

Schedule N to Staff Report 2024-0370
Draft By-law for A7

**THE CORPORATION OF THE TOWN OF
CALEDON BY-LAW NO. 2024-56**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended with respect to Part of Lots 19-21, Concession 5, Town of Caledon, Regional Municipality of Peel, and municipally known as 12522 and 12580 Torbram Road

WHEREAS on March 26th, 2024 Council for the Town of Caledon adopted the Future Caledon Official Plan;

AND WHEREAS the Future Caledon Official Plan has not yet been approved by the approval authority, being the Regional Municipality of Peel;

AND WHEREAS the within zoning by-law amendment will conform to the Future Caledon Official Plan once it comes into effect;

AND WHEREAS Subsection 24(2) of the *Planning Act*, R.S.O. c.P.13, provides that Council may pass a By-law that does not conform to the in force Official Plan provided that the By-law will conform to an adopted Official Plan or plan amendment, once it comes into effect;

AND WHEREAS Subsection 24(2.1) of the *Planning Act*, R.S.O. 1990, c.P.13 provides that the By-law comes into force and effect upon the adopted Official Plan or plan amendment coming into effect:

AND WHEREAS pursuant to Subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13 Council has determined that no further notice is required to be given in respect of the proposed by-law;

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 19-21, Concession 5, Town of Caledon, Regional Municipality of Peel, and municipally known as 12522 and 12580 Torbram Road, for a development consisting of residential, commercial, institutional and recreational 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
RMD	696	<ul style="list-style-type: none"> - <i>Dwelling, Detached</i> - <i>Dwelling, Semi-Detached</i> - <i>Dwelling, Linked</i> - <i>Dwelling, Rowhouse</i> - <i>Dwelling, Duplex</i> 	<p>DEFINITIONS</p> <p><i>Child Care Centre</i> means a <i>Child Care Centre</i> as defined in the Child Care and Early Years Act, as amended.</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> - <i>Building, Multiplex</i> - <i>Building, Apartment</i> - <i>Long Term Care Facility</i> - <i>Seniors Retirement Facility</i> - <i>Hotel</i> - <i>Amusement Arcade</i> - <i>Animal Hospital</i> - <i>Animal Kennel</i> - <i>Art Gallery</i> - <i>Artist Studio and Gallery</i> - <i>Automotive Store</i> - <i>Bakery</i> - <i>Business Office</i> - <i>Clinic</i> - <i>Communication Equipment Outlet</i> - <i>Conference Centre</i> - <i>Conservation School</i> - <i>Crisis Care Facility</i> - <i>Cultural Centre</i> - <i>Dry Cleaning or Laundry Outlet</i> - <i>Financial Institution</i> - <i>Fitness Centre</i> - <i>Funeral Home</i> - <i>Laboratory, Medical</i> - <i>Laundromat</i> - <i>Live-Work Unit</i> - <i>Medical Centre</i> - <i>Motor Vehicle Body Shop</i> - <i>Motor Vehicle Gas Bar</i> - <i>Motor Vehicle Repair Facility</i> - <i>Motor Vehicle Sales Establishment</i> - <i>Motor Vehicle Service Centre</i> - <i>Outdoor Display or Sales Area, Accessory</i> - <i>Personal Service Shop</i> - <i>Place of Entertainment</i> - <i>Place of Worship</i> - <i>Restaurant</i> - <i>Retail Store</i> 	<p>Deck means an attached or freestanding platform or series of platforms on a foundation or footings, not covered by a roof or <i>building</i> and which has direct access to the ground.</p> <p>Dwelling, Multiplex For the purposes of this <i>zone</i>, means a residential <i>building</i> with up to eight units. In order to qualify as a <i>Multiplex</i>, at least one <i>dwelling unit</i> must be entirely or partially above another. A <i>dwelling unit</i> within a <i>multiplex</i> is not a principal <i>dwelling</i> that can contain an <i>Additional Residential Unit</i>.</p> <p>Dwelling, Rowhouse For the purposes of this <i>zone</i>, means a <i>building</i> divided vertically and/or horizontally that has three or more <i>Dwelling Units</i>, with each <i>Dwelling Unit</i> having an independent entrance at grade. This includes <i>rear</i> or <i>side yard</i> accessed <i>dwelling</i>s.</p> <p>Finished Grade means the average surface elevation of the ground where it meets the exterior of the front of a <i>building</i>.</p> <p>Institutional Use For the purposes of this <i>zone</i>, means any <i>use</i> listed in Table 9.1 of the by-law.</p> <p>Lane For the purposes of this <i>zone</i>, means a public or private thoroughfare, whether or not improved for <i>use</i>, which has a reduced right-of-way width and which affords a means of access for vehicular traffic to abutting <i>lots</i>.