

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2021-19

A by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to 4 Walker Road West, Caledon East

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 for 4 Walker Road West, Part of Lot 4, Concession 6 EHS (Caledon), 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:

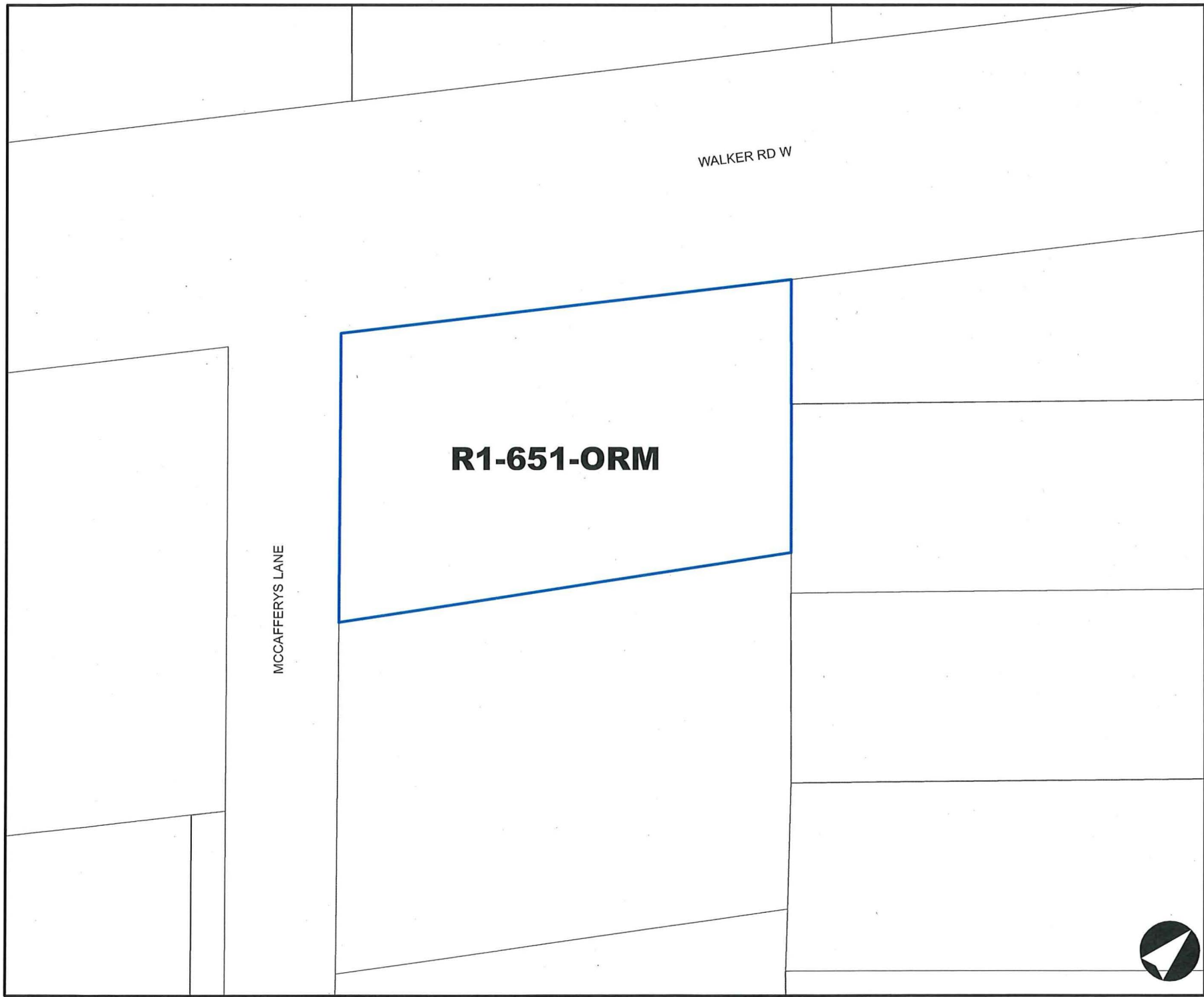
Zone Prefix	Exception Number	Permitted Uses	Special Standards																
R1	651	<ul style="list-style-type: none"> - Apartment, Accessory - Day Care, Private Home - Dwelling, Detached - Home Occupation (1) 	<p>Front Lot Line For the purpose of this zone, for a corner lot, the front lot line shall be the lot line adjacent to McCaffery's Lane.</p> <p>Lot Area (minimum)</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">a) Corner Lot</td> <td style="text-align: right;">573 m²</td> </tr> <tr> <td>b) All Other Lots</td> <td style="text-align: right;">420 m²</td> </tr> </table> <p>Building Area (maximum)</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">a) Corner Lot</td> <td style="text-align: right;">28%</td> </tr> <tr> <td>b) All Other Lots</td> <td style="text-align: right;">34%</td> </tr> </table> <p>Front Yard (minimum)</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">a) Corner Lot</td> <td style="text-align: right;">7.5 m</td> </tr> <tr> <td>b) All Other Lots</td> <td style="text-align: right;">4.1 m</td> </tr> </table> <p>Exterior Side Yard (minimum) 4.5 m</p> <p>Rear Yard (minimum)</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">a) Corner Lot</td> <td style="text-align: right;">5 m</td> </tr> <tr> <td>b) All Other Lots</td> <td style="text-align: right;">6.7 m</td> </tr> </table> <p>Interior Side Yard (minimum)</p> <p>a) Corner Lot Minimum interior side yard main building shall be 1.5 m on driveway side, 1.5 m on other side.</p> <p>b) All Other Lots Minimum interior side yard main building shall be 2 m on driveway side, 1.5 m on other side.</p>	a) Corner Lot	573 m ²	b) All Other Lots	420 m ²	a) Corner Lot	28%	b) All Other Lots	34%	a) Corner Lot	7.5 m	b) All Other Lots	4.1 m	a) Corner Lot	5 m	b) All Other Lots	6.7 m
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- Schedule "A", Zone Map 36a of By-law 2006-50, as amended is further amended for 4 Walker Road West, being Part of Lot 4, Concession 6 EHS (Caledon), Town of Caledon, Regional Municipality of Peel, from Rural Residential (RR) to Residential One Exception 651 (R1-651) in accordance with Schedule "A" attached hereto.

Enacted by the Town of Caledon Council this 30th day of March, 2021.


 Allan Thompson, Mayor



 Laura Hall, Town Clerk



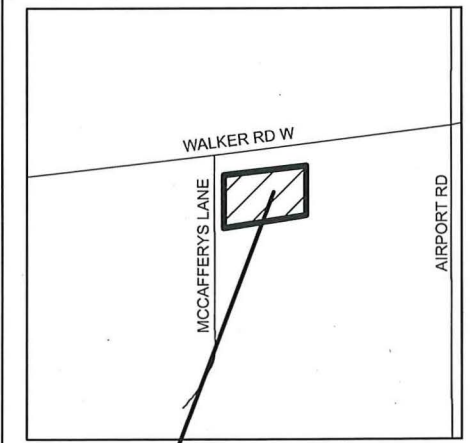
Schedule A By-law 2021-19

4 Walker Road West
Town of Caledon,
Regional Municipality of Peel

Legend

-  Lands to be rezoned from Rural Residential - Oak Ridges Moraine (RR-ORM), to the zone identified on this Schedule

Key Map



Subject Lands

Date: March 30, 2021

File: RZ 19-07