

**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2018-xxx**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,
with respect to Part Lot 4, Concession 6 E.H.S.(Caledon), being Part 1 on 43R-35772;
Town of Caledon; Regional Municipality of Peel,
municipally known as 89 Walker Road West.

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 and standards that apply to Part Lot 4, Concession 6 E.H.S.(Caledon), being Part 1 on 43R-35772; Town of Caledon; Regional Municipality of Peel.

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 (By-law OMB) | 598 | <ul style="list-style-type: none"> - <i>Apartment, Accessory</i> - <i>Daycare, Private Home</i> - <i>Dwelling, Detached</i> - <i>Home Occupation(1)</i> | <p>Lot Area (minimum) 500m²</p> <p>Lot Frontage (minimum) 25m</p> <p>Building Area (maximum) 50%</p> <p>Front Yard (minimum)</p> <ul style="list-style-type: none"> a) From wall of main building 4.5m b) From wall of attached garage 6.0m <p>Exterior Side Yard (minimum) 4.5m</p> <p>Interior Side Yard (minimum) 1.2m</p> <p>Rear Yard (minimum) 6m</p> <p>Building Height (maximum) 6.5m</p> <p>Driveway Length (minimum) 6m</p> <p>Exterior Side Lot Line Definition For the purpose of this zone, the <i>lot line</i> abutting Walker Road West shall be considered an <i>Exterior Side Lot Line</i>.</p> <p>Fencing Restriction Fencing shall not be permitted in an <i>exterior side yard</i>.</p> | |

| Zone Prefix | Exception Number | Permitted Uses | Special Standards |
|--------------------|------------------|---|--|
| | | | <p>Accessory Buildings or Structures In a rear yard, accessory buildings or structures shall be setback a minimum of 1.5m from the interior side lot line and 1.8m from the rear lot line.</p> <p>Garage Projection Restriction For the purpose of this zone, garage projections shall not be permitted beyond the front wall of the main building.</p> |
| R1 (By-law OMB) | 599 | -Apartment, Accessory -Daycare, Private Home -Dwelling, Detached -Home Occupation(1) | <p>Lot Area (minimum) 485m²</p> <p>Lot Frontage (minimum) Corner Lot 17m Other Lot 15m</p> <p>Building Area (maximum) 50%</p> <p>Front Yard (minimum) a) From wall of main building 4.5m b) From wall of attached garage 6.0m</p> <p>Exterior Side Yard (minimum) a) From wall of main building 3.0m b) From wall of attached garage 6.0m</p> <p>Interior Side Yard (minimum) 1.2m</p> <p>Driveway Length (minimum) 6m</p> <p>Fencing Restriction Fencing shall not be permitted in an exterior side yard.</p> <p>Accessory Buildings or Structures In a rear yard, accessory buildings or structures shall be setback a minimum of 1.5m from the interior side lot line and 1.8m from the rear lot line.</p> <p>Garage Projection Restriction For the purpose of this zone, garage projections shall not be permitted beyond the front wall of the main building.</p> <p>Building & Structure Location All buildings and structures, accessory buildings and structures, driveways, parking areas and swimming pools shall only be located within the structural envelope shown on Zone Map S.E. 34.</p> <p>Natural Area Restrictions Within an area shown as "Natural Area" on Zone</p> |

| Zone Prefix | Exception Number | Permitted Uses | Special Standards |
|--------------------|------------------|---|--|
| | | | <p>Map S.E. 34, no person shall alter, disturb, destroy, remove cut or trim any vegetation, unless required by and in accordance with the subdivision agreement, or alter, disturb, destroy or remove any wildlife habitat whether in use or not unless deemed hazardous to human health or property.</p> <p>Easement Restrictions Notwithstanding any other provisions on this By-law, no <i>building</i> or <i>structure</i> or part thereof or above or below-ground pool shall be located in any part of a <i>rear yard</i> that is subject to a registered easement.</p> |
| R1 (By-law OMB) | 600 | <p>-Apartment, Accessory -Daycare, Private Home -Dwelling, Detached -Home Occupation(1)</p> | <p>Lot Area (minimum) 420m²</p> <p>Lot Frontage (minimum) <i>Corner Lot</i> 15m <i>Other Lot</i> 13m</p> <p>Building Area (maximum) 50%</p> <p>Front Yard (minimum) a) From wall of main building 4.5m b) From wall of attached garage 6.0m</p> <p>Exterior Side Yard (minimum) a) From wall of main building 3.0m b) From wall of attached garage 6.0m</p> <p>Interior Side Yard (minimum) 1.2m</p> <p>Driveway Length (minimum) 6m</p> <p>Fencing Restriction Fencing shall not be permitted in an <i>exterior side yard</i>.</p> <p>Accessory Buildings or Structures In a <i>rear yard</i>, <i>accessory buildings or structures</i> shall be setback a minimum of 1.5m from the <i>interior side lot line</i> and 1.8m from the <i>rear lot line</i>.</p> <p>Garage Projection Restriction For the purpose of this zone, <i>garage projections</i> shall not be permitted beyond the front wall of the <i>main building</i>.</p> <p>Easement Restrictions Notwithstanding any other provisions on this By-law, no <i>building</i> or <i>structure</i> or part thereof or above or below-ground pool shall be located in</p> |

