

**THE CORPORATION OF THE TOWN OF CALEDON**

**BY-LAW NO. 2024-030**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of Lot 19, Concession 1 WHS (Chinguacousy) designated as Part 1 on Reference Plan 43R-23405 in the 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 considers it desirable to pass a zoning by-law to permit the use Part of Lot 19, Concession 1 WHS (Chinguacousy) designated as Part 1 on Reference Plan 43R-23405 Town of Caledon, Regional Municipality of Peel, for commercial 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:

- The following is added to Table 13.1:

<b>Zone Prefix</b>	<b>Exception Number</b>	<b>Permitted Uses</b>	<b>Special Standards</b>
C	685	<ul style="list-style-type: none"> <li>- Bakery</li> <li>- Business Office</li> <li>- Clinic</li> <li>- Convenience Store</li> <li>- Custom Workshop</li> <li>- Day Nursery</li> <li>- Drive-Through Service Facility</li> <li>- Dry Cleaning or Laundry Outlet</li> <li>- Financial Institution</li> <li>- Fitness Centre</li> <li>- Grocery Store</li> <li>- Hotel</li> <li>- Laundromat</li> <li>- Merchandise Service Shop</li> <li>- Outside Display or Sales Area, Accessory</li> <li>- Parking Lot, Commercial</li> <li>- Parking Lot, Municipal</li> <li>- Personal Service Shop</li> <li>- Place of Assembly</li> <li>- Place of Entertainment</li> <li>- Private Club</li> <li>- Printing and Processing Service Shop</li> <li>- Public Transit Terminal</li> <li>- Restaurant</li> <li>- Retail Store</li> </ul>	<p><b>Lot Area</b> (Minimum) 0.8ha</p> <p><b>Lot Frontage</b> (Minimum) 30m</p> <p><b>Building Area</b> (Maximum) N/A</p> <p><b>Yard, Front</b> (Minimum) 3.0m</p> <p><b>Yard, Exterior Side</b> (Minimum) 3.0m</p> <p><b>Yard, Interior Side</b> (Minimum) 3.0m</p> <p><b>Yard, Rear</b> (Minimum) 3.0m</p> <p><b>Building Height</b> (Maximum) 18m</p> <p><b>Landscape Area</b> (Minimum) Nil</p> <p><b>Planting Strip Width</b> (Minimum) 3.0m</p> <p><b>Convenience Store</b> A <i>Convenience Store</i> shall not exceed 300 m<sup>2</sup> <i>net floor area</i>.</p> <p><b>Grocery Store</b> A <i>Grocery Store</i> shall not exceed 2,230 m<sup>2</sup> <i>net floor area</i>.</p> <p><b>Outdoor Display or Sales Area, Accessory</b> An outdoor seasonal garden centre or sales area may occupy up to 10% of required parking spaces.</p> <p><b>Drive-Through Service Facility</b> No additional <i>Planting Strips</i> are required adjacent to a queuing lane.</p> <p><b>Planting Strips</b> A <i>Planting Strip</i> is required along a <i>street line</i> and <i>lot line</i> adjacent to another <i>zone</i>.</p> <p>A <i>driveway</i>, walkway or retaining wall may extend through a <i>Planting Strip</i> at any location.</p>

		<ul style="list-style-type: none"> <li>- Retail Store, Accessory</li> <li>- Retail Warehouse</li> <li>- Sales, Service and Repair Shop</li> <li>- Supermarket</li> <li>- Training Facility</li> <li>- Video Outlet / Rental Store</li> </ul>	<p>A <i>Planting Strip</i> is not required along a <i>street line</i> for a Public Transit Terminal use.</p> <p><b>Illumination</b> No part of a lighting fixture shall be closer than 2.5 m to a <i>lot line</i>.</p>
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2. Schedule "A", Zone Map 7 of By-law 2006-50, as amended is further amended for Part of Lot 19, Concession 1 WHS (Chinguacousy) designated as Part 1 on Reference Plan 43R-23405 in the Town of Caledon, Regional Municipality of Peel., from Agricultural (A1) to Commercial (C-685) in accordance with Schedule "A" attached hereto.

**Enacted by the Town of Caledon Council this 30<sup>th</sup> day of April, 2024.**

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Annette Groves, Mayor

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Kevin Klingenberg, Municipal Clerk