THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 20xx-xxx

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part Lot 13, Concession 5, Town of Caledon, Regional Municipality of Peel, municipally known as 17903 Shaws Creek 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 13, Concession 5, Town of Caledon, Regional Municipality of Peel, for a mineral aggregate extraction operation (sand and gravel pit);

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
MX	<insert exception #> <insert by-law #>	- Gravel Pit - Farm - Open Storage Area, Accessory	**Excavation Setback (Minima)** a) From the rear lot line (east lot line) 0m b) From the front lot line (west lot line) 27m
EPA1	<insert exception #> <insert by-law #>	- Environmental Management - Forest Management Areas - Acoustic/visual berm adjacent to the Elora-Cataract Trailway	EPA1-XXX may be licensed under the Aggregate Resources Act but extraction is not permitted.

2. Schedule “A”, Zone Map 64 of By-law 2006-50, as amended is further amended for Part Lot 13, Concession 5 West Side of Centre Road or Communication Street, Town of Caledon, Regional Municipality of Peel, from Agricultural (A1) to Extractive Industrial Exception XXX (MX-XXX) and Environmental Protection Policy Area One Exception XXX (EPA1-XXX) in accordance with Schedule “A” attached hereto.

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

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Mayor

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Town Clerk

DRAFT