

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. XX

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,
with respect to Part of Lot 3, Plan 992 LO, Concession 1 WHS, Lots 2-12, Plan 992,
Concession 1 WHS, AND Part of Lot 3, Plan 992 BL, Concession 1 WHS
Town of Caledon, Regional Municipality of Peel,
municipally known as 1, 2, 5, 6, 10, 11, 16, 17, 20, 24, 25 and 28 McColl Drive, AND
15825 McLaughlin 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 Lot 3, Plan 992 LO, Concession 1 WHS, Lots 2-12, Plan 992, Concession 1 WHS, AND Part of Lot 3, Plan 992 BL, Concession 1 WHS, Town of Caledon, Regional Municipality of Peel, for Residential and Institutional 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
RE	XX	<div><div>- Dwelling, Detached</div><div>- Home Occupation (1)</div><div>- Community Centre</div><div>- Long-Term Care Facility</div></div>	<div><div>DEFINITIONS</div><div>Community Centre means a multi-purpose facility operated by or on behalf of the Town of Caledon that provides facilities for a variety of indoor recreational, cultural, or community service activities for use by the general public.</div><div>Dwelling, Detached means a building containing only one principal dwelling unit.</div><div>Home Occupation means an occupation or business which is conducted entirely within a dwelling unit and which is clearly subordinate or incidental to the principal use of the dwelling unit for residential purposes, but does not include any cannabis or industrial hemp use defined in this By-law.</div><div>Long-Term Care Facility means a hospice, or nursing home under the Nursing Homes Act, as amended, an approved charitable home for the aged under the Charitable Institutions Act, as amended, or a home under the Homes for the Aged and Rest Homes Act, as amended.</div><div>ZONE STANDARDS</div><div>For a Dwelling, Detached:</div><div><div>Lot Area (minimum)0.5ha</div><div>Lot Frontage (minimum):30m</div></div></div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Building Area (maximum) 8%</p> <p>Backyard Amenity Area (minimum) 56m²</p> <p>Yards:</p> <p>Front Yard (minimum) 18m</p> <p>Exterior Side Yard (minimum) 18m</p> <p>Rear Yard (minimum) 15m</p> <p>Interior Side Yards (minimum) 7.5m</p> <p>Building Heights (maximum) 10.5m</p> <p>Landscape Area (minimum) 50%</p> <p>Driveway Setbacks (minimum) 4.5m (14)</p> <p>Parking Space Setback (minimum) 10m</p> <p>Septic System Setback from Rear or Interior Side Lot Line (minimum) 1m</p> <p>(14) Must comply with Section 5.2.14, Driveway Provisions for Residential Dwellings.</p> <p>Driveway Width For the purpose of this zone, in no case shall the width of an individual driveway accessing a Residential use exceed 15.0 metres at its widest point where it provides direct access to a private garage.</p> <p>For a Community Centre and Long-Term Care Facility:</p> <p>Lot Area (minimum) Fully serviced lot 460m² Partially serviced lot 1390m²</p> <p>Lot Frontage (minimum): Fully serviced lot 9m Other lots 30m</p> <p>Building Area (maximum) 25%</p> <p>Yards:</p> <p>Front Yard (minimum) Fully serviced lot 3m Other lots 9m</p> <p>Exterior Side Yard (minimum) Fully serviced lot 3m Other lots 9m</p> <p>Rear Yard (minimum) From a rear lot line abutting a Residential Zone 10.5m</p>

