

TOWN OF CALEDON
 PLANNING
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**THE CORPORATION OF THE TOWN OF CALEDON
 BY-LAW NO. 2021-xxx**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,
 with respect to Parts 23 and 24 on Reference Plan 43R-3146,
 Town of Caledon, Regional Municipality of Peel,
 municipally known as 12148 Albion-Vaughan 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 Parts 23 and 24 on Reference Plan 43R-3146, Town of Caledon, Regional Municipality of Peel, for residential purposes.

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
EPA1	XX1 (# to be provided by Planning Staff)	<ul style="list-style-type: none"> - Environmental Management - Forest Management - Recreation, Non-Intensive 	
RM	XX1 (# to be provided by Planning Staff)	<ul style="list-style-type: none"> - Building, Apartment - Dwelling, Townhouse 	<p>Determination of a Lot</p> <p>Notwithstanding the definition of Lot in Section 3 and any other provisions of By-law #2006-50, and notwithstanding the obtaining of any severances by way of a consent under the provisions of the Planning Act, R.S.O. 1990, C.P.13 as amended from time to time, or the registration at any time of any Condominium Declaration, a Plan of Subdivision, or conveyance with respect to any portion of said land, the land zoned RM by this By-law shall be considered to be one lot.</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Permitted Encroachment Balconies or Decks – 2.4 metres</p> <p>Building Area (Maximum) 40%</p> <p>Backyard Amenity Area Amenity Areas shall be permitted on the third floor terrace of a townhouse dwelling a minimum of 36.50 m²</p> <p>Front Yard (Minimum) 1.3 metres</p> <p>Exterior Side Yards (Minimum) Shall not apply</p> <p>South Interior Side Yard (Minimum) 5.6 metres</p> <p>North Interior Side Yard (Minimum) 5.7 metres</p> <p>Rear Yard (Minimum) 0.4 metres</p> <p>Building Height (Maximum) 22.5 metres</p> <p>Landscape Area (Minimum) 18%</p> <p>Privacy Yard Shall not apply</p> <p>Play Facility (Minimum) Shall not apply</p> <p>Play Facility Area (Minimum) Shall not apply</p> <p>Play Facility Location Shall not apply</p>

2. Schedule "A", Zone Map <insert zone map #> of By-law 2006-50, as amended is further amended for Parts 23 and 24 on Reference Plan 43R-3146, Town of Caledon, Regional Municipality of Peel, from Rural Residential RR Zone to Environmental Policy Area 1 EPA1 Zone and Multiple Residential RM Zone in accordance with Schedule "A" attached hereto.

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

Allan Thompson, Mayor

Carey deGorter, Clerk

