

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, and to repeal By-law No. 2017-84 with respect to Part Lot 23, Concession 7 (Albion) being Part 1, 43R-3109; Part of Block 58, Plan 43M-854, being Parts 5, 6 & 7 on 43R-37873; and Part of Block 47, Plan 43M-854, being Parts 1, 2 & 3 on 43R-37873; 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 enacted By-law No. 2017-84 on December 12, 2017 for the purpose of amending the Comprehensive Zoning By-law 2006-50, as amended, with respect to Part Lot 23, Concession 7 (Albion) being Part 1, 43R-3109; Part of Block 58, Plan 43M-854, being Parts 5, 6 & 7 on 43R-37873; and Part of Block 47, Plan 43M-854, being Parts 1, 2 & 3 on 43R-37873; Town of Caledon, Regional Municipality of Peel;

AND WHEREAS the Council of The Corporation of the Town of Caledon enacts that By-law No. 2017-84 shall be and is hereby repealed;

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 and standards that apply to Part Lot 23, Concession 7 (Albion) being Part 1, 43R-3109; Part of Block 58, Plan 43M-854, being Parts 5, 6 & 7 on 43R-37873; and Part of Block 47, Plan 43M-854, being Parts 1, 2 & 3 on 43R-37873; Town of Caledon, Regional Municipality of Peel;

NOW THEREFORE be it resolved that the Council of The Corporation of the Town of Caledon enacts:

1. 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:

A. . The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RE	597	<ul style="list-style-type: none"> - <i>Apartment, Accessory</i> - <i>Dwelling, Detached</i> - <i>Home Occupation (1)</i> - <i>Day Care, Private home</i> 	<p>Rear Lot Line Definition: For the purpose of the RE-597 Zone, <i>rear lot line</i> shall be defined as in the case of a <i>lot</i>, having four or more <i>lot lines</i>, the <i>lot line</i> farthest from and opposite to the <i>front lot line</i>.</p> <p>Lot Area (minimum): 0.45 ha</p> <p>Lot Frontage (minimum)</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>(a) for the properties identified as Lots 1 and 2 on Zone Map SE 34 6.5m</p> <p>(b) for all other lots 19.0m</p> <p>Building Area (maximum) 10.0%</p> <p>Yard, Front (minimum) 15.0 m</p> <p>Yard, Rear (minimum) 7.5 m</p> <p>Yard, Interior Side (minimum) 5.0 m</p> <p>Driveway Setback (minimum) 1.6 m</p> <p>Parking Space Setback (minimum) 3.0 m</p> <p>Driveway Width (maximum) 13.0 m</p> <p>Building and Structure Locations All buildings and structures, accessory buildings and structures, driveways, parking areas, swimming pools and septic tile fields shall only be located within the Structure Envelope as shown on Zone Map SE 34.</p> <p>The minimum setback measured from the rear façade of a dwelling to the rear limit of a structure envelope shall be 7.5 metres.</p> <p>The minimum setback measured from the side façade of a dwelling to the side limit of a structure envelope shall be 5.0 metres.</p> <p>Grading Restrictions Subsequent to the registration of a Plan of Subdivision, all grading and site alteration shall only be located within the structure envelope as shown on Zone Map 34 attached hereto.</p> <p>Natural Area Restrictions Subsequent to the registration of a Plan of Subdivision, within an area shown as "Natural Areas" on Schedule "A" attached hereto, no person shall alter the surface of the land, or alter, disturb, destroy, remove, cut or trim any vegetation, except in accordance with an approved environmental management plan or reforestation plan or registered easement nor shall they alter, disturb, destroy or remove any wildlife habitat whether in use or not unless</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>deemed hazardous to human health or property. Also, no fencing shall be permitted within the designated natural area unless required by and in accordance with a subdivision agreement or registered easement.</p> <p>Site Plan Control For the purpose of this <i>zone</i>, site plan approval, pursuant to Section 41 of the <i>Planning Act</i>, R.S.O. 1990, as amended, is required for all <i>lots</i> on a plan of subdivision prior to the grading, use or the development of any land, as defined in Section 41 of the Planning Act. For the properties identified as Lots 8, 9, 10, 11, 12, 13 and 14 on Zone Map SE 34, satisfactory noise mitigation is required.</p>

