

September 4th, 2025

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2025-XXX

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of Lots 10, 11, 12, and 13, Block 6, Registered Plan BOL-7 as in PIN 14322-0319 (*LT*), PIN 14322-0320 (*LT*) & PIN 14322-0321(*LT*), Town of Caledon, Regional Municipality of Peel, municipally known as 15, 21, and 27 Shore Street.

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 Section 39 of the *Planning Act*, as amended, permits the councils of local municipalities, in a by-law passed under Section 34 of the *Planning Act*, as amended, to authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by 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 pass a zoning by-law to permit the use of Part of Lots 10, 11, 12, and 13, Block 6, Registered Plan BOL-7 as in PIN 14322-0319 (*LT*), PIN 14322-0320 (*LT*) & PIN 14322-0321(*LT*), Town of Caledon, Regional Municipality of Peel, for a four-storey residential apartment building that will include nineteen units and twenty-seven parking spaces.

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	Permitted Uses	Special Standards	
RM-XXX	-Building, Apartment	Building Height (Maximum)	14.5m
		Yard, Front (Minimum)	3m
		Privacy Yard (Minimum)	0m
		Privacy Yard Depth (Minimum)	0m
		Building Area (Maximum)	20%
		Gross Floor Area (Maximum)	1,600 Square Metres
		Driveway Setback from Lot Line (Min.)	0.4m
		Floor Space Index (Maximum)	0.8
		Dwellings Per Lot Section 4.11 of the By-law shall not apply.	
		Play Facility (Minimum)	0m2
		Parking Spaces (Minimum)	1 for each dwelling unit.

Zone Prefix	Permitted Uses	Special Standards	
			0.3 per dwelling unit for visitors.
		Parking Space Setbacks (Minimum)	
		(a) from interior side yard	0.5m
		(b) from any other lot line or streetline	0.8m
		Bicycle Parking Spaces (Minimum)	
		(a) Long-Term	10
		(b) Short-Term	4
		Loading Space (Minimum)	Nil
		Landscape Area (Minimum)	20%
		Planting Strip Width (Minimum)	0.4m
		Planting Strip Location & Contents	
		A planting strip shall be required along the side yards and rear lot line and may include Retaining Walls and Waste Staging Area.	

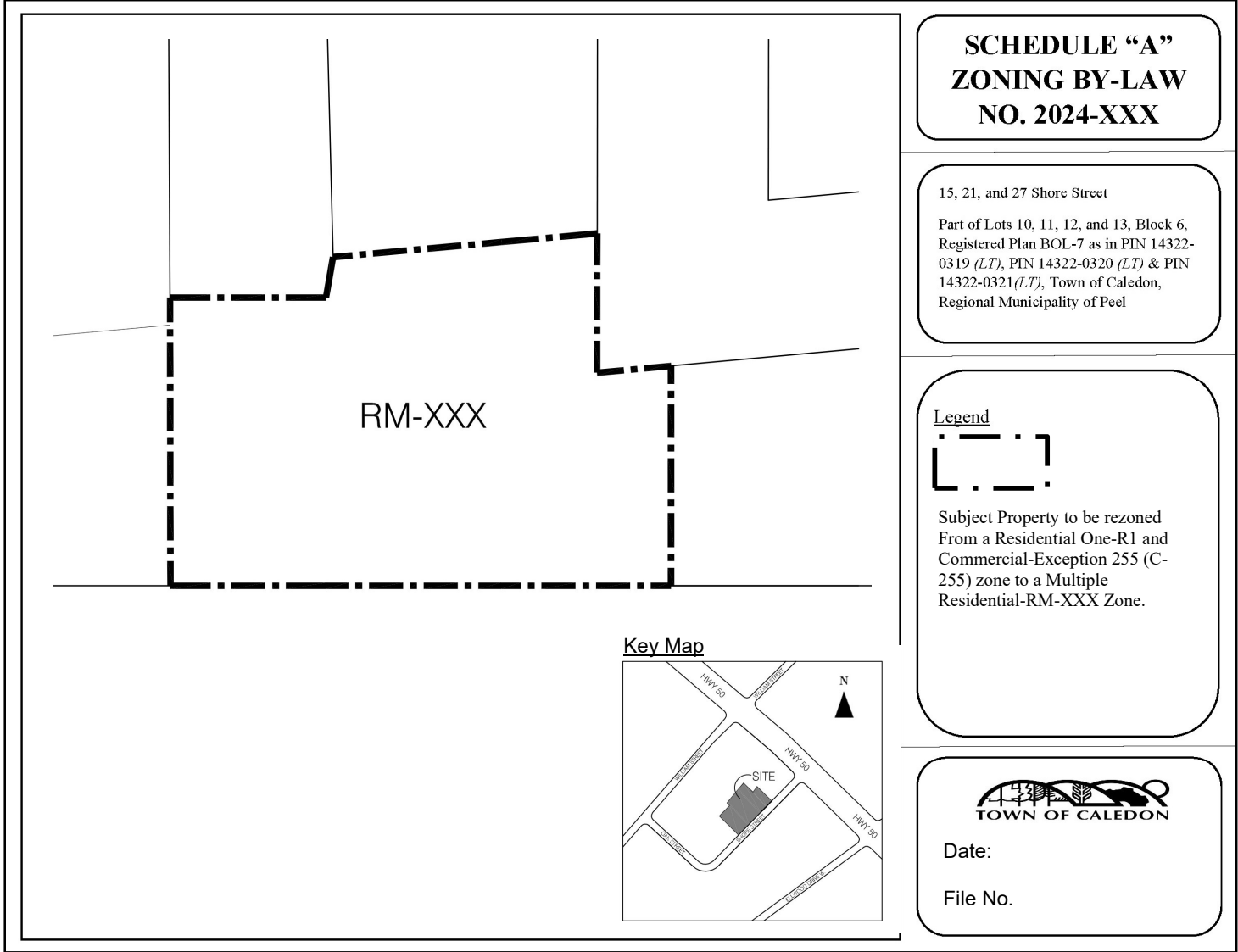
2. Schedule “A”, Zone Map 1b of By-law 2006-50, as amended is further amended for Part of Lots 10, 11, 12, and 13, Block 6, Registered Plan BOL-7 as in PIN 14322-0319 (*LT*), PIN 14322-0320 (*LT*) & PIN 14322-0321(*LT*) Town of Caledon, Regional Municipality of York from a Residential One-R1 Zone and Commercial Exception C-255 Zone to a Multiple Residential-RM-XXX Zone in accordance with Schedule “A” attached hereto.

Read three times and finally passed
in open Council on the XX day of
XXXXXX, 2025.

Annette Groves, Mayor

Kevin Klingenberg, Municipal Clerk

Schedule “A”



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