

**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 of Lot 27, Concession 8 (Albion),
Town of Caledon, Regional Municipality of Peel,
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 Lot 27, Concession 8, Town of Caledon, Regional Municipality of Peel, for Estate Residential 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. THAT the following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RE	x	<ul style="list-style-type: none"> - <i>Apartment, Accessory</i> - <i>Day Care, Private Home</i> - <i>Dwelling, Detached</i> - <i>Home Occupation</i> 	<p><i>Lot Area (minimum) – Lots 1-3: 0.60 ha</i></p> <p>Building and Structure Locations All buildings and structures, accessory building and structures, driveways, parking areas, swimming pools and septic systems shall only be located within the structure envelope as shown on Schedule “A” attached hereto.</p> <p>The minimum setback measured from the rear façade of a dwelling to the rear limit of a structure envelope shall be 7.5 metres.</p> <p>Natural Area Restrictions Subsequent to the registration of a Plan of Subdivision, within an area shown as “Natural Areas” on Schedule “A” attached hereto, no person shall alter the surface of the land, or alter, disturb, destroy, remove, cut or trim any vegetation, except in accordance with the reforestation plan; or alter, disturb, destroy or remove any wildlife habitat whether in use or not unless deemed hazardous to human health or property. Also, no fencing shall be permitted within the designated natural area unless required by and in accordance with a subdivision</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			agreement.

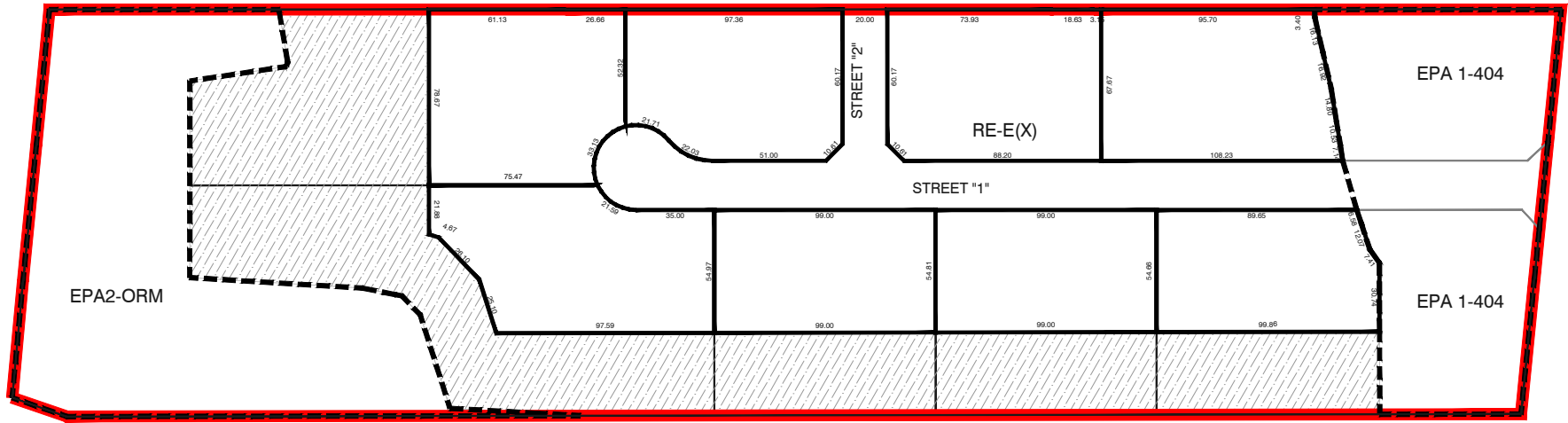
2. THAT Schedule "A", Zone Map 55 of By-law 2006-50, as amended, is further amended for lands legally known as Part of Lot 27, Concession 8 (Albion), Town of Caledon, Regional Municipality of Peel, and that those lands be rezoned from "Rural – Oak Ridges Moraine (A2-ORM)" and "Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM)" to "Estate Residential – Exception(X) (RE-E(X))", "Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM)" and "Environmental Policy Area 1 – Exception(404) (EPA1 - 404)" Zones in accordance with Schedule "A" attached hereto.

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

Allan Thompson, Mayor

Carey deGorter, Clerk

DRAFT







**MOUNT PLEASANT ROAD
(9TH LINE)**

**ZONE MAP S.E.XX
SCHEDULE "A"
BY-LAW 2018-XX**

**PART OF LOT 27,
CONCESSION 8 (ALBION)
TOWN OF CALEDON
REGIONAL MUNICIPALITY
OF PEEL**

Legend

-  Lands Subject to this Bylaw
-  Natural Area
-  Zone Boundary
-  Structure Envelope

Key Map



File:xx XX-XX

Date: June 2018
Scale: 1:3000