</p> <p>Lot Frontage means the horizontal distance between the <i>side lot lines</i> measured at right angles. Where the <i>front lot line</i> is not a straight line, or where the <i>side lot lines</i> are not parallel, the <i>lot frontage</i> shall be measured by a line 6 m back from and parallel to the chord of the <i>lot frontage</i>. The chord of the <i>lot frontage</i> is a straight line joining the two points where the <i>side lot lines</i> intersect the <i>front lot lines</i>. In the case of a <i>corner lot</i>, the <i>lot frontage</i> shall be calculated as if the <i>front</i> and <i>exterior side lot lines</i> were extended to their</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> - <i>Retail Store, Accessory</i> - <i>Shopping Centre</i> - <i>Sports Arena</i> - <i>Child Care Centre</i> - <i>Institutional Use</i> - <i>Home occupation</i> - <i>Day Care, Private Home</i> - <i>Day Nursery</i> 	<p>point of intersection.</p> <p>Non-Market Housing means housing that is owned or subsidized by government, a non-profit society, or a housing cooperative; whereby it is not solely market driven.</p> <p>Porch means an unenclosed, covered platform with direct access to the ground that is attached to a <i>dwelling</i>.</p> <p>Street For the purpose of this <i>zone</i>, a <i>street</i> shall include a <i>private road</i> or <i>lane</i>.</p> <p style="text-align: center;">GENERAL PROVISIONS</p> <p>Additional Residential Units Notwithstanding the lands identified on Schedule H of Comprehensive Zoning By-law 2006-50, the provisions of Section 4.4 – Additional Residential Units Overlay Zone shall apply to the lands shown on Schedule “A” of this By-law.</p> <p>Air Conditioners and Heat Pumps Air Conditioners and Heat Pumps are permitted in all <i>yards</i> provided where an Air Conditioner or Heat Pump is located in a <i>Front Yard</i> or <i>Exterior Side Yard</i>, it shall be screened from public view or located on a <i>balcony</i>.</p> <p>Building Height Exemptions In addition to Section 4.16 “Height Exemptions”, when calculating <i>building height</i>, the following shall be exempt:</p> <ul style="list-style-type: none"> a) Cupolas, finials and weather vanes, or similar architectural, landscape or ornamental features b) Light standards c) Lightning rods d) Parapets e) Mechanical penthouses f) Unenclosed mechanical equipment g) Steeples <p>Detached or Dual Garage Location with Driveway Access to a Lane A detached or <i>dual garage</i> with <i>driveway</i> access to a <i>lane</i> shall:</p> <ul style="list-style-type: none"> a) Comply with the minimum <i>yard</i>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>requirements of the <i>lot</i>, except in the case of a <i>dual garage</i>, or portion thereof, no minimum <i>side yard</i> requirement shall apply where a <i>dual garage</i> is divided vertically into 2 separate <i>private garages</i> on a <i>lot line</i>.</p> <p>b) Not be subject to Section 4.2.2</p> <p>c) Not exceed the <i>Building Height</i> of the <i>main building</i> on the <i>lot</i>.</p> <p>Dwellings Per Lot Section 4.11 shall only apply to a <i>lot</i> containing a <i>detached dwelling</i>, <i>semi-detached dwelling</i>, and/or a <i>freehold townhouse</i>.</p> <p>Frontage on a Lane Notwithstanding Section 4.3.1, a <i>dwelling</i> and associated accessory <i>structures</i> may be erected on a <i>lot</i> with access to the <i>rear lot line</i> that is a public or private <i>street</i> or <i>lane</i>.</p> <p>Location of Swimming Pools Swimming Pools are permitted in the <i>rear</i> or <i>side yards</i>.</p> <p>Minimum Entrance Setback and Entrance Separation Sections 4.3.3 (minimum <i>entrance setback</i>) and 4.3.4 (minimum <i>entrance separation</i>) shall not apply.</p> <p>Minimum Setback to a Private Lane Minimum <i>setback</i> from a private <i>lane</i> is 0.5 metres.</p> <p>Model Homes and Temporary Sales Structures Notwithstanding Subsections 4.24.4 and 4.24.5, “Model Homes and Temporary Sales Structures”, any number of dry or serviced Model Homes and Temporary Sales Structures are permitted. For clarity, all other provisions of Section 4.24 continue to apply.</p> <p>Non-Market Housing Shall be permitted in all residential <i>zones</i>, provided that such <i>use</i>, <i>building</i> or <i>structure</i> complies with the standards of the <i>Zone</i> in which it is located.</p>

