

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2019-48

A by-law to amend Comprehensive Zoning By-law 2006-50 as amended, with respect to lands municipally known as 55 John Street North, Alton.

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 Lots 8, 9, and Part Lot 7 Block 12 Plan CAL5; Lots 1, 2, 3, 4, and Part Mill Privilege 8 Block 11 CAL5; Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and Part Lot 2 Block 10 Plan CAL5; Lots 37, 38, 46, 47, 48, 49, 50, 51, 52, 53, 54, and Part Lots 39, 40, 41, 42, 43, 44, 45, 55 Block 8 Plan CAL5; Part Lot 59 Part Lots 23, 24, Concession 4 WHS; Block 7 Plan CAL5; Factory Street, Parts of Bridge Street, Emeline Street, William Street, and Credit Street Plan CAL5; Part Alfred Street Plan CAL5 as closed by VS204188 as in RO1088430; Parts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 on 43R-9032 and Parts 3, 5, 6, 11, 12, 16, 18, 19, 20, 21, 22, 23 on 43R-5284 save and except Part Lot 24 Concession 4 WHS DES Part 1 on 43R-15443, Part Lot 23 Concession 4 WHS, Part Lots 54, 55 Block 8 Plan CAL5 DES Parts 3, 5, 6, 7, 8 on 43R-28727; Town of Caledon; Regional Municipality of Peel, presently bearing PIN 14277-0415 (LT), municipally known as 55 John Street North, Alton, for a hotel including spa, cabins and conference facilities, and associated accessory uses.

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

General

Zoning By-law 2006-50, as amended, is hereby amended as follows:

1. The following is added to Table 13.1:

| Zone Prefix | Exception Number | Permitted Uses | Special Standards |
|-------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CV | 619 | <ul style="list-style-type: none"> - <i>Dwelling, Accessory</i> - <i>Dwelling Unit, Accessory</i> - <i>Hotel</i> - <i>Restaurant</i> - <i>Retail Store</i> | <p><i>Hotel</i> For the purpose of this zone, a <i>hotel</i> may include cabins and a spa.</p> <p><i>Retail Store</i> For the purpose of this zone, a <i>retail store</i> shall not exceed 93 m² of <i>net floor area</i>.</p> <p><i>Lot Area</i> (Minimum) 35 ha</p> <p><i>Front Lot Line</i> For the purpose of this zone, the <i>Front Lot</i></p> |

| Zone Prefix | Exception Number | Permitted Uses | Special Standards |
|-------------|------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | <p><i>Line</i> is the lot line along the eastern limit of John Street North.</p> <p><i>Yard, Front</i> (Minimum) 6 m</p> <p><i>Yard, Exterior Side</i> (Minimum) 6 m</p> <p><i>Building Separation</i> (Minimum) 1 m</p> <p><i>Building Height</i> (Maximum) 15.5 m</p> <p><i>Planting Strip Width</i> (Minimum)</p> <ul style="list-style-type: none"> - Along a <i>rear lot line</i> abutting a residential zone located between Credit Street and Bridge Street nil - Along any other <i>rear lot line</i> abutting a residential zone 3 m - Along any other <i>interior side lot line</i> abutting a residential zone 3 m <p><i>Driveway Setback</i> (Minimum)</p> <ul style="list-style-type: none"> - From a <i>lot line</i> abutting a residential zone located between Credit Street and Bridge Street nil - From any other <i>lot line</i> abutting a residential zone 4 m - From any other <i>lot line</i> 1.5 m <p><i>Parking Space Size</i> (Minimum) Each parking space shall have width of not less than 2.75 m and length of not less than 5.5 m, with the exception of a barrier-free parking space which shall have a width and a length which complies with the Town's barrier-free parking requirements.</p> <p><i>Parking Area Location on a Non-Residential Lot:</i> <i>Parking Areas</i> shall be set back a minimum of 1 m from any <i>building</i> or <i>structure</i>.</p> <p><i>Delivery Spaces per Lot</i> (Minimum) 3</p> <p><i>Dwelling Unit</i> (Maximum) 1</p> <p>Number of Guest Rooms and Cabins For the purpose of this <i>zone</i>, the maximum number of <i>guest rooms</i> and cabins on the entire <i>lot</i> shall be 121.</p> |

