

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. [By-law Number Inserted by Town]

TOWN OF CALEDON
 PLANNING
 RECEIVED
 January 23, 2026

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part Lot 34 on Plan ALB4, Town of Caledon, Regional Municipality of Peel, municipally known as 13286 Nunnville 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 34 on Plan ALB4, Town of Caledon, Regional Municipality of Peel, municipally known as 13286 Nunnville Road for residential and environmental 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:

General

Zoning By-law 2006-50, as amended, is hereby amended as follows:

1. The following is added to Table 13.1

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RT	XXX	<ul style="list-style-type: none"> - <i>Daycare, Private Home</i> - <i>Dwelling, Townhouse</i> - <i>Dwelling, Common Element Townhouse</i> 	<p><i>Dwelling, Common Element Townhouse</i> For the purpose of the RT-XXX zone, a <i>Dwelling, Common Element Townhouse</i> shall be defined as a building divided vertically both above and below grade into 3 or more separate dwelling units, each such dwelling unit having 2 independent entrances directly from outside the building, and which fronts onto a private road. All setbacks and lot areas should be measured in accordance with the boundaries of each unit's individual parcel of tied land (POTL).</p> <p><i>Lot Frontage</i> For the purpose of this zone, lot frontage shall be measured at the horizontal distance between the 2 lot lines which intersect the front lot line with such distance being measured along a line which is parallel to and a distance of 6.0 metres from the front lot line.</p> <p><i>Lot, Corner</i> Notwithstanding Section 3, for the purposes of this zone corner lots have been identified on Schedule B S.E. Map XXX.</p> <p><i>Lot, Interior</i> Notwithstanding Section 3, for the purposes of this zone, all other lots that are not corner lots, as identified on Schedule B S.E. Map XXX, shall be considered interior lots.</p>

			<p>Street Notwithstanding Section 3, for the purpose of this zone, a <i>street</i> shall also include a <i>private road</i>.</p> <p>Access Regulations For the purpose of this zone, Section 4.3.3 and Section 4.3.4 shall not apply.</p> <p>Air Conditioners and Heat Pumps Notwithstanding Section 4.5 for the purpose of this zone, an air conditioner or heat pump is only permitted in the rear yard. An air conditioner or heat pump shall be subject to the same interior side yard setback as the main building.</p> <p>Permitted Encroachments Notwithstanding Section 4.29, for the purpose of this zone, a deck shall be permitted to encroach into any required rear yard by a maximum of 2.5 metres, exclusive of any stairs, ramp or barrier-free access feature required for the deck which may encroach into any required rear yard by an additional 1.6 metres from the deck. Notwithstanding this provision, no deck, stairs, ramp or barrier-free access feature shall extent closer than 1.0 metres from the limits of an EPA1 zone.</p> <p>Sight Traingles For the purpose of this zone, Section 4.38 shall not apply.</p> <p>Illumination For the purpose of this zone, Section 5.2.18 shall not apply. Lighting fixtures shall be provided in accordance with the approved Plan of Subdivision and Building Permits.</p> <p>Lot Area (minimum) 170 m²</p> <p>Lot Frontage (minimum) 6.0 m</p> <p>Building Area (maximum) 50%</p> <p>Yard, Front (minimum) (a) Front Wall of attached private garage 6.0m (b) Front wall of main building⁽¹⁾ 5.0m</p> <p>Yard, Exterior Side (minimum) 1.5m</p> <p>Yard, Rear (minimum)⁽¹⁾ 2.5m</p> <p>Yard, Interior Side (minimum)^{(1) (2)} 1.2m</p> <p>Building Heights (maximum) 12.0m</p> <p>Landscape Area (minimum) 25%</p> <p>Driveway Setbacks (minimum)</p>
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			<p>(a) From any <i>lot line</i> nil</p> <p>(1) Where a reduced setback is identified on Schedule B S.E. Map XXX, the setback identified on Schedule B S.E. Map XXX shall be the minimum setback for the effected POTL.</p> <p>(2) When abutting an existing residential use, the minimum setback requirement is only permitted in conjunction with the provision of a solid fence with a minimum 1.5 metres in height along the shared <i>interior lot line</i>.</p>
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2. Schedule "A", Zone Map 1c of By-law 2006-50, as amended, is further amended for Part Lot 34 on Plan ALB4 (Albion); Town of Caledon; Regional Municipality of Peel, municipally known as 13286 Nunnville Road, from Residential One Exception 56 (R1-56), Residential Townhouse 131 (RT-131) and Environmental Policy Area One (EPA1) to Residential Townhouse Exception XXX (RT-XXX) and Environmental Policy Area One (EPA1), in accordance with Schedule "A" attached hereto.

