

Notice of Passing of Zoning By-law 2024-057

TAKE NOTICE that the Council for The Corporation of the Town of Caledon passed By-law No. 2024-057 on June 25, 2024, under Sections 34 of the *Planning Act*, R.S.O. 1990, c.P.13. This by-law pertains to a Town-Initiated Zoning By-law Amendment application (File No. RZ 2024-0006).

The purpose and effect of By-law 2024-057 is to amend Comprehensive Zoning By-law No. 2006-50, as amended, to rezone lands to provide a range of housing and land uses that aim to advance Caledon's Housing Pledge and the prescribed provincial priority of building 1.5 million new residential units by December 2031.

The basis for this By-law is contained in Staff Report 2024-0370, as received by Council on June 25, 2024.

All oral and written submission relating to the By-law were considered by Council before this decision was made.

The last date for filing a notice of appeal is **July 29, 2024**. Such notice of appeal must be filed with the Town Clerk of the Corporation of the Town of Caledon and must:

1. be in writing;
2. set out the reasons for the appeal;
3. be accompanied by the Ontario Land Tribunal fee in the amount of \$1,100.00, which can only be paid by certified cheque or money order made payable to the Minister of Finance, Province of Ontario; and,
4. be accompanied by the Town's fee in the amount of \$226.17, which can be paid by cheque made payable to The Corporation of the Town of Caledon.

*Note that there is also a fee for cost recovery of preparing the appeal packages for the Ontario Land Tribunal. This portion of the fee is required to be paid upon the Town informing the appellant of such fee.

The appeal form is available from the Ontario Land Tribunal on their website at <https://olt.gov.on.ca/appeals-process/forms/> or by contacting the Town Clerk.

The applicant or specified persons as defined by the Planning Act, R.S.O. 1990, c.P.13, as amended, public bodies as defined by the Planning Act, R.S.O. 1990, c.P.13, as amended and registered owners of land to which the by-law would apply who made oral or written submissions to Council prior to the adoption of the amendment may appeal a decision of the municipality or planning board to the Ontario Land Tribunal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was adopted, they made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person, public body or registered owner of land to which the by-law would apply as a party.

Additional information in respect of this By-law is available for inspection at the Town of Caledon, Planning & Development Department, weekdays between 8:30 a.m. and 4:30 p.m., by contacting planning@caledon.ca.

DATED at the Town of Caledon
This 9th day of July, 2024.

Kevin Klingenberg
Town Clerk



**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2024-057**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part 1 Plan 43R-37026, Part 1 Plan 43R-37027, Part 1 Plan 43R 4880, Part 1 Plan 43R-18117, Parts 1, 2, 3 & 4 on Plan 43R-17592 and Parts 1 & 2 on Plan 43R-22592, Parts 1, 2 & 3 on Plan 43R-7218, Parts 4 & 5 on Plan 43R- 7218, within, Town of Caledon, Regional Municipality of Peel.

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 1 Plan 43R-37026, Part 1 Plan 43R-37027, Part 1 Plan 43R 4880, Part 1 Plan 43R-18117, Parts 1, 2, 3 & 4 on Plan 43R-17592 and Parts 1 & 2 on Plan 43R-22592, Parts 1, 2 & 3 on Plan 43R-7218, Parts 4 & 5 on Plan 43R- 7218 Town of Caledon, Regional Municipality of Peel, for commercial, residential and community 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	697	<ul style="list-style-type: none"> - <i>Additional Residential Unit</i> - <i>Bed and Breakfast Establishments</i> - <i>Day Care, Private Home</i> - <i>Day Nursery</i> - <i>Dwelling, Detached</i> - <i>Dwelling, Semi Detached</i> - <i>Dwelling, Townhouse Street</i> - <i>Dwelling, Stacked Townhouse</i> - <i>Dwelling, Multiplex</i> 	<p style="text-align: center;">DEFINITIONS</p> <p><i>Dwelling, Stacked Townhouse</i> For the purposes of this zone, means a building containing more than 4 dwelling units, each dwelling unit being separated from the other vertically and horizontally and each dwelling unit having a private entrance from outside.</p> <p><i>Dwelling, Back-to-Back Stacked Townhouse</i> For the purposes of this zone, means a building containing more than six dwelling units, where dwelling units are separated from each other through a combination of</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> - <i>Dwelling, Back-to-Back Townhouse</i> - <i>Home Occupation</i> - <i>Line-Work Unit</i> - <i>Non-Market Housing</i> 	<p>vertically including a common rear wall and horizontally common walls and whereby each <i>dwelling unit</i> has an independent entrance either directly from the outside or through a common vestibule but does not include a common corridor system.</p> <p><i>Dwelling, Multiplex</i> For the purposes of this <i>zone</i>, means a residential <i>building</i> with up to eight units. In order to qualify, 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><i>Lane</i> 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><i>Non-Market Housing</i> For the purposes of this <i>zone</i>, 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><i>Outdoor Amenity Space</i> For the purposes of this <i>zone</i>, means outdoor space including a <i>balcony</i> or a roof area that is for the exclusive use of the occupants of a <i>dwelling unit</i> for their personal recreational or social activities.</p> <p><i>Street</i> 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><i>Additional Residential Units</i> 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><i>Dwellings Per Lot</i> 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><i>Non-Market Housing</i> 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><i>Use Restriction</i></p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>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, private home, home occupation</i>, and related accessory use as permitted by the Zoning By-law. All other uses are prohibited.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Dwelling, Detached and Dwelling Multiplex:</p> <p><i>Lot Area</i> (Minimum, per <i>dwelling unit</i>): 224m²</p> <p><i>Lot Frontage</i> (Minimum): <i>Corner Lot per dwelling unit:</i> 11.0m Other Lots, per <i>dwelling unit:</i> 8.0m</p> <p><i>Building Area</i> (Maximum): 50%</p> <p><i>Front Yard</i> (Minimum): Front wall of attached <i>private garage:</i> 6.0m Front wall of <i>main building:</i> 4.5m</p> <p><i>Exterior Side Yard</i> (Minimum): 3.0m</p> <p><i>Rear Yard</i> (Minimum): 6.0m, except 1.5m to a garage abutting a <i>rear lane</i> with a minimum of 5 metres between the detached garage and the <i>dwelling unit</i>.</p> <p><i>Interior Side Yard</i> (Minimum): One side: 1.2m Other side: 0.6m</p> <p><i>Building Height</i> (Maximum): 12.5m</p> <p><i>Landscaping Area</i> (Minimum): 35%</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Dwelling, Semi Detached:</p> <p><i>Lot Area</i> (Minimum, per <i>dwelling unit</i>): 190m²</p> <p><i>Lot Frontage</i> (Minimum): <i>Corner Lot per dwelling unit:</i> 9.75m Other Lots, per <i>dwelling unit:</i> 6.75m</p> <p><i>Building Area</i> (Maximum): 55%</p> <p><i>Front Yard</i> (Minimum): Front wall of attached <i>private garage:</i> 6.0m Front wall of <i>main building:</i> 4.5m</p> <p><i>Exterior Side Yard</i> (Minimum): 3.0m</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Rear Yard (Minimum): 6.0m, except 1.5m to a garage abutting a <i>rear lane</i> with a minimum of 5 metres between the detached garage and the <i>dwelling unit</i>.</p> <p>Interior Side Yard (Minimum): 1.0m, except no <i>interior side yard</i> is required where abutting <i>lots</i> share an above grade common wall.