

**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. [By-law Number Inserted by Town]**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of Lots 3 and 4, Concession 7, Town of Caledon, Regional Municipality of Peel, municipally known as 12563 & 12599 Highway 50 and 2 Industrial 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 Lots 3 and 4, Concession 7, Town of Caledon, Regional Municipality of Peel, for High Density Residential and Mixed-Use 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 Section 3 ‘Definitions’
2. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RM	###	<ul style="list-style-type: none"> - Animal Hospital - Amusement Arcade - Antique and Collectibles Store - Artist Studio and/or Gallery - Body Rub Parlour - Building, Apartment - Bakery - Business Office - Clinic - Convenience Store - Custom Computer Assembly and Service Outlet - Day Nursery - Department Store - Dwelling, Townhouse - Financial Institution - Fitness Centre - Furniture Showroom - Grocery Store - Government Office - Home Sales 	<p>Definitions:</p> <ul style="list-style-type: none"> ▪ Animal Hospital means a building, or dedicated space within a mixed-use building, where one or more licensed veterinarians and any associated staff provide medical, surgical or similar services solely for domestic pets. This definition may include grooming activities but shall not include any facilities for the cremation or disposal of dead animals. ▪ Floor Area, Gross means the aggregate of all floor areas of all of the buildings or structures on a lot, but excluding: <ol style="list-style-type: none"> i. parking, loading and bicycle parking, at, above, or below established grade ii. storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement; iii. shower and change facilities and bicycle maintenance facilities iv. indoor amenity space v. elevator shafts; vi. garbage shafts; vii. mechanical penthouse; and viii. exit stairwells in the building. ▪ Furniture Showroom means a retail store where household furniture and appliances are displayed, stored and offered for sale.

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<p>Office/Presentation Centre/Décor Centre</p> <ul style="list-style-type: none"> - Home Occupation - Library - Medical Centre - Medical Laboratory - Motor Vehicle Sales Establishment which does not include a motor vehicle service centre - Museum - Personal Service Shop - Place of Assembly - Place of Entertainment - Place of Worship - Printing and Processing Shop - Private Club - Public Use - Restaurant - Retail Store - Seniors Retirement Facility - Specialty Food Store - Video Outlet/Rental Store - Wellness Centre 	<ul style="list-style-type: none"> ▪ Home Sales Office/Presentation Centre/Décor Centre means a building or structure used for the sole purpose of selling or leasing land or buildings associated with a Draft Plan of Condominium or an approved Site Plan. ▪ Storey means that portion of a building or structure between any floor level and the floor, ceiling or roof immediately above, but shall not include a mechanical penthouse, elevator overrun, or stairway providing access to a rooftop for amenity or maintenance purposes. <p>Structure Envelope In addition to complying with applicable provisions, all buildings and structures shall only be located within the structure envelope shown on Schedule “B” S.E. Map XX.</p> <p>Permitted Encroachments Structural projections from a principal <i>building</i> are permitted to encroach, into the minimum setbacks as shown on Schedule “B” S.E. Map XX, in accordance with Table 4.2 of Section 4.29.</p> <p>For the purposes of this By-law, commercial signage shall be permitted to encroach into the minimum setbacks as shown on Schedule “B” S.E. Map XX to a point not less than 0.3 metres from a street line</p> <p>For the purposes of this By-law, an <i>outdoor patio</i> shall be permitted to encroach to a property line.</p> <p>Lot For the purposes of the RM-### Zone, “lot” means the lands zoned RM-XXX, notwithstanding any subdivision or partition of such lands.</p> <p>Lot Area (minimum): 35,000 m²</p> <p>Lot Line, Front The <i>street line</i> abutting Highway 50 shall be considered the <i>front lot line</i>.</p> <p>Lot Line, Exterior The <i>street line</i> abutting Industrial Road shall be considered the <i>exterior lot line</i>.</p> <p>Dwelling Units per Lot (maximum): 2,400</p> <p>Building Area (maximum): 50%</p> <p>Landscape Area (minimum): 35%</p> <p>Lot Frontage (minimum): N/A</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Yards (minimum): refer to Schedule “B” S.E. Map XX</p> <p>Privacy Yard (minimum): N/A</p> <p>Privacy Yard Depth (minimum): N/A</p> <p>Play Facility (minimum): N/A</p> <p>Parking space setback (minimum): 3.0m above grade and 0.9m for an underground garage</p> <p>Building Heights (maximum): refer to Schedule “B” S.E. Map XX</p> <p>Height Exception: For the purpose of this zone, the building or structure height provisions of this By-law shall not apply to the following uses:</p> <ul style="list-style-type: none"> i. equipment used for the functional operation of the building, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, building maintenance units and/or window washing equipment; ii. structures that enclose, screen, or cover the equipment, structures and parts of a building listed in (i) above, including a mechanical penthouse, iii. architectural features, parapets, and elements and structures associated with a green roof; iv. planters, landscaping features, guard rails, and divider screens on a balcony and/or terrace, antennae, flagpoles and satellite dishes; v. trellises, pergolas, and unenclosed structures providing safety or wind protection to rooftop amenity space; vi. intake or exhaust shafts at grade, provided they are screened; vii. electrical transformers or gas meter stations; and viii. a structure enclosing a stairway providing access to an underground parking garage. <p>Parking Requirements: Dwelling, Apartment: 0.85 <i>parking space</i> per <i>dwelling unit</i> + 0.2 <i>parking spaces</i> per <i>dwelling unit</i> for visitor parking in a designated visitor <i>parking area</i></p> <p>Dwelling, Townhouse, where incorporated into the base of an <i>Apartment</i> or <i>Mixed-Use Building</i>: 0.85 <i>parking space</i> per <i>dwelling unit</i> + 0.2</p>

