

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

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of Lot 33, Plan ALB-4 and Part of Lot 7, Concession 8 and Part of Road Allowance between Concession 7 and 8 (Albion), Town of Caledon, Regional Municipality of Peel, municipally known as 13290 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 of Lot 33, Plan ALB-4 and Part of Lot 7, Concession 8 and Part of Road Allowance between Concession 7 and 8 (Albion), Town of Caledon, Regional Municipality of Peel, municipally known as 13290 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]	[XX]	<div><div>- Daycare, Private Home</div><div>- Dwelling, Townhouse</div><div>- Dwelling, Common Element Townhouse</div></div>	<div><div>Lot, Corner</div><div>Notwithstanding Section 3, for the purposes of this zone, Units 1, 6, 7, and 15 as shown on Zone Map S.E.xx shall be considered <i>corner lots</i>.</div><div>Lot Frontage</div><div>Notwithstanding Section 3, for the purposes of this zone, <i>lot frontage</i> shall be measured at the horizontal distance between the 2 <i>lot lines</i> at the location as shown on Zone Map S.E.xx.</div><div>Lot, Interior</div><div>Notwithstanding Section 3, for the purposes of this zone, all other units that are not <i>corner lots</i> shall be considered <i>interior lots</i>.</div><div>Street</div><div>Notwithstanding Section 3, for the purpose of this zone, a <i>street</i> shall also include a <i>private road</i>.</div><div>Access Regulations</div><div>For the purpose of this zone, Section 4.3.3 and Section 4.3.4 shall not apply.</div><div>Notwithstanding Section 4.3.6, for the purpose of this zone, the minimum <i>entrance width</i> shall be 2.8 metres.</div><div>Air Conditioners and Heat Pumps</div><div>Notwithstanding Section 4.4., for the purpose of this zone, an air conditioner or heat pump is only permitted in the <i>rear yard</i> and may be located a minimum of 0.0 metres from the interior side lot line. For Units 12 and 13 an air conditioner or heat pump shall not be located any closer to south interior side lot line than the building setback for the lots as shown on Zone Map</div></div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>S.E.xx.</p> <p>Permitted Encroachments Notwithstanding Section 4.27, for the purpose of this <i>zone</i>, a <i>deck</i> shall be permitted to encroach into any required <i>yard</i> by a maximum of 3.0 metres, exclusive of any stairs, ramp or barrier-free access feature required for the <i>deck</i> which may encroach into any required yard by an additional 1.8 metres from the <i>deck</i>.</p> <p>Sight Triangles For the purpose of this <i>zone</i>, Section 4.36 shall not apply.</p> <p>Lot Area (minimum) 150.0 m²</p> <p>Lot Frontage (minimum) refer to Zone Map S.E.xx</p> <p>Building Area (maximum) 62.0%</p> <p>Backyard Amenity Area (minimum) 25.0 m²</p> <p>Yard, Front (minimum) (a) Front Wall of attached <i>private garage</i> 6.0 m (b) Front wall of <i>main building</i> refer to Zone Map S.E.xx</p> <p>Yard, Exterior Side (minimum) refer to Zone Map S.E.xx</p> <p>Yard, Rear (minimum) refer to Zone Map S.E.xx</p> <p>Yard, Interior Side (minimum) refer to Zone Map S.E.xx⁽¹⁾</p> <p>Building Heights (maximum) 12.0 m</p> <p>Landscape Area (minimum) 25%</p> <p>Driveway Setbacks (minimum) (a) From any <i>lot line</i> nil</p> <p>(1) Where a common vertical wall separates two <i>dwelling units</i>, no <i>interior side yard</i> shall be required.</p>

