

**THE CORPORATION OF THE TOWN OF CALEDON**

**BY-LAW NO. 2022-XXX**

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 in the Town of Caledon, in the 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 advisable 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 in the Town of Caledon, in the Regional Municipality of Peel for Residential, and Commercial 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
RMD	AAA	<ul style="list-style-type: none"> <li>- Building, Apartment</li> <li>- Building, Apartment, Senior Citizens</li> <li>- A Seniors Retirement Facility</li> <li>- Building, Mixed-Use</li> <li>- Dwelling, Townhouse</li> <li>- Dwelling, Stacked Townhouse</li> <li>- An animal hospital</li> <li>- An art gallery</li> <li>- An artist studio and gallery</li> <li>- A bakery</li> <li>- A business office</li> <li>- A clinic</li> <li>- A convenience store</li> <li>- A day nursery</li> <li>- A dry cleaning or laundry outlet</li> <li>- A financial institution</li> <li>- A fitness centre</li> <li>- A grocery store</li> <li>- A laundromat</li> <li>- A merchandise service shop</li> <li>- A personal service shop</li> <li>- A place of assembly</li> <li>- A public use</li> <li>- A restaurant</li> <li>- A retail store</li> <li>- A sales, service and repair shop</li> <li>- A training facility</li> <li>- A wellness centre</li> </ul>	<p style="text-align: center;"><b><u>1.0 DEFINITIONS</u></b></p> <p><b>a) Dwelling, Stacked Townhouse</b> For the purpose of this zone, a <i>Dwelling, Stacked Townhouse</i> shall mean a <i>building</i> containing four or more <i>dwelling units</i> in which each <i>dwelling unit</i> is divided both horizontally and vertically from another dwelling unit by a common wall.</p> <p><b>b) Outdoor Amenity Space</b> For the purpose of this zone, <i>Outdoor Amenity Space</i> shall mean an outdoor area, used exclusively for the enjoyment of the outdoor environment in the form of a <i>balcony, terrace</i> or patio.</p> <p><b>c) Porch</b> For the purposes of this zone, <i>Porch</i> shall mean a platform or area with or without foundation or cold cellar, extending from an exterior wall of a <i>building</i> and having at least 50% of one side of the vertical planes forming the perimeter unobstructed in any manner except by railings and stairs with access to grade.</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p style="text-align: center;"><b><u>2.0 REGULATIONS</u></b></p> <p><b>a) Access Regulations</b> For the purpose of this <i>zone</i> Section 4.3 shall not apply.</p> <p><b>b) Air Conditioners and Heat Pumps</b> For the purpose of this <i>zone</i>, no air conditioner or heat pump may be located in the <i>front yard</i> or exterior <i>side yard</i> unless it is screened from public view of located on a balcony above the ground floor.</p> <p><b>c) Residential Parking Requirements</b></p> <p>i. Townhouse Dwellings:</p> <p>a) Resident: 2.0 parking spaces per unit b) Visitor: 0.25 parking spaces per unit</p> <p>ii. Stacked Townhouse Dwellings:</p> <p>a) Resident: 1.5 parking spaces per unit b) Visitor: 0.25 parking spaces per unit</p> <p>iii. Apartment Dwellings:</p> <p>a) Resident: 1.4 parking spaces per unit b) Visitor: 0.2 parking spaces per unit</p> <p><b>d) Non-Residential Parking Requirement</b></p> <p>i. 1 space per 25 sq. m. net floor area</p> <p><b>e) Lot</b> The lands zoned RMD-AAA shall be considered one lot for zoning purposes.</p> <p><b>f) Non-Residential Uses</b> The non-residential uses permitted in this zone shall only be permitted on the ground level of a mixed-use building.</p> <p style="text-align: center;"><b><u>3.0 ZONE STANDARDS</u></b></p> <p><b>a) Lot Area (Min.)</b> N/A  <b>b) Lot Frontage (Min.)</b> N/A  <b>c) Building Area (Max.)</b> 36%  <b>d) Backyard Amenity Area (Min.)</b> N/A  <b>e) Outdoor Amenity Area (Min.)</b></p> <p>i) Townhouse Dwelling: 24 m<sup>2</sup>  ii) Stacked Townhouse Dwelling: 7 m<sup>2</sup>  iii) Apartment Dwelling: 3 m<sup>2</sup></p> <p><b>g) Front Yard (Min.)</b> 4.0m  <b>h) Exterior Side Yard (Min.)</b> 4.0m  <b>i) Rear Yard (Min.)</b> 3.5m  <b>j) Interior Side Yard (Min.)</b> 2.5m  <b>i) Building Height (Max.)</b></p> <p>i) Townhouse Dwelling: 3 Storeys  ii) Stacked Townhouse Dwelling: 4 Stryes  iii) Apartment Dwelling: 8 Storeys  <b>k) Landscaped Area (Min.)</b> 30%  <b>l) Maximum Number of Units:</b> 550</p>

2. Schedule "A", Zone Map 21 is amended for Part of Lots 11 and 12, Concession 7 (Albion) from General Commercial Exception 577 (C-

577) to Mixed Density Residential Exception AAA (RMD-AAA) in accordance with Schedule "A" attached hereto.

Read three times and finally passed in open Council on this 00 day of MONTH, 2022.

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Allan Thompson, Mayor

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Laura Hall, Clerk

**SCHEDULE "A"**  
**ZONING BY-LAW**  
**No. 2021-XX**

WYNDCLIFFE DEVELOPMENTS INC.

14245 HIGHWAY 50  
PART OF LOTS 11 & 12,  
CONCESSION 7 (ALBION),  
TOWN OF CALEDON  
REGIONAL MUNICIPALITY OF PEEL

**LEGEND**

SUBJECT PROPERTY TO BE REZONED FROM  
(C-577) ZONE TO:

RMD-AAA

REGIONAL ROAD No. 50



**RMD-AAA**

COLUMBIA WAY



DRAWN BY: GSAI	FILE NO:
CHECKED BY:	DATE: 11/10/21
SCALE: 1:2000	REVISED:
PLANNING & DEVELOPMENT DEPARTMENT	