| Zone Prefix | Exception Number | Permitted Uses | Special Standards |
|-------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | Retail Stores per Lot (Maximum) 1 |
| A2 | 620 | <ul style="list-style-type: none"> - Dwelling, Accessory - Dwelling Unit, Accessory - Hotel - Restaurant - Retail Store, Accessory | <p>Hotel For the purpose of this zone, a hotel may include cabins and a spa.</p> <p>Retail Store, Accessory For the purpose of this zone, an accessory retail store shall not exceed of 93 m² net floor area.</p> <p>Lot Area (Minimum) 35 ha</p> <p>Building Area (Maximum) 17%</p> <p>Building Separation (Minimum) 1 m</p> <p>Building Height (Maximum) 15.5 m</p> <p>Parking Space Size (Minimum) Each parking space shall have width of not less than 2.75 m and length of not less than 5.5 m, with the exception of a barrier-free parking space which shall have a width and a length which complies with the Town's barrier-free parking requirements.</p> <p>Parking Area Location on a Non-Residential Lot Parking Areas shall be set back a minimum of 1 m from any building or structure.</p> <p>Delivery Spaces per Lot (Minimum) 3</p> <p>Dwelling Unit (Maximum) 1</p> <p>Number of Guest Rooms and Cabins For the purpose of this zone, the maximum number of guest rooms and cabins on the entire lot shall be 121.</p> <p>Retail Stores, Accessory per Lot (Maximum) 1</p> |

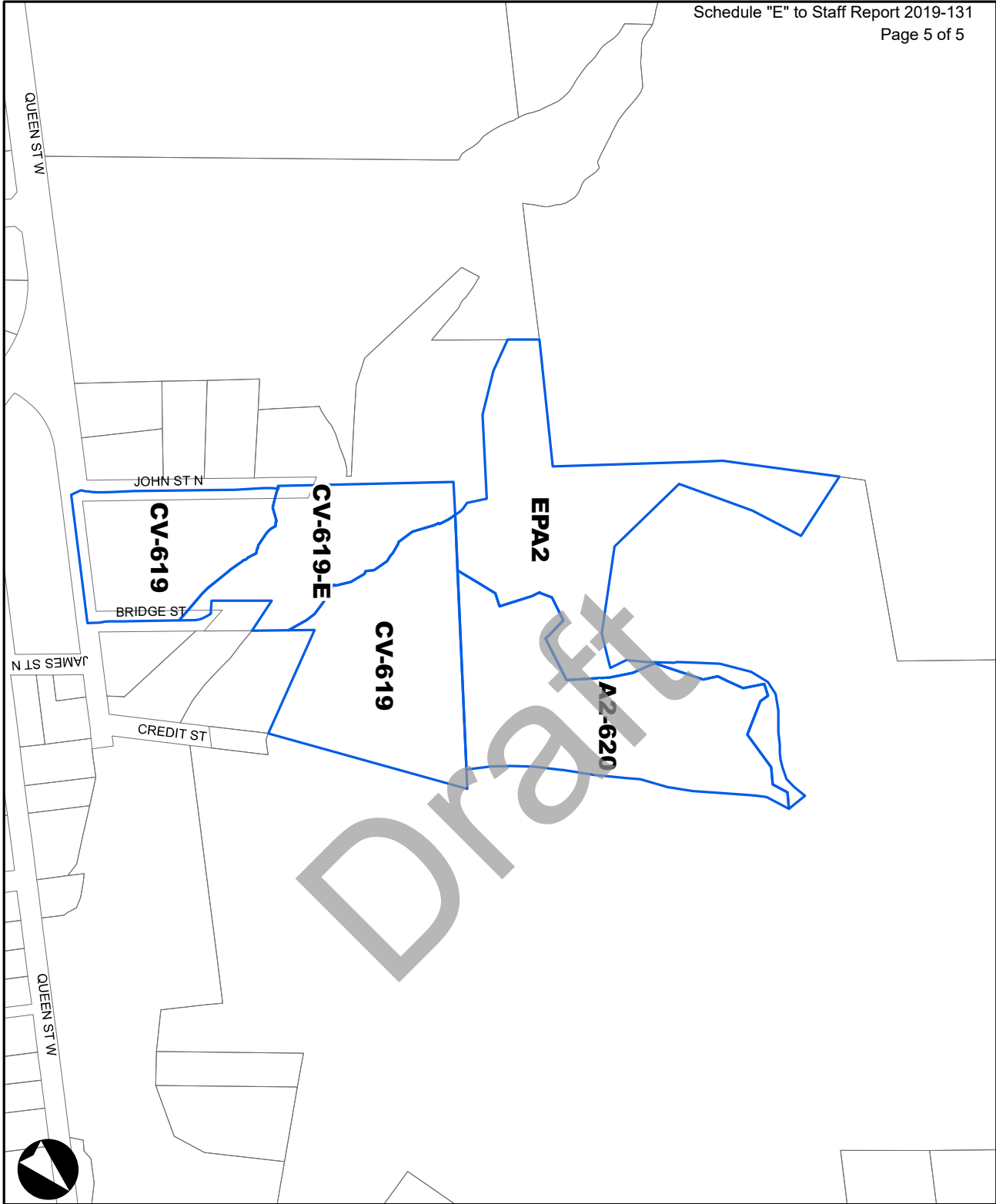
- Schedule "A", Zone Map 82 of By-law 2006-50, as amended is further amended for Lots 8, 9, and Part Lot 7 Block 12 Plan CAL5; Lots 1, 2, 3, 4, and Part Mill Privilege 8 Block 11 CAL5; Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and Part Lot 2 Block 10 Plan CAL5; Lots 37, 38, 46, 47, 48, 49, 50, 51, 52, 53, 54, and Part Lots 39, 40, 41, 42, 43, 44, 45, 55 Block 8 Plan CAL5;