- B. Schedule "A", Zone Map 45 of By-law 2006-50, as amended is further amended for the lands legally described as Part Lot 23, Concession 7 (Albion) being Part 1, 43R-3109; Part of Block 58, Plan 43M-854, being Parts 5, 6 & 7 on 43R-37873; and Part of Block 47, Plan 43M-854, being Parts 1, 2 & 3 on 43R-37873; Town of Caledon; Regional Municipality of Peel, to Estate Residential-597-Oak Ridges Moraine (RE-597-ORM), Environmental Policy Area 1-405 (EPA1-405), Environmental Policy Area 1 – Oak Ridges Moraine (EPA1-ORM) and Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM) in accordance with Schedule "A" attached hereto.
- C. Schedule "B" represents Zone Map SE 34 for the lands legally described as Part Lot 23, Concession 7 (Albion) being Part 1, 43R-3109; Part of Block 58, Plan 43M-854, being Parts 5, 6 & 7 on 43R-37873; and Part of Block 47, Plan 43M-854, being Parts 1, 2 & 3 on 43R-37873;; Town of Caledon; Regional Municipality of Peel in accordance with Schedule "B" attached hereto.

2. By-law 2017-84 is hereby repealed.

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

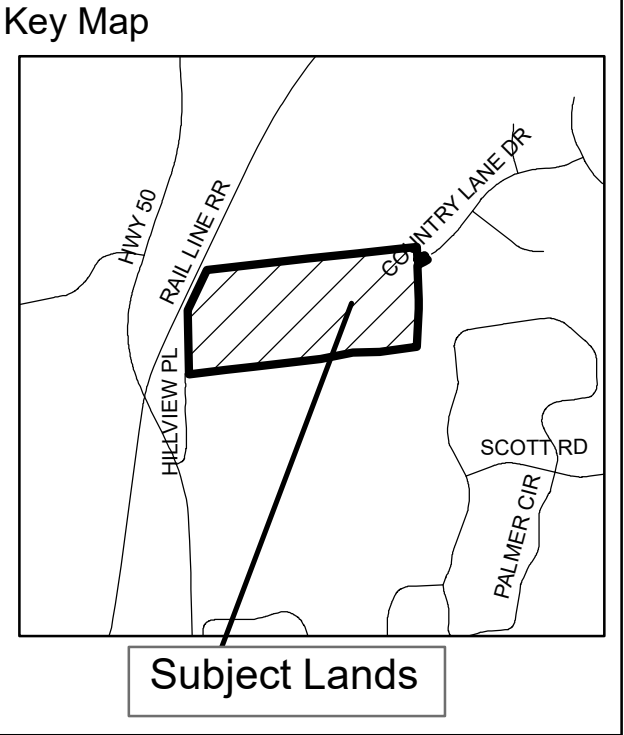
Allan Thompson, Mayor

Carey Herd, Clerk

Schedule A
By-law 2019-XXX

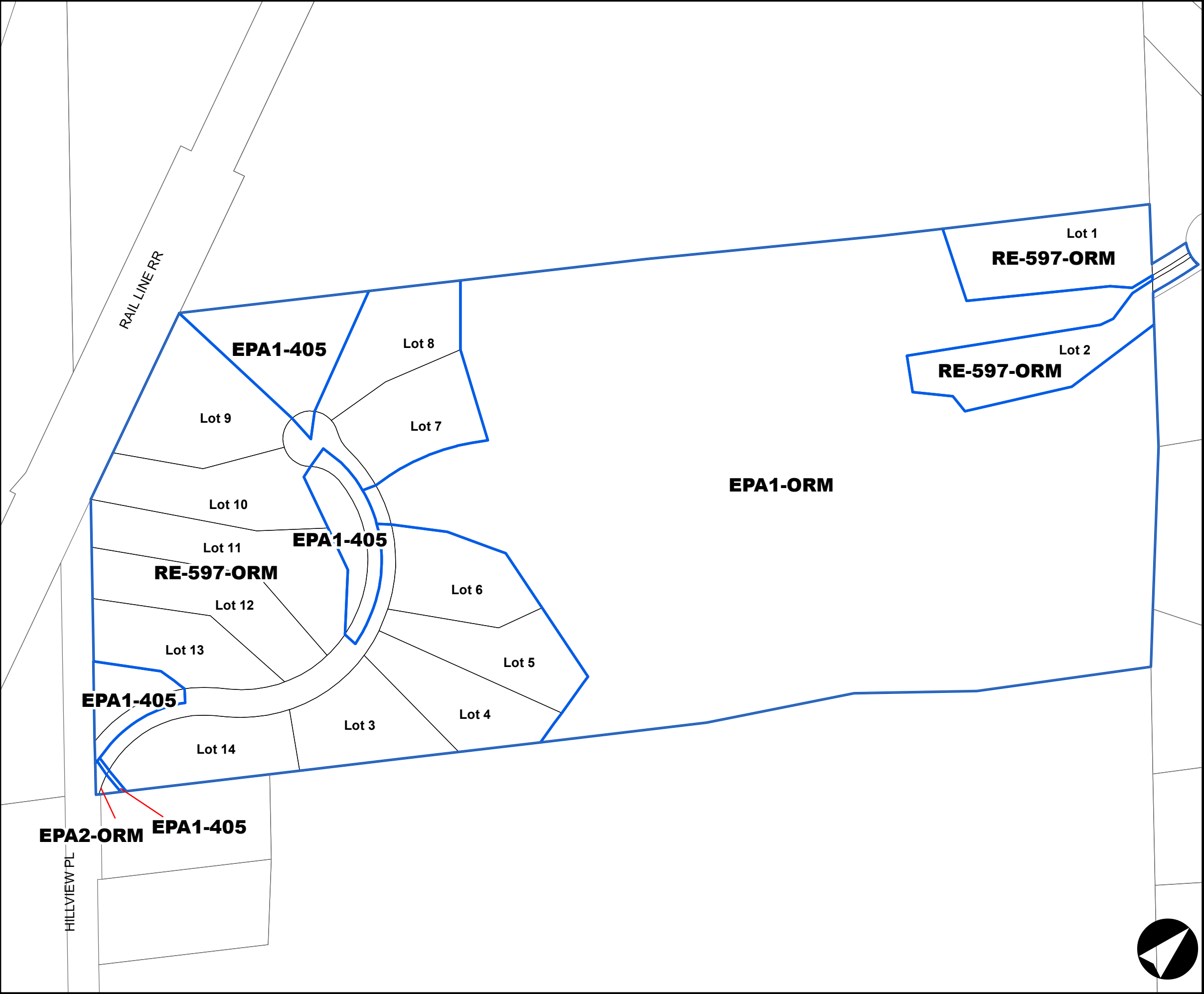
Hillview Estates Limited
Part of Lot 23, Concession 7, (ALBION),
Being Part 1 on 43R-3109 and Parts 1-3
and 5-7 on Plan 43R-37873
Town of Caledon
Regional Municipality of Peel