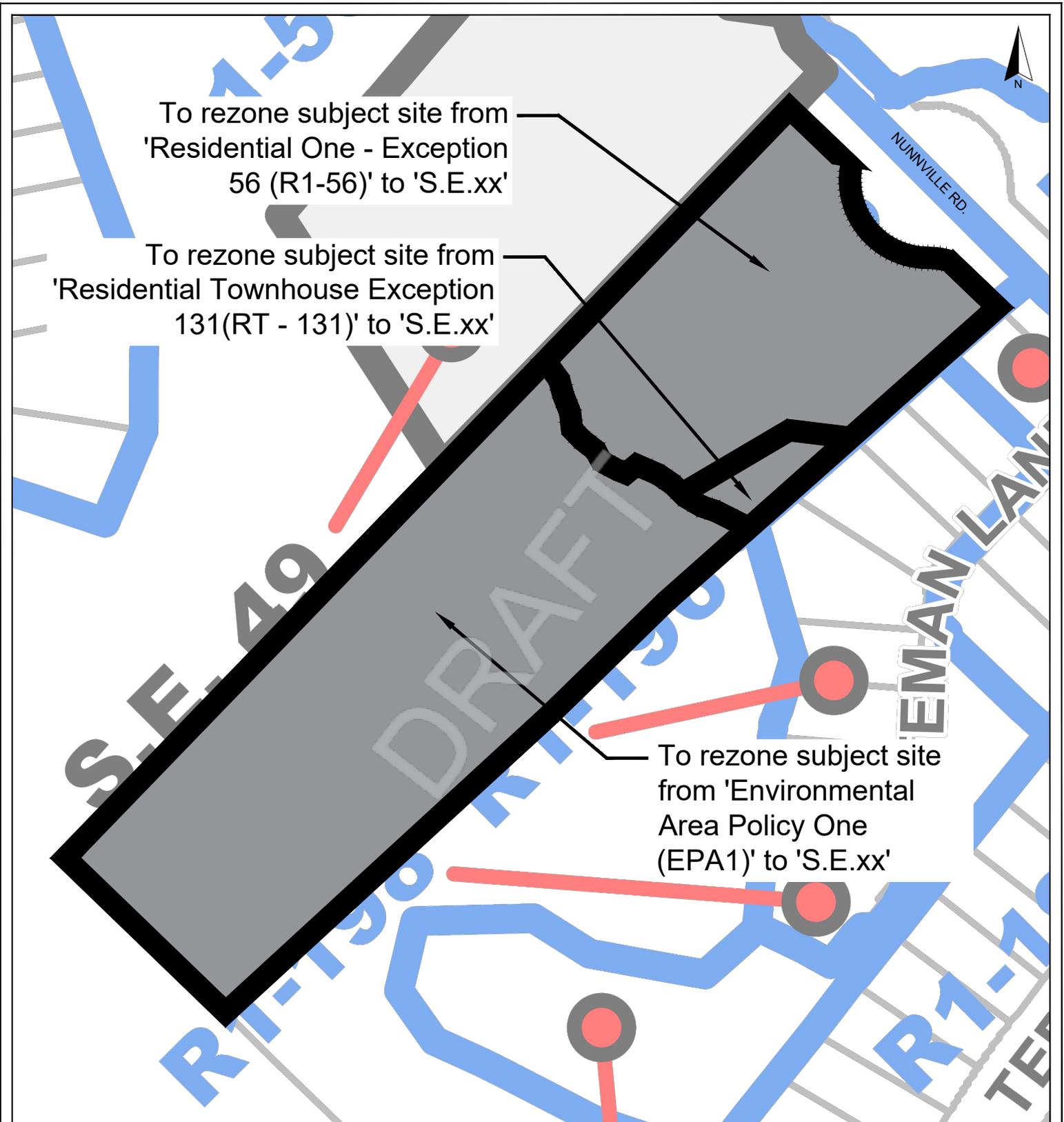
3. Schedule "B" Structure Envelope Maps of By-law 2006-50, as amended, is further amended for the lands legally described as Part Lot 34 on Plan ALB4 (Albion); Town of Caledon; Regional Municipality of Peel, municipally known as 13286 Nunnville Road, by inserting S.E. Map XXX in accordance with Schedule "B" attached hereto.

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

DRAFT

Annette Groves, Mayor

Kevin Klingenberg, Clerk



To rezone subject site from
'Residential One - Exception
56 (R1-56)' to 'S.E.xx'

To rezone subject site from
'Residential Townhouse Exception
131(RT - 131)' to 'S.E.xx'

To rezone subject site
from 'Environmental
Area Policy One
(EPA1)' to 'S.E.xx'

- Legend**
-  Site
 -  Area to be Rezoned
 -  Zone Boundary

Proposed Zoning By-Law Map 1C - Schedule 'A'

Part of Lot 34,
Registered Plan ALG - 4;
Town of Caledon;
Regional Municipality of Peel

Scale
0 5 10 15 20 20m

IPS INNOVATIVE PLANNING SOLUTIONS
P.L. ANNIS - PROJECT MANAGER - LAND DEVELOPMENT
 847 WILHAM ROAD, UNIT 5, BARRIE, ON L4R 0B7 Tel: 705-913-3281
 3800 STEELS AVE. W. SUITE 2000, VAUGHAN, ON L4L 4G9 Tel: 905-291-7125
 info@innovativeips.com / www.innovativeips.com

Date: Nov. 12, 2025	Drawn By: A.S.
File: 24 - 1429	Checked: M.H. / B.S.

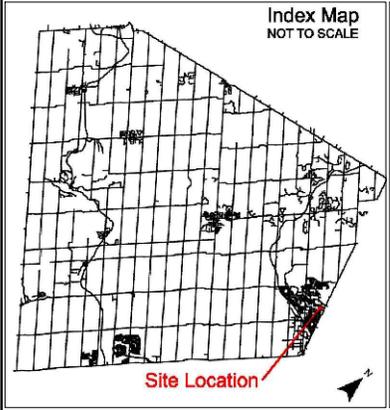


NUNWILLE RD.

RT - XX

EPA1

DRAFT



Index Map
NOT TO SCALE

Site Location

Legend

 Zone Boundary

Part of Lot 34,
Registered Plan ALG - 4;
Town of Caledon;
Regional Municipality of Peel

**Schedule B
Zone Map**



Date: Nov. 12, 2025