

**THE CORPORATION OF THE TOWN OF CALEDON**  
**BY-LAW NO. [By-law Number Inserted by Town]**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,  
to amend the By-law to introduce housekeeping language, enforcement language and amend the  
structure envelope maps and associated zoning.

**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 amend the By-law to introduce housekeeping language, enforcement language and amend the structure envelope maps and associated zoning 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. The following new section is added to Section 1, Interpretation and Administration:  
  
Section 1.10    Technical Revisions and Housekeeping  
  
                  Provided that the purpose, effect, intent, meaning and substance of this By-law are in no way affected, the following technical revisions to this By-law are permitted without a Zoning By-law Amendment application:
  - a) Changes to the numbering, cross-referencing, format and arrangement of the text, tables, schedules and maps;
  - b) Additions to and revisions of technical information on maps and schedules including, but not limited to, road right-of-way limits, notes, legends, shading and title blocks;
  - c) Alterations of punctuation or language;
  - d) Correction of grammatical, boundary, mathematical or typographical errors;
  - e) Correction of references to definitions contained within the By-law;
  - f) Correction of dimensions to urban accuracy as per Section 14(2) of Ontario Regulation 216/10;
  - g) Any other technical revisions in no way affecting existing zoning.
  
2. Section 1.6, Enforcement is amended by deleting this section and replacing it as follows:  
  
Section 1.6    Enforcement  
  
1.6.1            For the purpose of Section 1.6, Enforcement:
  - a) “*Director*” means the Manager, Regulatory Services for the Town, a designate or, in the event of any organizational changes, a successor or equivalent position;
  - b) “*Lot*” means the definition of *lot* contained within this By-law;
  - c) “*Person*” means an individual, association, firm, partnership, corporation, trust, incorporated company, organization and includes the directors and officers of a corporation, a corporation created under the Condominium Act, 1998, S.O. 1998, c. 19, as amended, and the trustees, agents, heirs, executors or other legal representatives of a *person* to whom the context can apply according to law;
  - d) “*Town designate*” means an individual that is an employee of the Town who has been appointed pursuant to a Town by-law as a Municipal By-law Enforcement Officer and shall include the Director.
  
- 1.6.2            Any *person* who contravenes or causes a contravention of any provision of this By-law is guilty of an offense and upon conviction is liable to the fine(s) as provided for under the *Planning Act*, R.S.O. 1990, c.P.13, as amended.
  
- 1.6.3            The *Director* and *Town designates* shall be responsible for the enforcement of this By-law.

- 1.6.4 a) With the exception of any room or place actually used as a dwelling, where a *Town designate* believes on reasonable grounds that this By-law is being contravened, the *Town designate* or any *person* acting under his or her instructions may, at all reasonable times and upon producing proper identification, enter and inspect any property on or in respect of which he or she believes the contravention is occurring.
- b) Except under the authority of a search warrant issued under Section 49.1 of the *Planning Act*, a *Town designate* or any *person* acting under his or her instructions shall not enter any room or place actually used as a dwelling without requesting and obtaining the consent of the occupier, first having informed the occupier that the right of entry may be refused and entry made only under the authority of a search warrant.

1.6.5 No *person* shall obstruct, or attempt to obstruct, any *Town designate* or a *person* acting under the *Town designate*'s instructions in the exercise of a power and, without limiting the generality of the foregoing, the following shall constitute obstructing:

- a) declining, neglecting or failing to give, produce or deliver to a *Town designate* any access, information, document or other thing that may be related or relevant to an inspection; or
- b) providing any false or misleading information, document or other thing to a *Town designate* concerning a matter that may be related or relevant to an inspection including but not limited to a *person*'s identity

3. In Table 13.1 Exceptions, the rows for the RE-57, RT-92, R1-155, R1-156 and R1-157 zones are deleted and marked for future use as follows:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
	57		(Deleted, For Future Use)
	92		(Deleted, For Future Use)
	155		(Deleted, For Future Use)
	156		(Deleted, For Future Use)
	157		(Deleted, For Future Use)

