



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 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 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 Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RM	xxx	<ul style="list-style-type: none"> • Building, Apartment • Bakery • Convenience Store • Daycare Centre • Financial Institution • Fitness Centre • Grocery Store • Home Sales Office/Presentation Centre/Décor Centre • Business or Government Office • Personal Service Shop • Restaurant • Retail Store • Veterinary Clinic 	<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>Front Lot Line: The street line abutting Highway 50 shall be considered the front lot line.</p> <p>Dwelling Units per Lot (maximum): 2,229</p> <p>Building Area (maximum): 42%</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>Driveway Setback (minimum): 2.3m</p>

			<p>Parking space setback (minimum): 12.6m 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 or 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"> • 0.85 parking spaces per dwelling unit • 0.20 parking spaces per dwelling unit for visitors <p>Commercial Uses:</p> <ul style="list-style-type: none"> • 1.0 space per 20 square metres of net floor area <p>Loading Spaces:</p> <ul style="list-style-type: none"> • Residential Uses: 1 per building • Commercial Uses: 1 per building

2. 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