		<p>Parking Space Size The minimum dimensions of a <i>parking space</i> shall be 2.75 m by 5.5 m, which shall be exclusive of any parking <i>aisles</i> or ingress and egress lanes, useable for the temporary parking or storage of <i>motor vehicles</i> and may include a <i>private garage</i>.</p> <p>Permitted Encroachments Encroachments into the required <i>yards</i> are permitted as follows:</p> <ul style="list-style-type: none">a) <i>Building</i> architectural elements, including sills, belt, courses, cornices, gutters, chimneys, pilasters, eaves, parapets, canopies or fireplaces are permitted to encroach in any <i>yard</i> up to 0.6 metresb) Window bays, bows and boxes are permitted to encroach in the <i>front, rear and exterior side yards</i> up to 1.0 metrec) <i>Balconies</i> are permitted to encroach in the <i>front, rear and exterior side yards</i> up to 2.0 metresd) <i>Porches</i> and uncovered terraces (including access stairs from grade) are permitted to encroach in the <i>front, rear and exterior side yards</i>, including eaves and cornices, with a minimum <i>setback</i> of 0.6 m from a <i>lot line</i>.e) Exterior stairs providing access to a <i>building</i> or <i>structure</i> may encroach into the <i>front, rear and exterior side yards</i> up to 0.3 metres from a <i>lot line</i>f) <i>Decks</i> (including access stairs from grade) are permitted to encroach in the <i>rear yard</i> up to 1.2 metres from the <i>rear lot line</i> and <i>interior side yards</i> up to 0.6 metres from an <i>interior side lot line</i>g) Swimming pool pumps/filters/heaters are permitted to encroach in the <i>rear and exterior side yards</i> up to 0.6 metres from any <i>lot line</i>h) Unenclosed barrier-free access ramps are permitted to encroach in any <i>yard</i> up to 0.3 metres from any <i>lot line</i>i) Rain barrels and rain harvesting system components are permitted to encroach in the <i>rear, exterior side and interior side</i>
--	--	--

