

**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2024-_____**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of Lots 11 and 12, Concession 7 (Albion), designated as Parts 2 and 5, Plan 43R-38843, Town of Caledon, Regional Municipality of Peel.

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 Lots 11 and 12, Concession 7 (Albion), designated as Parts 2 and 5, Plan 43R-38843, Town of Caledon, Regional Municipality of Peel, for mixed use 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. By adding the following subsections to Section 13 – EXCEPTIONS.
 - 1.1 Notwithstanding any other provisions of by-law 2006-50, the following provisions shall apply to the lands as shown on Schedule “A” of this By-law 2024-_____. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.
 - 1.2 The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RMD	710-H49	<ul style="list-style-type: none"> - Accessory Uses - Art Gallery - Artist Studio and Gallery - Bakery - Building, Apartment - Building, Apartment, Senior Citizens - Building, Mixed Use - Business Office - Clinic - Convenience Store - Day Nursery - Dry Cleaning or Laundry Outlet - Dwelling, Multiplex - Dwelling, Stacked Townhouse - Financial Institution - Fitness Centre - Grocery Store - Home Occupation - Laundromat - Merchandise Service Shop - Non-Market Housing - Outdoor Display or Sales Area, Accessory - Patio, Outdoor - Personal Service Shop - Pharmacy - Place of Assembly - Place of Entertainment 	<p align="center">DEFINITIONS</p> <p>Amenity Space For the purposes of this <i>zone</i>, means an outdoor area used exclusively for the enjoyment of the outdoor environment and may include balconies, patios, terraces, or similar exclusive use areas.</p> <p>Dwelling, Multiplex means a residential <i>building</i> with two, three, or four units. In order to qualify as a <i>Multiplex</i>, at least one <i>dwelling unit</i> must be entirely or partially above another. A <i>dwelling unit</i> within a multiplex is not a principal <i>dwelling</i> that can contain an <i>Additional Residential Unit</i>.</p> <p>Dwelling, Stacked Townhouse For the purposes of this <i>zone</i>, means a building containing four or more <i>dwelling units</i> in which each <i>dwelling unit</i> is divided both horizontally and vertically from another <i>dwelling unit</i> by a common wall.</p> <p>Non-Market Housing means housing that is owned or subsidized by government, a non-profit society, or a housing cooperative; whereby it is not solely market driven.</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards								
		<ul style="list-style-type: none"> - <i>Printing and Processing Service Shop</i> - <i>Restaurant</i> - <i>Retail Store</i> - <i>Retail Store, Accessory</i> - <i>Sales, Service and Repair Shop</i> - <i>School</i> - <i>Seniors Retirement Facility</i> - <i>Training Facility</i> - <i>Video Outlet/Rental Store</i> - <i>Wellness Centre</i> 	<p>Porch For the purposes of this zone, <i>Porch</i> shall mean a roofed exterior platform attached to a <i>building</i> with or without foundation and/or basement with at least one (1) side open including any guards or railings, as required.</p> <p style="text-align: center;">REGULATIONS</p> <p>Access Regulations For the purposes of this zone, Sections 4.3.3 (minimum <i>entrance setback</i>) and 4.3.4 (minimum <i>entrance separation</i>) shall not apply.</p> <p>Additional Residential Units Notwithstanding the lands identified on Schedule H of Comprehensive Zoning By-law 2006-50, the provisions of section 4.4 – Additional Residential Units Overlay Zone shall apply to the lands shown on Schedule “A” of this By-law.</p> <p>Air Conditioners and Heat Pumps Air Conditioners and Heat Pumps are permitted in all <i>yards</i> provided where an Air Conditioner or Heat Pump is located in a <i>Front Yard</i> or <i>Exterior Side Yard</i>, it shall be screened from public view or located on a balcony or terrace.</p> <p>Convenience Store A <i>Convenience Store</i> shall not exceed 300 m² <i>net floor area</i>.</p> <p>Residential Parking Requirements</p> <p>Multiplex: 1 <i>parking space per dwelling unit</i></p> <p>Dwelling, Stacked Townhouse:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Residents:</td> <td style="text-align: right;">1.3 <i>parking spaces per dwelling unit</i></td> </tr> <tr> <td>Visitors:</td> <td style="text-align: right;">0.15 <i>parking space per dwelling unit</i></td> </tr> </table> <p>Building, Apartment; Building, Apartment, Senior Citizen, and Building, Mixed Use:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Residents:</td> <td style="text-align: right;">1.15 <i>parking space per dwelling unit</i></td> </tr> <tr> <td>Visitors:</td> <td style="text-align: right;">0.15 <i>parking space per dwelling unit</i></td> </tr> </table> <p>Non-Residential Parking Requirement</p> <p style="text-align: right;">1 <i>parking space per 25 sq. m. net floor area</i></p> <p>Lot The lands zoned RMD-710 shall be considered one lot for zoning purposes.</p> <p>Non-Market Housing The provisions of this By-law shall not apply to prevent the use of any land, building or</p>	Residents:	1.3 <i>parking spaces per dwelling unit</i>	Visitors:	0.15 <i>parking space per dwelling unit</i>	Residents:	1.15 <i>parking space per dwelling unit</i>	Visitors:	0.15 <i>parking space per dwelling unit</i>
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			<p>structure in a <i>Residential Zone</i> for <i>Non-Market Housing</i> provided that such use, building or structure complies with the standards of the Zone in which it is located.</p> <p>Non-Residential Uses The non-residential <i>uses</i> permitted in this zone shall only be permitted on the ground level of a <i>building, mixed use</i>.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>Lot Area (minimum) nil Lot Frontage (minimum) nil Building Area (maximum): N/A Backyard Amenity Area (minimum): nil Front Yard (minimum) 4m Exterior Side Yard (minimum): 1.5m Rear Yard (minimum): 1.2m Interior Side Yard (minimum): 6m Building Height (maximum) For a <i>Dwelling, Stacked Townhouse and Dwelling, Multiplex</i>: 18m For a <i>Building, Apartment; Building, Apartment, Senior Citizen, and Building, Mixed Use</i>: 40m Amenity Space (minimum): For a <i>Dwelling, Stacked Townhouse</i>: 7m² per dwelling unit For a <i>Building, Apartment; Building, Apartment, Senior Citizen, and Building, Mixed Use</i>: 3m² per dwelling unit Landscaped Area (minimum): 25% Common Outdoor Amenity Area (minimum): 1,250m² Number of dwelling units (maximum): 765</p> <p style="text-align: center;">PERMITTED ENCROACHMENTS</p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, terrace or patio, canopy or portico, including stairs or steps (maximum):</p> <p style="padding-left: 40px;">3.8m into a required <i>yard, front</i> provided a <i>Setback</i> of 0.2m is maintained to the <i>lot line, front</i>;</p> <p style="padding-left: 40px;">4.5m into a required <i>yard, interior side</i>;</p> <p style="padding-left: 80px;">1m into all other <i>yards</i></p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m into all <i>yards</i></p> <p>Sills, cornices, parapets, or other similar ornamental architectural features (maximum):</p> <p>0.6m extending from a <i>main building</i> wall or permitted encroachment.</p> <p>Eaves (maximum):</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			0.6m from a <i>main building</i> wall or permitted encroachment.

