

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

A by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of Lot 10, Concession 5 (Albion) and Part of Lot 10, Concession 6 (Albion), Town of Caledon, Regional Municipality of Peel, municipally known as 13935, 13951, 13977, and 13999 Chickadee Lane; 0 Emil Kolb Parkway; and 550, 600 and 615 Glasgow 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;

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 10, Concession 5 (Albion) and Part of Lot 10, Concession 6 (Albion), 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 No. 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
RR	XXX	<ul style="list-style-type: none"> - <i>Dwelling, Detached</i> - <i>Home Occupation</i> - <i>Day Care, Private Home</i> 	<p>Lot Frontage (minimum)</p> <ul style="list-style-type: none"> - Other lots (serviced) 7.5 m <p>Building Area (maximum) 40%</p> <p>Yard, Front (minimum)</p> <ul style="list-style-type: none"> - From front wall of <i>attached private garage</i> 6 m - From front wall of main <i>building</i> 4.5 m <p>Yard, Exterior Side (minimum) 3 m</p> <p>Yard, Rear (minimum) 7.5 m</p> <p>Building Height (maximum) 11 m</p> <p>Permitted Encroachments Canopies/Porticos/Uncovered steps shall be permitted to encroach 2 m into a required yard</p>
RMD	XXX	<ul style="list-style-type: none"> - <i>Dwelling, Detached</i> - <i>Dwelling, Townhouse</i> - <i>Home Occupation</i> - <i>Day Care, Private Home</i> 	<p>Lot Area (minimum)</p> <ul style="list-style-type: none"> - <i>Dwelling, Detached</i> 580 m² - <i>Dwelling, Townhouse (per unit)</i> 170 m² <p>Lot Frontage For the purpose of this zone, <i>Lot Frontage</i> means the horizontal distance between the two <i>lot lines</i> which intersect the <i>front lot line</i>, with such distance being measured along a line which is parallel to, and at a distance of 6 m from the <i>front lot line</i>. In the case of a <i>corner lot</i> with a daylight rounding or triangle, the <i>lot frontage</i> shall be calculated as if the <i>front and exterior side lot lines</i> were extended to their point of intersection</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Lot Frontage (minimum) For a <i>Dwelling, Townhouse</i> on a <i>corner lot</i>, the <i>lot frontage</i> shall be 6 m plus 3 m per <i>dwelling unit</i></p> <p>Building Area (maximum) 65%</p> <p>Yard, Front (minimum) <i>Dwelling, Detached</i> 4.5 m <i>Dwelling, Townhouse</i> – From front wall of <i>attached private garage</i> 6 m – From front wall of main <i>building</i> 4.5 m</p> <p>Yard, Exterior Side (minimum) <i>Dwelling, Detached</i> 3 m <i>Dwelling, Townhouse</i> 3 m</p> <p>Yard, Interior Side (minimum) <i>Dwelling, Detached</i> 1.5 m <i>Dwelling, Townhouse</i> 1.5 m</p> <p>Building Height (maximum) <i>Dwelling, Detached</i> 11 m <i>Dwelling, Townhouse</i> 11m</p> <p>Permitted Encroachments Canopies/Porticos/Uncovered steps shall be permitted to encroach 2 m into a required yard</p> <p>Access Regulations The minimum <i>entrance setback</i> shall be 5 m</p> <p>Sight Triangles The distance from the point of intersection of street lines and forming the sight triangle shall be 5 metres.</p>

- Schedule "A", Zone Maps 1b and 22 of By-law 2006-50, as amended is further amended for Part of Lot 10, Concession 5 (Albion) and Part of Lot 10, Concession 6 (Albion), Town of Caledon, Regional Municipality of Peel, from Agricultural (A), Rural Residential (RR), Open Space (OS) and Environmental Policy Area Two (EPA2) to Mixed Density Residential – Exception XXX (RMD – XX), Rural Residential – Exception XXX (RR – XXX), Open Space (OS) and Environmental Policy Area Two (EPA2) 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

Carey Herd, Clerk