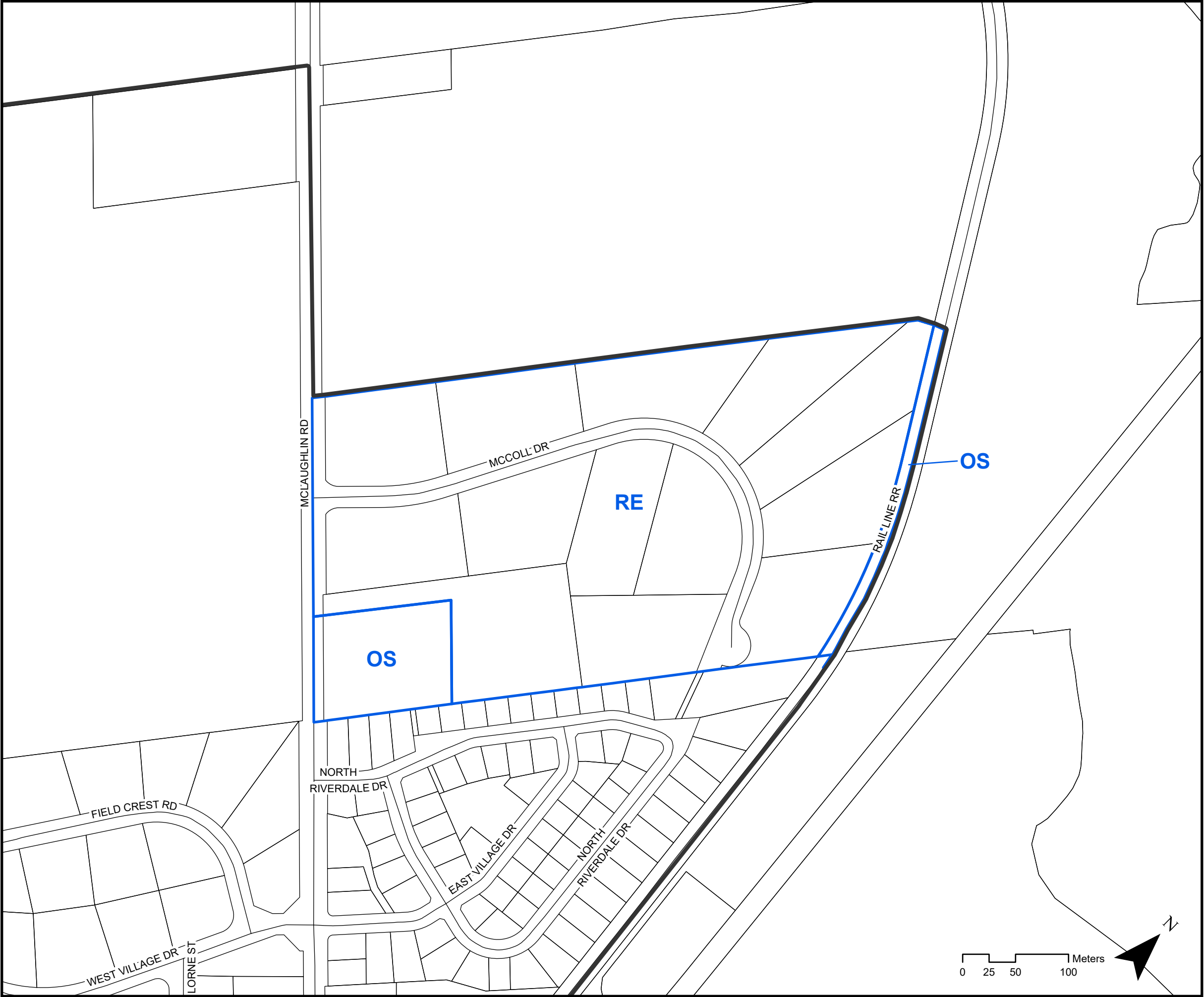
Zone Prefix	Exception Number	Permitted Uses	Special Standards
			From any other rear lot line 7.5m Interior Side Yards (minimum) Fully serviced lot abutting a Residential Zone 3m Other lots abutting a Residential Zone 10.5m Building Heights (maximum) 12.2m Landscape Area (minimum) 20% Planting Strip Location A planting strip shall be required along all <i>lot lines</i> abutting a Residential zone. Planting Strip Width (minimum) 3m Driveway Setbacks (minimum) Fully serviced lot where a side lot line abuts a Residential Zone 3m Other lots where a side lot line abuts a Residential Zone 4.5m Parking Space Setbacks (minimum) From any street line 1.5m From any lot line abutting a Residential Zone 4.5m

2. Schedule “A”, Zone Map 39 of By-law 2006-50, as amended, is further amended for Part of Lot 3, Plan 992 LO, Concession 1 WHS, Lots 2-12, Plan 992, Concession 1 WHS, AND Part of Lot 3, Plan 992 BL, Concession 1 WHS, Town of Caledon, Regional Municipality of Peel, from Niagara Escarpment Plan Development Control Area to “Estate Residential – Exception XXX” Zone (RE-XXX) and “Open Space” Zone (OS) in accordance with Schedule “A” attached hereto.

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

Annette Groves, Mayor


Kevin Klingenberg, Clerk



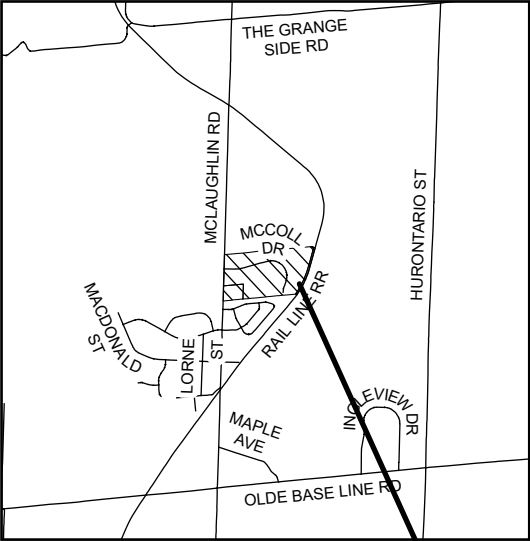
Schedule A
By-law 2025-XXX

2, 5, 6, 10, 11, 16, 17, 20, 24, 25, and 28 McColl Drive,
15825 and 15855 McLaughlin Road,
0 McLaughlin Road (CALEDON CON 1 WHS PT LOTS 2
TO 5 PLAN CAL21 PT LOTS 22 27 AND 28),
Town of Caledon,
Regional Municipality of Peel

Legend

 Lands to be rezoned to the zones
identified on this Schedule

Key Map



Subject Lands

Date: March 05, 2025

File: Inglewood Secondary Plan