</p> <p>Building Height (Maximum): 12.5m</p> <p>Landscaping Area (Minimum): 35%</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Dwelling, Street Townhouse:</p> <p>Lot Area (Minimum, per <i>dwelling unit</i>): 150m²</p> <p>Lot Frontage (Minimum): Corner <i>Lot</i> per <i>dwelling unit</i>: 9.0m Other <i>Lots</i>, per <i>dwelling unit</i>: 6.0m</p> <p>Building Area (Maximum): 65%</p> <p>Front Yard (Minimum): Front wall of attached <i>private garage</i>: 6.0m Front wall of <i>main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): 6.0m, except 1.5m to a garage abutting a <i>rear lane</i> within a minimum of 5 metres between the detached garage and the <i>dwelling unit</i>.</p> <p>Interior Side Yard (Minimum): 1.2m, except no <i>interior side yard</i> is required where abutting <i>lots</i> share an above grade common wall.</p> <p>Building Height (Maximum): 12.5m</p> <p>Landscaping Area (Minimum): 25%</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Dwelling, Stacked Townhouse:</p> <p>Lot Area (Minimum, per <i>dwelling unit</i>): N/A</p> <p>Lot Frontage (Minimum): 30m</p> <p>Building Area (Maximum): N/A</p> <p>Outdoor Amenity Area (Minimum): 8m² (per unit)</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Front Yard (Minimum): Front wall of attached <i>private garage</i>: 6.0m Front wall of <i>main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): 6.0m</p> <p>Interior Side Yard (Minimum): 1.8m</p> <p>Building Height (Maximum): 14m</p> <p>Landscaping Area (Minimum): 25%, applies to <i>front yard</i> only.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Dwelling, Back-to-Back Townhouse:</p> <p>Lot Area (Minimum, per <i>dwelling unit</i>): 75m²</p> <p>Lot Frontage (Minimum): <i>Corner Lot</i> per <i>dwelling unit</i>: 8.5m Other <i>Lots</i>, per <i>dwelling unit</i>: 5.5m</p> <p>Building Area (Maximum): N/A</p> <p>Outdoor Amenity Area (Minimum): 8m² (per unit)</p> <p>Front Yard (Minimum): Front wall of attached <i>private garage</i>: 6.0m Front wall of <i>main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): N/A</p> <p>Interior Side Yard (Minimum): 1.5m, except no <i>interior side yard</i> is required where abutting <i>lots</i> share an above grade common wall.</p> <p>Building Height (Maximum): 12.5m</p> <p>Landscaping Area (Minimum): 25%, applies to <i>front yard</i> only.</p>
RM	698	<ul style="list-style-type: none"> - <i>Additional Residential Unit</i> - <i>Building, Apartment</i> - <i>Day Care, Private Home</i> - <i>Dwelling, Street Townhouse</i> - <i>Dwelling, Stacked Townhouse</i> - <i>Dwelling, Back-to-Back Townhouse</i> - <i>Dwelling, Back-to-Back Stacked Townhouse</i> 	<p style="text-align: center;">DEFINITIONS</p> <p>Dwelling, Stacked Townhouse For the purposes of this zone, means a <i>building</i> containing more than 4 <i>dwelling units</i>, each <i>dwelling unit</i> being separated from the other vertically and horizontally and each <i>dwelling unit</i> having a private entrance from outside.</p> <p>Dwelling, Back to Back Stacked Townhouse For the purposes of this zone, means a <i>building</i> containing more than six <i>dwelling</i></p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> - <i>Home Occupation</i> - <i>Live-Work Unit</i> - <i>Long-Term Care Facility</i> - <i>Non-Market Housing</i> - <i>Seniors Retirement Facility</i> 	<p><i>units</i>, where <i>dwelling units</i> are separated from each other through a combination of vertically including a common rear wall and horizontally common walls and whereby each <i>dwelling unit</i> has an independent entrance either directly from the outside or through a common vestibule but does not include a common corridor system.</p> <p><i>Dwelling, Multiplex</i> 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><i>Lane</i> 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><i>Non-Market Housing</i> For the purposes of this <i>zone</i>, 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><i>Outdoor Amenity Space</i> For the purposes of this <i>zone</i>, means outdoor space including a <i>balcony</i> or a roof area that is for the exclusive use of the occupants of a <i>dwelling unit</i> for their personal recreational or social activities.</p> <p><i>Street</i> 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><i>Additional Residential Units</i> 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><i>Dwellings Per Lot</i> 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><i>Non-Market Housing</i> 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>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<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 use as permitted by the Zoning By-law. All other uses are prohibited.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Dwelling, Street Townhouse:</p> <p>Lot Area (Minimum, per <i>dwelling unit</i>): 150m²</p> <p>Lot Frontage (Minimum): Corner Lot per <i>dwelling unit</i>: 9.0m Other Lots, per <i>dwelling unit</i>: 6.0m</p> <p>Building Area (Maximum): 65%</p> <p>Front Yard (Minimum): Front wall of attached <i>private garage</i>: 6.0m Front wall of <i>main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): 6.0m, except 1.5m to a garage abutting a <i>rear lane</i> within a minimum of 5 metres between the detached garage and the <i>dwelling unit</i>.</p> <p>Interior Side Yard (Minimum): 1.2m, except no <i>interior side yard</i> is required where abutting lots share an above grade common wall.</p> <p>Building Height (Maximum): 12.5m</p> <p>Landscaping Area (Minimum): 25%</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Dwelling, Stacked Townhouse:</p> <p>Lot Area (Minimum, per <i>dwelling unit</i>): N/A</p> <p>Lot Frontage (Minimum): 30m</p> <p>Building Area (Maximum): N/A</p> <p>Outdoor Amenity Area (Minimum): 8m² (per unit)</p> <p>Front Yard (Minimum): Front wall of attached <i>private garage</i>: 6.0m Front wall of <i>main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): 6.0m</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Interior Side Yard (Minimum): 1.8m</p> <p>Building Height (Maximum): 14m</p> <p>Landscaping Area (Minimum): 25%, applies to <i>front yard</i> only.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Dwelling, Back-to-Back Townhouse:</p> <p>Lot Area (Minimum, per <i>dwelling unit</i>): 75m²</p> <p>Lot Frontage (Minimum): <i>Corner Lot</i> per <i>dwelling unit</i>: 8.5m <i>Other Lots</i>, per <i>dwelling unit</i>: 5.5m</p> <p>Building Area (Maximum): N/A</p> <p>Outdoor Amenity Area (Minimum): 8m² (per unit)</p> <p>Front Yard (Minimum): <i>Front wall of attached private garage</i>: 6.0m <i>Front wall of main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): N/A</p> <p>Interior Side Yard (Minimum): 1.5m, except no <i>interior side yard</i> is required where abutting <i>lots</i> share an above grade common wall.</p> <p>Building Height (Maximum): 12.5m</p> <p>Landscaping Area (Minimum): 25%, applies to <i>front yard</i> only.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Dwelling, Back-to-Back Stacked Townhouse</p> <p>Lot Area (Minimum, per <i>dwelling unit</i>): N/A</p> <p>Lot Frontage (Minimum): 30m</p> <p>Building Area (Maximum): N/A</p> <p>Outdoor Amenity Area (Minimum): 8m² (per unit)</p> <p>Front Yard (Minimum): <i>Front wall of attached private garage</i>: 6.0m <i>Front wall of main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><i>Rear Yard</i> (Minimum): N/A</p> <p><i>Interior Side Yard</i> (Minimum): 1.8m</p> <p><i>Building Height</i> (Maximum): 14m</p> <p><i>Landscaping Area</i> (Minimum): 25%, applies to <i>front yard</i> only.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Building, Apartment:</p> <p><i>Lot Area</i> (Minimum, per <i>dwelling unit</i>): N/A</p> <p><i>Lot Frontage</i> (Minimum): N/A</p> <p><i>Building Area</i> (Maximum): N/A</p> <p><i>Outdoor Amenity Area</i> (Minimum): N/A</p> <p><i>Front Yard</i> (Minimum): 3.0m</p> <p><i>Exterior Side Yard</i> (Minimum): 3.0m</p> <p><i>Rear Yard</i> (Minimum): 6.0m</p> <p><i>Interior Side Yard</i> (Minimum): 6.0m</p> <p><i>Building Height</i> (Maximum): 6 storeys</p> <p><i>Landscaping Area</i> (Minimum): 25%</p>
CC	699	<ul style="list-style-type: none"> - <i>Animal Hospital</i> - <i>Art Gallery</i> - <i>Artist Studio & Gallery</i> - <i>Bakery</i> - <i>Boarding House</i> - <i>Business Office</i> - <i>Clinic</i> - <i>Commercial School</i> - <i>Convenience Store</i> - <i>Day Nursery</i> - <i>Dry Cleaning or Laundry Outlet</i> - <i>Financial Institution</i> - <i>Fitness Centre</i> - <i>Funeral Home</i> - <i>Hotel</i> - <i>Laundromat</i> - <i>Merchandise Service Shop</i> - <i>Motel</i> - <i>Parking Area, Commercial</i> - <i>Parking Area, Municipal</i> - <i>Personal Service Shop</i> - <i>Pharmacy</i> - <i>Place of Assembly</i> - <i>Place of Entertainment</i> - <i>Private Club</i> 	<p style="text-align: center;">DEFINITIONS</p> <p>Commercial School means a teaching and training center, operated for gain or profit, in which instruction in a trade, skill or service is provided.</p> <p style="text-align: center;">ADDITIONAL PROVISIONS</p> <p>i. Notwithstanding Table 5.2 of Zoning By-law 2006-50, the <i>uses</i> permitted in the Core Commercial “CC” Zone shall be subject to a parking rate of 3.5 spaces per 100 m² of <i>gross floor area</i>.</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> - <i>Restaurant</i> - <i>Retail Store</i> - <i>Sales, Service and Repair Shop</i> - <i>Training Facility</i> 	