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>yards up to 0.6 metres from any <i>lot line</i></p> <p>j) An <i>outdoor patio</i> serving a non-residential use is permitted to encroach in the <i>front yard</i> or <i>exterior side yard</i> up to 0.0 metres from the <i>front lot line</i> or <i>exterior lot line</i></p> <p>k) A one-storey component of a <i>main building</i> on a <i>lot</i> with a <i>lot</i> depth less than 20m is permitted to encroach a maximum of 3.5m into a <i>rear yard</i> up to a maximum width of 60% of the <i>lot</i></p> <p>l) Within a <i>private garage</i>, steps, stairs, landings, ramp, or barrier-free access feature may encroach up to 0.5m into a required <i>parking space</i>. Refuse Bins may encroach entirely within a required <i>parking space</i>.</p> <p>Sight Triangles Notwithstanding Section 4.38.2 (<i>Sight Triangles</i>), no <i>sight triangle</i> shall be required where a curved or triangular area of land abutting a <i>corner lot</i> has been incorporated into the public right-of-way. No minimum <i>yard</i> or <i>setback</i> is required from a <i>lot line</i> abutting such curved or triangular area of land.</p> <p>Use Restriction Where a <i>dwelling</i> has been legally constructed, the <i>dwelling</i> shall not be used for any purpose other than a domicile, a <i>day care</i>, <i>private home</i>, <i>home occupation</i>, and related accessory <i>use</i> as permitted by the Zoning By-law. All other <i>uses</i> are prohibited.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For a Dwelling, Detached:</p> <p>Lot Area (minimum): N/A</p> <p>Lot Frontage (minimum): 7.5m</p> <p>Building Area (maximum): N/A</p> <p>Yard, Front (minimum)</p> <p>To a <i>private garage</i>: 5.75m</p> <p>To <i>main building</i>: 2.5m</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Yard, Exterior Side (minimum): 2.0m</p> <p>Yard, Interior Side (minimum): One side: 1.2m Other side: 0.6m Corner Lot: 0.6m</p> <p>Yard, Rear (minimum): To a garage accessed from the <i>front lot line</i>: 6.0m To a garage accessed from a <i>rear lot line</i>: 0.5m</p> <p>For <i>lots</i> with a <i>lot</i> depth of less than 20m: 4.7m</p> <p>Building Height (maximum): 14m</p> <p>Parking Requirements: <i>Parking spaces</i> shall be provided on a residential <i>lot</i> or through <i>street</i> parking and maintained in accordance with the following requirements:</p> <p style="text-align: right;">A minimum of 1.0 <i>parking space</i> per <i>dwelling unit</i>.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For a Dwelling, Semi-Detached and Dwelling, Linked:</p> <p>Lot Area (minimum): N/A</p> <p>Lot Frontage (minimum): 6m</p> <p>Building Area (maximum): N/A</p> <p>Yard, Front (minimum): To a <i>private garage</i>: 5.75m To <i>main building</i>: 2.5m</p> <p>Yard, Exterior Side (minimum): 2.0m</p> <p>Yard, Interior Side (minimum): 1.2m; however, this requirement shall not apply to the common wall between units or to a <i>side lot line</i> that coincides with the party wall between two <i>dwelling</i>s.</p> <p>Corner Lot: 0.6m</p> <p>Yard, Rear (minimum):</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>To a garage accessed from the <i>front lot line</i>: 6.0m</p> <p>To a garage accessed from the <i>rear lot line</i>: 0.5m</p> <p>For <i>lots</i> with a <i>lot</i> depth of less than 20 metres: 4.7m</p> <p>Building Height (maximum): 14m</p> <p>Parking Requirements: A minimum of 1.0 <i>parking space</i> per <i>dwelling unit</i>.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For a Dwelling, Rowhouse:</p> <p>Lot Area (minimum): N/A</p> <p>Lot Frontage (minimum): 4.5m</p> <p>Building Area (maximum): N/A</p> <p>Yard, Front (minimum): To a <i>private garage</i>: 5.75m To <i>main building</i>: 2.5m</p> <p>Yard, Exterior Side (minimum): 2.0m</p> <p>Yard, Interior Side (minimum): 1.2m; however, this requirement shall not apply to the common wall between units or to a <i>side lot line</i> that coincides with the party wall between two <i>dwelling</i>s.</p> <p>Yard, Rear (minimum): To a garage accessed from a <i>front lot line</i>: 6.0m To a garage accessed from the <i>rear lot line</i>: 0.5m</p> <p>For <i>lots</i> with a <i>lot</i> depth of less than 20 metres: 4.7m</p> <p>Building Height (maximum): 14.0m</p> <p>Parking Requirements: A minimum of 1.0 <i>parking space</i> per</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><i>dwelling unit.</i></p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For a Dwelling, Duplex:</p> <p>Lot Area (minimum): 180m²</p> <p>Lot Frontage (minimum): 7.5m</p> <p>Building Area (maximum): N/A</p> <p>Yard, Front (minimum):</p> <p>To a <i>private garage</i>: 5.75m</p> <p>To <i>main building</i>: 2.5m</p> <p>Yard, Exterior Side (minimum): 2.0m</p> <p>Yard, Interior Side (minimum): 1.2m</p> <p>Yard, Rear (minimum):</p> <p>To a garage accessed from a <i>front lot line</i>: 6.0m</p> <p>To a garage accessed from a <i>rear lot line</i>: 0.5m</p> <p>For <i>lots</i> with a <i>lot</i> depth of 20 metres or less: 4.7m</p> <p>Building Height (maximum): 14.0m</p> <p>Parking Requirements: A minimum of 1.0 <i>parking space</i> per <i>dwelling unit</i>.