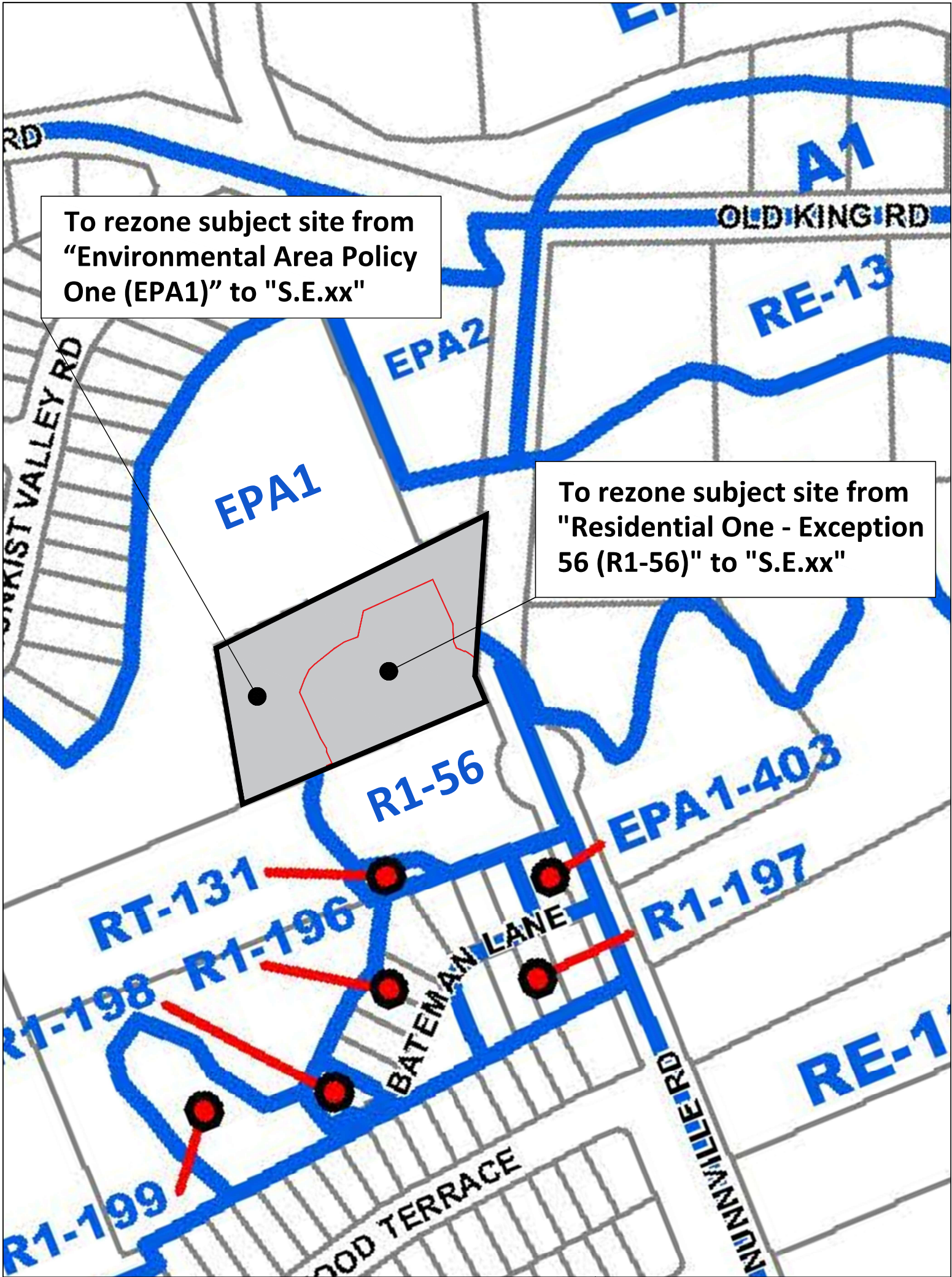
2. Schedule “A”, Zone Map 1c of By-law 2006-50, as amended is further amended for Part of Lot 33, Plan ALB-4 and Part of Lot 7, Concession 8 and Part of Road Allowance between Concession 7 and 8 (Albion), Town of Caledon, Regional Municipality of Peel, municipally known as 13290 Nunnville Road, from Residential One – Exception 56 (R1-56) to “S.E.xx” in accordance with Schedule “A” attached hereto.
3. Schedule “B”, Structural Envelope “SE” Maps of By-law 2006-50, as amended is further amended Part of Lot 33, Plan ALB-4 and Part of Lot 7, Concession 8 and Part of Road Allowance between Concession 7 and 8 (Albion), Town of Caledon, Regional Municipality of Peel, municipally known as 13290 Nunnville Road, by adding “S.E.xx” in accordance with Schedule “B” attached hereto.