2. A holding provision (H) shall apply to the lands shown on Schedule “A” to this By-law and shall not be lifted until the following conditions have been met:
 - a) Approval of Draft Plan of Subdivision has been issued or where the lands are not subject to a Plan of Subdivision, a Site Plan Approval – Final Summary Letter has been issued by the Town.

3. Schedule “A”, Zone Map 21 of By-law 2006-50, as amended is further amended for Part of Lots 11 and 12, Concession 7 (Albion), designated as Parts 2 and 5, Plan 43R-38843, Town of Caledon, Regional Municipality of Peel from General Commercial Exception 577 (C-577) to Mixed Density Residential Exception 710-Holding Provision 49 (RMD-710-H49) in accordance with Schedule “A” attached hereto.

Read three times and finally passed in open Council on the 30th day of April, 2024.

Annette Groves, Mayor

Kevin Klingenberg, Clerk

GREENBELT
PLAN AREA

HIGHWAY 50

RMD-710-H49

COLUMBIA WAY

ALDERBROOK PLACE

KINGSVIEW DRIVE

TAYLORWOOD AVE.


0 30 60 120 Meters



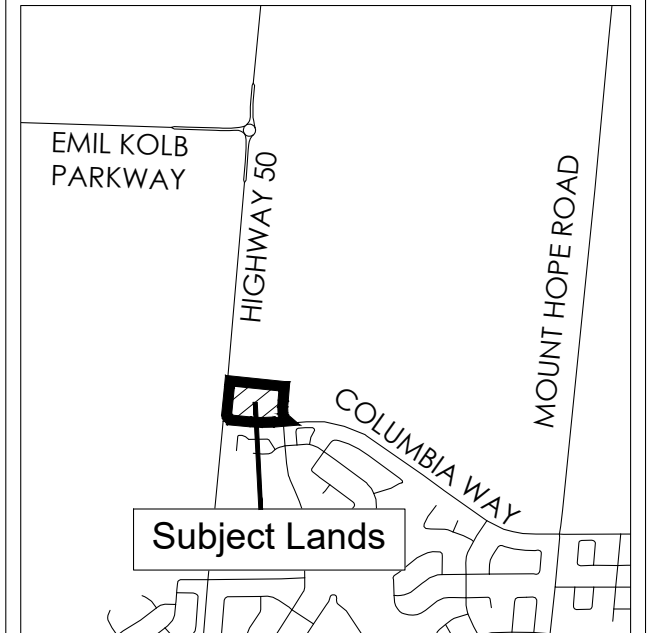
Schedule A
By-law 2024-_____

Part of Lots 11 & 12,
Concession 7,
(Township of Albion)
Town of Caledon
Regional Municipality of Peel

Legend

 Lands to be rezoned to the zones
identified on this Schedule

Key Map



Date: April 24, 2024

File: