

**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2018-___**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,
with respect to Block 164, Plan 43M-1840
Town of Caledon, Regional Municipality of Peel,
municipally known as 0 Atchison Drive

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 and standards that apply to Block 164, Plan 43M-1840 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. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
CV	XXX (# to be provided by Planning Staff)	<ul style="list-style-type: none"> -Business Office -Clinic -Dry Cleaning or Laundry Outlet -Dwelling Unit -Financial Institution -Personal Service Shop -Restaurant -Retail Store -Sales, Service & Repair Shop 	<ul style="list-style-type: none"> Lot Area (minimum) 5500m² Lot Frontage (minimum) 9m Building Area (maximum) 30% Yards (minimum) All buildings and structures shall be located within the <i>structure envelope</i> as shown on Zone Map S.E. ___. Building Height (maximum) 17.9m Gross Floor Area (maximum) <ul style="list-style-type: none"> (a) combined non-residential <i>uses</i> 871m² (b) individual non-residential <i>uses</i> 185m² Dwelling Units per Lot (maximum) 85 Planting Strip Width (minimum) 1.25m Planting Strip Location A <i>planting strip</i> shall be required along all <i>lot lines</i> adjacent to a residential use. Parking Spaces (minimum) <ul style="list-style-type: none"> (a) Residential <i>uses</i> 1.5 spaces per <i>dwelling unit</i> and 0.25 spaces per unit for visitors (b) Non-residential <i>uses</i> 2.5 spaces for each 100m² of <i>net floor area</i> or portion thereof

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Parking Space Size (minimum) The minimum unobstructed size of a parking space outside of an underground garage shall be 2.75m in width and 6m in length.</p> <p>Parking Space Setback (minimum) 1.3m</p> <p>Delivery Spaces (minimum) 1 per lot</p> <p>Loading Spaces (minimum) nil</p> <p>Location Restrictions All commercial <i>uses</i> shall only be permitted on the first <i>storey</i>. A maximum of 760m² of the gross floor area of the first <i>storey</i> shall be used for residential purposes.</p> <p>Retail Store Restrictions <i>Retail store</i> shall not include the sale of any animals.</p> <p>Fencing Restrictions (a) Any fencing adjacent to a <i>lot</i> containing a residential use must be a minimum of 1.8m in height. (b) No other fencing shall be permitted with the exception of decorative fencing associated with a <i>restaurant patio</i>. For the purpose of this <i>zone</i>, decorative shall mean a vision through fence which does not exceed 1.2m in height.</p>
OS	YYY	Park, Private Outside Display, Sales or Patio, Accessory	<p>Landscaping Area (minimum) 25%</p> <p>Accessory Outside Display, Sales or Patio Restrictions Accessory Outside Display, Sales or Patio uses shall be limited to 25% of the gross floor area of an associated permitted CV-XXX use.</p>

- Schedule "A", Zone Map 36b of By-law 2006-50, as amended is further amended for Block 164, Plan 43M-1840, Town of Caledon, Regional Municipality of Peel, from Village Commercial-Exception 507 (CV-507) and Open Space-Exception 509 (OS-509) to Village Commercial-Exception XXX (CV-XXX) and Open Space-Exception YYY (OS-YYY) in accordance with Schedule "A" and Schedule S. E. __ attached hereto.

Read three times and finally passed in open Council on the XX day of XXXXXX, 2018.

Allan Thompson, Mayor


Carey deGorter, Clerk

SCHEDULE "A" ZONING BY-LAW

No. 2018-___

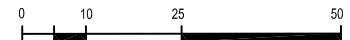
PLURIBUS CORP.
Block 164
Plan 43M-1840
Town of Caledon
Regional Municipality of Peel

