

**THE CORPORATION OF THE TOWN OF CALEDON  
 BY-LAW NO. 2020-XXX**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part Lot 21, Concession 1, Town of Caledon, Regional Municipality of Peel,

municipally known as 1 Russell Mason Court; 2 Russell Mason Court; 6110 Old Church Road, 6112 Old Church Road, 6114 Old Church Road, 6122 Old Church Road; 6124 Old Church Road, 6126 Old Church Road and 6142 Old Church 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 Lot 21, Concession 1, Town of Caledon, Regional Municipality of Peel, for 45.5 freehold residential unit 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
RT	XXX  (2020-XXX)	-Apartment, Accessory -Live-Work Unit -Townhouse, Freehold	<b>Lot Area</b> (Minima) 145 m <sup>2</sup> <b>Lot Frontage</b> (Minima) (a) Townhouse dwelling on corner lots: 9m (b) Townhouse dwelling on interior or through lot: 5.5 m <b>Building Area</b> (Maximum) 63% <b>Backyard Amenity Area</b> (Minima) 20 square metres <b>Front Yard</b> (Minima) Front wall of main building: 4.5 m <b>Exterior Side Yard</b> (Minima) 3.0 m <b>Rear Yard</b> (Minima) 6.0 m <b>Interior Side Yards</b> (Minima) 1.5 m <b>Building Height</b> (Maxima) 12.5 m

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><b>Landscaped Area</b> (Minima) 15%</p> <p><b>Driveway Setbacks</b> (Minima) nil</p> <p><b>Permitted Encroachments</b>                      (a) Balconies, decks and porches regardless of height above grade shall be permitted to encroach a maximum distance of 2.5m into a required yard;                      (b) Uncovered steps may encroach a maximum distance of 4.5m into a required yard</p> <p><b>Footnotes For Table 6.2</b> Footnote (4) for Table 6.2 shall not apply</p>
R1	XXX (2020-XXX)	<p><i>-Apartment, Accessory</i>  <i>-Daycare, Private Home</i>  <i>-Dwelling, Detached</i>  <i>- Home Occupation</i></p>	<p><b>Lot Area</b> (Minima) 425 m<sup>2</sup></p> <p><b>Lot Frontage</b> (Minima)                      Corner lots: 17 m                      Other lots: 14 m</p> <p><b>Building Area</b> (Maxima) 45%</p> <p><b>Front Yard</b> (Minima) Front wall of main building: 5 m</p> <p><b>Exterior Side Yard</b> (Minima) 4.5 m</p> <p><b>Rear Yard</b> (Minima) 10.0 m</p> <p><b>Interior Side Yards</b> (Minima) 1.5 m</p> <p><b>Building Height</b> (Maxima) 12.5 m</p> <p><b>Permitted Encroachments</b>                      (c) Balconies, decks and porches regardless of height above grade shall be permitted to encroach a maximum distance of 2.5m into a required yard;                      (d) Uncovered steps may encroach a maximum distance of 4.5m into a required yard</p>

- Schedule "A", Zone Map 36b of By-law 2006-50, as amended is further amended for Part Lot 21, Concession 1, Town of Caledon, Regional Municipality of Peel Town of Caledon, Regional Municipality of Peel, from Rural Residential (RR) to Residential One (R1), and Townhouse Residential (RT) in accordance with Schedule "A" attached hereto.

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

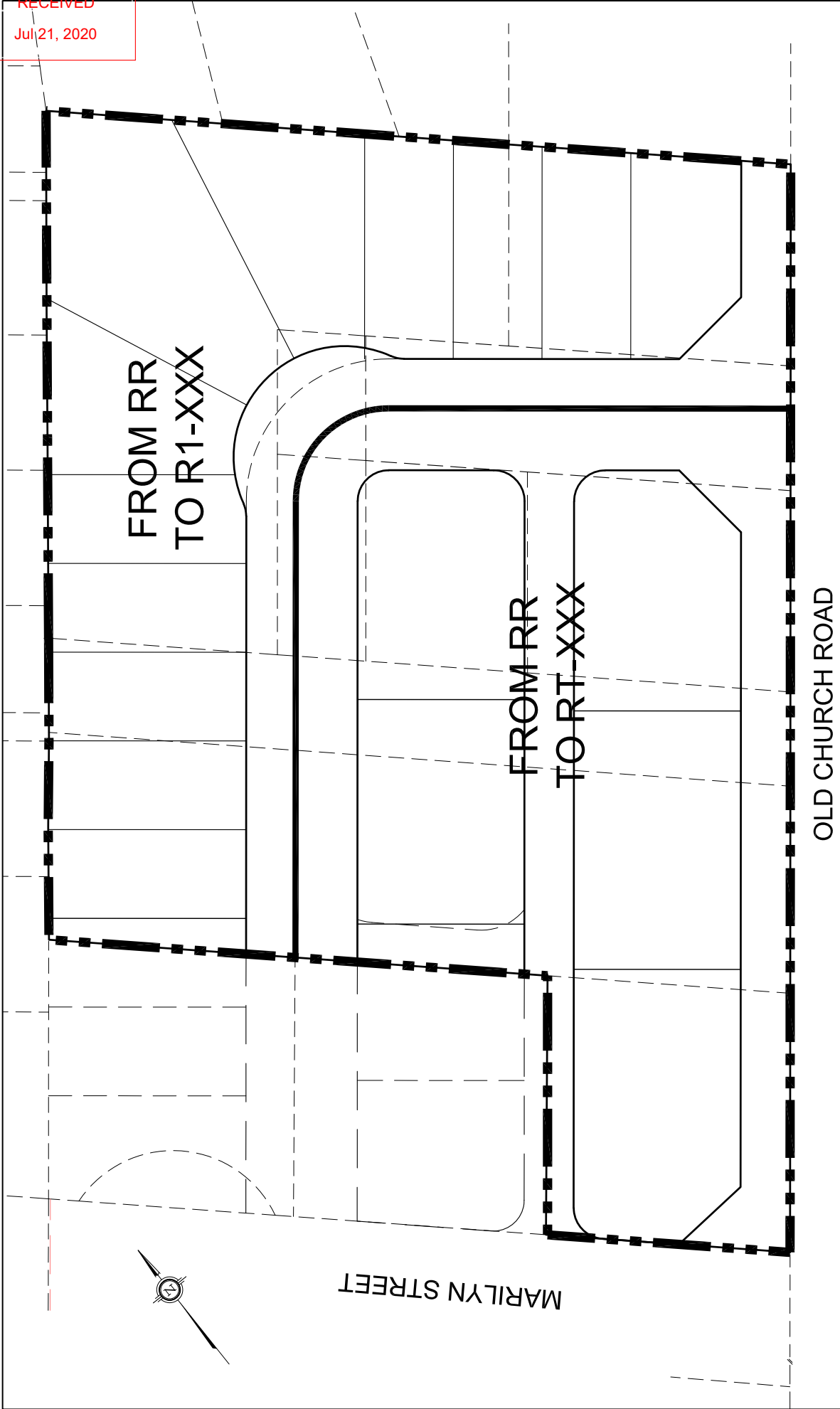
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Allan Thompson, Mayor

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Carey deGorter, Clerk

DRAFT



— ■ ■ ■ — SUBJECT LANDS

**ZONING SCHEDULE A**  
**TO BY-LAW NO. 2020-XXX**  
 PASSED THIS \_\_\_ DAY OF \_\_\_, 2020

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK