

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2020-111

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 Part Lot 27, Concession 8 (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:

1. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RE	647	<div><div>- Apartment, Accessory</div><div>- Day Care, Private Home</div><div>- Dwelling, Detached</div><div>- Home Occupation (1)</div></div>	<div><div>Lot Area (minimum)</div><div><div>- Lots 2 and 3 on S.E. 440.6 ha</div><div>- All other lots0.8 ha</div></div></div> <div><div>Structure Envelope Setback</div><div>The minimum setback measured from the rear façade of a dwelling to the rear limit of the structure envelope shall be 7.5 m.</div><div>The minimum setback measured from the side façade of a dwelling to the side limit of the structure envelope shall be 5 m.</div><div><div>Driveway Width (maximum)10 m</div></div><div><div>Building and Structure Locations</div><div>All buildings and structures, accessory buildings and structures, driveways, parking areas, swimming pools, septic systems and fences shall only be located within the structure envelope as shown on S.E. 44.</div></div><div><div>Grading and Site Alteration Restrictions</div><div>Subsequent to the registration of the plan of subdivision, all grading and site alteration shall only be located within the structure envelope as shown on S.E. 44.</div></div></div>
EPA1-ORM	648	<div><div>- Environmental Management</div></div>	<div>No person shall alter the surface of the land, or alter, disturb, destroy, remove, cut or trim any vegetation, except in accordance with the approved reforestation plan; or 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 unless required by and in accordance with a subdivision agreement.</div>

2. Schedule “A”, Zone Map 55 of By-law 2006-50, as amended is further amended Part of Part Lot 27, Concession 8 (Albion), Town of Caledon, Regional Municipality of Peel, municipally known as 0 Mount Pleasant from Rural – Oak Ridges Moraine (A2-ORM) and Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM) to Estate Residential - Exception 647 – Oak Ridges Moraine (RE-647-ORM), Environmental Policy Area 1 Zone – Oak Ridges Moraine – Exception 648 (EPA1-ORM-648) and Environmental Policy Area 1 – Oak Ridges Moraine – Exception 628 (EPA1-ORM-628) in accordance with Schedule “A” attached hereto.
3. Schedule “B” of By-law 2006-50, as amended is further amended by inserting S.E. 44 in numerical order in accordance with Schedule “B” attached hereto.

Enacted by the Town of Caledon Council this 8th day of December, 2020.

Allan Thompson, Mayor

Laura Hall, Town Clerk