

**THE CORPORATION OF THE TOWN OF CALEDON**

**BY-LAW NO. 2020-99**

A by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to lands legally known as Block 164, Plan 43M-1840

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 lands municipally known as O Atchison Drive, and legally described as Block 164, Plan 43M-1840, Town of Caledon, Regional Municipality of Peel, for residential, commercial and open space purposes.

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

**General**

Zoning By-law 2006-50, as amended, is hereby amended as follows:

1. The following is added to Table 13.1

<b>Zone Prefix</b>	<b>Exception Number</b>	<b>Permitted Uses</b>	<b>Special Standards</b>
--------------------	-------------------------	-----------------------	--------------------------

CV	640	<ul style="list-style-type: none"> <li>- Art Gallery</li> <li>- Artist Studio and Gallery</li> <li>- Bakery</li> <li>- Building, Apartment</li> <li>- Building, Mixed Use</li> <li>- Business Office</li> <li>- Clinic</li> <li>- Convenience Store (4)</li> <li>- Dry Cleaning or Laundry Outlet</li> <li>- Financial Institution</li> <li>- Fitness Centre</li> <li>- Home Occupation</li> <li>- Merchandise Service Shop</li> <li>- Personal Service Shop</li> <li>- Restaurant</li> <li>- Retail Store</li> <li>- Retail Store, Accessory Sales, Service and Repair Shop</li> <li>- Seniors Retirement Facility</li> <li>- Training Facility</li> </ul>	<p><b>Front Lot Line</b> For the purpose of this zone, the <i>front lot line</i> shall be the <i>lot lines</i> adjacent to Old Church Road.</p> <p><b>Exterior Side Lot Line</b> For the purpose of this zone, the <i>exterior side lot line</i> shall be the <i>lot lines</i> adjacent to Atchison Drive.</p> <p><b>Lot Area (minimum)</b> 4,900 m<sup>2</sup></p> <p><b>Lot Frontage (minimum)</b> 8.5 m</p> <p><b>Building Area (maximum)</b> 40 %</p> <p><b>Front Yard</b></p> <p>a) Minimum 0.7 m</p> <p>b) Maximum 1.7 m</p> <p><b>Exterior Side Yard (minimum)</b> 2.5 m</p> <p><b>Rear Yard (minimum)</b> 7m</p> <p><b>Interior Side Yard (minimum)</b> 7m</p> <p><b>Building Setback from an Open Space (OS) Zone</b></p> <p>a) Minimum Nil</p> <p>b) Maximum 1.2 m</p> <p><b>Building Height (maximum)</b></p> <p>a) Top of Roof 19 m</p> <p>b) Top of any mechanical unit or screen or elevator penthouse 25 m</p> <p><b>Landscaping Area (minimum)</b> 20 %</p>
----	-----	---	---

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><b>Gross Floor Area (maximum)</b></p> <p>a) Each non-residential unit 185 m<sup>2</sup></p> <p>b) Total of all non-residential uses on the lot 650 m<sup>2</sup></p> <p><b>Dwelling Units Per Lot</b> The maximum number of <i>dwelling units</i> per <i>lot</i> shall be 83, subject to meeting all other <i>zone</i> standards, including but not limited to parking requirements.</p> <p><b>Planting Strip</b> For the purpose of this <i>zone</i>, a <i>planting strip</i> may be interrupted by an easement, air ventilation system, sidewalk or bicycle parking.</p> <p><b>Planting Strip Location</b> A <i>planting strip</i> shall be required along each <i>lot line</i>.</p> <p><b>Planting Strip Width (minimum)</b></p> <p>a) Along a <i>front lot line</i> Nil</p> <p>b) Along an <i>interior side lot line</i> or <i>rear lot line</i> abutting a <i>lot</i> containing a residential use 3 m</p> <p>c) Along an <i>exterior side lot line</i> between a <i>parking space</i> and <i>street</i> 3 m Along an <i>exterior side lot line</i> between the <i>building</i> and <i>street</i> Nil</p> <p>d) Along any Open Space (OS) <i>zone</i> Nil</p> <p><b>Driveway Setback (minimum)</b> From a <i>lot line</i> abutting a <i>residential zone</i>. 3m</p> <p><b>Parking Space Setback (minimum)</b> 3 m</p> <p><b>Accessory Buildings</b> For the purpose of this <i>zone</i>, accessory <i>buildings</i> shall not be permitted in any <i>yard</i>.</p> <p><b>Home Occupation</b> For the purpose of this <i>zone</i>:</p> <p>a) There shall be no external display or advertising on the lot for any <i>home occupation</i>.</p> <p>b) There shall be no other <i>person</i> engaged in the <i>home occupation</i> other than an occupant of the <i>dwelling unit</i>.</p> <p><b>Air Conditioners and Heat Pumps</b> For the purpose of this <i>zone</i>, air conditioners and heat pumps are not</p>

