

**THE CORPORATION OF THE TOWN OF CALEDON
 BY-LAW NO. 20xx-xxx**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of Broken Lot 6 and Part of Lot 7, Concession 8 (Albion); Town of Caledon; Regional Municipality of Peel, municipally known as 13233 and 13247 Nunnville Road

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-law 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 amendment to permit the development of 29 dwelling units.

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
R1	XX	<ul style="list-style-type: none"> - Apartment Accessory - Day Care, Private Home - Dwelling, Detached - Home Occupation (1) 	<p>Lot Frontage Definition: Notwithstanding the definition of <i>Lot Frontage</i> the <i>lot frontage</i> will be measured at the horizontal distance between the 2 <i>lot</i> lines which intersect the <i>front lot line</i> of a <i>lot</i>, such distance being measured along a line which is parallel to the <i>front lot line</i> and distant from the <i>front lot line</i> a distance of 6.0m required herein for the specified <i>use</i> in the zone where such <i>lot</i> is located.</p> <p>Lot Area (Minima) 300m²</p> <p>Lot Frontage (Minima)</p> <p>(a) Corner Lot 12.2m</p> <p>(b) Other Lots 9.1m</p> <p>Building Area (maximum) 52%</p> <p>Yard, Front (minima)</p> <p>(a) Front wall of attached private garage 6m</p> <p>(b) Front wall of main building 4.5m</p> <p>(c) To porch 3m</p> <p>(d) To steps 2m</p> <p>(e) To steps where a sidewalk is located 2m</p>

			<p>Yard, Exterior Side (minimum)</p> <p>a) For all other exterior side yards 4.3m</p> <p>b) Lot 7 (minimum) 3.5m</p> <p>c) Unenclosed porch, verandah, deck, or balcony 2.5m</p> <p>d) Unenclosed porch, verandah, deck, or balcony for Lot 7..... 1.8m</p> <p>Yard, Rear (minimum) 7m</p> <p>Yard, Interior Side (Minima)</p> <p>(a) Main building on driveway side 0.6m</p> <p>(b) Main building on other side 1.2m</p> <p>Entrance Setback (minimum) 4m</p> <p>Sight Triangles</p> <p>4.34.1 The distance from the point of intersection of the <i>street lines</i> and forming the <i>sight triangle</i> shall be 5 metres, except where one of the <i>street lines</i> is a Regional Road, where the distance shall be 15 metres.</p> <p>Accessory Buildings shall not be permitted in any front or exterior side yard.</p> <p>Air Conditioners and Heat Pumps For the purpose of this zone no air conditioner, or heat pump is permitted in the front yard, interior side yard or exterior side yard.</p> <p>Driveway Width (maximum)</p> <p>a) For lot frontage of 9.1m 5.5m</p> <p>Use of Interior Side Yard Notwithstanding any other provision of this by-law, no <i>building</i> or <i>structure</i> or part thereof and no chimney, pilaster or similar ornamental <i>structure</i> or part thereof and no <i>patio</i> or <i>porch</i> or part thereof and no machinery or equipment or part thereof and no fence, sidewalk or walkway or part thereof shall be located in any part of any <i>interior side yard</i> that is subject to a registered storm water drainage easement.</p> <p>Permitted Encroachments</p> <table border="1"> <thead> <tr> <th>Permitted Ornamental Structure</th> <th>Maximum Permitted Distance of Encroachment</th> </tr> </thead> <tbody> <tr> <td>a) Bay, Box, Bow Windows with or without Foundations</td> <td>1.0 m into a required <i>Front, Exterior Side</i> or <i>Rear Yard</i></td> </tr> </tbody> </table>	Permitted Ornamental Structure	Maximum Permitted Distance of Encroachment	a) Bay, Box, Bow Windows with or without Foundations	1.0 m into a required <i>Front, Exterior Side</i> or <i>Rear Yard</i>
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a) Bay, Box, Bow Windows with or without Foundations	1.0 m into a required <i>Front, Exterior Side</i> or <i>Rear Yard</i>						

			b) Deck \geq 0.75m in Height	3.0 m inclusive of any stairs, ramp or barrier-free access feature into a required <i>rear yard</i> .
			c) Chimneys or Vents	0.6 m into any required <i>yard</i> , provided that a minimum <i>setback</i> of 0.6 m is maintained to the <i>lot line</i>
			d) Eaves, Stills, Cornices, Parapets, or other similar Ornamental Architectural Features	0.45 m extending from: <ul style="list-style-type: none"> i) a <i>main building wall</i>; ii) a bay, box or bow window; or iii) a covered or uncovered <i>porch or balcony</i>, into a required <i>yard</i>, provided that: <ul style="list-style-type: none"> a. A minimum <i>setback</i> of 0.6 m is maintained to a <i>lot line</i>; and b. In the case of eaves, a minimum <i>setback</i> of 0.2 m is maintained to an <i>interior side lot line</i> or <i>rear lot line</i>

