

Notice of Passing of Zoning By-law 2024-102

TAKE NOTICE that the Council for The Corporation of the Town of Caledon passed By-law No. 2024-102 on November 26, 2024, under Sections 34 and 36 of the *Planning Act*, R.S.O. 1990, c.P.13. This by-law pertains to a Zoning By-law Amendment application (File No. RZ 2022-0007) Glen Schnarr and Associates Inc. on behalf of Suzanne Wilson for the land municipally known as 10249 Hunsden Sideroad.

The purpose and effect of By-law 2024-102 is to amend Comprehensive Zoning By-law No. 2006-50, as amended, to rezone the subject lands from Rural - Oak Ridges Moraine (A2-ORM) and Environmental Policy Area 2 - Oak Ridges Moraine (EPA2-ORM) to Rural Estate - Exception 714 (RE-714), Environmental Policy Area 1 – Oak Ridges Moraine (EPA1-ORM), Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM) and Open Space - Oak Ridges Moraine (OS-ORM) to permit the development of an estate residential subdivision.

The basis for this By-law is contained in Staff Report 2024-0610, as received by the Planning and Development Committee on November 19, 2024 and Council on November 26, 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 **December 18, 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.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body 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 or public body as a party.

Additional information in respect of this By-law is available for inspection at the Town of Caledon, Planning & Development Department, Development Section, weekdays between 8:30 a.m. and 4:30 p.m., by contacting Tanjot Bal, Senior Planner, 905-584-2272 x. 4418 or Tanjot.bal@caledon.ca

DATED at the Town of Caledon
This 29th day of November 2024

Kevin Klingenberg
Town Clerk



**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2024-102**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part Lot 25, Concession 9 (Albion) and Part Lot 26, Concession 9 (Albion), Town of Caledon, Regional Municipality of Peel, municipally known as 10249 Hunsden Sideroad.

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 Lot 25, Concession 9 (Albion) and Part Lot 26, Concession 9 (Albion), Town of Caledon, Regional Municipality of Peel, for estate 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 added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RE	714	<ul style="list-style-type: none"> - <i>Apartment, Accessory</i> - <i>Bed and Breakfast Establishment</i> - <i>Day Care, Private Home</i> - <i>Dwelling, Detached</i> - <i>Home Occupation</i> 	<p>Lot Area (minimum): 0.48ha</p> <p>Building Area (maximum): 10%</p> <p>Yard, Front (minimum) (refer to Zone Map S.E. 52):</p> <ul style="list-style-type: none"> (a) Lot 6 10.0m (b) Lot 7 10.0m (c) Lot 8 10.0m (d) For the purposes of this zone, the <i>front lot line</i> shall be the <i>lot line</i> adjacent to <i>Street 'A'</i> or <i>Street 'B'</i> <p>Yard, Interior Side (minimum) (refer to Zone Map S.E. 52):</p> <ul style="list-style-type: none"> (a) Lot 8 4.0m <p>Yard, Exterior Side (minimum) (refer to Zone Map S.E. 52):</p> <ul style="list-style-type: none"> (a) Lot 8 14.0m <p>Driveway Setbacks (minimum): 2.0m</p> <p>Parking Space Setback (minimum): 3.0m</p> <p>Driveway Width (maximum): 13.0m</p> <p>Building and Structure Locations In addition to complying with the applicable setbacks, all <i>buildings</i> and <i>structures</i>, <i>accessory buildings</i> and <i>structures</i>, <i>driveways</i>, <i>parking area</i>, swimming pools and septic tile fields shall only be located within the structural envelopes as identified on Zone Map S.E. 52.</p> <p>Natural Area Within any area shown as "Natural Area" on Zone Map S.E. 52, no <i>buildings</i> or <i>structure</i> including <i>accessory buildings</i> and swimming pools shall be permitted. No person shall alter, destroy, disturb or remove any</p>

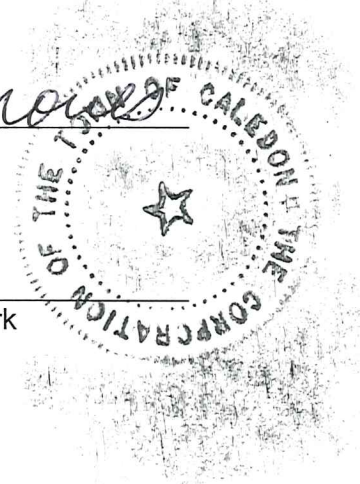
Zone Prefix	Exception Number	Permitted Uses	Special Standards
			vegetation within the natural area without the approval of the Town unless deemed hazardous to human health or safety.