permitted in any *yard*.

**Fences**

- a) Any fencing adjacent to a *lot* containing a residential *use* shall be a minimum of 1.8 m in height.
- b) For the purpose of this *zone*, privacy screens are only permitted along the dividing wall between two adjoining

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>balconies, decks, porches or patios and between a balcony, deck, porch or patio and adjacent <i>parking area</i> or <i>loading</i> space. Privacy screens shall not exceed a maximum height of 1.8 m above floor level and shall not protrude more than 3 m from the main wall of the <i>building</i>.</p> <p>c) Fencing associated with a <i>restaurant</i> shall only be decorative fencing with a clear line of sight through the fencing and shall not exceed 1.2 m in height.</p> <p><b>Garbage Enclosure</b> For the purpose of this <i>zone</i>, all garbage shall be stored internally to the <i>building</i>. A garbage pick-up area shall be located a minimum of 3 m from any residential <i>zone</i>.</p> <p><b>Non-Residential Off-Street Parking Requirements (minimum)</b> 1 space per 30 m<sup>2</sup> of <i>net floor area</i> or portion thereof</p> <p><b>Size of Parking Spaces</b> For the purpose of this <i>zone</i>, the width and length of a <i>parking</i> space shall be measured inclusive of the width or length of any painted lines marking such <i>parking</i> space.</p> <p><b>Delivery Space Requirements (minimum)</b> For the purpose of this <i>zone</i>, 1 <i>delivery</i> space shall be required per <i>lot</i>.</p> <p><b>Delivery Space Location (minimum)</b></p> <p>a) To any residential <i>zone</i> 3 m</p> <p>b) To any <i>street line</i> 3 m</p> <p><b>Dwelling Unit Floor Area (minimum)</b> 65 m<sup>2</sup></p> <p><b>Location Restrictions</b></p> <p>a) For the purpose of this <i>zone</i>, non-residential uses shall only be permitted on the ground floor.</p> <p>b) A maximum of 1,100 m<sup>2</sup> of the gross <i>floor area</i> of the ground floor shall be used for residential uses.</p> <p>c) Only residential uses shall be permitted on floors above the ground floor.</p> <p>d) For the purpose of this <i>zone</i>, where the ground floor contains a combination of residential and non-residential uses, the following non-residential uses shall not be located in a unit adjacent to a <i>restaurant</i>.</p> <p>e) For the purpose of this <i>zone</i>, canopies accessory to a <i>permitted</i> use shall be permitted to encroach</p>

			<p>2 m into any <i>yard</i>, except where such canopy would interfere with a <i>loading</i> space.</p>
--	--	--	--

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>f) For the purpose of this zone, a <i>restaurant patio</i> shall be permitted in any <i>front yard</i> and any <i>interior side yard</i> abutting an Open Space (OS) zone with the exception of any part of a <i>yard</i> subject to an easement.</p> <p>g) For the purpose of this zone, illumination shall be permitted to project 0.6 m from the main wall of the <i>building</i>.</p> <p><b>Retail Store Restrictions</b> For the purpose of this zone, <i>retail</i> stores shall not include the sale of any animals.</p> <p><b>Use of Yards</b> Notwithstanding any other provision of this by-law, no <i>building</i> or <i>structure</i> or part thereof and no fence, sidewalk or walkway or part thereof shall be located in any part of any <i>yard</i> that is subject to an easement, unless permitted by such easement.</p>


OS	641	<p><i>Outdoor Patio Outside Display or Sales</i></p> <p><i>Ar ea, Accessory Park Park, Private</i></p>	<p><b>Front Lot Line</b> For the purpose of this <i>zone</i>, the <i>front lot line</i> shall be the <i>lot lines</i> adjacent to Old Church Road and the daylight triangle.</p> <p><b>Exterior Side Lot Line</b> For the purpose of this <i>zone</i>, the <i>exterior side lot line</i> shall be the <i>lot lines</i> adjacent to Atchison Drive.</p> <p><b>Lot Area (minimum)</b> 1,000 m<sup>2</sup></p> <p><b>Lot Frontage (minimum)</b> 8.5 m</p> <p><b>Building Area (maximum)</b> 35 m<sup>2</sup></p> <p><b>All Yards (minimum)</b> 2.5 m</p> <p><b>Building Height (maximum)</b> 10.5 m</p> <p><b>Accessory Outside Display or Sales Restrictions</b> <i>Accessory Outside Display or Sales</i> uses on the <i>lot</i> shall be limited to 25% of the gross <i>floor area</i> of an associate <i>use</i> and <i>unit</i> permitted in the adjacent CV-640 <i>zone</i>.</p> <p><b>Outdoor Patio Restrictions</b> <i>Outdoor patios</i> shall be limited to 40% of the <i>net floor area</i> of an associated <i>restaurant use</i> and <i>unit</i> permitted in the adjacent CV-640 <i>zone</i>.</p> <p><b>Fences</b> Unless for safety purposes required by the Town or Region of Peel, no other fencing shall be permitted with the exception of fencing associated with a <i>restaurant</i> which shall only be decorative fencing with a clear line of sight through the fencing and shall not exceed 1.2 m in height.</p>
----	-----	--	--





Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><b>Parking</b> For the purpose of this zone, Section 5.2.3 of the By-law shall not apply, and no parking spaces shall be required.</p> <p><b>Location Restrictions</b></p> <p>a) For the purpose of this zone, canopies accessory to a permitted use in the adjacent CV-640 zone shall be permitted to encroach 2 m into any yard.</p> <p>b) Lighting fixtures shall be installed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture is projected below the lamp and onto the lot the lighting is intended to serve.</p> <p>c) For the purpose of this zone, illumination shall be permitted to project 0.6 m from the main wall of building containing the accessory use in the CV-640 zone.</p>

- Schedule "A", Zone Map 36b of By-law 2006-50, as amended is further amended for Block 164, Plan 43M-1840, Town of Caledon, Regional Municipality of Peel, from Village Commercial - Exception 507 (CV-507) and Open Space - Exception 505 (OS-505) to Village Commercial - Exception 640 (CV-640) and Open Space - Exception 641 (OS-641) in accordance with Schedule "A" attached hereto.

**Enacted by the Town of Caledon Council this 24th day of November, 2020.**

  
 Allan Thompson, Mayor

  
 Laura Hall, Town Clerk





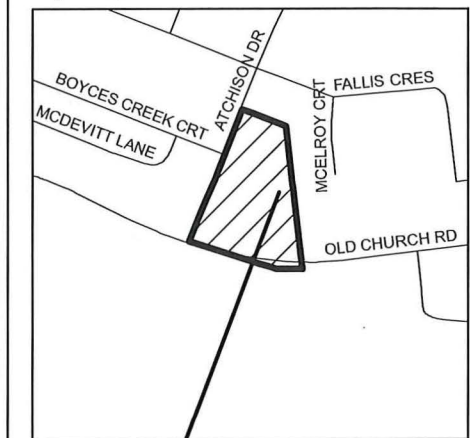
**Schedule A  
By-law 2020-99**

0 Atchison Drive  
Town of Caledon,  
Regional Municipality of Peel

**Legend**

- Lands to be rezoned from CV-507 and OS-505 to the zones identified on this Schedule

**Key Map**



Subject Lands

Date: October 28, 2020

File: RZ 18-03