

**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 Part Lot 5, Concession 7 (Albion), designated as Part of Part 1 of Plan 43R-23827, 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 Part Lot 5, Concession 7 (Albion), designated as Part of Part 1 of Plan 43R-23827, 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:

- The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
R1	XXX	<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>Permitted Encroachments Notwithstanding Section 4.25, unenclosed porches which are covered or uncovered, excavated or unexcavated, are permitted to encroach a maximum of 1.5 m into any <i>front yard, exterior side yard or rear yard</i>. Uncovered steps associated with a porch can encroach an additional 1 m into any <i>front yard, exterior side yard or rear yard</i>.</p> <p>Air Conditioners and Heat Pumps Notwithstanding Section 4.4, Air Conditioners and Heat Pumps shall be permitted in either a <i>rear or interior side yard</i> provided they are located no closer than 0.6 m from any <i>lot line</i> or in any <i>exterior side yard</i> provided they are located no closer than 2.5 metres from any <i>lot line</i>.</p> <p>Accessory Buildings For the purpose of this <i>zone</i>, accessory buildings shall not be permitted in any <i>front or exterior side yard</i>.</p> <p>Access Regulations For the purpose of this <i>zone</i>, Section 4.3.3 shall not apply.</p> <p>Fence Location No fences shall be permitted in an interior side yard where there is a maximum of 1.2m between main buildings on adjacent lots.</p> <p>Lot Area (minimum) 330 m²</p> <p>Lot Frontage (minimum)</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<i>Interior lot</i> 10 m <i>Corner lot</i> 12 m Building Area (maximum) 55% Yard, Front (minimum) From front wall of an attached <i>private garage</i> 6 m From front wall of main <i>building</i> 4.5 m Yard, Exterior Side (minimum) 3.5 m Yard, Interior Side (minimum) ⁽¹⁾ One side 0.6 m Other side 1.2 m Yard, Rear (minimum) 7 m

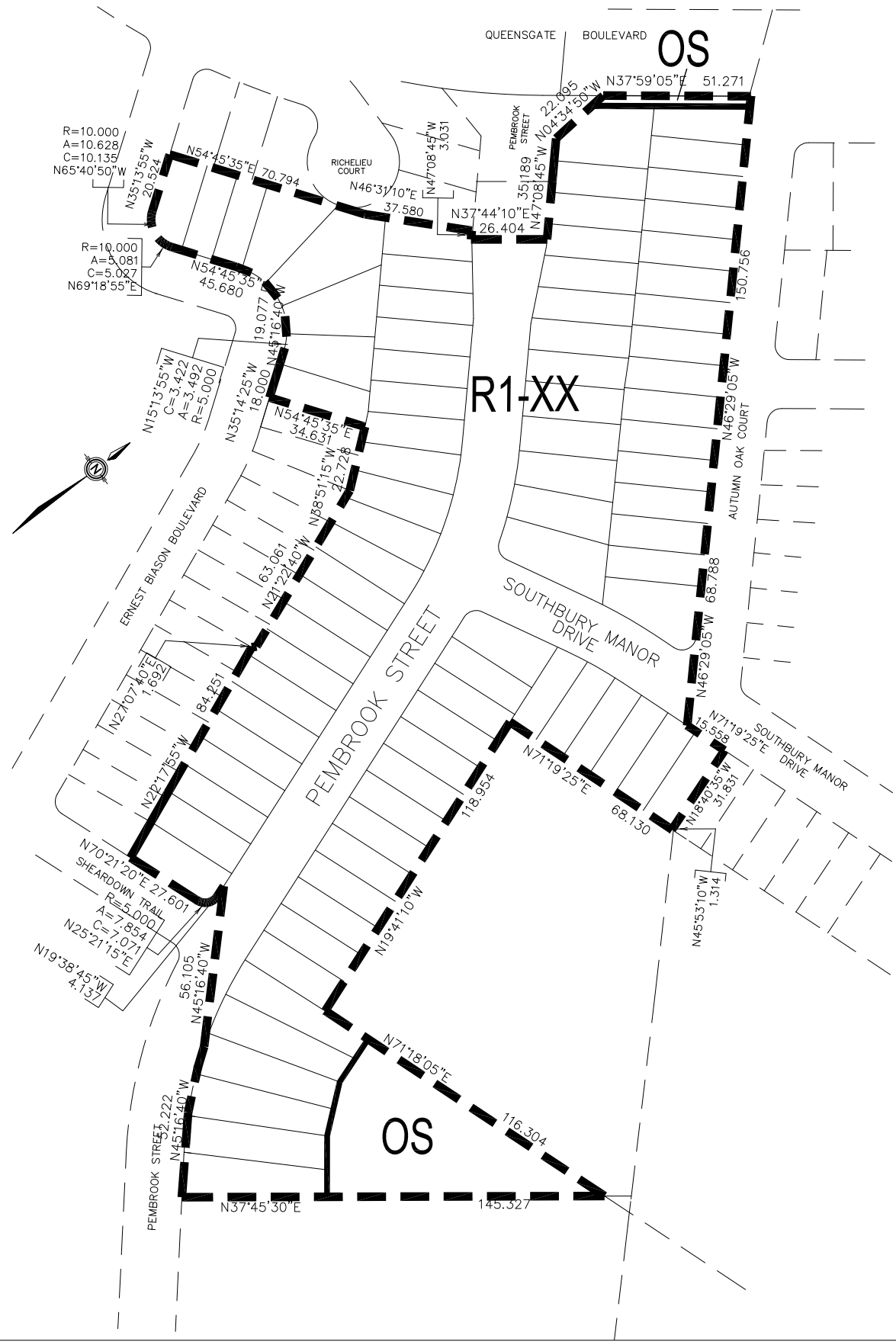
Footnotes for table:

- (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 0.6 m.
2. Schedule "A", Zone Map 1a and Zone Map 1c of By-law 2006-50, as amended, is further amended for Part Lot 5, Concession 7 (Albion), designated as Part of Part 1 of Plan 43R-23827, Town of Caledon, Regional Municipality of Peel, from Residential One (R1), Residential One – Exception 69 (R1-69), Residential One – Exception 97 (R1-97), Residential One – Exception 103 (R1-103), Residential One – Exception 104 (R1-104), Residential One Exception 107 (R1-107), Mixed Density Residential (RMD) and Open Space (OS) to Residential One – Exception XXX (R1-XXX) and Open Space (OS) in accordance with Schedule "A" attached hereto.

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

 Allan Thompson, Mayor

 Laura Hall, Clerk



SCALE: 1:2000

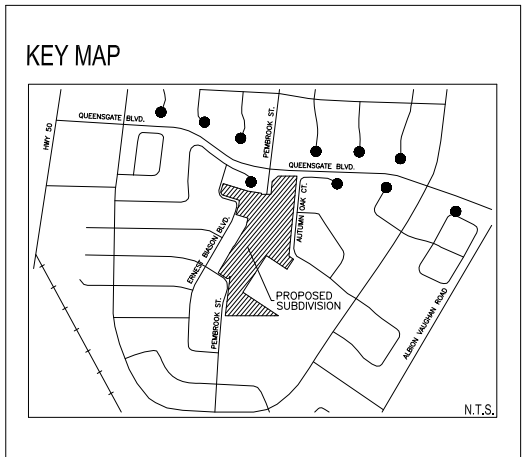


**ZONE MAP
 SCHEDULE "A"
 BY-LAW 2018-XX**

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, 189, 190, 191, 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 (TRAVELED ROAD) (KNOWN AS 5 SIDEROAD) AND PART OF THE ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 7 (KNOWN AS 5 SIDE-ROAD) AND PART OF THE ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 7
 (GEOGRAPHIC TOWNSHIP OF ALBION)
 Town of Caledon
 Regional Municipality of Peel

Legend

- Lands Subject to this By-law
- Zone Boundary



FILE: RZ 16-06

DATE: April 2022