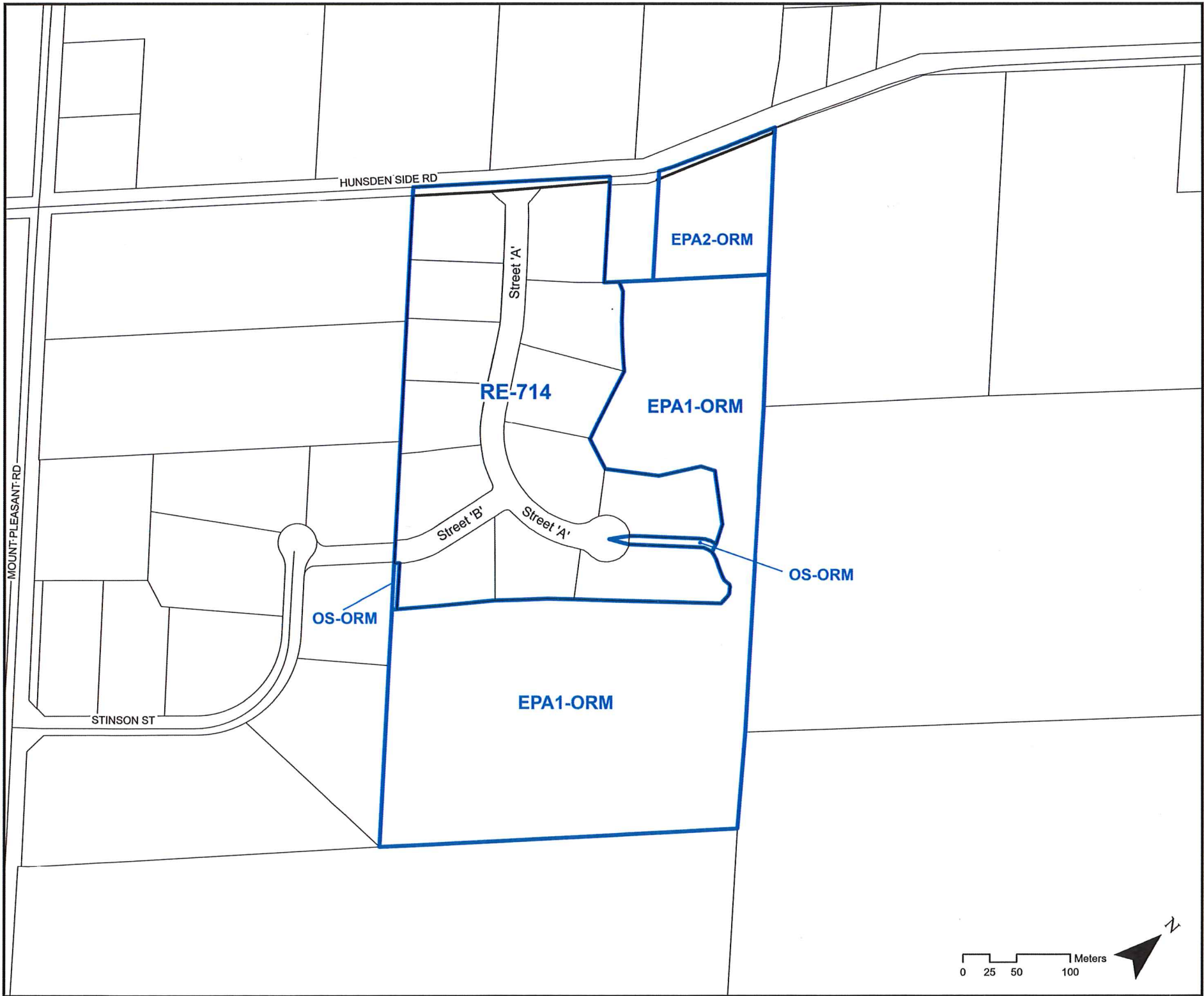
2. Schedule "A", Zone Map 52 of By-law 2006-50, as amended, is further amended for Part Lot 25, Concession 9 (Albion) and Part Lot 26, Concession 9 (Albion), Town of Caledon, Regional Municipality of Peel, from Rural - Oak Ridges Moraine (A2-ORM) and Environmental Policy Area 2 - Oak Ridges Moraine (EPA2-ORM) to Rural Estate - Exception AAA (RE-714), Environmental Policy Area 1 – Oak Ridges Moraine (EPA1-ORM), Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM) and Open Space - Oak Ridges Moraine (OS-ORM) in accordance with Schedule "A" attached hereto.
3. Schedule "B" S.E. Map 52 attached hereto, is hereby added to Schedule "B", Structure Envelope (SE) Maps of By-law 2006-50, as amended, for the lands legally described as Part Lot 25, Concession 9 (Albion) and Part Lot 26, Concession 9 (Albion), Town of Caledon, Regional Municipality of Peel.

