

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 for the erecting, locating or using 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:

1. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RE	652	<div><div>- Apartment, Accessory</div><div>- Day Care, Private Home</div><div>- Dwelling, Detached</div><div>- Home Occupation (1)</div></div>	<div><div>Lot Frontage For the purpose of this zone, lot frontage shall be measured at the horizontal distance between the 2 lot lines which intersect the front lot line with such distance being measured along a line which is parallel to, and at a distance of 18 m from the front lot line.</div><div>Lot Line, Interior Side For the purpose of this zone, the interior side lot line means, in the case of a lot having five or more lot lines, the lot lines that are not considered the front or rear lot line.</div><div>Lot Line, Rear For the purpose of this zone, the rear lot line means, in the case of a lot having four or more lot lines, the lot line farthest from and opposite to the front lot line.</div><div><div>Lot Area (minimum)</div><div>0.45 ha</div></div><div><div>Lot Frontage (minimum)</div><div><div><div>- Lots 1, 2 and 3 on S.E. Map 46</div><div>10 m</div></div><div><div>- All other lots</div><div>23 m</div></div></div></div><div><div>Building Area (maximum)</div><div>8.05%</div></div><div><div>Yard, Rear (minimum)</div><div><div><div>- From a lot line</div><div>7.5 m</div></div><div><div>- From the rear limit of the structure envelope</div><div>7.5 m</div></div></div></div><div><div>Yard, Interior Side (minimum)</div><div><div><div>- From a lot line</div><div>5.5 m</div></div><div><div>- From the side limit of the</div><div></div></div></div></div></div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<div><div>structure envelope5 m</div><div>Driveway Setback (minimum)<div><div>- Lots 1 and 2 on S.E. Map 46</div><div>from any other lot line2 m</div><div>- All other lots4.5 m</div></div></div><div>Driveway Width (maximum)<div>A maximum driveway width of 11.6 m is permitted for all Lots on S.E. Map 46.</div><div>A hammerhead driveway is permitted on Lot 1 on S.E. Map 46, subject to the following standards:<div><div>i) The maximum length of the hammerhead shall be 18 m from the top of the hammerhead to the most southerly portion of the driveway.</div><div>ii) The maximum width of the hammerhead that is parallel to the driveway shall be 6.2 metres.</div></div></div><div>Parking Space Setback (minimum)<div><div>- Lot 2 on S.E. Map 462.5 m</div><div>- Lots 1, 6 and 7 on S.E. Map 465.5 m</div><div>- Lots 3, 4, 5, and 8 on S.E. Map 467.5 m</div></div><div>Minimum Distance Separation<div>Notwithstanding Section 4.35.3.d, no residential, institutional, commercial, industrial, or recreation use located on a separate lot and otherwise permitted by this By-law, shall be established and no building or structure 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.</div><div>Site Plan Control<div>For the purpose of this zone, site plan approval, pursuant to Section 41 of the Planning Act, R.S.O 1990, as amended, shall be required for all lots on S.E. Map 46 prior to the grading, use of or the development of any land.</div><div>Natural Area Restrictions<div>Subsequent to the registration of the Draft Plan of Subdivision (File No. 21T-17006C), within an area shown as Natural Area on S.E. Map 46, 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</div></div></div></div></div></div></div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>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 <i>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 46.</i></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 46.</p>
EPA1-ORM	630	<ul style="list-style-type: none">- <i>Environmental Management</i>- <i>Forest Management</i>- <i>Transportation, Infrastructure, Utilities with the exception of stormwater management ponds</i>	<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 46, 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 of Lots 9 & 10 Registered Plan 43M-1787 and Part of Lot 19, Concession 8 (Geographic Township of Albion), 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 652 – Oak Ridges Moraine (RE-652-ORM), Environmental Policy Area 1 – Oak Ridges Moraine – Exception 630 (EPA1-ORM-630), 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” S.E. Map 46 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 46 in accordance with Schedule “B” attached hereto.

Enacted by the Town of Caledon Council this XXth day of XXXX, 2021.

Allan Thompson, Mayor


Laura Hall, Acting Town Clerk

DRAFT

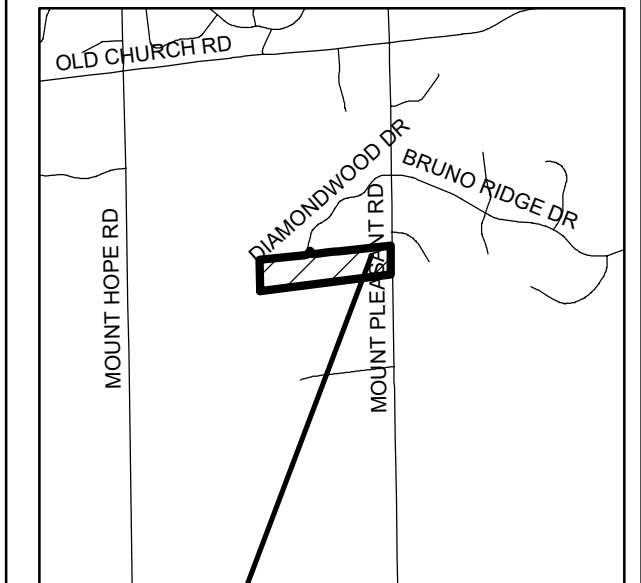
Schedule A By-law 2021-XXX

0 Mount Pleasant Road
Town of Caledon,
Regional Municipality of Peel

Legend

-  Lands to be rezoned
from Environmental Policy
Area 2 - Oak Ridges Moraine
(EPA2-ORM) and Rural - Oak
Ridges Moraine (A2-ORM)
to the zones identified on this Schedule

