

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2021-XX

Being a by-law to amend Comprehensive Zoning By-law
2006-50, as amended, with respect to lands municipally
known as 0 Mount Pleasant 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 9 & 10 Registered Plan 43M-1787 and Part of Lot 19, Concession 8 (Geographic Township of Albion) Town of Caledon, Regional Municipality of Peel, municipally known as 0 Mount Pleasant Road for residential, environmental and stormwater management 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:

General

Zoning By-law 2006-50, as amended, is hereby amended as follows:

- The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RE	XXX	<ul style="list-style-type: none"> - <i>Apartment, Accessory</i> - <i>Day Care, Private Home</i> - <i>Dwelling, Detached</i> - <i>Home Occupation (1)</i> 	<p>Lot Frontage For the purpose of this zone, <i>lot frontage</i> shall be measured at the horizontal distance between the 2 <i>lot lines</i> which intersect the <i>front lot line</i> with such distance being measured along a line which is parallel to, and at a distance of 18 m from the <i>front lot line</i>.</p> <p>Side Lot Line For the purpose of this zone, the <i>side lot line</i> means, in the case of a lot having five or more <i>lot lines</i>, the <i>lot lines</i> that are not considered the Front or Rear Lot Line.</p> <p>Rear Lot Line For the purpose of this zone, the <i>rear lot line</i> means, in the case of a <i>lot</i> having four or more <i>lot lines</i>, the <i>lot line</i> farthest from and opposite to the <i>front lot line</i>.</p> <p>Lot Area (minimum) 0.45 ha</p> <p>Lot Frontage (minimum)</p> <ul style="list-style-type: none"> - Lots 1, 2 and 3 on S.E. Map XX 10 m - All other <i>lots</i> 23 m <p>Building Area (maximum) 8.05%</p> <p>Yard, Rear (minimum)</p> <ul style="list-style-type: none"> - From a <i>lot line</i> 7.5 m - From the rear limit of the <i>structure envelope</i> 7.5 m <p>Yard, Interior Side (minimum)</p> <ul style="list-style-type: none"> - From a <i>lot line</i> 5.5 m - From the side limit of the <i>structure envelope</i> 5 m

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Driveway Setback (minimum)</p> <ul style="list-style-type: none"> - Lots 1 and 2 on S.E. Map XX from any other <i>lot line</i> 2 m - All other <i>lots</i> 4.5 m <p>Driveway Width (maximum) A maximum driveway width of 4.5 m is permitted.</p> <p>Notwithstanding the above, a maximum driveway width of 11.5 m is permitted at the widest point where it provides direct access to a private garage.</p> <p>Parking Space Setback (minimum)</p> <ul style="list-style-type: none"> - Lot 2 on S.E. Map XX 2.5 m - Lots 1, 6 and 7 on S.E. Map XX 5.5 m - Lots 3, 4, 5, and 8 on S.E. Map XX 7.5 m <p>Minimum Distance Separation Notwithstanding Section 4.35.3.d, no residential, institutional, commercial, industrial, or recreation use located on a separate <i>lot</i> and otherwise permitted by this By-law, shall be established and no <i>building</i> or <i>structure</i> for such use shall be erected or altered unless it complies with the Minimum Distance Separation (MDS I) requirements applied in accordance with the MDS I Implementation Guidelines.</p> <p>Site Plan Control For the purpose of this zone, site plan approval, pursuant to Section 41 of the <i>Planning Act</i>, R.S.O 1990, as amended, shall be required for all lots on S.E. Map XX prior to the grading, use of or the development of any land.</p> <p>Natural Area Restrictions Subsequent to the registration of the Draft Plan of Subdivision (File No. 21T-17006C), within an area shown as <i>Natural Area</i> on S.E. Map XX, no person shall alter the surface of the land, or alter, disturb, remove, cut or trim any vegetation, except in accordance with an approved environmental management plan or reforestation plan or registered easement, nor shall they alter, disturb, destroy or remove any wildlife habitat whether in use or not unless deemed hazardous to human health or property. No fencing shall be permitted within the designated <i>natural area</i> unless required by and in accordance with a subdivision agreement or registered easement.</p> <p>Building and Structure Locations</p>