- Part Lot 59 Part Lots 23, 24, Concession 4 WHS; Block 7 Plan CAL5; Factory Street, Parts of Bridge Street, Emeline Street, William Street, and Credit Street Plan CAL5; Part Alfred Street Plan CAL5 as closed by VS204188 as in RO1088430; Parts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 on 43R-9032 and Parts 3, 5, 6, 11, 12, 16, 18, 19, 20, 21, 22, 23 on 43R-5284 save and except Part Lot 24 Concession 4 WHS DES Part 1 on 43R-15443, Part Lot 23 Concession 4 WHS, Part Lots 54, 55 Block 8 Plan CAL5 DES Parts 3, 5, 6, 7, 8 on 43R-28727; Town of Caledon; Regional Municipality of Peel, presently bearing PIN 14277-0415 (LT), municipally known as 55 John Street North, Alton, by amending that portion of the subject lands which are subject to the following note "For applicable zoning see By-law 87-250, as amended" to Environmental Policy Area 2 (EPA2), in accordance with Schedule "A" attached hereto.
3. Schedule "A", Zone Map 82 of By-law 2006-50, as amended is further amended for Lots 8, 9, and Part Lot 7 Block 12 Plan CAL5; Lots 1, 2, 3, 4, and Part Mill Privilege 8 Block 11 CAL5; Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and Part Lot 2 Block 10 Plan CAL5; Lots 37, 38, 46, 47, 48, 49, 50, 51, 52, 53, 54, and Part Lots 39, 40, 41, 42, 43, 44, 45, 55 Block 8 Plan CAL5; Part Lot 59 Part Lots 23, 24, Concession 4 WHS; Block 7 Plan CAL5; Factory Street, Parts of Bridge Street, Emeline Street, William Street, and Credit Street Plan CAL5; Part Alfred Street Plan CAL5 as closed by VS204188 as in RO1088430; Parts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 on 43R-9032 and Parts 3, 5, 6, 11, 12, 16, 18, 19, 20, 21, 22, 23 on 43R-5284 save and except Part Lot 24 Concession 4 WHS DES Part 1 on 43R-15443, Part Lot 23 Concession 4 WHS, Part Lots 54, 55 Block 8 Plan CAL5 DES Parts 3, 5, 6, 7, 8 on 43R-28727; Town of Caledon; Regional Municipality of Peel, presently bearing PIN 14277-0415 (LT), municipally known as 55 John Street North, Alton, from Rural (A2), Rural Residential (RR), Village Commercial Exception 262 (CV-262), Village Commercial Exception 262 – Environmental Policy Area (CV-262-E), Village Commercial Exception 277 (CV-277) and Environmental Policy Area 2 (EPA2) to Rural (A2), Rural Residential (RR), Village Commercial Exception 619 (CV-619), Village Commercial Exception 619 – Environmental Policy Area (CV-619-E), Rural Exception 620 (A2-620) and Environmental Policy Area 2 (EPA2) in accordance with Schedule "A" attached hereto.

Enacted by the Town of Caledon Council this 24th day of September, 2019.

Allan Thompson, Mayor

Carey Herd, Clerk



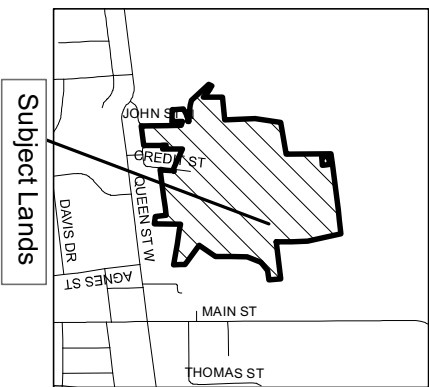
Schedule A
By-law 2019-48

55 John Street North, Alton
Town of Caledon,
Regional Municipality of Peel

Legend

☐ Lands to be rezoned
from Rural (A2), Rural Residential (RR),
Village Commercial Exception 262
(CV-262), Village Commercial Exception
262 – Environmental Policy Area
(CV-262-E), Village Commercial
Exception 277 (CV-277) and
Environmental Policy Area 2 (EPA2) in
By-law 2006-50 and Rural - Floodplain
(A2-F) in By-law 87-250 to the zones
identified on this Schedule

Key Map



Date: August 29, 2019

File: RZ 17-14