4. In Section 13.1, Exceptions, for the RT-91 zone, all references to "SE 18" are deleted and replaced with "S.E.16".
5. In Section 13.1, Exceptions, for the RE-140 zone, all references to "SE 21" are deleted and replaced with "S.E.24".
6. In Section 13.1, Exceptions, for the R1-152 zone, all references to "Schedule A" are deleted and replaced with "Zone Map S.E.41".
7. In Section 13.1, Exceptions, for the R1-152 zone, all references to "EPA1 zone" are deleted and replaced with "EPA1-ORM zone".
8. In Section 13.1, Exceptions, for the R1-152 zone, all references to "EPA1-403 zone" are deleted and replaced with "EPA1-ORM-HHH zone".
9. In Section 13.1, Exceptions, for the R-153 zone, all references to "Schedule A" and "Zone Map 36a" are deleted and replaced with "Zone Map S.E.41".
10. In Section 13.1, Exceptions, for the R1-153 zone, all references to "EPA1 zone" are deleted and replaced with "EPA1-ORM zone".
11. In Section 13.1, Exceptions, for the R1-153 zone, all references to "EPA1-403 zone" are deleted and replaced with "EPA1-ORM-HHH zone".
12. In Section 13.1, Exceptions, for the R1-154 zone, all references to "EPA1-403 zone" are deleted and replaced with "EPA1-ORM-HHH zone".
13. In Section 13.1, Exceptions, for the R1-165 zone, all references to "S.E. #23" are deleted and replaced with "S.E.26".
14. In Section 13.1, Exceptions, for the R1-165 zone, all references to "EPA1 zone" are deleted and replaced with "EPA1-ORM zone".

15. In Section 13.1, Exceptions, for the R1-166 zone, all references to “S.E. #23” are deleted and replaced with “S.E.26”.
16. In Section 13.1, Exceptions, for the R1-166 zone, all references to “EPA1 zone” are deleted and replaced with “EPA1-ORM zone”.
17. In Section 13.1, Exceptions, for the RE-193 zone, all references to “SE7” are deleted and replaced with “S.E.10”.
18. In Section 13.1, Exceptions, for the RE-193 zone, all references to “SE9” are deleted.
19. In Section 13.1, Exceptions, for the RE-201 zone, all references to “Schedule A,” are deleted.
20. In Section 13.1, Exceptions, for the RE-201 zone, all references to “SE3” are deleted and replaced by “S.E.3 and S.E.4”.
21. In Section 13.1, Exceptions, for the RE-201 zone, all references to “SE4” are deleted and replaced by “S.E.5 and S.E.6”.
22. In Section 13.1, Exceptions, for the RE-202 zone, all references to “SE1 and SE2” are deleted and replaced with “S.E.2.”
23. In Section 13.1, Exceptions, for the RE-203 zone, all references to “SE2” are deleted and replaced with “S.E.7 and S.E.8”.
24. In Section 13.1, Exceptions, for the RE-204 zone, all references to “SE6” are deleted and replaced with “S.E.9”.
25. In Section 13.1, Exceptions, for the RE-204 zone, the *Building and Structure Locations* Special provision is deleted and replaced as follows:

*Building and Structure Locations*  
In addition to complying with the applicable *yard*, all *buildings and structures*, *accessory buildings and structures*, *driveways*, *parking areas*, swimming pools, tennis courts, septic tanks and septic tile fields shall only be located within structure envelopes as registered on title to the property and located outside of the *Natural Area* shown on Zone Map S.E.9.”
26. In Section 13.1, Exceptions, for the RE-205 zone, all references to SE8 are deleted and replaced with “S.E.11 and S.E.12.”
27. In Section 13.1, Exceptions, for the RE-206 zone, all references to SE7 are deleted and replaced with “S.E.10”.
28. In Section 13.1, Exceptions, for the RE-206 zone, all references to SE9 are deleted and replaced with “S.E.13”.
29. In Section 13.1, Exceptions, for the RE-207 zone, the “Natural Area Restrictions” heading and special provisions are deleted.
30. In Section 13.1, Exceptions, for the RE-208 zone, all references to “SE11” are deleted and replaced with “S.E.14”.
31. In Section 13.1, Exceptions, for the RE-209 zone, all references to “SE12” are deleted and replaced with “S.E.15”.
32. In Section 13.1, Exceptions, for the RE-210 zone, all references to “SE16” are deleted and replaced with “S.E.20, S.E.21 and S.E.22”.
33. In Section 13.1, Exceptions, for the R1-219 zone, all references to “Schedule “A” and “Zone Map 36a” are deleted and replaced with “Zone Map S.E.41”.
34. In Section 13.1, Exceptions, for the R1-219 zone, all references to “EPA1 zone” are deleted and replaced with “EPA1-ORM zone”.
35. In Section 13.1, Exceptions, for the R1-219 zone, all references to “EPA1-403 zone” are deleted and replaced with “EPA1-ORM-HHH zone”.
36. In Section 13.1, Exceptions, for the R1-220 zone, all references to “SE 23” are deleted and replaced with “S.E.26”.
37. In Section 13.1, Exceptions, for the R1-220 zone, all references to “EPA1 zone” are deleted and replaced with “EPA1-ORM zone”.

38. In Section 13.1, Exceptions, for the RM-236 zone, all references to “SE 13” are deleted and replaced with “S.E.18”.
39. In Section 13.1, Exceptions for the RM-236 zone, all references to “SE 14” are deleted and replaced with “S.E.19”.
40. In Section 13.1, Exceptions for the I-241 zone, all references to “SE 23” are deleted and replaced with “S.E.25”.
41. In Section 13.1, Exceptions, for the RT-398 zone, all references to “Schedule A” and “SE 19” are deleted and replaced with “S.E.23”.
42. In Section 13.1, Exceptions, for the EPA1-406 zone, all references to “Schedule A” are deleted and replaced with “Zone Map S.E.43”.
43. In Section 13.1, Exceptions, for the EPA1-406 zone, all references to “SE 25” are deleted and replaced with “S.E.42”.
44. In Section 13.1, Exceptions, for the EPA1-406 zone, all references to “Area E” are replaced with “Envelope E”.
45. In Section 13.1, Exceptions, for the OS-419 zone, all references to “S.E. 25” are deleted and replaced with “S.E.42”.
46. In Section 13.1, Exceptions, for the OS-419 zone, all references to “Areas A and B”, are replaced with “Envelopes A and B”.
47. In Section 13.1, Exceptions, for the OS-419 zone, all references to “Area B” are replaced with “Envelope B”.
48. In Section 13.1, Exceptions, for the OS-419 zone, all references to “Area C” are replaced with “Envelope C”.
49. In Section 13.1, Exceptions, for the OS-443 zone, all references to “SE6” are deleted and replaced with “S.E.9”.
50. In Section 13.1, Exceptions, for the OS-446 zone, the zone prefix “OS” is deleted and replaced with “OS-ORM”.
51. In Section 13.1, Exceptions, for the OS-446 zone, all references to “S.E. 23” are deleted and replaced with “S.E.26”.
52. In Section 13.1, Exceptions, for the A1-470 zone, all references to “Building Envelope” are deleted and replaced with “Structure Envelope”.
53. In Section 13.1, Exceptions, for the A1-470 zone, all references to “S.E. 25” are deleted and replaced with “S.E.42”.
54. In Section 13.1, Exceptions, for the A1-470 zone, all references to “Area D” are replaced with “Envelope D”.
55. In Section 13.1, Exceptions, for the RE-491 zone, all references to “SE 24” are deleted and replaced with “S.E.27”.
56. In Section 13.1, Exceptions, for the RE-492 zone, all references to “SE 24” are deleted and replaced with “S.E.27”.
57. In Section 13.1, Exceptions, for the RE-493 zone, all references to “SE 24” are deleted and replaced with “S.E.27”.
58. In Section 13.1, Exceptions, for the RE-494 zone, all references to “SE 25” are deleted and replaced with “S.E.28”.
59. In Section 13.1, Exceptions, for the RE-495 zone, all references to “SE 25” are deleted and replaced with “S.E.28”.
60. In Section 13.1, Exceptions, for the RE-496 zone, all references to “SE 25” are deleted and replaced with “S.E.28”.
61. In Section 13.1, Exceptions, for the RE-497 zone, all references to “SE 25” are deleted and replaced with “S.E.28”.
62. In Section 13.1, Exceptions, for the RE-498 zone, all references to “SE 26” are deleted and replaced with “S.E.29”.