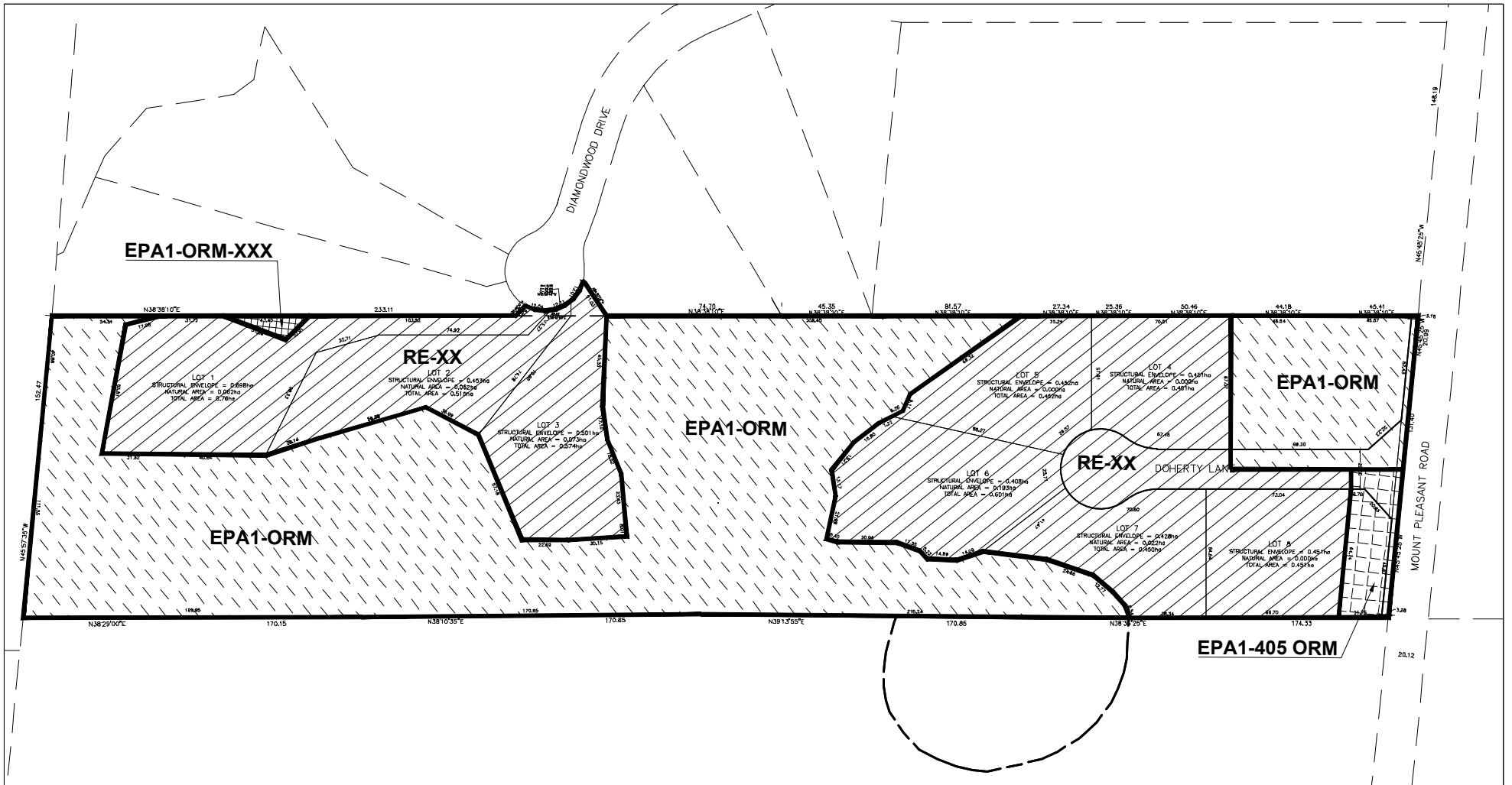
Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>All buildings and structures, accessory buildings and structures, driveways, parking space, parking areas, swimming pools and septic tile fields shall only be located within the structure envelope as shown on S.E. Map XX.</p> <p>Grading Restrictions Subsequent to the registration of the Draft Plan of Subdivision (File No. 21T-17006C), all grading and site alternation shall only be located within the structure envelope shown on S.E. Map XX.</p>
EPA1-ORM	XXX	<ul style="list-style-type: none"> - Environmental Management - Forest Management - Transportation, Infrastructure, Utilities with the exception of stormwater management ponds 	<p>Natural Area Restrictions Subsequent to the registration of the Draft Plan of Subdivision (File No. 21T-17006C), within an area shown as <i>Natural Area</i> on S.E. Map XX, no person shall alter the surface of the land, or alter, disturb, remove, cut or trim any vegetation, except in accordance with an approved environmental management plan or reforestation plan or registered easement, nor shall they alter, disturb, destroy or remove any wildlife habitat whether in use or not unless deemed hazardous to human health or property. No fencing shall be permitted within the designated <i>natural area</i> unless required by and in accordance with a subdivision agreement or registered easement.</p>