2. The following is added to Table 13.3:

The following provisions shall apply to all lands zoned with a holding provision (H46A) as shown on Schedule "A" to this By-law until the holding provision (H46A) is removed from the lands or a portion thereof pursuant to Subsection 36(3) or (4) of the *Planning Act*:

- a) Only the following *uses* are permitted prior to the removal of the holding provision (H46A):
 - a. A *use* legally existing on the lands as of the date of the enactment of this By-law;
 - b. A *use* 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. *Non-Intensive Recreation Uses and Environmental Management Uses*.

- b) A By-law or By-laws to remove the Holding Provision (H46A) from all or a portion of the lands shall not be enacted until the following conditions, as applicable, have been met to the satisfaction of the Town:
 - i. Approval of a secondary plan in conformity with the Town's Future Caledon Official Plan or an official plan amendment;
 - ii. 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.
 - iii. Written confirmation, where required, from the Regional Municipality of Peel and/or the applicable utility, that:
 - 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.

3. The following is added to Table 13.3:

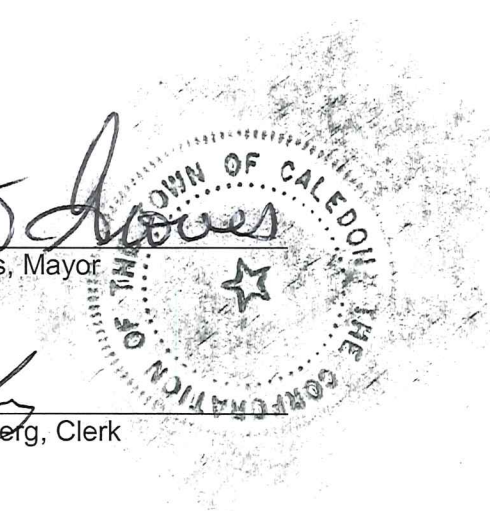
A holding provision (H46B) shall apply to the lands shown on Schedule "A" to this By-law and may be lifted over all or a portion of the lands provided that the following conditions, as applicable, have been met to the satisfaction of the Town:

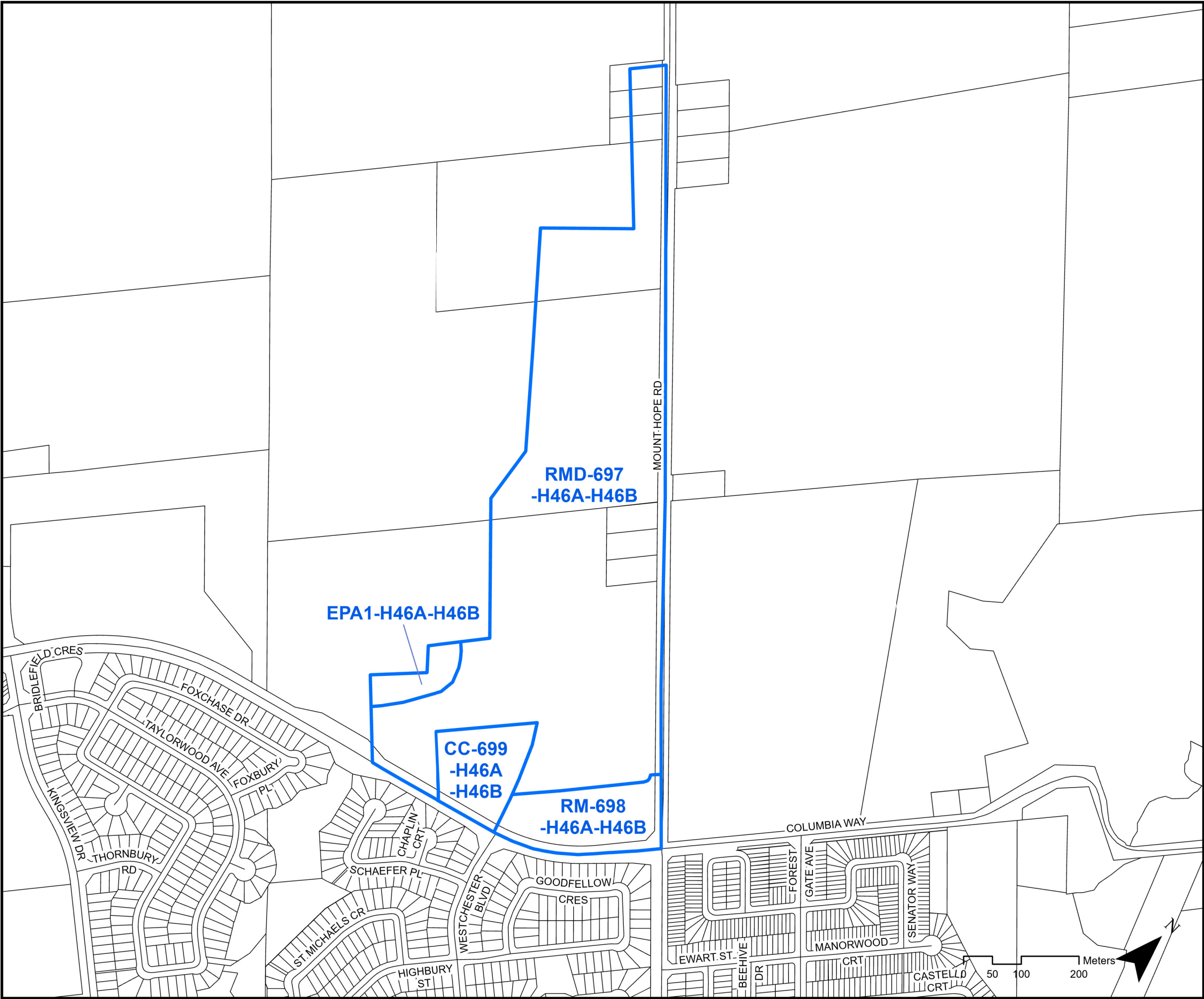
- a) The submission of an Environmental Impact Study, to the satisfaction of the Town ("EIS"), which among other things, determines the extent of the Natural Environment System as defined in the Future Caledon Official Plan in order to confirm the limits and extent of the Environmental Policy Area 1 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 (H46B) 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 (H46B) 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".
4. Schedule "A", Zone Map 21 of By-law 2006-50, as amended is further amended for Part 1 Plan 43R-37026, Part 1 Plan 43R-37027, Part 1 Plan 43R 4880, Part 1 Plan 43R-18117, Parts 1, 2, 3 & 4 on Plan 43R-17592 and Parts 1 & 2 on Plan 43R-22592, Parts 1, 2 & 3 on Plan 43R-7218, Parts 4 & 5 on Plan 43R- 7218 Town of Caledon, Regional Municipality of Peel, from Agricultural Zone (A1) and Environmental Policy Area 2 Zone (EPA2) to Mixed Density Residential Zone – Exception 697 – Holding Provision 46A and Holding Provision 46B (RMD-697-H46A-H46B), Multiple Residential Zone – Exception 698 – Holding Provision 46A and Holding Provision 46B (RM-698-H46A-H46B), Environmental Policy Area 1 Zone – Holding Provision 46A and Holding Provision 46B "EPA1-H46A-46B", and Core Commercial Zone – Exception 699 - Holding Provision 46A and Holding Provision 46B (CC-699-H46A-H46B) Zone in accordance with Schedule "A" attached hereto.

Read three times and finally
passed in open Council on the
[XX] day of [XXXXXX], [20XX].
25 June 2024


Annette Groves, Mayor


Kevin Klingenberg, Clerk






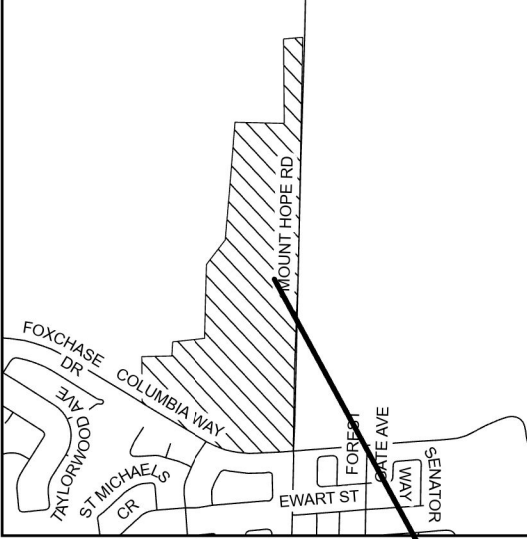
Schedule A By-law 2024-57

Part 1 Plan 43R-37026, Part 1 Plan 43R-37027,
Part 1 Plan 43R 4880, Part 1 Plan 43R-18117,
Parts 1, 2, 3 & 4 on Plan 43R-17592 and
Parts 1 & 2 on Plan 43R-22592, Parts 1, 2 & 3
on Plan 43R-7218, Parts 4 & 5 on Plan 43R- 7218
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 2024-0006