

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2019-xxx

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Lot 62, Part Lots 52, 53, 61 and 63, Part of Slancy Street (closed by Bylaw No. 2004-204 as in PR786962), Part of Temperance Street (closed by Bylaw No. 2004-204 as in PR786962), Block 4, Plan Bol-7 being Parts 1, 2 and 3 on 43R-37172; subject to an easement over Parts 1, 2 and 3 on 43R-37172 as in PR2546402; subject to an easement in gross over Part 2 on 43R-37172 as in PR2323542; Town of Caledon; Regional Municipality of Peel

WHEREAS Section 34 of the Planning Act, R.S.O. 1990, as amended, permits the council of a local municipality to pass zoning by-laws for prohibiting the use of land or the erection, location or use 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 Lot 62, Part Lots 52, 53, 61 and 63, Part of Slancy Street (closed by By-law No. 2004-204 as in PR786962), Part of Temperance Street (closed by Bylaw No. 2004-204 as in PR 786962), Block 4, Plan BOL-7 being Parts 1, 2 and 3 on 43R-37172; subject to an easement over Parts 1, 2 and 3 on Reference Plan 43R-37172 as in PR2546402; subject to an easement in gross over Part 2 43R-37172 as in PR2323542; Town of Caledon, Regional Municipality of Peel, for high density residential 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 hereby added to Section 13:1

Zone Prefix	Exception No.	Permitted Uses	Special Standards
RM	616	<div>- <i>Building, Apartment</i></div> <div>- <i>Rooming Unit</i></div>	<div>Structure Envelope In addition to complying with applicable provisions, all <i>buildings</i> and <i>structures</i> shall only be located within the structure envelopes shown on Zone Maps SE#-35 and SE#-36.</div> <div>Floor Space Index Definition: For the purpose of calculating <i>floor space index</i>, the <i>gross floor area</i> (exclusive of any porch, balcony, underground parking facility and rooftop mechanical structure) shall be divided by the <i>lot area</i>. <i>Lot area</i> is to be calculated on the entirety of the <i>lot</i> municipally known as 50 Ann Street (inclusive of any portion of the <i>lot</i> within the Environmental Policy Area 1 Zone)</div> <div>Accessory Buildings For the purpose of this zone <i>accessory buildings</i> shall not be permitted in any yard.</div> <div>Lot Area (minimum)0.36ha</div> <div>Dwelling Units per Lot (maximum)73</div> <div>Rooming Units per Lot (maximum)1</div> <div>Floor Space Index (maximum)2.0</div> <div>Building Area (maximum)37%</div> <div>Yards (minimum)refer to</div>

Zone Prefix	Exception No.	Permitted Uses	Special Standards
			<div>Zone Map S.E.#-35</div> <div>Building Height (maximum) refer to Zone Map S.E. # 36 for cross-sections. Top of roof not to exceed 235.11 geodetic elevation</div> <div>Landscaping Area (minimum) 35%</div> <div>Privacy Yards Notwithstanding any other provisions of this By-law the minimum number of <i>privacy yards</i> is 7.</div> <div>Privacy Yard Depth (minimum) 3.5m</div> <div>Play Facility (minimum) <i>nil</i></div> <div>Play Facility Area (minimum) <i>nil</i></div> <div>Play Facility Location <i>nil</i></div> <div>Delivery Spaces (minimum) 1 per <i>lot</i></div> <div>Parking Space Setback (minimum) from any <i>street line</i> 3.4m</div> <div>Parking Requirements (minimum) (a) 1.0 <i>parking spaces</i> for each <i>dwelling unit</i> and (b) 7 visitor <i>parking spaces</i></div> <div>Entrance Separation (minimum) 9.5m</div>