2. Schedule "A", Zone Map 32 of By-law 2006-50, as amended is further amended for the lands legally described as Part Lot 19, Concession 8 (Albion), Part Lot 9, designated as Part 7 on Plan 43R-39149 on Plan 43M-1787 and Part Lot 10, designated as Part 3 on Plan 43R-38741 on Plan 43M-1787, Town of Caledon, Regional Municipality of Peel, municipally known as 0 Mount Pleasant Road, from Rural – Oak Ridges Moraine (A2-ORM) and Environmental Policy Area 1 – Oak Ridges Moraine (EPA1-ORM) to Estate Residential – Exception **XXX** – Oak Ridges Moraine (RE-**XXX**-ORM), Environmental Policy Area 1 – Oak Ridges Moraine – Exception **XXX** (EPA1-ORM-**XXX**), Environmental Policy Area 1 – Oak Ridges Moraine – Exception 630 (EPA1-ORM-630) and Environmental Policy Area 1 – Oak Ridges Moraine (EPA1-ORM) in accordance with Schedule "A" attached hereto.
3. Schedule "B" Structure Envelope Maps of By-law 2006-50, as amended is further amended for the lands legally described as Part Lot 19, Concession 8 (Albion), Part Lot 9, designated as Part 7 on Plan 43R-39149 on Plan 43M-1787 and Part Lot 10, designated as Part 3 on Plan 43R-38741 on Plan 43M-1787, Town of Caledon, Regional Municipality of Peel, municipally known as 0 Mount Pleasant Road, by inserting S.E. Map **XX** in accordance with Schedule "B" attached hereto.

Enacted by the Town of Caledon Council this **XX**th day of **XXXX**, 2021.

Allan Thompson, Mayor

Laura Hall, Acting Town Clerk



Schedule "A"

Map Forming Part of By-law No.

To Amend Zoning By-law No. 2006-50

Of Part of Lots 9 & 10

Registered Plan 43M-1787

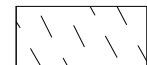
And of Part of Lot 19, Concession 8,
(Geographic Township of Albion)