LEGEND

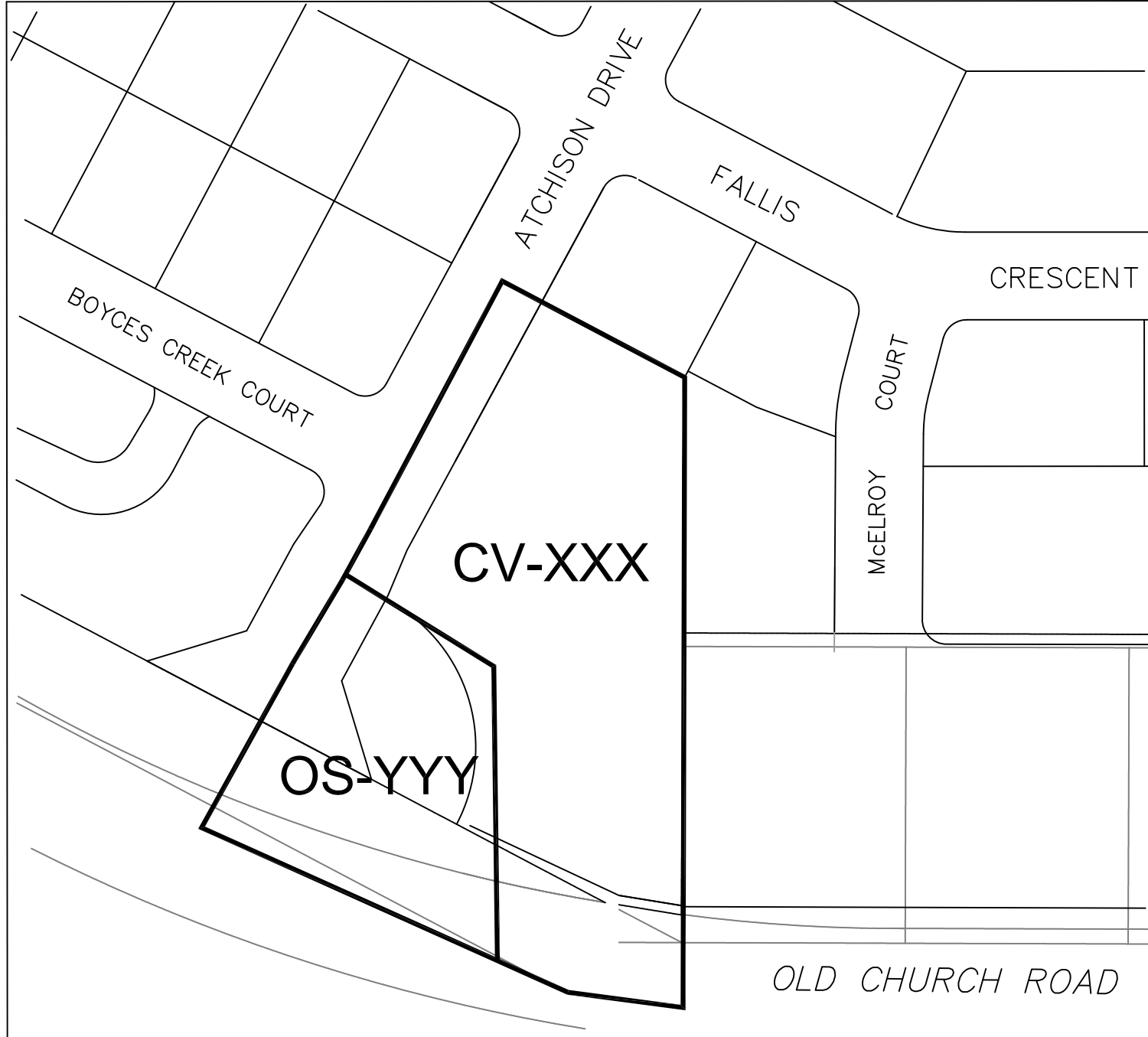
 Subject Lands to be rezoned from
Village Commercial Exception 507 (CV-507) and
Open Space - Exception 509 (OS-509) to
Village Commercial Exception XXX (CV-XXX) and
Open Space - Exception YYY (OS-YYY)



Scale: Metres



Date: Apr 21, 2018



OLD CHURCH ROAD