63. In Section 13.1, Exceptions, for the RE-499 zone, all references to “SE 26” are deleted and replaced with “S.E.29”.
64. In Section 13.1, Exceptions, for the RE-500 zone, all references to “SE 26” are deleted and replaced with “S.E.29”.
65. In Section 13.1, Exceptions, for the RE-536 zone, all references to “SE 27” are deleted and replaced with “S.E. 30”.
66. In Section 13.1, Exceptions, for the RE-537 zone, all references to “SE 27” are deleted and replaced with “S.E.30”.
67. In Section 13.1, Exceptions, for the RE-546 zone, all references to “SE 29” are deleted and replaced with “S.E.31”.
68. In Section 13.1, Exceptions, for the RE-547 zone, all references to “SE 29” are deleted and replaced with “S.E.31”.
69. In Section 13.1, Exceptions, for the EPA1-548 zone, the zone prefix “EPA1” is deleted and replaced with “EPA1-ORM”.
70. In Section 13.1, Exceptions, for the RE-568 zone, all references to “SE 30” deleted and replaced with “S.E.32”.
71. In Section 13.1, Exceptions, for the RE-574 zone, all references to “SE 30” and “S.E. 30” are deleted and replaced with “S.E.33”.
72. In Section 13.1, Exceptions, for the RE-575 zone, all references to “S.E. 30” are deleted and replaced with “S.E.33”.
73. In Section 13.1, Exceptions, for the EPA1-576 zone, the zone prefix “EPA1” is deleted and replaced with “EPA1-ORM”.
74. In Section 13.1, Exceptions, for the EPA1-576 zone, all references to “S.E. 30” are deleted and replaced with “S.E.33 and S.E.34”.
75. In Section 13.1, Exceptions, for the RE-585 zone, all references to “S.E. 31” are deleted and replaced with “S.E.34”.
76. In Section 13.1, Exceptions, for the RE-586 zone, all references to “S.E. #32” are deleted and replaced with “S.E.35”.
77. In Section 13.1, Exceptions, for the R1-590 zone, all references to “Zone Map S.E. 33” and “Schedule A” are replaced with “Zone Map S.E.36”.
78. In Section 13.1, Exceptions, for the RE-597 zone, all references to “Zone Map S.E. 34”, “Zone Map SE 34” and “Schedule A” are deleted and replaced with “S.E.37”.
79. In Section 13.1, Exceptions, for the R1-599 zone, all references to “S.E. 34” are deleted and replaced with “S.E.40”.
80. In Section 13.1, Exceptions, for the RM-616 zone, all references to “SE#-35” are deleted and replaced with “S.E.38”.
81. In Section 13.1, Exceptions, for the RM-616 zone, all references to “SE#-36” are deleted and replaced with “S.E.39”.
82. In Section 13.1, Exceptions, new exception zones and rows are created in the table in chronological order as follows:

<b>Zone Prefix</b>	<b>Exception Number</b>	<b>Permitted Uses</b>	<b>Special Standards</b>
EPA2	AAA	<ul style="list-style-type: none"> <li>-Apartment, Accessory</li> <li>-Dwelling, Detached</li> <li>-Environmental Management</li> <li>-Farm, Existing</li> <li>-Forest Management</li> <li>-Home Occupation (1) (2)</li> <li>-Recreation, Non-Intensive</li> </ul>	<p><b>Building and Structure Locations</b></p> <p>In addition to complying with the applicable yard requirements, all buildings and structures, accessory buildings and structures, driveways, parking areas, swimming pools, tennis courts, septic tank and septic tile fields shall only be located within the structure envelopes shown on Zone Map S.E.1.</p>

EPA1-ORM	BBB	-Flood or Erosion Control -Forest Management	
A2-ORM	CCC	-Agricultural Uses (ORM) -Animal Agriculture (ORM) -Bed and Breakfast Establishment (3) -Bunkhouse, Accessory (2) -Dwelling, Accessory (ORM) -Dwelling, Detached (4) -Environmental Management, -Farm Equipment Storage Building -Farm Produce Outlet, Accessory -Farm Vacation Home (ORM) -Forest Management -Gasoline Pump Island, Accessory -Home Business (ORM) -Home Industry (ORM) -Livestock Facility -Nursery, Horticultural -Open Storage, Accessory -Produce Storage Building -Transportation, Infrastructure & Utilities	<b>Building and Structure Locations</b> In addition to complying with the applicable yard requirements, all buildings and structures, accessory buildings and structures, driveways, parking areas, swimming pools and septic tile fields shall only be located within the structure envelopes shown on Zone Map S.E.15.  <b>Natural Area Restrictions</b> Shown as natural area on Zone Map S.E.15, no person shall alter the surface of the land; or alter, disturb, destroy, remove, cut or trim any vegetation, except in accordance with the forest management/reforestation plan, or alter, disturb, destroy or remove any wildlife habitat, whether in use or not, unless deemed hazardous to human health or safety.
EPA1-ORM	DDD	-Flood or Erosion Control -Stormwater Management Facility	
EPA1-ORM	EEE	-Flood or Erosion Control -Forest Management -Stormwater Management Facility -Nature Trail	<b>Nature Trail Setback</b> (minimum) (a) From any lot line 10m
EPA1-ORM	FFF	-Recreation, Non-Intensive -Stormwater Management Facility -Flood or Erosion Control	
EPA1	GGG	-Balcony accessory to an Apartment Building -Environmental Management -Farm, Existing -Forest Management -Recreation, Non-Intensive	For the purpose of this zone, a balcony accessory to an apartment building permitted in the RM-616 shall be permitted only on floors above the ground floor and in accordance with the structure envelopes shown on Zone Maps S.E.38 and S.E.39.
EPA1-ORM	HHH	-Flood or Erosion Control -Stormwater Management Facility	<b>Natural Area Restriction</b> Within any area shown as "Natural Area" on Zone Map S.E.41, no person shall alter the surface of the land, or alter, disturb, destroy, remove, cut or trim any vegetation, whether living or dead, or alter, disturb, destroy, or remove any wildlife habitat, whether in use or not, unless deemed hazardous to human health or safety.

83. Schedule "A", Zone Map Index and Zone Maps 1b, 1c, 31, 32, 33, 36a, 43, 44, 45, 47, 55, 56, 78, 80 and 86 are deleted and replaced with Zone Map Index and Zone Maps 1b, 1c, 31, 32, 33, 36a, 43, 44, 45, 47, 55, 56, 78, 80 and 86 as per Schedule "A" attached.

84. All S.E. Maps contained within Schedule “B” of the By-law are deleted and replaced with all S.E. Maps as per Schedule “B” attached, including but not limited to changes in zones, and structure envelope configurations and dimensions.

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

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Allan Thompson, Mayor

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Carey Herd, Clerk

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