

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 20XX-XXXX

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of Lots 3 and 4, Concession 7, Town of Caledon, Regional Municipality of Peel, municipally known as 12563 & 12599 Highway 50 and 2 Industrial 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 setout 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 3 and 4, Concession 7, Town of Caledon, Regional Municipality of Peel for Residential 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. The following is added to Section 3 Definitions:

Home Sales Office/Presentation Centre/Décor Centre Means a building or structure used for the sole purpose of selling or leasing land or buildings associated with a Draft Plan of Condominium or an approved Site Plan.

2. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RM	xxx	<ul style="list-style-type: none"> • Art Gallery • Building, Apartment • Bakery • Convenience Store • Financial Institution • Fitness Centre • Furniture Showroom • Grocery Store • Home Sales Office/Presentation Centre/Décor Centre • Business or Government Office • Personal Service Shop • Restaurant • Retail Store • Animal Hospital 	<p>Structure Envelope: In addition to complying with applicable provisions, all buildings and structures shall only be located within the structure envelope shown on Zone Map S.E.XX.</p> <p>Minimum Lot Area: 35,000 square metres.</p> <p>Front Lot Line: The street line abutting Highway 50 shall be considered the front lot line.</p> <p>Dwelling Units per Lot (maximum): 2,238</p> <p>Building Area (maximum): 45%</p>

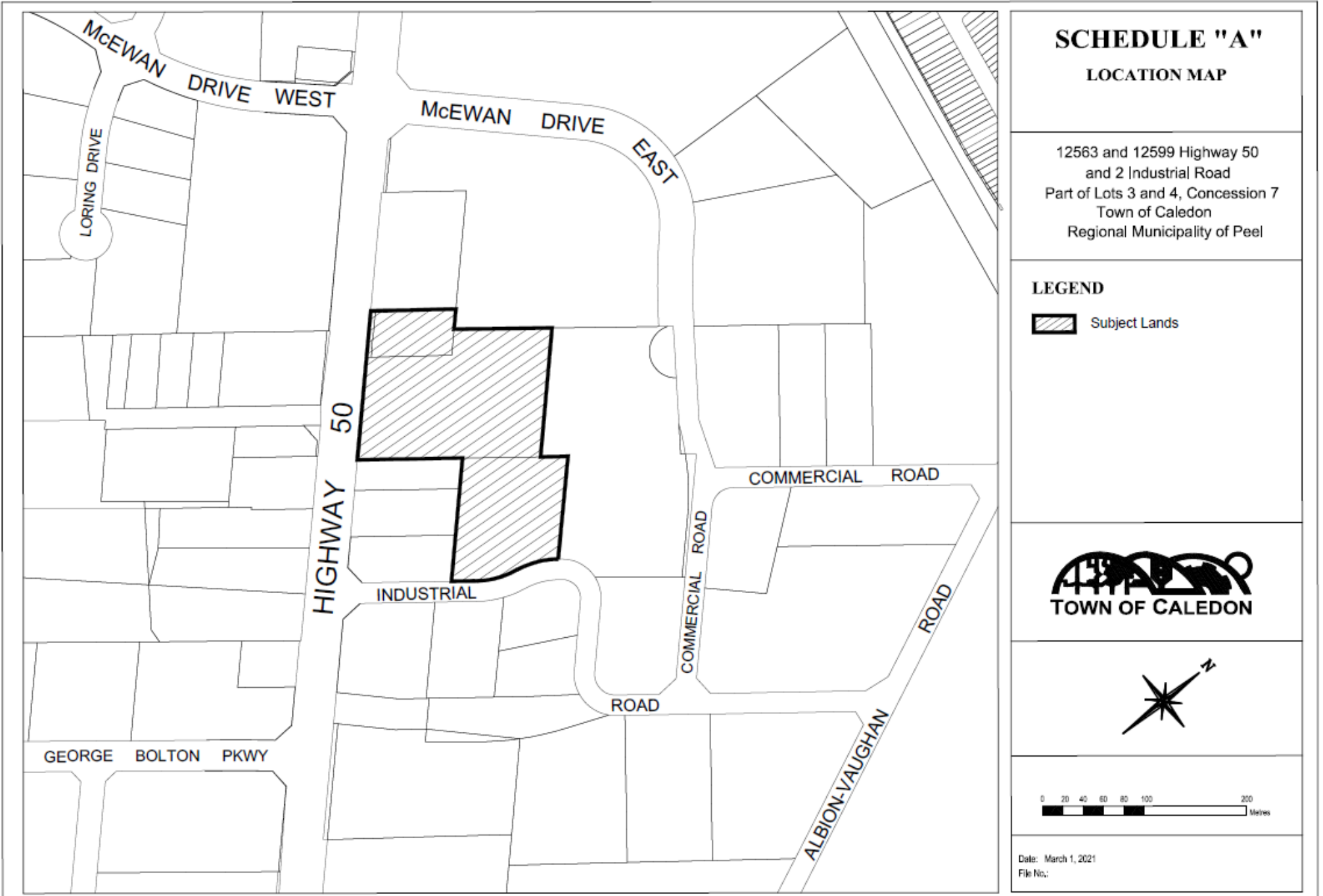
			<p>Yards: (minimum): refer to Zone Map S.E.XX.</p> <p>Landscape Area (minimum): 37%</p> <p>Privacy Yard: nil</p> <p>Play Facility: nil</p> <p>Parking space setback (minimum): 4.1m above grade and 1m for an underground garage</p> <p>Building Heights (maximum): refer to Zone Map S.E.XX</p>
			<p>Height Exception: For the purpose of this zone, the <i>building</i> or <i>structure</i> height provisions of this By-law shall not apply to the following uses:</p> <ul style="list-style-type: none"> - Mechanical equipment <p>Parking Requirements: Dwelling, Apartment:</p> <ul style="list-style-type: none"> • 1.0 parking spaces per dwelling unit • 0.25 parking spaces per dwelling unit for visitors <p>Commercial Uses:</p> <ul style="list-style-type: none"> • Parking spaces for commercial uses shall be permitted to be shared with the parking spaces for visitors of the dwelling units <p>Loading Spaces:</p> <ul style="list-style-type: none"> • Residential Uses: 1 per building • Commercial Uses: 1 per building • When a building contains both residential and commercial uses, a minimum of 1 loading space shall be required.

1. Schedule "A", Zone Map 1a By-law 2006-50, as amended is further amended for Part of Lots 3 and 4, Concession 7, Town of Caledon, Regional Municipality of Peel, from Bolton Highway Commercial (CHB) Zone and Unserviced Industrial (MU) Zone to Multiple Residential (RM - XX) in accordance with Schedules "A" and Schedule "B" attached hereto.

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

Allan Thompson, Mayor





Carey deGorter, Clerk

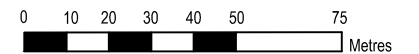
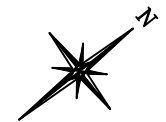


SCHEDULE "B" ZONE MAP S.E.XX

12563 and 12599 Highway 50
and 2 Industrial Road
Part of Lots 3 and 4, Concession 7
Town of Caledon
Regional Municipality of Peel

LEGEND

-  Structure Envelope
-  Zone Boundary
-  5 ST Number of Storeys
-  6.2 m Setback dimension in metres



Date: February 10, 2022
File No.:

HIGHWAY 50

INDUSTRIAL ROAD

