replaced with the following four new definitions:

Pit Class A means land or land under water from which unconsolidated aggregate is being or has been excavated at a rate greater than 20,000 tonnes of aggregate annually, and that has not been rehabilitated, but does not mean land or land under water excavated for a building or structure on the excavation site.

Pit Class B means land or land under water from which unconsolidated aggregate is being or has been excavated at a rate equal to or less than 20,000 tonnes of aggregate annually, and that has not been rehabilitated, but does not mean land or land under water excavated for a building or structure on the excavation site.

- The definition of quarry in Section 3.2 is deleted and replaced with the following four new definitions:

Quarry Class A means land or land under water from which consolidated aggregate is being or has been excavated at a rate greater than 20,000 tonnes of aggregate annually, and that has not been rehabilitated, but does not mean land or land under water excavated for a building or structure on the excavation site.

Quarry Class B means land or land under water from which consolidated aggregate is being or has been excavated at a rate equal to or less than 20,000 tonnes of aggregate annually, and that has not been rehabilitated, but does not mean land or land under water excavated for a building or structure on the excavation site.

- The definition of small scale concrete batching plant in Section 3.2 is amended by inserting the words, “mineral aggregates and other” between the words “mixing of” and “ingredients”.
- The first bullet in Section 4.30.3(a) is deleted and replaced with, “Pit Class A, Pit Class B, Quarry Class A, Quarry Class B, wayside pit or quarry, asphalt plant, concrete batching plant, or expansions thereof”.
- The bullet, “an asphalt manufacturing or refining use” in Section is deleted in Section 4.30.1 is deleted and replaced with a new bullet as follows: “aggregate transfer station, asphalt plant, commercial peat extraction and organic soil extraction, portable concrete plant, small scale concrete batching plant, and soil dehydration services.”
- The rows, “farm”, “gravel pit” “and quarry” are deleted from Table 8.1.
- The MX column in Table 8.1 is deleted and replaced, and new rows are additionally added to Table 8.1 as follows:

USE	MX
Agricultural Uses	✓
Detached dwelling	✓ (4)
Forest Management	✓
Open Storage Area, Accessory	✓ (4)
Pit Class A	✓ (4)(5)
Pit Class B	✓ (4)(5)
Quarry Class A	✓ (4)(5)
Quarry Class B	✓ (4)(5)
Recreation, non-intensive	✓

Uses Accessory to a Pit Class A, Pit Class B, Quarry Class A, Quarry Class B	✓ (4)(5)
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(For non-operative clarity to the above:

- The new rows will not include checkmarks identifying those as permitted in the other zones in Table 8.1
- Uses not mentioned in this table would be added as permitted uses in the MX Zone.
- Uses already permitted in the MX Zone but not shown in the table above would remain permitted in the MX Zone)

10. The following new footnotes are added to Table 8.1 as follows:

- (4) Only uses legally existing as of [date of passing of By-law 2026-XXX]. If the use is not legally existing as of [date of passing of By-law 2026-XXX], the use is permitted only if included as part of a licence approved under the *Aggregate Resources Act* existing as of [date of passing of By-law 2026-XXX].
- (5) Associated facilities to a mineral aggregate operation used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products are additionally permitted only if included as part of a licence approved under the *Aggregate Resources Act*.

11. All permitted uses are deleted from Exception 333 in Table 13.1.

12. All permitted uses are deleted from Exception 334 in Table 13.1 and replaced with the term, “wayside pit or quarry”.

13. The term “gravel pit” is deleted twice under the heading “Excavation setbacks (minimum)” from Exception 334 in Table 13.1.

14. All permitted uses are deleted from Exception 335 in Table 13.1 and replaced with the following terms:

- Wayside pit or quarry

15. All permitted uses are deleted from Exception 486 in Table 13.1.

16. All permitted uses are deleted from Exception 603 in Table 13.1.

17. Schedule “A”, Zone Map 78 of By-law 2006-50, as amended is further amended for Part of Lot 26, Concession 4 EHS (Caledon), Town of Caledon, Regional Municipality of Peel, from Extractive Industrial (MX) to Rural (A2) in accordance with Schedule “A” attached hereto.

18. Schedule “A”, Zone Map 18 of By-law 2006-50, as amended is further amended for Part of Lot 27, Concession 5 WHS (Caledon), Town of Caledon, Regional Municipality of Peel, from Extractive Industrial (MX) to Agricultural

(A1) and Environmental Policy Area 2 (EPA2) in accordance with Schedule “B” attached hereto.