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			<p><i>parking spaces per dwelling unit for visitor parking in a designated visitor parking area</i></p> <p>Non-Residential Uses: 1 <i>parking space</i> per 30m² of net floor area</p> <p><i>Parking spaces for non-residential uses shall be permitted to be shared with the parking spaces for visitors of the dwelling units</i></p> <p>Notwithstanding Section 5.2.9, no <i>parking spaces</i> shall be required for an <i>outdoor patio</i></p> <p>The vertical or horizontal area of a <i>parking space</i> shall be permitted to be obstructed by facilities intended to be used for a suspended bicycle parking space for the exclusive use of the owner of the parking space.</p> <p>Loading/Delivery Spaces: Residential Uses: 1 per building Commercial Uses: 1 per building</p> <p>Where a building contains both residential and commercial uses, a minimum of 1 <i>loading space</i> shall be required.</p> <p>Notwithstanding Section 5.3.3, each <i>loading space</i> shall be at least 13 metres long, 3.5 metres wide, and have a vertical clearance of at least 3.35 metres.</p> <p>For the purposes of this By-law, the provision of a <i>loading space</i> within an apartment or mixed-use building shall be deemed to satisfy any other requirement of this By-law for a <i>delivery space</i>.</p> <p>Notwithstanding Sections 5.3.6 and 5.4.6, the location of <i>loading or delivery spaces</i> shall be determined through a future Site Plan Control application to the satisfaction of the Town.</p> <p>Sight Triangles The provisions of Section 4.38 shall not apply.</p>

2. Schedule "A", Zone Map 1a of By-law 2006-50, as amended is further amended for Part of Lots 3 and 4, Concession 7, Town of Caledon, Regional Municipality of Peel, from *Bolton Highway Commercial (CHB)* and *Unserviced Industrial (MU)* Zone to the *Multiple Residential Exception (RM-###)* Zone in accordance with Schedules "A" attached hereto.
3. Schedule "B" S.E. Map XX attached hereto, is hereby added to Schedule "B", Structure Envelope (SE) Maps of By-law 2006-50, as amended, for the lands legally described as Part of Lots 3 and 4, Concession 7, Town of Caledon, Regional Municipality of Peel.

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

Annette Groves, Mayor

Kevin Klingenberg, Municipal Clerk

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