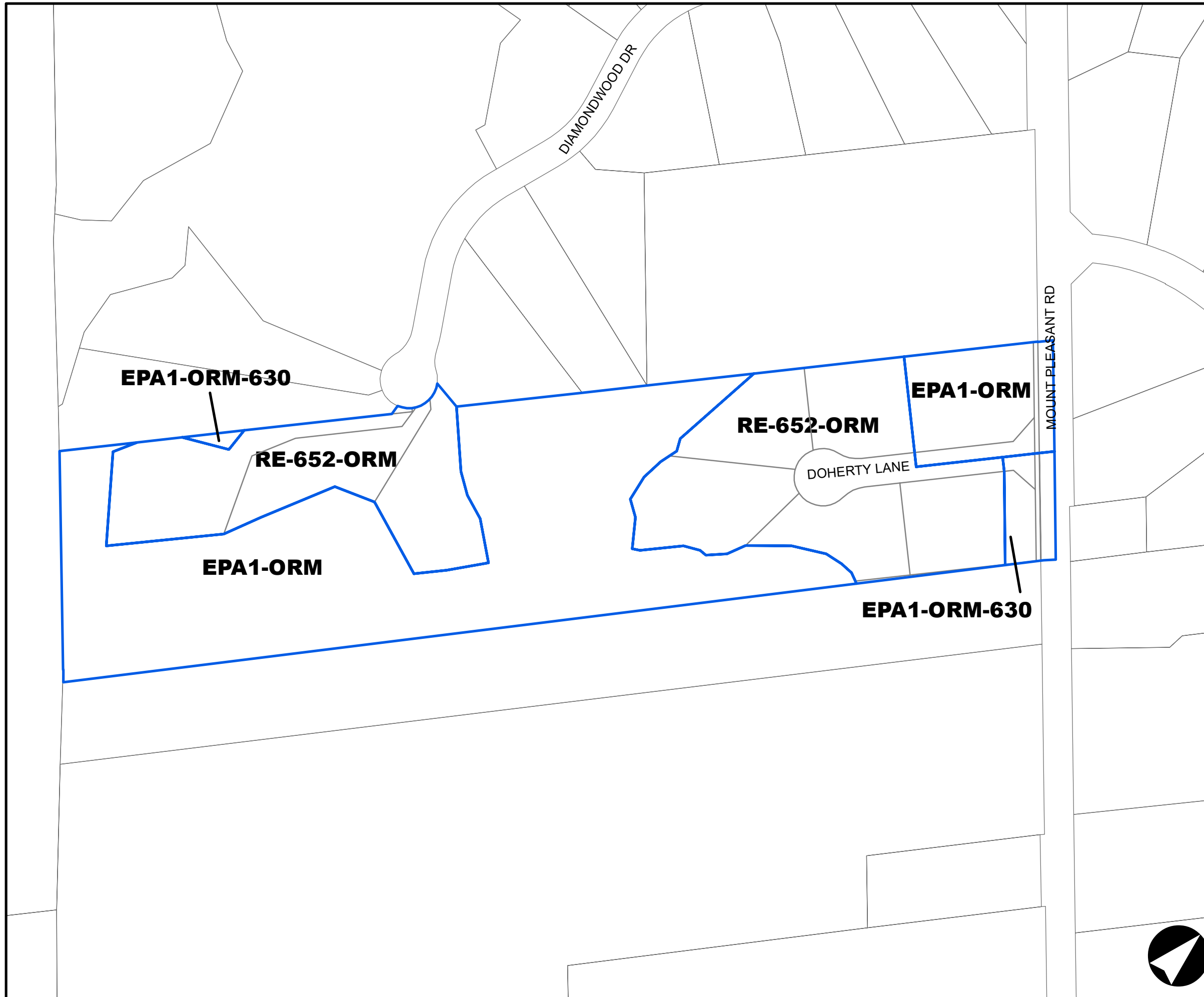
Key Map

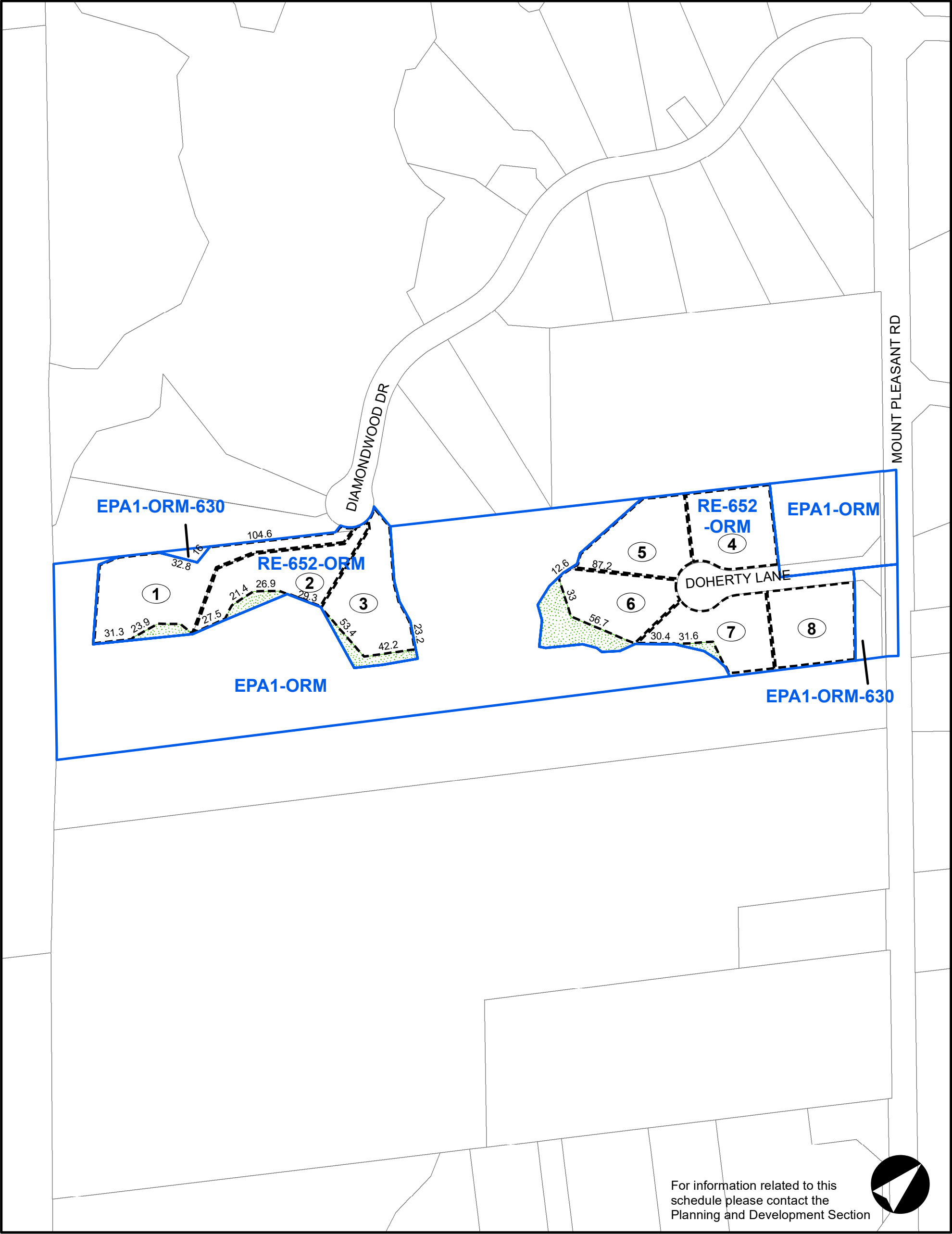


Subject Lands

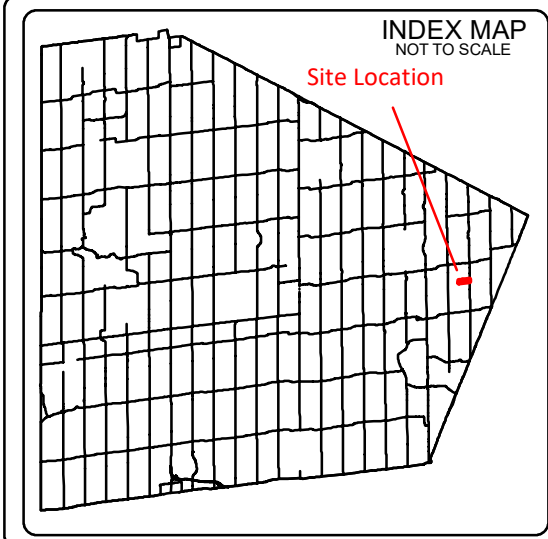
Date: April 1, 2021

File: RZ 17-09





For information related to this schedule please contact the Planning and Development Section



LEGEND

- Structure Envelope
- Natural Area
- Zone Boundary
- Lot Number

All measurements are in metres

Part of Lots 9 & 10
Registered Plan 43M-1787;
Part of Lot 19, Concession 8,
(Albion)
Town of Caledon;
Regional Municipality of Peel

The base data on this map is provided for convenience only. The Town of Caledon is not responsible for any deficiencies or inaccuracy in the base data, and will not accept any liability whatsoever therefore. The reproduction of the base data, in whole or in part, by any means is prohibited without the prior written permissions of the Town of Caledon.

Schedule 'B' ZONE MAP S.E.46

TOWN OF CALEDON

Date: April 1, 2021

Created By: B.L.	Checked By: S.M.
---------------------	---------------------

S.E.46