19. Schedule “A”, Zone Map 64 of By-law 2006-50, as amended is further amended for Part of Lots 13, 14 and 15, Concession 5 WHS (Caledon), Town of Caledon, Regional Municipality of Peel, from Extractive Industrial (MX) to Agricultural (A1) in accordance with Schedule “C” attached hereto.
20. Schedule “A”, Zone Map 74 of By-law 2006-50, as amended is further amended for Part of Lot 16, Concessions 2 WHS and 3 WHS (Caledon), Town of Caledon, Regional Municipality of Peel, from Extractive Industrial (MX) to Open Space (OS) and Rural (RU) in accordance with Schedule “D” attached hereto.

Enacted by the Town of Caledon Council this ____ day of _____, 2026.


Annette Groves, Mayor

Kevin Klingenberg, Clerk

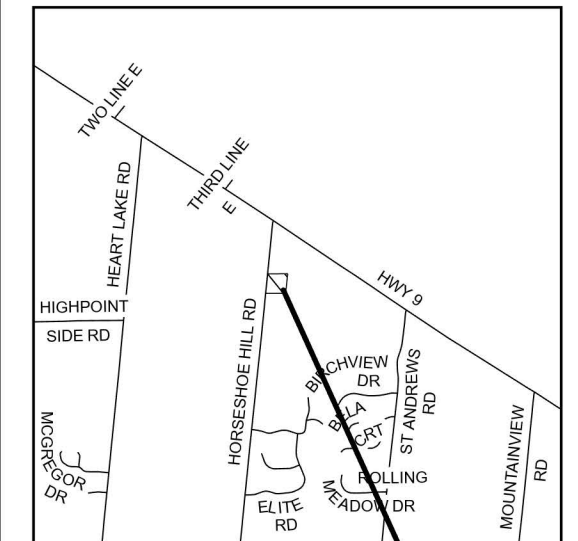
Schedule A By-law 2024-_____

Part of Lot 26, Concession 4 EHS,
Geographic Township of Caledon
Town of Caledon;
Regional Municipality of Peel

