

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 Lot 3, Concession 6 (Albion),
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 12476 Highway 50, Town of Caledon, Regional Municipality of Peel, for commercial uses including a hotel and gas station with site specific standards and for environmental protection 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	671	<div>- Animal Hospital</div> <div>- Business Office</div> <div>- Drive-Through Service Facility (13)</div> <div>- Factory Outlet</div> <div>- Farmers' Market</div> <div>- Financial Institute</div> <div>- Fitness Centre</div> <div>- Hotel</div> <div>- Industrial Use</div> <div>- Merchandise Service Shop</div> <div>- Motel</div> <div>- Motor Vehicle Gas Bar</div> <div>- Motor Vehicle Rental Equipment</div> <div>- Motor Vehicle Repair Facility</div> <div>- Motor Vehicle Sales Establishment</div> <div>- Motor Vehicle Service Centre</div> <div>- Motor Vehicle Used Sales Establishment</div> <div>- Open Storage Area, Accessory (14)</div> <div>- Outside Display or Sales Area, Accessory</div> <div>- Parking Area, Commercial</div> <div>- Place of Assembly</div> <div>- Place of Entertainment</div> <div>- Private Club</div> <div>- Research Establishment</div> <div>- Restaurant</div>	<div>Exterior Side Yard (Maximum)3 m</div> <div>Motor Vehicle Gas Bar Setback (Minimum)<div>a) From any lot line3 m (6)</div><div>b) From any sight triangle3 m (6)</div></div> <div>Building Height (Maximum)<div>a) Hotel21 m</div><div>b) All other uses10.5 m</div></div> <div>Gross Floor Area (Maximum)<div>a) Retail Store, Accessory120 m²</div></div> <div>Planting Strip Width (Minimum)3 m</div> <div>Parking Space Setback (Minimum)<div>a) From any street line3 m</div><div>b) From any other lot line1.5 m</div></div> <div>Parking Spaces (Minimum)<div>a) Motor Vehicle Gas Bar4</div><div>b) Hotel1 parking space per guest room</div></div> <div>Parking Area Location on a Non-Residential Lot<div>Parking areas shall be set back a minimum of 1.5 m from any building or structure.</div></div> <div>Illumination<div>No part of the lighting fixture shall be more than 9 m above grade and no closer than 1.5 m to any lot line.</div></div> <div>Delivery Space Requirement (Minimum)<div>a) Hotel5</div></div> <div>Footnotes<div>All footnotes from the parent CHB zone apply to permitted uses and zone standards.</div></div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<div>- Retail Store, Accessory (2)</div> <div>- Training Facility</div> <div>- Warehouse Warehouse, Public Self-Storage</div> <div>-Warehouse, Wholesale</div>	

2. Schedule “A”, Zone Map 1a of By-law 2006-50, as amended is further amended for 12476 Highway 50, Town of Caledon, Regional Municipality of Peel, from Bolton Highway Commercial (CHB) to Bolton Highway Commercial – Exception 671 (CHB-671) and Environmental Policy Area 1 Zone (EPA1) in accordance with Schedule “A” attached hereto.

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

Annette Groves, Mayor

Laura Hall, Clerk