Read three times and finally passed in open Council on the 26th day of November, 2024.


 Annette Groves, Mayor


 Kevin Klingenberg, Clerk






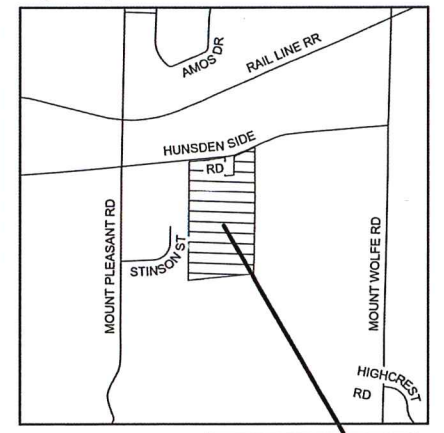
Schedule A By-law 2024-102

Part of Lots 25 and 26, Concession 9 (Albion), Part of Road Allowance between Parts 25 and 26, Concession 9 (Albion) Town of Caledon, Regional Municipality of Peel

Legend

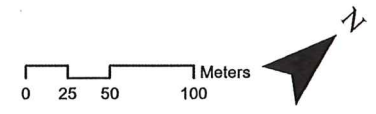
 Lands to be rezoned to the zones identified on this Schedule

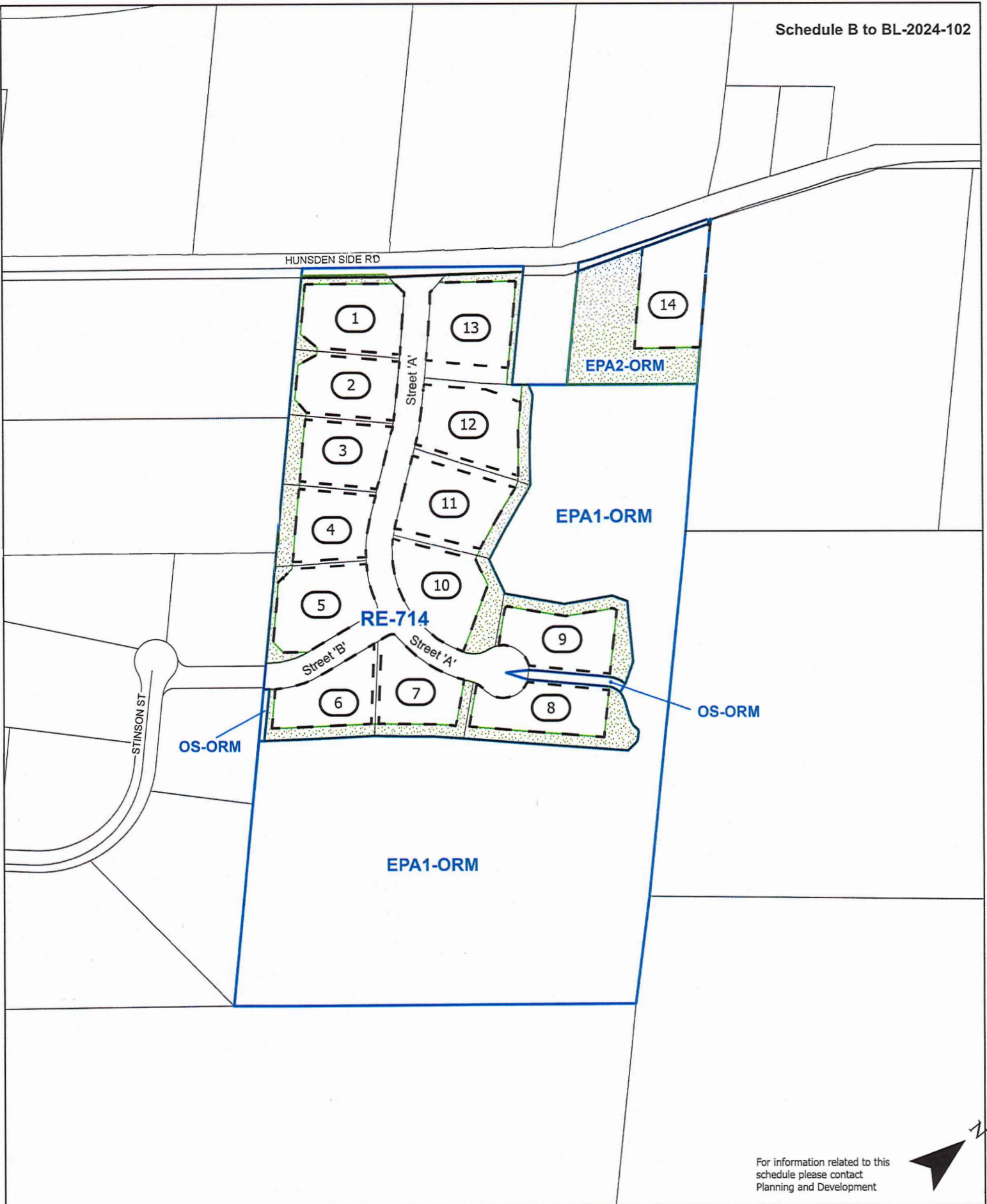
Key Map



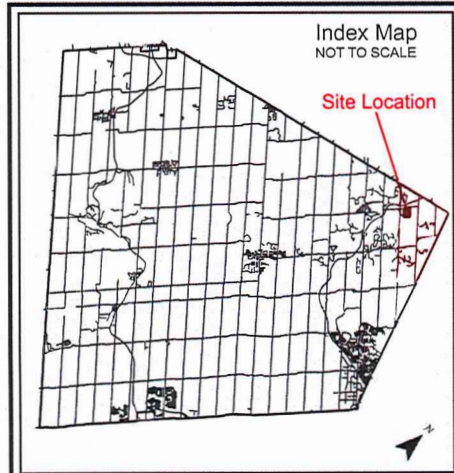
Date: November 25, 2024

File: N/A





For information related to this schedule please contact Planning and Development



Legend	
	Zone Boundary
	Structure Envelope
	Natural Area
	Lot Number

Part of Lots 25 and 26, Concession 9 (Albion), Part of Road Allowance between Parts 25 and 26, Concession 9 (Albion) Town of Caledon, Regional Municipality of Peel

Schedule B ZONE MAP S.E. 52

The base data on this map is provided for convenience only. The Town of Caledon is not responsible for any deficiencies inaccuracy in the base data, and will not accept any liability whatsoever therefore. The reproduction of the base data, in whole or in part, by any means is prohibited without the prior written permissions of the Town of Caledon.

TOWN OF CALEDON
Date: October 30, 2024

Drawn By: ChadwickT	S.E. 52
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