2. Schedule “A”, Zone Map 1b of By-law 2006-50, as amended is further amended for Lot 62, Part Lots 52, 53, 61 and 63, Part of Slancy Street (closed by Bylaw No. 2004-204 as in PR786962), Part of Temperance Street (closed by Bylaw No. 2004-204 as in PR786962), Block 4, Plan Bol-7 being Parts 1, 2 and 3 on 43R-37172; subject to an easement over Parts 1, 2 and 3 on 43R-37172 as in PR2546402; subject to an easement in gross over Part 2 on 43R-37172 as in PR2323542; Town of Caledon, Regional Municipality of Peel, from Institutional (I) to Multiple Residential with exceptions (RM-616) and Environmental Policy Area 1 (EPA1) in accordance with Schedule “A” attached hereto.
3. Schedule “B” S.E. Map 35 and S.E. Map 36 attached hereto, is hereby added to Schedule “A”, Structure Envelope (SE) Maps of By-law 2006-50, as amended, for the lands legally described as Lot 62, Part Lots 52, 53, 61 and 63, Part of Slancy Street (closed by Bylaw No. 2004-204 as in PR786962), Part of Temperance Street (closed by Bylaw No. 2004-204 as in PR786962), Block 4, Plan Bol-7 being Parts 1, 2 and 3 on 43R-37172; subject to an easement over Parts 1, 2 and 3 on 43R-37172 as in PR2546402; subject to an easement in gross over Part 2 on 43R-37172 as in PR2323542; Town of Caledon, Regional Municipality of Peel.

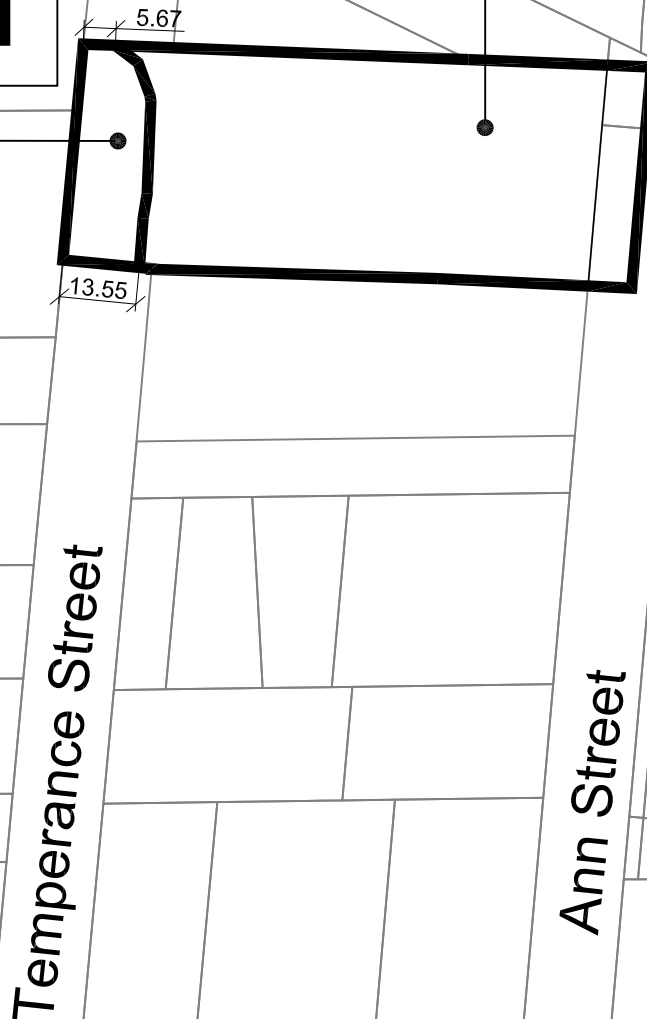
Read a first, second and third
time, and finally passed this
__ day of _____, 2019.

Allan Thompson, Mayor

Carey Herd, Clerk

FROM
R1 & I
TO
EPA1

FROM
I
TO
RM-616
S.E.:
35 & 36

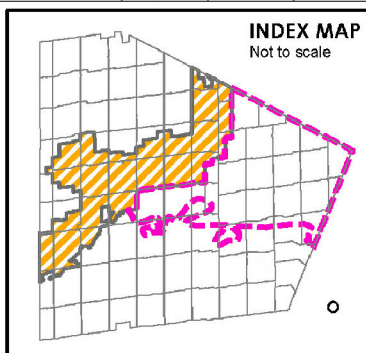


Temperance Street

Ann Street

Sterne Street

King Street W.



