

**THE CORPORATION OF THE TOWN OF CALEDON
 BY-LAW NO. [By-law Number Inserted by Town]**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,
 with respect to [Part Of Lot 3, Concession 6],
 Town of Caledon, Regional Municipality of Peel,
 municipally known as 12476 Highway 50

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 Of Lot 3, Concession 6], Town of Caledon, Regional Municipality of Peel, for [Highway Commercial and Prestige Industrial uses; hotel, retail store accessory and Retail Fuel Outlet (Gas Station) and associated convenience store, various other motor vehicle establishments and repair facilities] 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
CHB	XXX	Highway Commercial and Prestige Industrial uses; hotel, retail store accessory and Retail Fuel Outlet (Gas Station) and associated convenience store, various other motor vehicle establishments and repair facilities	<p>[An increase of maximum building height to be 20.3 m (additional 2 storeys).</p> <p>Technical exemption from the required minimum exterior side yard (George Bolton Parkway) of 18.0 m, proposing 3.0 m. already existing for the Retail Fuel Outlet (Gas Station).</p> <p>Technical exemption from the required minimum planting strip width of 6.0 m, proposing 3.0 m already existing for the Retail Fuel Outlet (Gas Station).</p> <p>Technical exemption from the required 6.0 m for minimum parking spaces from any street line proposing 3.0 m already existing for the Retail Fuel Outlet (Gas Station).</p>

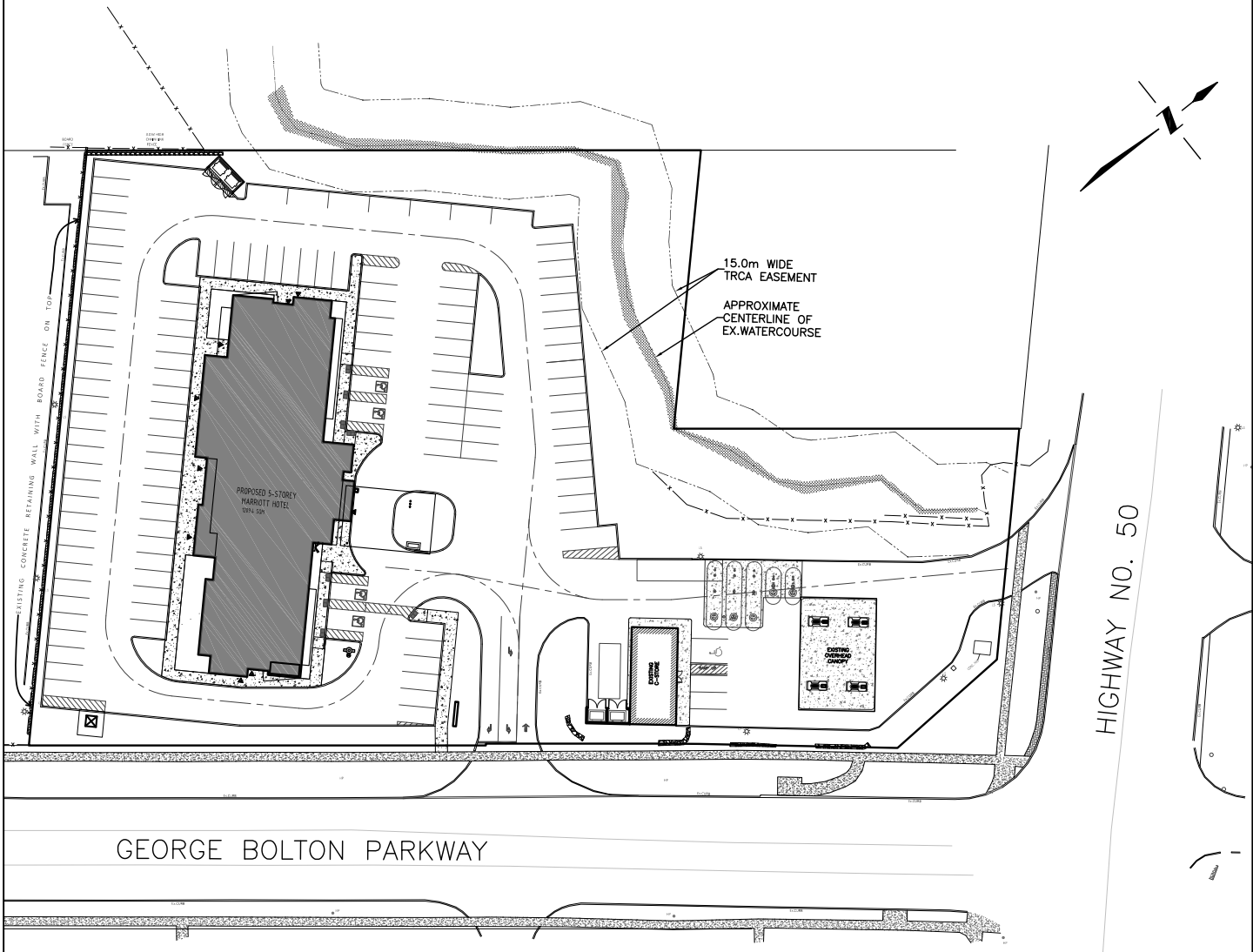
2. Schedule "A", Zone Map [1a] of By-law 2006-50, as amended is further amended for [Part Of Lot 3, Concession 6], Town of Caledon, Regional Municipality of Peel, from [CHB] to [CHB-Special Section XXX] in accordance with Schedule "A" attached hereto.
3. Schedule "B" S.E. Map [map number] attached hereto, is hereby added to Schedule "B", Structure Envelope (SE) Maps of By-law 2006-50, as amended, for the lands legally described as [Part Of Lot 3, Concession 6], Town of Caledon, Regional Municipality of Peel.

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

Allan Thompson, Mayor

Laura Hall, Clerk

DRAFT



GEORGE BOLTON PARKWAY

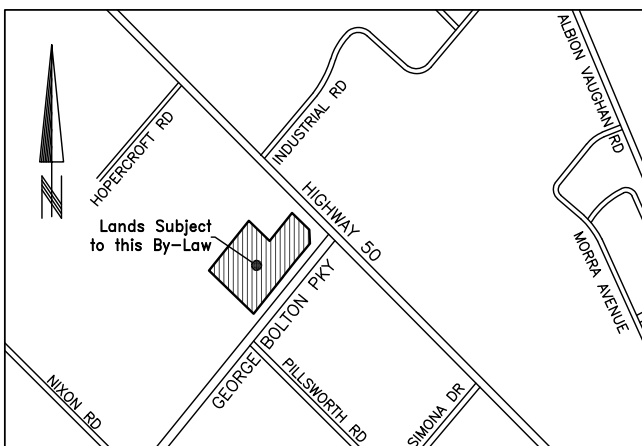
HIGHWAY NO. 50

**ZONE MAP
SCHEDULE "A"
BY-LAW 2020-XX**

ALL OF PIN 14350-0359 (LT)
**PART OF LOT 3
CONCESSION 6**
GEOGRAPHIC TOWNSHIP OF ALBION
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

LEGEND

- Lands Subject to this By-Law
- Zone Boundary



KEY PLAN

N.T.S.

FILE: 20-XX

DATE: NOV 2020