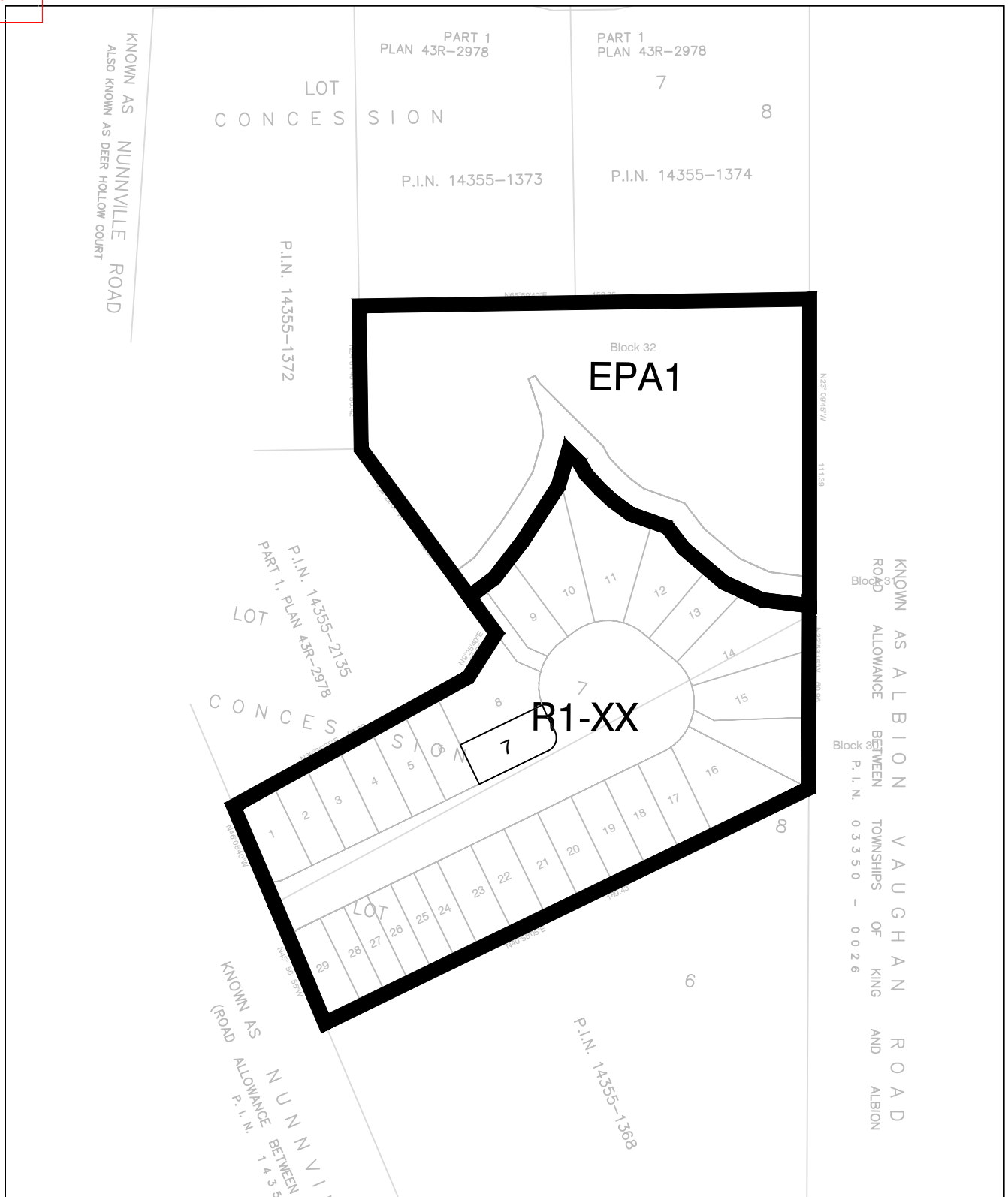
2. Schedule "A", Zone Map 1c of By-Law No. 2006-50, as amended is further amended for Part of Broken Lot 6 and Part of Lot 7, Concession 8 (Albion); Town of Caledon; Regional Municipality of Peel, from Estate Residential-13 (RE-13) and Environmental Policy Area 1 (EPA1) to Residential (R1-XX) and Environmental Policy Area 1 (EPA1) in accordance with Schedule "A" attached hereto.

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

Allan Thompson, Mayor

Clerk

DRAFT



1 : 2,000 (8.5x14)

Proposed Zoning

13247 & 13233 Nunnville Road, Bolton (Caledon)