Legend

 Lands to be rezoned to the zones identified on this Schedule

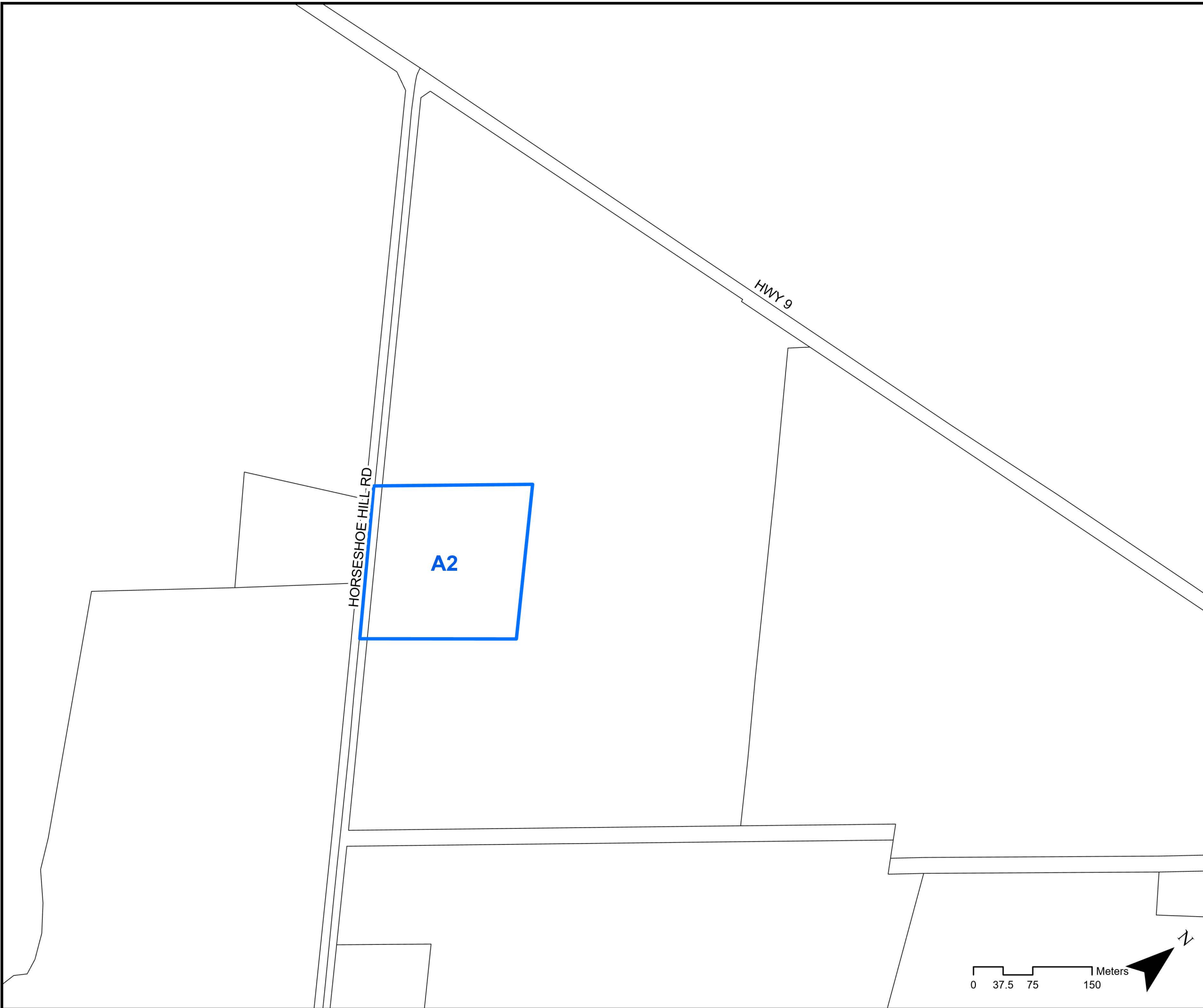
Key Map

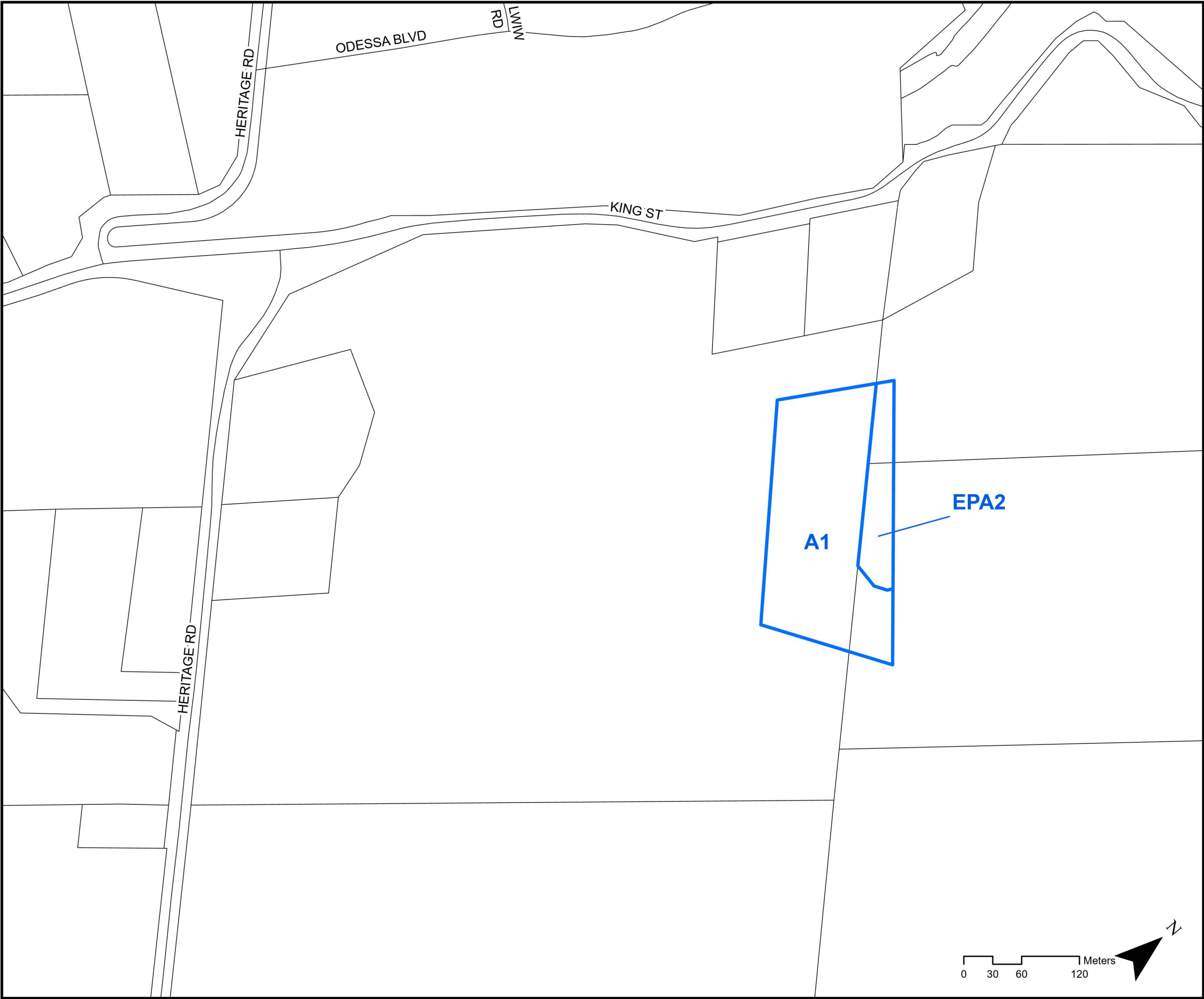


Subject Lands

Date: August 22, 2024

File: N/A






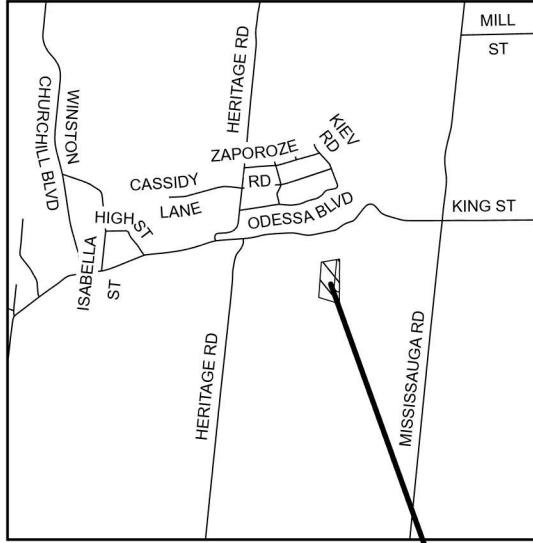