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

Annette Groves, Mayor


Laura Hall, Director and Town Clerk

DRAFT



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


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



13290 Nunnville Road
Bolton (Caledon)

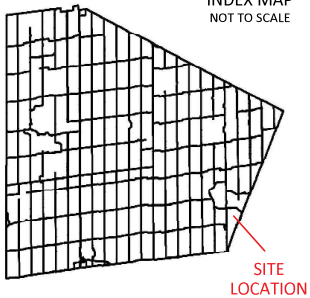
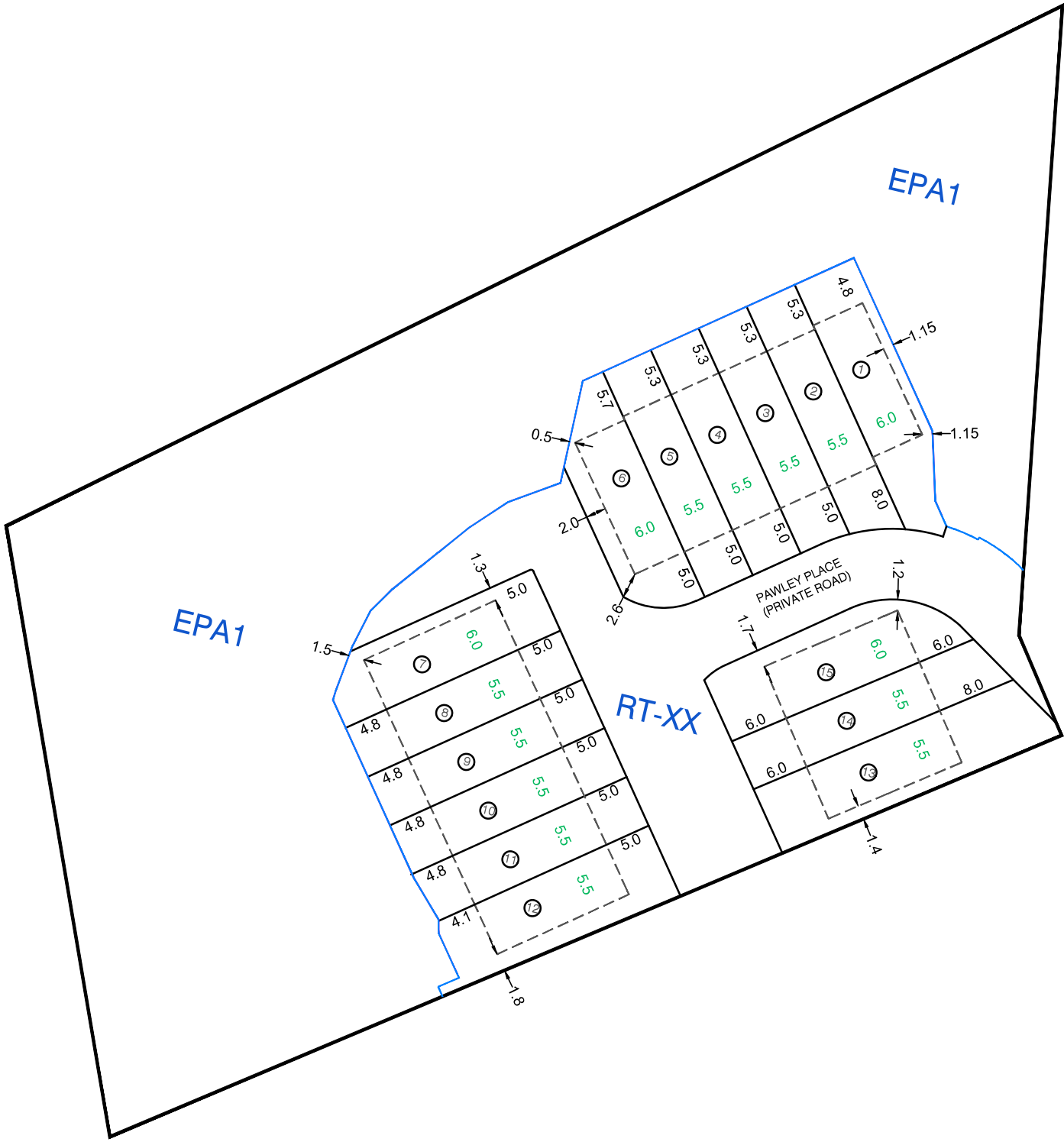
**Proposed Zoning By-law Map 1C -
"Schedule A"**

- Site
 - Area to be Rezoned
 - Zone Boundary



Checked MA	Drawn PM
Date March 10, 2023	Proj. No. 211-09988-01

0m25m50m75m100m



LEGEND

- Structure Envelope
- Zone Boundary

① Unit Number

Frontage (Min)

All measurements are in metres

Proposed Schedule 'B' ZONE MAP S.E.xx

PART OF LOT 33, PLAN ALB-4 AND PART OF LOT 7
CONCESSION 8 AND PART OF ROAD ALLOWANCE
BETWEEN CONCESSION 7 AND 8 (STOPPED-UP AND
CLOSED BY BY-LAW No. 75-109, INST. No. VS370320)
GEOGRAPHIC TOWNSHIP OF ALBION, TOWN OF
CALEDON, REGIONAL MUNICIPALITY OF PEEL



Date: March 10, 2023

Created: PM Checked: MA

211-09988-01