

Dec. 3, 2020

**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 20xx-xxx**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part Lot 4, Concession 6 EHS, being Part 1 on 43R-20293; except Parts 1 and 2 on 43R-21686; and Part Lot 4, Concession 6 EHS, being Part 1 on 43R-21686; 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 permit the use of Part Lot 4, Concession 6 EHS, being Part 1 on 43R-20293; except Parts 1 and 2 on 43R-21686; and Part Lot 4, Concession 6 EHS, being Part 1 on 43R-21686; Town of Caledon; Regional Municipality of Peel, for Townhouse Residential and Village Commercial 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
RT	AAA By-law No. 20XX-XXX	<ul style="list-style-type: none"> • Dwelling, Townhouse • Dwelling, Common Townhouse • Long-term Care Facility, to a maximum height of 5-storeys • Seniors Retirement Facility, to a maximum height of 5-storeys • Building, Apartment, Senior Citizens, to maximum height of 5-storeys 	<p>For the purposes of this zone, the front lot line shall be Airport Road.</p> <p>Lot Area (Minimum) – Per Dwelling Unit: 163 m²</p> <p>Building Area (Maximum): 36%</p> <p>Backyard Amenity Area (Minimum): 37 m²</p> <p>Units Per Block:</p> <p>The maximum number of units per townhouse block shall be 8.</p> <p>Front Yard to the Front Wall of Main Building (Minimum): 4.0 metres</p> <p>Front Yard to the attached garage (Minimum): 6.0 metres</p> <p>Front Yard to the wall of porch (Minimum): 2.5 metres</p> <p>Exterior Side Yard (Minimum): 1.50 m</p> <p>Rear Yard (Minimum): 7.0 m</p> <p>Interior Side Yard, Main Building (Minimum): 1.50 m</p> <p>Driveway Setback from Other Lot Line (Minimum): 0 m</p> <p>Air Conditioners and Heat Pumps</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>For the purpose of this <i>zone</i>, no air conditioner or heat pump may be located in the <i>front yard</i>.</p> <p>Street</p> <p>For the purpose of this <i>zone</i>, a <i>street</i> shall also include a private road.</p> <p>Accessory Buildings</p> <p>For the purpose of this zone accessory buildings shall only be permitted in the rear yard.</p> <p>Permitted Encroachments</p> <p>Notwithstanding any other provision of this by-law, porches shall be permitted to encroach 1.5m into a required <i>front</i> or <i>exterior side yard</i>.</p> <p>Width of <i>Driveways</i> Accessing Individual <i>Townhouse Dwellings</i></p> <p>For the purpose of this <i>zone</i>, the maximum width of a <i>driveway</i> shall not exceed 3.0m</p>
CV	BBB By-law No. 20XX-XXX	Village Commercial uses and... <ul style="list-style-type: none"> • Art Gallery • Artist Studio & Gallery • Bakery • Convenience Store • Dry Cleaning or Laundry Outlet • Grocery Store • Pharmacy • Long-term Care Facility, to a maximum height of 5-storeys • Seniors Retirement Facility, to a maximum height of 5-storeys • Building, Apartment, Senior Citizens, to maximum height of 5-storeys 	Exterior Side Yard (Minimum): 4.5 m Building Height (Maximum): 10.5 metres Landscaping Area (Minimum): 10% Gross Floor Area, all Commercial uses (Maximum): 1,250 m ² Planting Strip Location: Airport Road Planting Strip Width: 2 m (Minimum) Driveway Setbacks, from a lot line (Minimum): Not Applicable Driveway Setbacks, abutting a Residential Zone (Minimum): Not Applicable Driveway Setbacks, from any other lot line (Minimum): Not Applicable Parking Space Setback, from any street line (Minimum): 3.0 m Minimum Parking Space Setback from any lot line abutting a Residential Zone (Minimum): 3.0 m Planting Strip Location A Planting Strip shall be required along front and exterior lot line of 2 m

2. Schedule "A", Zone Map 36a of By-law 2006-50, as amended is further amended for Part Lot 4, Concession 6 EHS, being Part 1 on 43R-20293; except Parts 1 and 2 on 43R-21686; and Part Lot 4, Concession 6 EHS, being Part 1 on 43R-21686; Town of Caledon; Regional Municipality of Peel, from EPA1-ORM and A2 to EPA1-ORM, RT-AAA and CV-BBB in accordance with Schedule "A" attached hereto.

