

**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]	<ul style="list-style-type: none"> <li>- Daycare, Private Home</li> <li>- Dwelling, Townhouse</li> <li>- Dwelling, Common Element Townhouse</li> </ul>	<p><b>Street</b>            For the purpose of this <i>zone</i>, a <i>street</i> shall also include a <i>private road</i>.</p> <p><b>Backyard Amenity Area</b>            For the purpose of this <i>zone</i>, a <i>backyard amenity area</i> means an outdoor area easily accessible from the rear or side of the building and designed for the enjoyment of the outdoor environment. It may also include the area of a rear or side <i>balcony</i>.</p> <p><b>Access Regulations</b>            For the purpose of this <i>zone</i>, Section 4.3.3 and Section 4.3.4 shall not apply.</p> <p><b>Permitted Encroachments</b>            For the purposes of this <i>zone</i>, the following structural projections from a principal <i>building</i> are permitted in accordance with the following provisions:</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> <tr> <td>b) <i>Deck</i> ≥ 0.75m in Height</td> <td>3.0 m inclusive of any stairs, ramp or barrier-free access feature into a required <i>rear yard</i> for all <i>dwelling units</i> or into a required <i>interior side yard</i> for Unit 7</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>	b) <i>Deck</i> ≥ 0.75m in Height	3.0 m inclusive of any stairs, ramp or barrier-free access feature into a required <i>rear yard</i> for all <i>dwelling units</i> or into a required <i>interior side yard</i> for Unit 7
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b) <i>Deck</i> ≥ 0.75m in Height	3.0 m inclusive of any stairs, ramp or barrier-free access feature into a required <i>rear yard</i> for all <i>dwelling units</i> or into a required <i>interior side yard</i> for Unit 7								

Zone Prefix	Exception Number	Permitted Uses	Special Standards	
			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: i) a <i>main building</i> wall; 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: 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>
			<b>Sight Triangles</b> For the purpose of this zone, Section 4.35 shall not apply.	
			<b>Lot Area (minimum)</b>	180.0 m <sup>2</sup>
			<b>Building Area (maximum)</b>	55.0%
			<b>Backyard Amenity Area (minimum)</b>	20.0 m <sup>2</sup>
			<b>Yard, Front (minimum)</b>	
			(a) Front wall of <i>main building</i>	4.0 m
			<b>Yard, Exterior Side (minimum)</b>	0.5 m
			<b>Yard, Rear (minimum)</b>	5.0 m
			<b>Yard, Interior Side (minimum)</b>	
			(a) <i>Main Building</i>	1.5 m <sup>(1)</sup>
			<b>Building Heights (maximum)</b>	12.0 m
			<b>Landscape Area (minimum)</b>	nil
			<b>Driveway Setbacks (minimum)</b>	nil
			<b>(1)</b> Where a common vertical wall separates two <i>dwelling units</i> , no <i>interior side yard</i> shall be required	

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 Residential

Townhouse – Exception XX (RT-XX) in accordance with Schedule “A” attached hereto.

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

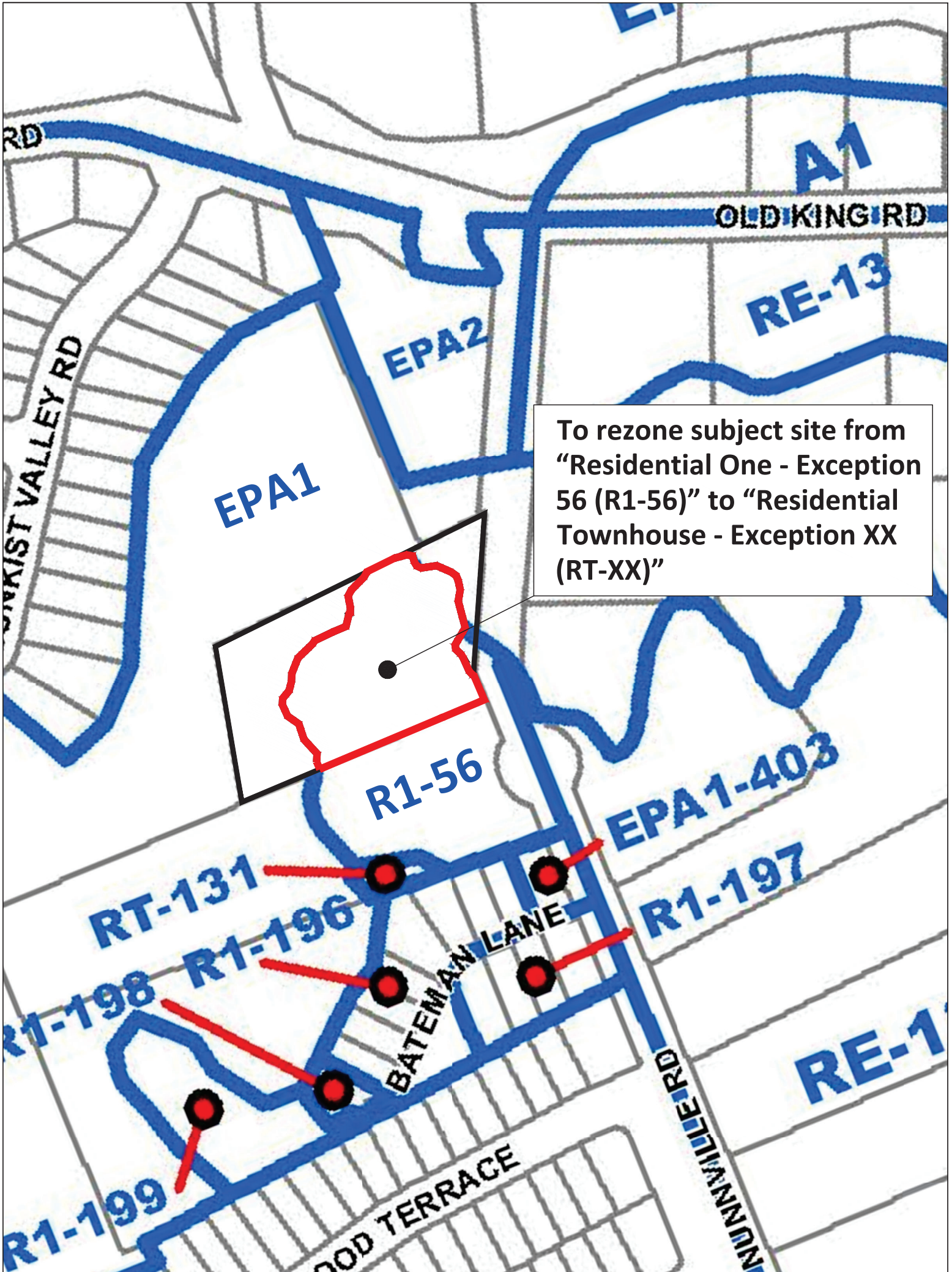
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Allan Thompson, Mayor

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Laura Hall, Acting Clerk

DRAFT



To rezone subject site from "Residential One - Exception 56 (R1-56)" to "Residential Townhouse - Exception XX (RT-XX)"

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

13290 Nunnville Road  
Bolton (Caledon)

- Site
- Area to be Rezoned
- Zone Boundary



Checked MA	Drawn PM
Date April 1, 2022	Proj. No.