Schedule B By-law 2024-_____

Part of Lot 27, Concession 5 WHS,
Geographic Township of Chinguacousy
Town of Caledon;
Regional Municipality of Peel

Legend

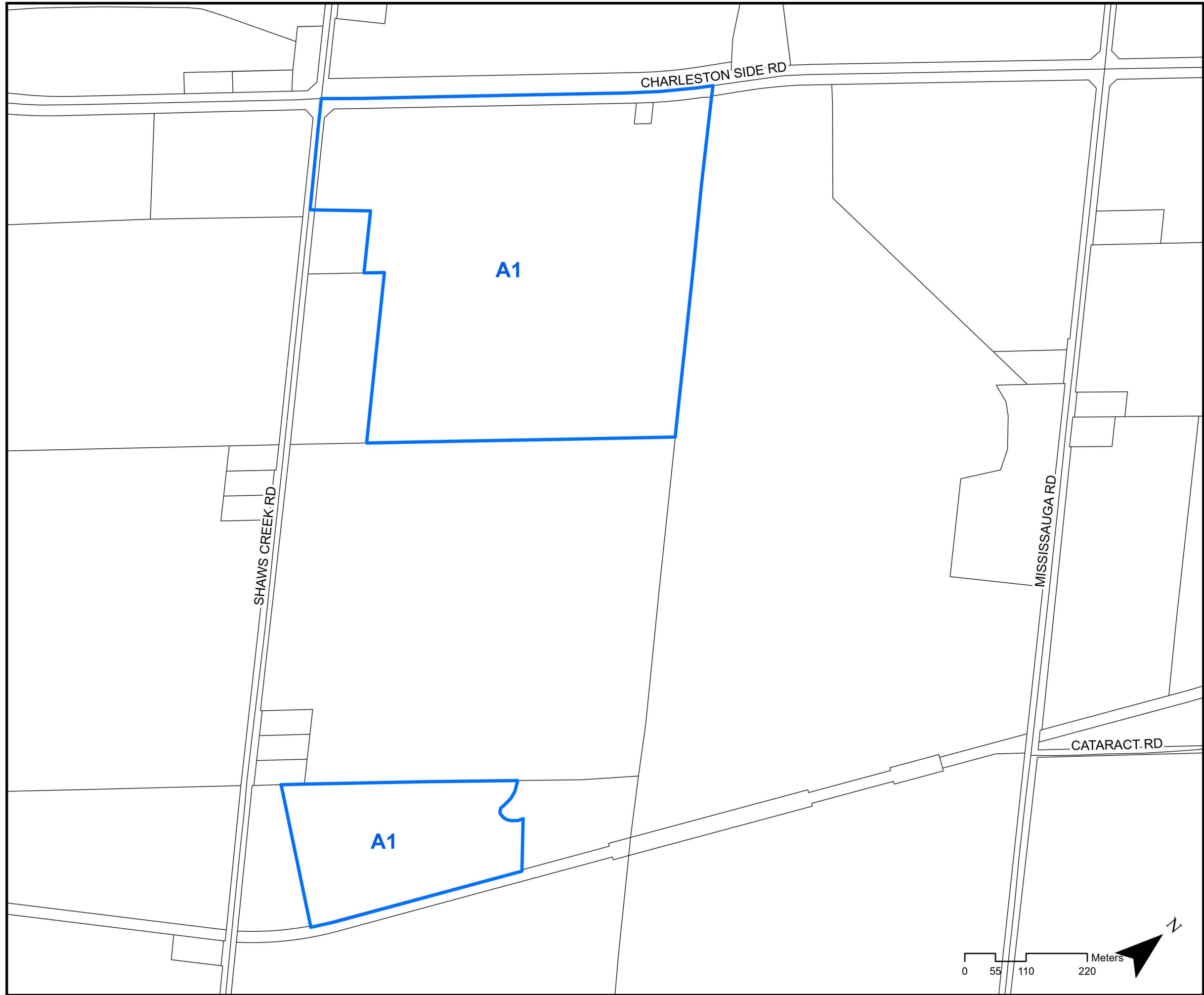
 Lands to be rezoned to the zones identified on this Schedule

