

Appendix F – Zoning By-law Amendment (Draft)

DRAFT

**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 the Bolton Special Policy Area in the
Town of Caledon, 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 desirable to pass a zoning by-law to implement the policies of Official Plan Amendment No. XXX with respect to the Bolton Special Policy Area to regulate the use of land within the Bolton Special Policy Area within the Town of Caledon, Regional Municipality of Peel.

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. Section 4, General Provisions Table of Contents is amended by adding the following proper sequential order and renumbering subsequent sections accordingly:

4.6 BOLTON SPECIAL POLICY AREA FLOODPLAIN REGULATIONS (Zoning Suffix “- F”)

2. The following section is added to Section 4, General Provisions and renumbering the following subsections accordingly.

4.6 BOLTON SPECIAL POLICY AREA FLOODPLAIN REGULATIONS (Zoning Suffix “- F”)

Notwithstanding any other provisions of this By-law to the contrary, the following additional regulations shall apply to lands where the *zone* category is followed by the suffix “- F” on Schedule “A” to this By-law:

- a) All new *buildings* and *structures* shall be *floodproofed* to the *Regulatory Flood level*. Where it has been demonstrated to the satisfaction of the Town and the Conservation Authority that it is technically impractical to *floodproof* a *building* or *structure* to the *Regulatory Flood level*, *floodproofing* must be to the highest level technically feasible.
- b) The minimum *floodproofing* level shall be to the 1:500 year flood level, as determined by the Conservation Authority.
- c) All newly constructed *habitable rooms* within a *buildings* or added to an *existing dwelling unit* shall not be constructed below the *Regulatory Flood level*.
- d) All new *buildings* and *structures* constructed after _____ (the date of the passing of this By-law), shall locate primary *building* system controls such as service units and panels, at or above the *Regulatory Flood level*, as established by the Conservation Authority.
- e) Notwithstanding any other permissions set out within the applicable *zone* category, for public safety purposes, the following primary *uses* and *accessory uses* shall not be permitted on any parcel of land which is *zoned* with the suffix “- F” on Schedule “A” to this By-law:

- i. The following *uses* are not permitted in Residential Zones, notwithstanding S. 6.2:
 - a. *Day Care, Private Home*
 - ii. The following *uses* are not permitted in Commercial Zones, notwithstanding S. 7.2:
 - *Motor Vehicle Gas Bar*
 - *Motor Vehicle Repair Facility*
 - *Motor Vehicle Service Centre*
 - iii. The following *uses* are not permitted in Institutional Zones, notwithstanding S. 9.2:
 - *Crisis Care Facility*
 - *Day Nursery*
 - *Emergency Service Facility*
 - *Hospital*
 - *Long Term Care Facility*
 - *School*
 - iv. The following *Public Uses* are not permitted, notwithstanding S. 4.27:
 - *Emergency Service Facility*
 - *Hospital*
 - *School*
 - v. The following *uses* are not permitted in Serviced Industrial (MS) Zone, notwithstanding S. 8.2:
 - *Bulk Storage Facility*
 - *Gasoline Pump Island, Accessory*
 - *Motor Vehicle Body Shop*
 - *Motor Vehicle Repair Shop*
- f) The general by-law provisions with respect to *non-complying uses* (S. 4.21) and *non-conforming uses* (S. 4.22) shall apply.
3. The Zone Exceptions (Section 13.1) are amended as follows:
- i. Section 13.1 (Table 13.1 – I-31) is hereby amended by deleting the following permitted *uses*:
 - *Crisis Care Facility*
 - *Day Nursery*
 - *Emergency Service Facility*
 - *Hospital*
 - *Long Term Care Facility*
 - *School*
 - ii. Section 13.1 (Table 13.1 – RT-79) is hereby amended by deleting the following permitted *uses*:
 - *Day Care, Private Home*
 - iii. Section 13.1 (Table 13.1 – RM-123) is hereby amended by deleting the following permitted *uses*:
 - *Day Care, Private Home*
 - iv. Section 13.1 (Table 13.1 – CC-247) is hereby amended by deleting the following permitted *uses*:

- *Day Nursery*

- v. Section 13.1 (Table 13.1 – R1-478) is hereby amended by deleting the following permitted *uses*:
 - *Day Care, Private Home*
- vi. Section 13.1 (Table 13.1 – R1-479) is hereby amended by deleting the following permitted *uses*:
 - *Day Care, Private Home*

4. The Definitions (Section 3.2) is amended by adding the following definitions:

Floodproof – means the combination of measures incorporated into the basic design and/or construction of *buildings, structures* or properties to reduce or eliminate flooding hazards along rivers, stream and small inland lake systems.

Regulatory Flood level – the area adjacent to a watercourse that would be inundated by a flood resulting from the most severe of the Hurricane Hazel Flood Event Standard (*Regional Storm*) or the 100 Year Flood Event Standard, which ever is greater.

Regional Storm – the rainfall event and soil conditions existing during Hurricane Hazel that occurred within the Humber River watershed in Toronto in 1954, transposed over a specific watershed and combined with local conditions.

- 5. Schedule “A” Zone Maps 1b, 1c, and 1d, of By-law 2006-50, as amended, is further amended by adding the suffix “- F” to the zone categories as indicated on Schedule “A” to this By-law.

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

Mayor

Clerk