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For a Dwelling, Multiplex:</p> <p>Lot Frontage (minimum): 5.5m</p> <p>Yard, Front (minimum): 2.5m</p> <p>Yard, Exterior Side (minimum): 2.0m</p> <p>Yard, Interior Side (minimum): 1.5m; however, this requirement shall not apply to the common wall between units.</p> <p>Yard, Rear (minimum): 3.0m; however, this requirement shall not apply to the common wall between units.</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Building Height (maximum): 14.0m</p> <p>Parking Requirements: <i>Parking spaces</i> shall be provided and maintained in accordance with the following requirements:</p> <p>A minimum of 1.0 <i>parking space</i> per dwelling unit.</p> <p>An additional minimum of 0.25 <i>parking spaces</i> required for each <i>dwelling unit</i> that does not have access from a public <i>street</i>.</p> <p>ZONE STANDARDS For a <i>Building, Apartment, Long Term Care Facility</i> and <i>Seniors Retirement Facility</i>:</p> <p>Lot Area (minimum): 1,000m²</p> <p>Lot Frontage (minimum): 24.0m</p> <p>Building Area (maximum): 80%</p> <p>Yard, Front (minimum): 3.0m</p> <p>Yard, Exterior Side (minimum): 3.0m</p> <p>Yard, Interior Side (minimum): 3.0m</p> <p>Yard, Rear (minimum): 3.0m</p> <p>Building Height (maximum): 90.0m; excluding rooftop mechanical equipment.</p> <p>Notwithstanding the maximum <i>building height</i>, the maximum <i>building height</i> shall comply with any Airport Zoning Regulations that may apply.</p> <p>Parking Requirements: <i>Parking spaces</i> shall be provided and maintained in accordance with the following requirements:</p> <p>A minimum of 1.0 residential <i>parking space</i> per <i>dwelling unit</i>.</p> <p>A minimum of 0.25 <i>parking spaces</i> per <i>dwelling unit</i>.</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p style="text-align: center;">ZONE STANDARDS</p> <p>For Amusement Arcade, Animal Hospital, Animal Kennel, Art Gallery, Artist Studio and Gallery, Automotive Store, Bakery, Business Office, Clinic, Communication Equipment Outlet, Conference Centre, Conservation School, Crisis Care Facility, Cultural Centre, Dry Cleaning or Laundry Outlet, Financial Institution, Fitness Centre, Funeral Home, Laboratory, Medical, Laundromat, Medical Centre, Motor Vehicle Body Shop, Motor Vehicle Gas Bar, Motor Vehicle Repair Facility, Motor Vehicle Sales Establishment, Motor Vehicle Service Centre, Outdoor Display or Sales Area, Accessory, Personal Service Shop, Place of Entertainment, Restaurant, Retail Store, Retail Store, Accessory, Shopping Centre, Sports Arena and Child Care Centres:</p> <p>Lot Area (minimum): 700m²</p> <p>Lot Frontage (minimum): 18.0m</p> <p>Building Area (maximum): 50%</p> <p>Yard, Front (minimum): 3.0m</p> <p>Yard, Exterior Side (minimum): 3.0m</p> <p>Yard, Interior Side (minimum): 1.5m</p> <p>Yard, Rear (minimum): 6.0m</p> <p>Building Height (maximum): 11.0m</p> <p>Parking Requirements: <i>Parking spaces</i> shall be provided and maintained in accordance with the following requirements:</p> <p>A minimum of 3.5 <i>parking spaces</i> for every 100m² of <i>gross floor area</i> for <i>commercial uses</i>.</p> <p>A minimum of 0.75 <i>parking spaces</i> per employee, plus 3 visitor <i>parking spaces</i> and/or pick-up and drop-off , plus 1 <i>parking space</i> per classroom for <i>child care centres</i>.</p> <p><i>Restaurants, retail stores, financial</i></p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><i>institutions, dry cleaning or laundry outlet, personal service shop, fitness centre, art gallery, art studio and Child Care Centres</i> are also permitted on the ground floor of a <i>Building, Apartment</i>. In this case, the zoning requirements of a <i>Building, Apartment</i> will apply and the above zoning requirements will not be applicable.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Institutional Uses, Place of Worship and Public Uses:</p> <p>Lot Area (minimum): 700m²</p> <p>Lot Frontage (minimum): 18.0m</p> <p>Building Area (maximum): 50%</p> <p>Yard, Front (minimum): 3.0m</p> <p>Yard, Exterior Side (minimum): 3.0m</p> <p>Yard, Interior Side (minimum): 1.5m</p> <p>Yard, Rear (minimum): 7.5m</p> <p>Building Height (maximum): 25.0m</p> <p>Parking Requirements: <i>Parking spaces</i> shall be provided and maintained in accordance with the following requirements:</p> <p>A minimum of 1.0 <i>parking space</i> for every 100m² of <i>gross floor area</i> for a <i>school</i>.</p> <p>Where there are fixed seats, 1.0 <i>parking space</i> for every five seats or 3.0m of bench space. Where there are no fixed seats, 1.0 <i>parking space</i> for every 9.0m² of <i>gross floor area</i> or portion thereof devoted to a <i>Public Use</i>.</p> <p>Institutional Uses, Places of Worship and Public Uses are also permitted on the ground floor of a <i>Building, Apartment</i>. In this case, the zoning requirements of a <i>Building, Apartment</i> will apply and the above zoning requirements will not be applicable.</p>

