

THE CORPORATION OF THE TOWN OF CALEDON  
BY-LAW NO. 2021-\_\_\_\_

A by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of Lot 28 and 29, Concession 9 (Albion), designated as Part 1 on Plan 43R-36501 and Part Lot 28, Concession 9 (Albion), designated as Part 2 on Plan 43R-21080; 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 deems it desirable to pass a zoning by-law to permit the use of Part of Lot 28 and 29, Concession 9 (Albion), designated as Part 1 on Plan 43R-36501 and Part Lot 28, Concession 9 (Albion), designated as Part 2 on Plan 43R-21080; Town of Caledon, Regional Municipality of Peel for 22 estate residential building lots, stormwater management facilities and environmental protection areas;

**NOW THEREFORE** the Council of The Corporation of The Town of Caledon enacts that By-law 2006-50, as amended, being a 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	XX	<div>- Apartment, Accessory - Day Care, Private Home - Dwelling, Detached - Home Occupation</div>	<div><div>Lot Area (minimum)0.6 hectares</div><div>Lot Frontage (minimum)38 metres</div><div>Front Yard (minimum)15 metres</div><div>Interior Side Yard (minimum)5 metres</div><div>Parking Space Setback (minimum)3 metres</div><div>Driveway Width (maximum)12 meters</div><div>Entrance Width (maximum)7.5 meters</div><div>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.  The minimum setback measured from the rear facade of a dwelling to the rear limit of a structure envelope shall be 7.5 metres.  The minimum setback measured from the side facade of a dwelling to the side limit of a structure envelope shall be 5.0 meters.</div><div>Grading Restrictions Subsequent to the registration of a Plan of Subdivision, all grading and site alteration shall only be located within the structure envelope as shown on Schedule "A" attached hereto.</div><div>Natural Area Restrictions Subsequent to the registration of a Plan of</div></div>

			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 agreement.
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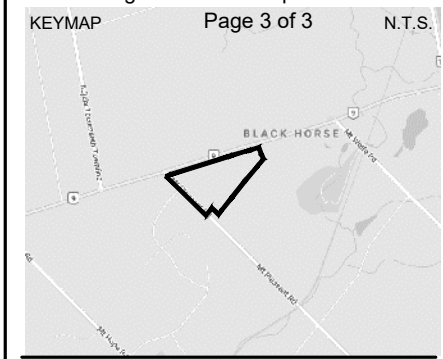
2. Schedule "A", Zone Map 55, is hereby amended for the lands legally described as Part of Lot 28 and 29, Concession 9 (Albion), designated as Part 1 on Plan 43R-36501 and Part Lot 28, Concession 9 (Albion), designated as Part 2 on Plan 43R-21080; Town of Caledon, Regional Municipality of Peel and that those lands be rezoned from Rural (A2-ORM) and "Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM)" to Estate Residential (RE), Estate Residential-Exception (XX) (RE-(XX)), and Environmental Protection Areas (EPA1-576) and (EPA1-405), in accordance with Schedule "A" attached hereto.

Read three times and finally  
Passed in open Council on  
the \_\_\_\_ day of \_\_\_\_\_, 2021

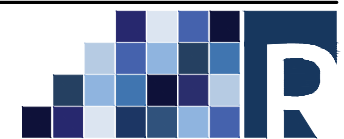
\_\_\_\_\_  
Mayor Thompson

\_\_\_\_\_  
Laura Hall, Clerk

Proposed



- LEGEND:
- LANDS SUBJECT TO THIS BY-LAW
  - ZONE BOUNDARY
  - STRUCTURAL ENVELOPE



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PART OF LOTS 28 AND 29  
CONCESSION 9 (ALBION), DESIGNATED  
as PART 2 on PLAN 43R-21080  
TOWN OF CALEDON  
REGIONAL MUNICIPALITY OF PEEL

SCALE: 1:3600

DATE: APRIL 2020

TITLE:  
**ZONE MAP ---  
SCHEDULE 'A' BY-LAW**  
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