

**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2023-050**

A by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to a property municipally known as 12476 Highway 50

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 12476 Highway 50, Town of Caledon, Regional Municipality of Peel, for commercial uses including a hotel and gas station with site specific standards and for environmental protection 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. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
CHB	671	<ul style="list-style-type: none"> - <i>Animal Hospital</i> - <i>Business Office</i> - <i>Drive-Through Service Facility (13)</i> - <i>Factory Outlet</i> - <i>Farmers' Market</i> - <i>Financial Institute</i> - <i>Fitness Centre</i> - <i>Hotel</i> - <i>Industrial Use</i> - <i>Merchandise Service Shop</i> - <i>Motel</i> - <i>Motor Vehicle Gas Bar</i> - <i>Motor Vehicle Rental Equipment</i> - <i>Motor Vehicle Repair Facility</i> - <i>Motor Vehicle Sales Establishment</i> - <i>Motor Vehicle Service Centre</i> - <i>Motor Vehicle Used Sales Establishment</i> - <i>Open Storage Area, Accessory (14)</i> 	<p><i>Exterior Side Yard (Maximum)</i> 3 m</p> <p><i>Motor Vehicle Gas Bar Setback (Minimum)</i></p> <p>a) <i>From any lot line</i> 3 m (6)</p> <p>b) <i>From any sight triangle</i> 3 m (6)</p> <p><i>Building Height (Maximum)</i></p> <p>a) <i>Hotel</i> 21 m</p> <p>b) <i>All other uses</i> 10.5 m</p> <p><i>Gross Floor Area (Maximum)</i></p> <p>a) <i>Retail Store, Accessory</i> 120 m²</p> <p><i>Planting Strip Width (Minimum)</i> 3 m</p> <p><i>Parking Space Setback (Minimum)</i></p> <p>a) <i>From any street line</i> 3 m</p> <p>b) <i>From any other lot line</i> 1.5 m</p> <p><i>Parking Spaces (Minimum)</i></p> <p>a) <i>Motor Vehicle Gas Bar</i> 4</p> <p>b) <i>Hotel</i> 1 parking space per guest room</p> <p><i>Parking Area Location on a Non-Residential Lot</i></p> <p><i>Parking areas shall be set back a minimum of 1.5 m from any building or structure.</i></p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> - <i>Outside Display or Sales Area, Accessory</i> - <i>Parking Area, Commercial</i> - <i>Place of Assembly</i> - <i>Place of Entertainment</i> - <i>Private Club</i> - <i>Research Establishment</i> - <i>Restaurant</i> - <i>Retail Store, Accessory (2)</i> - <i>Training Facility</i> - <i>Warehouse</i> - <i>Warehouse, Public Self-Storage</i> - <i>Warehouse, Wholesale</i> 	<p>Illumination No part of the lighting fixture shall be more than 9 m above grade and no closer than 1.5 m to any <i>lot line</i>.</p> <p>Delivery Space Requirement (Minimum) a) <i>Hotel</i> 5</p> <p>Footnotes All footnotes from the parent CHB zone apply to permitted uses and zone standards.</p>

2. Schedule “A”, Zone Map 1a of By-law 2006-50, as amended is further amended for 12476 Highway 50, Town of Caledon, Regional Municipality of Peel, from Bolton Highway Commercial (CHB) to Bolton Highway Commercial – Exception 671 (CHB-671) and Environmental Policy Area 1 Zone (EPA1) in accordance with Schedule “A” attached hereto.

Enacted by the Town of Caledon Council this 23rd day of May, 2023.

Annette Groves, Mayor

Laura Hall, Town Clerk