

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

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,
with respect to lands
Part of Lot 1, Concession 7 (Albion),
Town of Caledon, Regional Municipality of Peel,
municipally known as 12148 Albion-Vaughan Road

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 Lot 1, Concession 7 (Albion), Town of Caledon, Regional Municipality of Peel, for 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
RM	XX1 (# to be provided by Planning Staff)	<ul style="list-style-type: none"> - Building, Apartment - Day Care, Private Home 	<p>Lot Area (Minimum) 1.0 hectare</p> <p>Building Area (Maximum) 50 %</p> <p>Interior Side Yard (Minimum) 2.2 m</p> <p>Rear Yard (Minimum) 0 m</p> <p>Building Height (Maximum) 26.5 m</p> <p>Landscape Area (Minimum) 30 %</p> <p>Privacy Yard (Minimum) An at-grade <i>Private Amenity Area</i> shall be provided for all first-floor units.</p> <p>Privacy Yard Depth Minimum 1.8 m for each at-grade <i>Private Amenity Area</i>.</p>

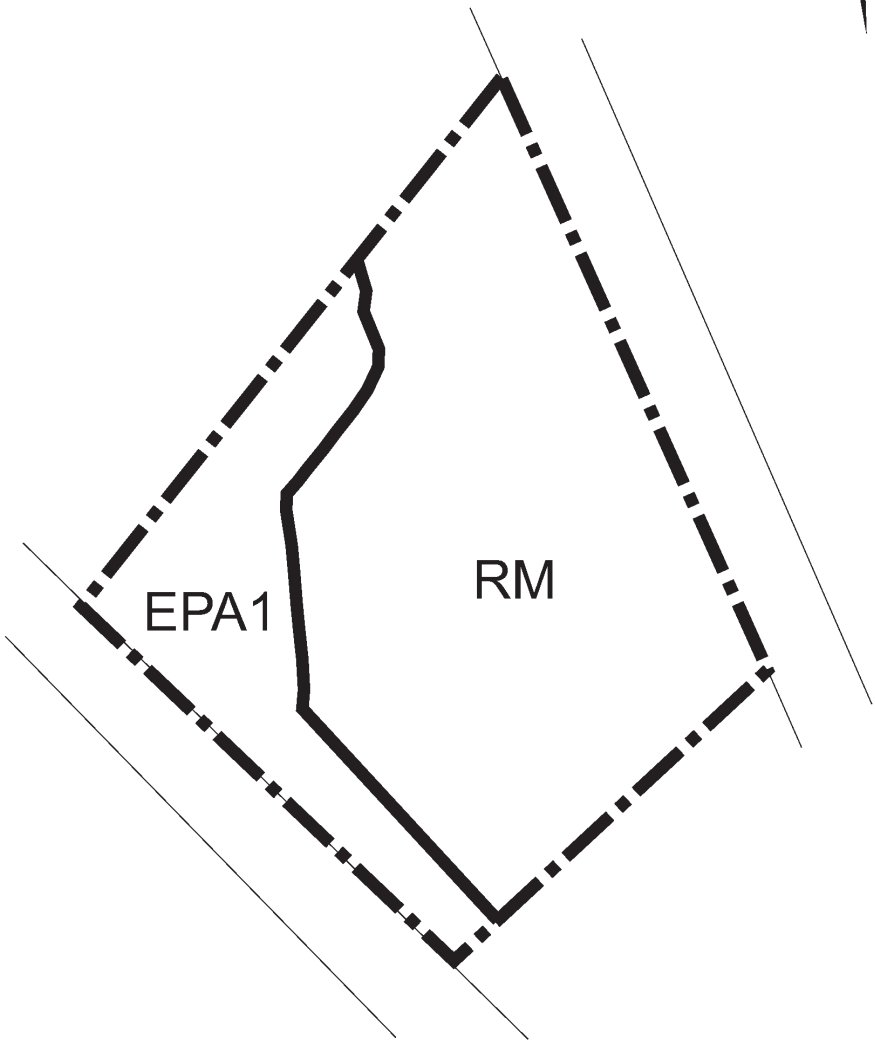
Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Play Facility Area (Minimum) 205.7 m² or 2.0%</p> <p>Play Facility Location Play facilities shall be permitted in any yard but not in any portion of a Privacy Yard.</p> <p>Private Amenity Area (Minimum) 6 m² per unit</p> <p>Shared Common Amenity Area (Minimum) 8 m² per unit</p> <p>Electric Vehicle Ready Parking Space (Minimum) 15% of required parking spaces shall be <i>Electric Vehicle Ready Parking Spaces</i>.</p> <p>Electric Vehicle Equipment Encroachments Notwithstanding Section 5.2.11, EV equipment is permitted to encroach into the required parking space size.</p> <p>Private Amenity Area – Means a private, exclusive-use outdoor area easily accessible from the interior of each unit, which can be at-grade or above-grade, and shall include Privacy Yards.</p> <p>Shared Common Amenity Area - Means shared common areas located indoors and outdoors and includes but is not limited to a gym, party room, conference room, media and work centre, terraces, landscaped areas, and a children’s play area, but not including common halls and service areas.</p> <p>Electric Vehicle Ready Parking Space - means an unobstructed Parking Space designed and constructed to allow for future installation of electric vehicle charging infrastructure that conforms to, at a minimum, Level 2 electric vehicle charging criteria as defined by SEA International's J1772 standard.</p>

2. Schedule “A”, Zone Map 1a of By-law 2006-50, as amended is further amended for Part of Lot 1, Concession 7, Town of Caledon, Regional Municipality of Peel, from Rural Residential RR Zone to Environmental Policy Area 1 EPA1 Zone and Multiple Residential RM Zone in accordance with Schedule “A” attached hereto.

Read three times and finally
passed in open Council on the
XX day of XXXXXX, 2024.

Annette Grove, Mayor

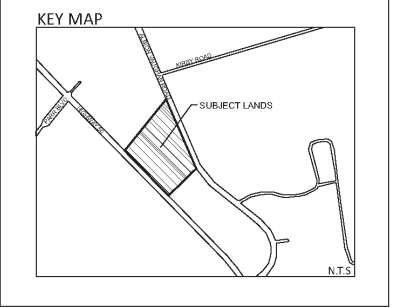
Kevin Klingenberg, Town Clerk



ZONE MAP
SCHEDULE "A"
BY-LAW "___ - ___"

12148 Albion-Vaughan Road
Town of Caledon
Regional Municipality of Peel

Legend
- - - - - Lands Subject to this By-law
- - - - - Zone Boundary



POPA 2021-0001,
RZ 2021-0003 and
SPA 2021-0004

DATE:

TOWN OF CALEDON