Town of Caledon, Regional Municipality of Peel

Subject Property



"RE-XX" Residential Estate



"EPA-1-ORM" Environmental Policy Area 1

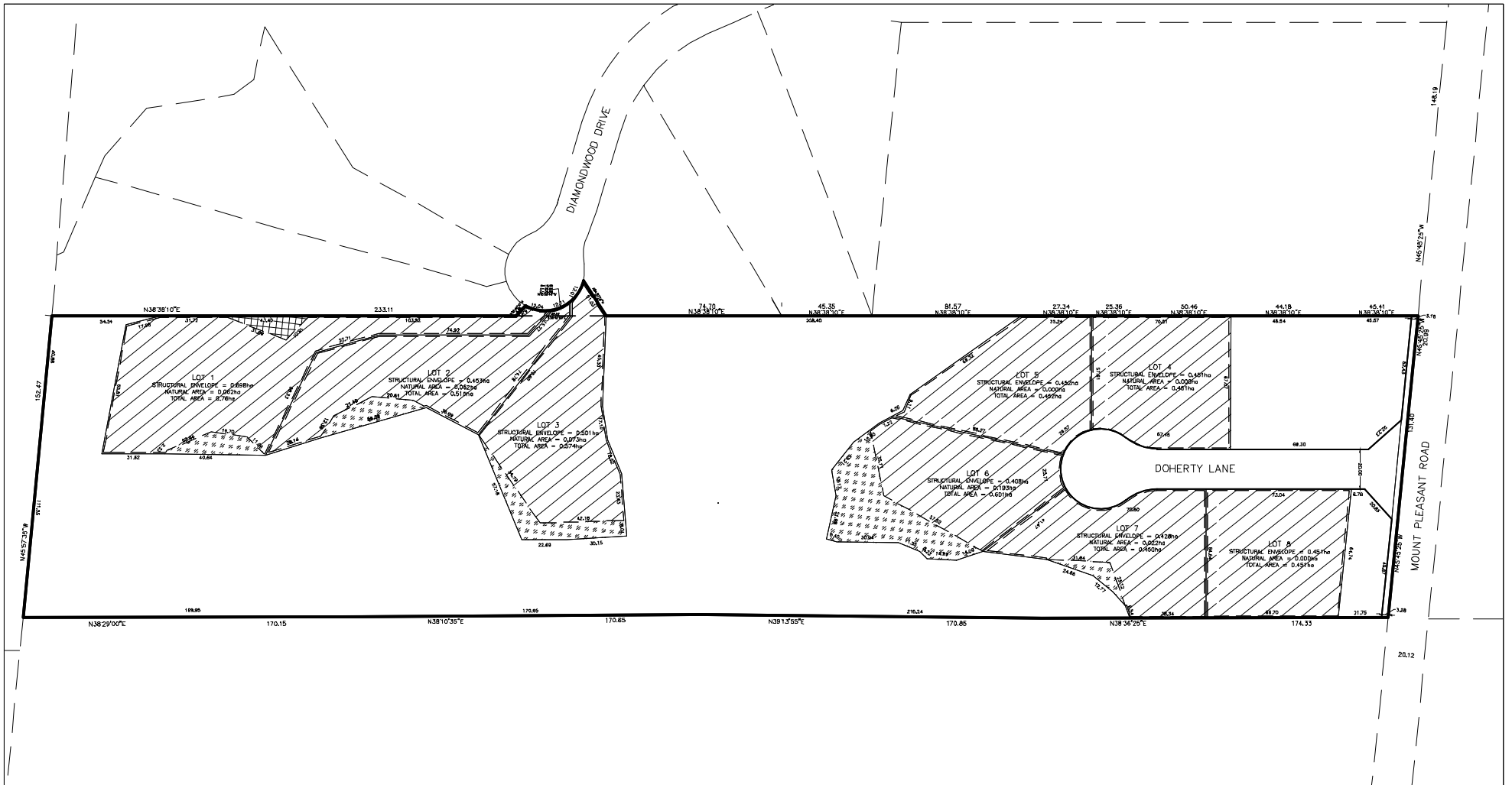


"EPA-1-405 ORM" Environmental Policy Area 1



"EPA1-ORM-XXX" Environmental Policy Area

SCALE: NTS



Schedule "B"

Map Forming Part of By-law No.

To Amend Zoning By-law No. 2006-50

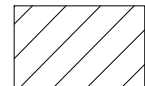
Of Part of Lots 9 & 10

Registered Plan 43M-1787

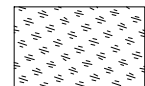
And of Part of Lot 19, Concession 8,
(Geographic Township of Albion)

Town of Caledon, Regional Municipality of Peel

Subject Property



STRUCTURAL ENVELOPE



NATURAL AREA

SCALE: NTS