2. The following is added to Table 13.3:

Zone	Location	Conditions for Removal
RMD-696-H45A-H45B EPA1-H45A-H45B	Part of Lots 19-21, Concession 5, Town of Caledon, Regional Municipality of Peel	<ol style="list-style-type: none"> 1. The following provisions shall apply to all lands zoned with a holding provision (H45A) as shown on Schedule "A" to this By-law until the holding provision (H45A) is removed from the lands or a portion thereof pursuant to Subsection 36(3) or (4) of the <i>Planning Act</i>: <ol style="list-style-type: none"> a) Only the following <i>uses</i> are permitted prior to the removal of the holding provision (H45A): <ol style="list-style-type: none"> a. A <i>use</i> legally existing on the lands as of the date of the enactment of this By-law; b. A <i>use</i> that was permitted on the Subject Lands, or portion thereof, pursuant to Comprehensive Zoning By-law 2006-50 as of the date of the enactment of this By-law; and, c. <i>Non-Intensive Recreation Uses</i> and <i>Environmental Management Uses</i>. 2. A holding provision (H45A) shall apply to the lands shown on Schedule "A" to this By-law and may be lifted over all or a portion of the lands provided that the following conditions, as applicable, have been met to the satisfaction of the Town: <ol style="list-style-type: none"> a) Approval of a secondary plan in conformity with the Town's Future Caledon Official Plan or an official plan amendment; b) Approval of Draft Plan of Subdivision has been issued or where the lands are not subject to a Plan of Subdivision, a Site Plan Approval – Final Summary letter has been issued by the Town. Through the Draft Plan of Subdivision or Site Plan approval process, the applicant shall submit an Environmental Impact Study, to the satisfaction of the Town ("EIS"), which among other things, determines the extent of the Natural Environment System as defined in the Future Caledon Official Plan. Any lands that are identified as being within the Natural Environment System through the EIS and protected from development shall either be dedicated to the Town or other appropriate public authority or otherwise protected from development over the long term to the satisfaction of the Town as a condition of draft plan approval or through Site Plan approval. c) Written confirmation, where required, from the