This is Schedule "A" to By-Law XXXX-XX passed by the Council of the Corporation of the Town of Caledon on _____, _____ 2019 Lot 62 and Part Lots 52, 53, 61 & 63, Part of Slancy Street (closed by Bylaw No. 2004-204 as in PR786962), Part of Temperance Street (closed by Bylaw No. 2004-204 as in PR786962), Block 4, Plan Bol-7 being Parts 1, 2 & 3 43R37172; subject to an easement over Parts 1, 2 & 3 43R37172 as in PR2546402; subject to an easement in gross over Part 2 43R37172 as in PR2323542; Town of Caledon; Regional Municipality of Peel

Mayor

Clerk

BY-LAW 2006-50
ZONE MAP 1b
SCHEDULE "A"



Date:

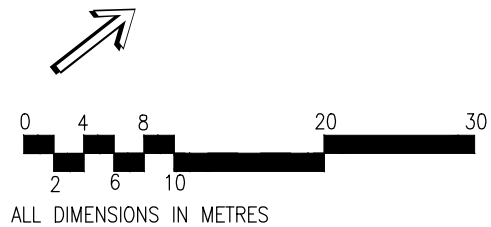
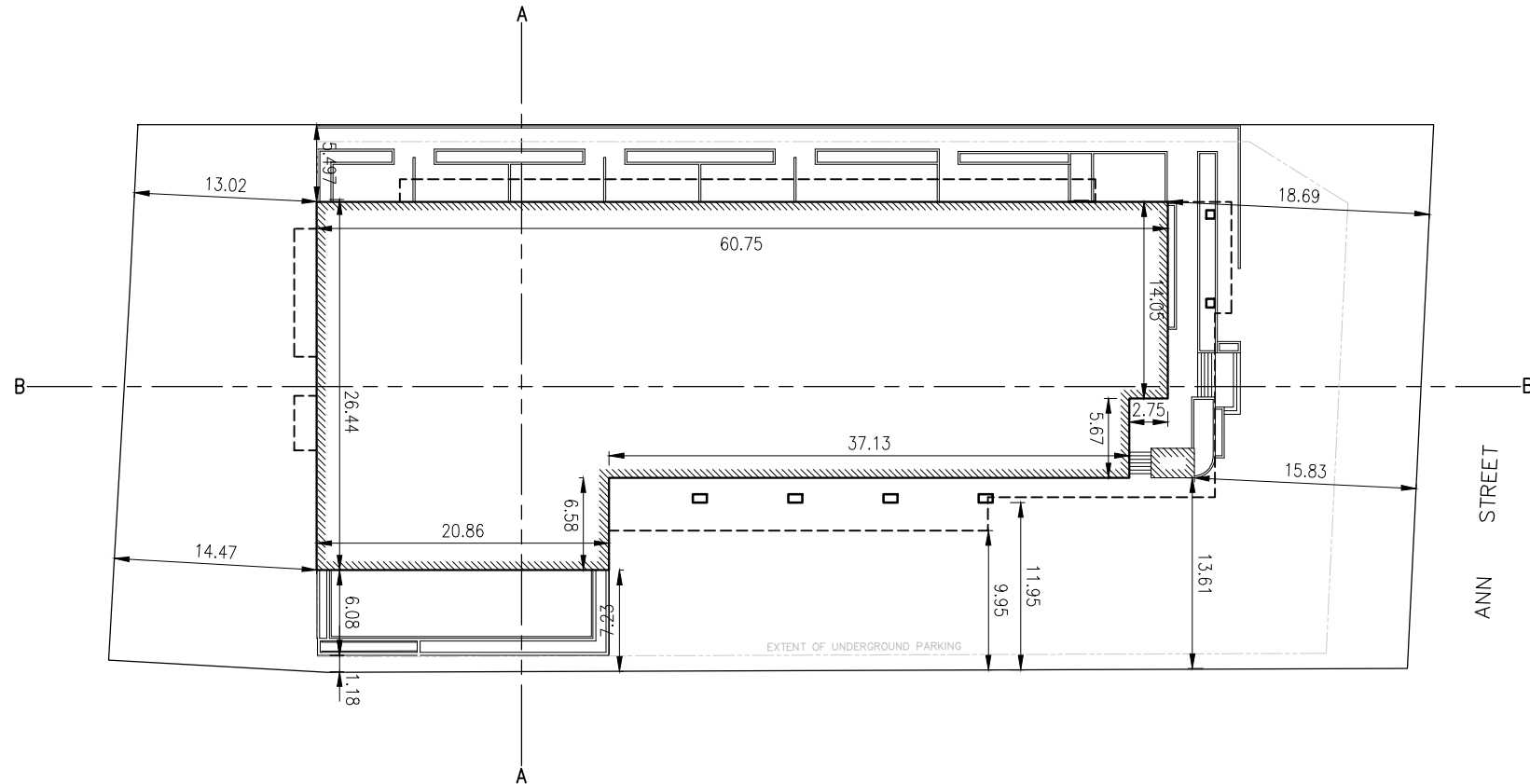
Revised:

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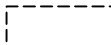

1b

50 Ann Street
Town of Caledon

Structure Envelope #35



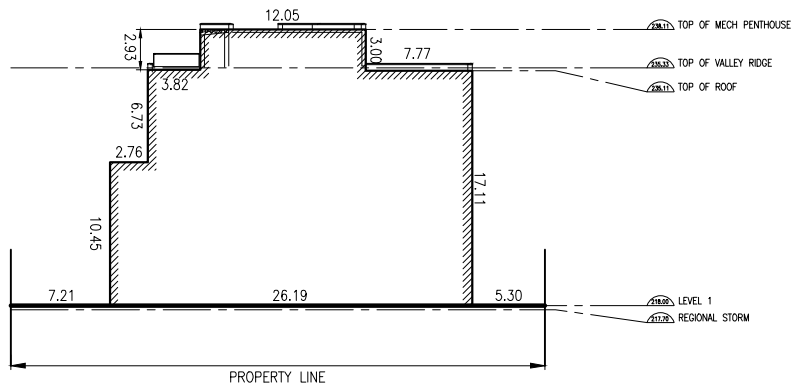
LEGEND

-  STRUCTURE ENVELOPE
-  BUILDING OVERHANG
-  CROSS SECTION

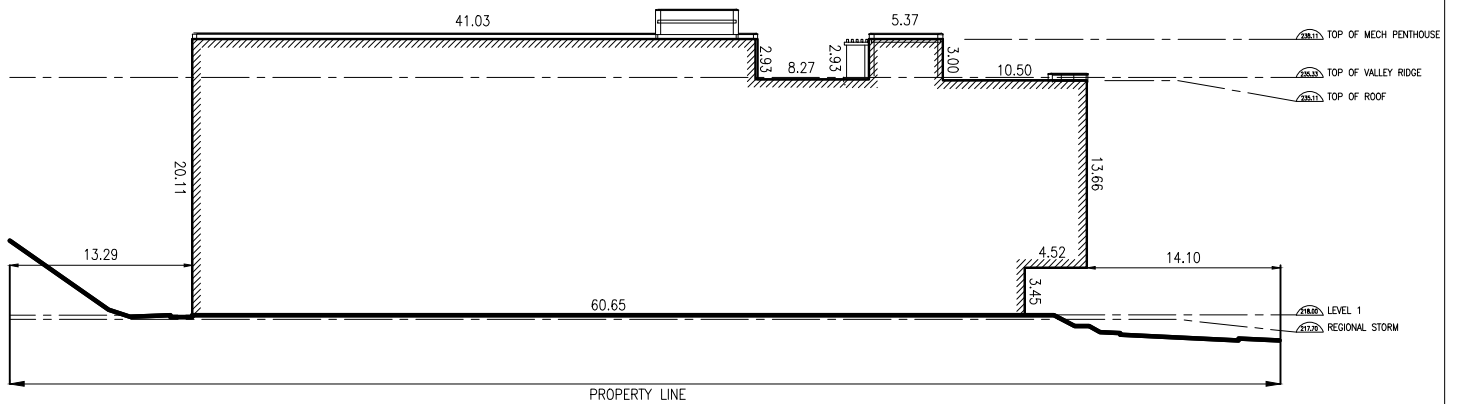
ZONE MAP S.E.35
SCHEDULE "B"

50 Ann Street
Town of Caledon

Vertical Structure Envelope #36



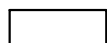
SECTION A - A



SECTION B - B



LEGEND



VERTICAL STRUCTURE ENVELOPE

ZONE MAP S.E.36
SCHEDULE "B"