Key Map



Date: August 22, 2024

File: N/A



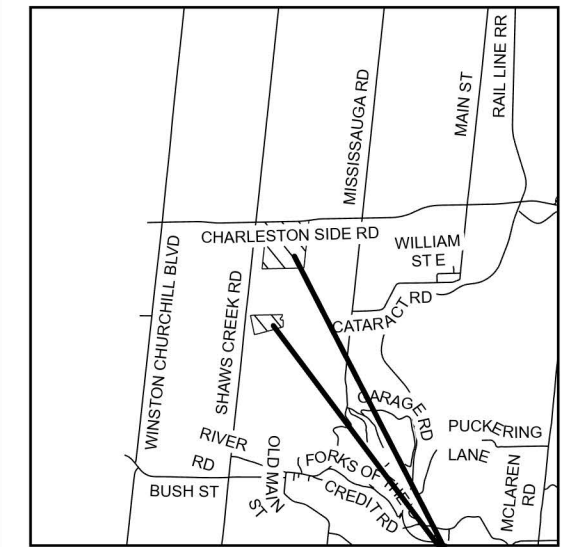
Schedule C By-law 2024-_____

Part of Lots 13, 14 and 15, Concession 5 WHS,
Geographic Township of Caledon
Town of Caledon;
Regional Municipality of Peel

Legend

- Lands to be rezoned to the zones identified on this Schedule

Key Map



Subject Lands


Date: August 22, 2024

File: N/A

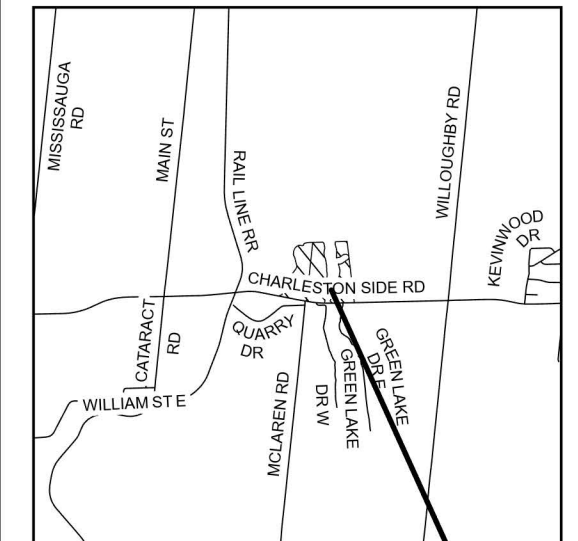
Schedule D By-law 2024-_____

Part of Lot 16, Concession 2 WHS and 3 WHS,
Geographic Township of Caledon
Town of Caledon;
Regional Municipality of Peel

Legend

 Lands to be rezoned to the zones identified on this Schedule

Key Map



Subject Lands

Date: August 22, 2024

File: N/A