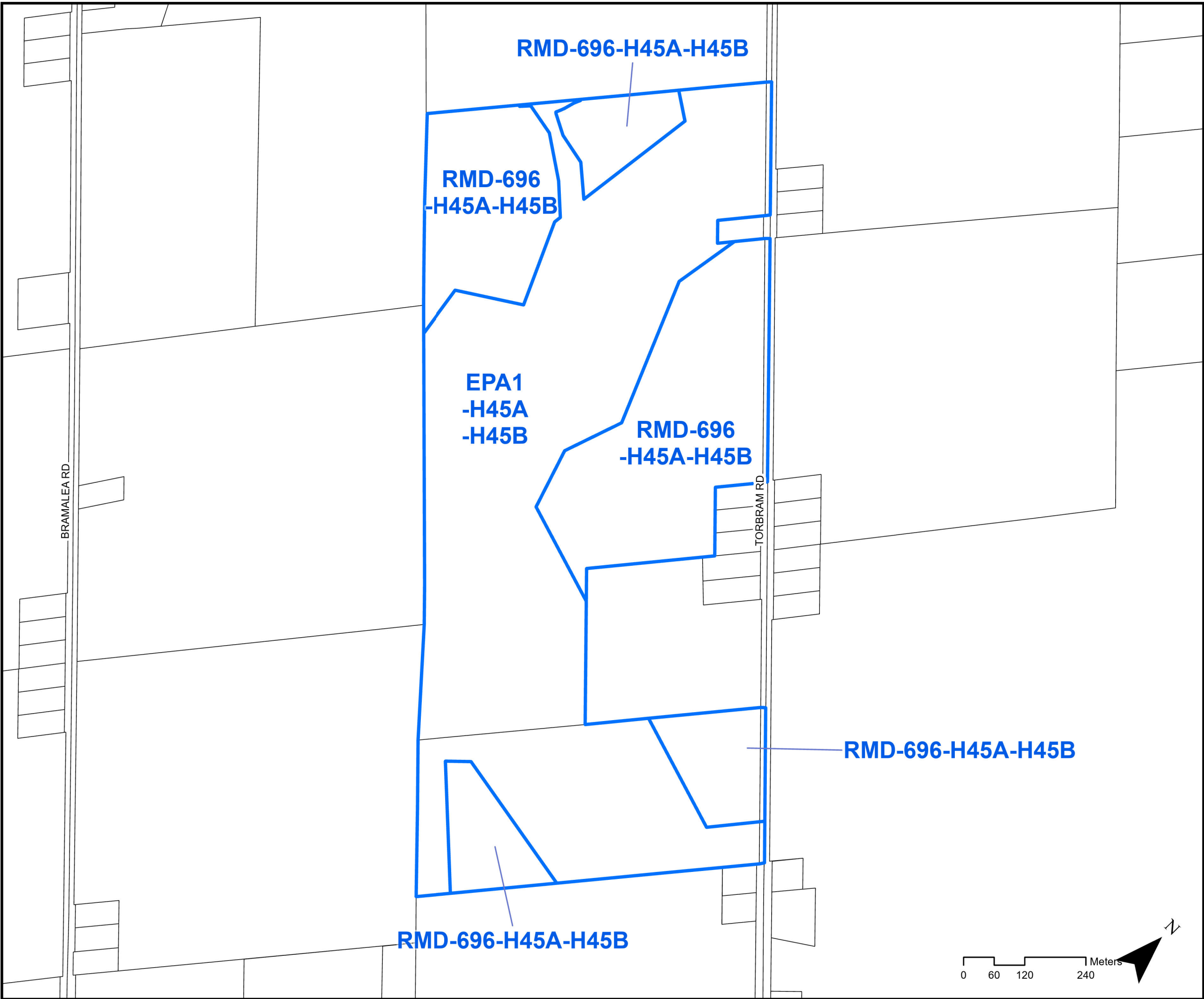
Zone	Location	Conditions for Removal
		<p>Regional Municipality of Peel and/or the applicable utility, that:</p> <ul style="list-style-type: none"> i. a development agreement has been executed to implement the required water and sanitary services, which may include payment of fees and posting of required securities; and/or ii. there is sufficient municipal water and sanitary sewer capacity to service the lands. <p>3. A holding provision (H45B) shall apply to the lands shown on Schedule "A" to this By-law and may be lifted over all or a portion of the lands provided that the following conditions, as applicable, have been met to the satisfaction of the Town:</p> <ul style="list-style-type: none"> a) The submission of an Environmental Impact Study, to the satisfaction of the Town ("EIS"), which among other things, determines the extent of the Natural Environment System as defined in the Future Caledon Official Plan in order to confirm the limits and extent of the Environmental Policy Area 1 Zone (EPA1) as described in the note on Schedule "A" to this By-law. Following the completion of the EIS to the satisfaction of the Town, the holding provision (H45B) shall only be lifted from lands that are already within the EPA1 zone where those lands have been identified to form part of the Natural Environment System and protected from development through the EIS. For clarity, the holding provision (H45B) shall not be lifted from lands that form part of the Natural Environment System and are protected from development as identified through the EIS where lands are zoned for residential or commercial uses on Schedule "A";

3. Schedule "A", Zone Map 5 of By-law 2006-50, as amended, are further amended for Part of Lots 19-21, Concession 5, Town of Caledon, Regional Municipality of Peel, and municipally known as 12522 and 12580 Torbram Road, from Agricultural Zone (A1), Environmental Policy Area 2 Zone (EPA2), Open Space Zone (OS), Open Space Zone – Exception 416 (OS-416) and Open Space Zone – Exception 416 - E (OS-416-E) to Mixed Density Residential Zone – Exception 696 – Holding Provision H45A and Holding Provision H45B (RMD-696-H45A-H45B) and Environmental Policy Area 1 – Holding Provision H45A and Holding Provision H45B (EPA1-H45A-H45B) as shown on Schedule 1 attached hereto.

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

Annette Groves, Mayor


Kevin Klingenberg, Clerk



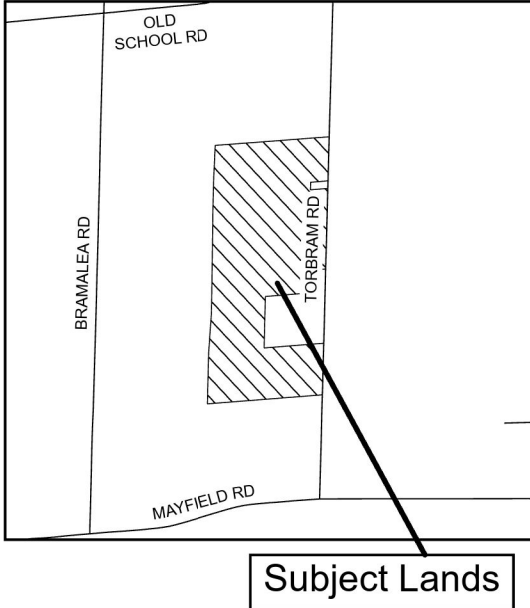
**Schedule A
By-law 2024-56**

Part of Lots 19, 20 and 21
Concession 5,
East of Hurontario Street
Town of Caledon,
Regional Municipality of Peel

Legend

 Lands to be rezoned to the zones identified on this Schedule

Key Map



Date: June 18, 2024

File: ZB 2024-0007