

**THE CORPORATION OF THE TOWN OF CALEDON
 BY-LAW NO. 2021-xxx**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to All of Block 123 Registered Plan 43M-1028 and All of Blocks 63, 64 and 70 Registered Plan 43M-1210 and All of Blocks 188, 190, 192, 193, 201, 202, 203, 204 and 205 and Part of Block 187 Registered Plan 43M-1306 and Blocks 14, 15 and 16 Registered Plan 43M-1365 and Part of Lot 5, Concession 7 and Part of Lot 6, Concession 7 (Travelled Road) (Known as 5 Sideroad) and Part of the Road Allowance Between Lots 5 and 6, Concession 7 (Known as 5 Sideroad) and Part of the Road Allowance between Lots 5 and 6, Concession 7 Town of Caledon, Regional Municipality of Peel, municipally known as 9229 5th Sideroad

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 All of Block 123 Registered Plan 43M-1028 and All of Blocks 63, 64 and 70 Registered Plan 43M-1210 and All of Blocks 188, 190, 192, 193, 201, 202, 203, 204 and 205 and Part of Block 187 Registered Plan 43M-1306 and Blocks 14, 15 and 16 Registered Plan 43M-1365 and Part of Lot 5, Concession 7 and Part of Lot 6, Concession 7 (Travelled Road) (Known as 5 Sideroad) and Part of the Road Allowance Between Lots 5 and 6, Concession 7 (Known as 5 Sideroad) and Part of the Road Allowance between Lots 5 and 6, Concession 7, Town of Caledon, Regional Municipality of Peel, for residential 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
R1	XX	<ul style="list-style-type: none"> - <i>Dwelling, Detached</i> - <i>Apartment, Accessory</i> - <i>Day Care, Private Home</i> - <i>Home Occupation</i> 	<p>Definitions Walk-Up Entrance: A secondary entryway or access to a dwelling unit or accessory apartment located below grade which has associated uncovered exterior steps to access grade.</p> <p>Permitted Uses For the purpose of this zone, a <i>walk-up entrance</i> shall be permitted in any interior, exterior or rear yard.</p> <p>Air Conditioners and Heat Pumps Notwithstanding Section 4.4, Air Conditioners and Heat Pumps shall be permitted in either a rear or interior side yard provided they are located no closer than 0.6 metres from any lot line or in any exterior side yard provided they are located no closer than 2.5 metres from any lot line.</p> <p>Accessory Buildings For the purpose of this zone, accessory buildings shall not be</p>

			<p>permitted in any front or exterior side yard.</p> <p>Access Regulations For the purpose of this zone, Section 4.3.3 shall not apply.</p> <p>Permitted Encroachments</p> <p>Notwithstanding Section 4.25, unenclosed porches which are covered or uncovered, excavated or unexcavated, are permitted to encroach a maximum of 1.5 metres into any required yard, plus an additional 1 metre for uncovered steps.</p> <p>Lot Area (minimum) 330m²</p> <p>Lot Frontage (minimum)</p> <p>a) <i>interior lot</i> 10m</p> <p>b) <i>corner lot</i> 12.5m</p> <p>Building Area (maximum) 50%</p> <p>Yard, Front (minimum)</p> <p>a) <i>Front wall of attached private garage</i> 6m</p> <p>b) <i>Front wall of main building</i> 4.5m</p> <p>Yard, Exterior Side (minimum) 3.5m</p> <p>Yard, Interior Side (minimum) ⁽¹⁾</p> <p>a) <i>one side</i> 0.6m</p> <p>b) <i>other side</i> 1.2m</p> <p>Yard, Rear (minimum) 7m</p>
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Footnotes for table:

- (1) Where two abutting lots have dwelling units with garages located closest to their common lot line, the minimum interior side yard setback extending from the common lot line to the closest point of each dwelling unit may be 0.6m.
2. Notwithstanding By-law 2017-68 to the contrary, where two lots have a combined interior side yard setback of 1.5m or less in an R1(XX) Zone, a fence shall not be permitted along the common interior side lot line or in an interior side yard, in the area between the front and rear walls of the attached private garage on either lot.
3. 2. Schedule "A", Zone Map 1a and 1c of By-law 2006-50, as amended is further amended for All of Block 123 Registered Plan 43M-1028 and All of Blocks 63, 64 and 70 Registered Plan 43M-1210 and All of Blocks 188, 190, 192, 193, 201, 202, 203, 204 and 205 and Part of Block 187 Registered Plan 43M-1306 and Blocks 14, 15 and 16 Registered Plan 43M-1365 and Part of Lot 5, Concession 7 and Part of Lot 6, Concession 7 (Travelled Road) (Known as 5 Sideroad) and Part of the Road Allowance Between Lots 5 and 6, Concession 7 (Known as 5 Sideroad) and Part of the Road Allowance between Lots 5 and 6, Concession 7, Town of Caledon, Regional Municipality of Peel, from Residential One (R1), Residential One (R1) Exceptions R1-69, R1-97, R1-103, R1-104, and R1-107, in accordance with Schedule "A" attached hereto.
4. All other provisions of By-law 2006-50 shall continue to apply.

Read three times and finally
passed in open Council on the ___th
day of _____, 2021.

Allan Thompson, Mayor

Carey deGorter, Clerk