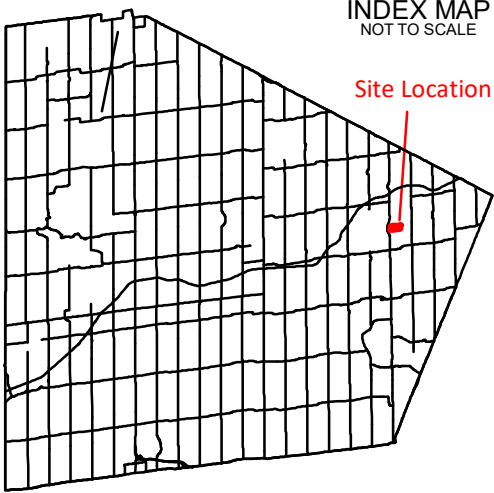
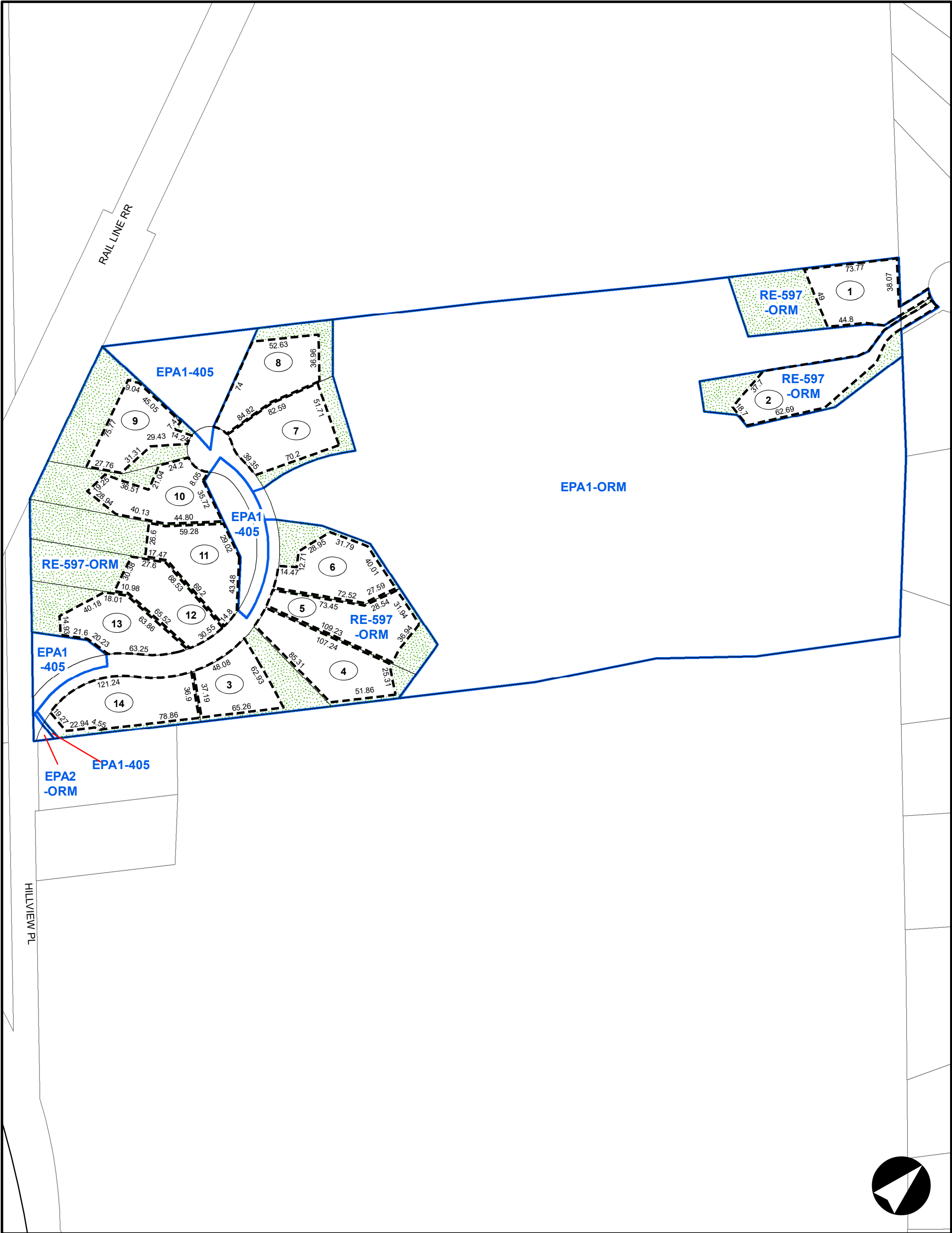
Legend
Subject Property to be Rezoned From
Rural - Oak Ridges Moraine (A2-ORM)
Zone and Environmental Policy Area 1 -
Oak Ridges Moraine (EPA1-ORM) Zone
and Environmental Policy Area 1-405
(EPA1-405) Zone and Estate
Residential-597-Oak Ridges Moraine
(RE-597-ORM) to Environmental Policy
Area 1 - Oak Ridges Moraine (EPA1-ORM)
Zone and Environmental Policy Area 1-405
(EPA1-405) Zone and Estate Residential-
597-Oak Ridges Moraine (RE-597-ORM)
and Environmental Policy Area 2 - Oak
Ridges Moraine (EPA2-ORM) Zone



Date: May 30, 2019

File: RZ 17-10





LEGEND

Structural Envelope

Natural Area

Zone Boundary

Lot Number

Part of Lot 23, Concession 7, (ALBION), Being Part 1 on 43R-3109 and Parts 1-3 and 5-7 on Plan 43R-37873
Town of Caledon
Regional Municipality of Peel

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ZONE MAP
S.E.34
Schedule "B"

Date: May 30, 2019

Created By:
B.L.

Checked By:
S.E.34