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

Allan Thompson, Mayor

Carey deGorter, Clerk

SCHEDULE "A"

ZONING BY-LAW

No. 2019-XX

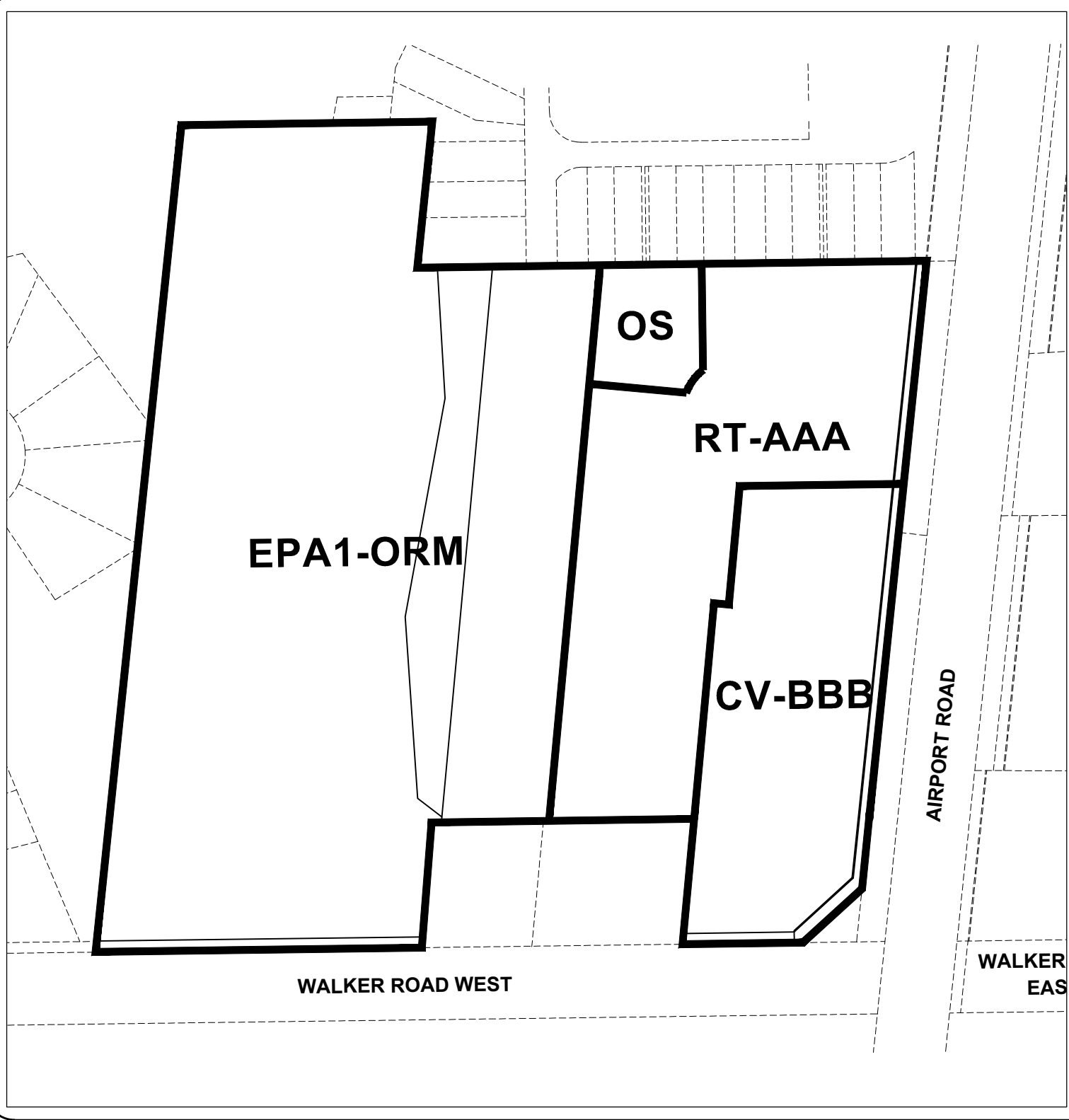
Shacca Caledon Holdings Inc.


Part of Lot 4
 Concession 6, e.H.S. (Ching)
 Town of Caledon
 Region of Peel

LEGEND

SUBJECT PROPERTY TO BE REZONED FROM
 AGRICULTURAL (A2) ZONE TO:

TOWNHOUSE RESIDENTIAL (RT-AAA)
 VILLAGE COMMERCIAL (CV-BBB)
 OPEN SPACE (OS)
 ENVIRONMENTAL POLICY AREA 1 - OAK RIDGES MORaine (EPA1-ORM)





TOWN OF CALEDON

DRAWN BY: GSAI	FILE NO:
CHECKED BY:	DATE: 08/28/19
SCALE: 1:1500	REVISED:
PLANNING & DEVELOPMENT DEPARTMENT	