| Zone Prefix | Exception Number | Permitted Uses | Special Standards |
|-----------------------|------------------|--|---|
| | | | any part of a <i>rear yard</i> that is subject to a registered easement. |
| R2 (By-law OMB) | 601 | <p>-Apartment, Accessory -Daycare, Private Home -Dwelling, Linked -Dwelling, Semi-Detached -Home Occupation(1)</p> | <p>Lot Area (minimum) 335m²</p> <p>Lot Frontages (minimum)</p> <p>Corner Lot 13m Other Lot 11.6m</p> <p>Building Area (maximum) 50%</p> <p>Front Yard (minimum)</p> <p>a) From wall of main building 4.5m b) From wall of attached garage 6.0m</p> <p>Exterior Side Yard (minimum)</p> <p>a) From wall of main building 3.0m b) From wall of attached garage 6.0m</p> <p>Interior Side Yard (minimum)</p> <p>a) From wall of main building 1.2m b) From wall of attached garage 0.6m c) Between attached garages nil</p> <p>Interior, Garage Width(minimum) 3m</p> <p>Driveway Length (minimum) 6m</p> <p>Building Separation (minimum) 1.2m</p> <p>Dwelling Units per Link House (maximum) 3</p> <p>Fencing Restriction Fencing shall not be permitted in an <i>exterior side yard</i>.</p> <p>Main Wall and Garage Projections For the purpose of this zone, the following shall apply:</p> <p>i) the <i>main building garage projection</i> may not exceed 2 metres; and ii) the porch shall project a minimum of 0.3m from the <i>main building garage projection</i>.</p> <p>Accessory Buildings or Structures In a <i>rear yard</i>, <i>accessory buildings or structures</i> shall be setback a minimum of 1.5m from the <i>interior side lot line</i> and 1.8m from the <i>rear lot line</i>.</p> <p>Permitted Encroachments Notwithstanding any other provision of this by-law, porches and attached steps shall be</p> |

| Zone Prefix | Exception Number | Permitted Uses | Special Standards |
|-------------|------------------|----------------|---|
| | | | <p>permitted to encroach 2m into a required <i>front</i> or <i>exterior side yard</i>.</p> <p>Easement Restrictions Notwithstanding any other provisions on this By-law, no <i>building</i> or <i>structure</i> or part thereof or above or below-ground pool shall be located in any part of a <i>rear yard</i> that is subject to a registered easement.</p> <p>For the purpose of this zone, a <i>Linked Dwelling</i> shall mean a <i>building</i> divided vertically into a maximum of 3 separate <i>dwelling units</i> above ground, with the foundation of each <i>dwelling unit</i> being connected by a foundation of another <i>dwelling unit</i> and with each <i>dwelling unit</i> having an independent entrance from outside the <i>building</i>.</p> |

| Zone Designation | Location | Conditions for Removal |
|----------------------|---|--|
| R1-H22 (By-law) | Part Lot 4, Concession 6 E.H.S.(Caledon), being Part 1 on 43R-35772, Town of Caledon, Regional Municipality of Peel, municipally known as 89 Walker Road West | <p>An archaeological site, identified as AIGx-363 and subject to Section 48(1) of the Ontario Heritage Act, is present within this property.</p> <p>Until such time as the holding symbol 'H' is removed by by-law amendment, no site alteration, development or redevelopment of the lands to which the letter (H) applies will be permitted.</p> <p>The holding symbol 'H' shall not be removed until such time as the following condition has been met to the satisfaction of the Town of Caledon and any other applicable public authority having jurisdiction:</p> <ol style="list-style-type: none"> 1. A Stage 3 Archaeological Assessment be completed for AIGx-363, and that the recommendations set out in that report be carried out to the satisfaction of the Town and the Ministry of Tourism, Culture and Sport. |
| EPA1-H22 (By-law) | Part Lot 4, Concession 6 E.H.S.(Caledon), being Part 1 on 43R-35772, Town of Caledon, Regional Municipality of Peel, municipally known as 89 Walker Road West | <p>An archaeological site, identified as AIGx-363 and subject to Section 48(1) of the Ontario Heritage Act, is present within this property.</p> <p>Until such time as the holding symbol 'H' is removed by by-law amendment, no site alteration, development or redevelopment of</p> |

| | | |
|--|--|---|
| | | <p>the lands to which the letter (H) applies will be permitted.</p> <p>The holding symbol 'H' shall not be removed until such time as the following condition has been met to the satisfaction of the Town of Caledon and any other applicable public authority having jurisdiction:</p> <ol style="list-style-type: none"> 1. A Stage 3 Archaeological Assessment be completed for AIGx-363, and that the recommendations set out in that report be carried out to the satisfaction of the Town and the Ministry of Tourism, Culture and Sport. |
|--|--|---|

2. Schedule "A", Zone Map 36a of By-law 2006-50, as amended, is further amended for Part Lot 4, Concession 6 E.H.S.(Caledon), being Part 1 on 43R-35772, Town of Caledon, Regional Municipality of Peel, from Rural – Oak Ridges Moraine (A2-ORM) and Environmental Policy Area 2 –Oak Ridges Moraine (EPA2-ORM) to Residential One (R1), Residential One – Exception 598 (R1-598), Residential One – Exception – 599 (R1-599), Residential One – Exception 600 (R1-600), Residential Two – Exception 601 (R2-601), Open Space (OS), Environmental Policy Area 1 Zone (EPA1), Environmental Policy Area 1 Zone - Exception 403 (EPA1-403), Environmental Policy Area 1 Zone (EPA1) – Holding Provision 22 (EPA1-H-22) and Residential One (R1)- Holding Provision 22 (R1-H-22) in accordance with Schedule "A" attached hereto.
3. Zone Map S.E. 34 is hereby added to By-law 2006-50, as amended, for the lands legally described as Part Lot 4, Concession 6 E.H.S.(Caledon), being Part 1 on 43R-35772, Town of Caledon, Regional Municipality of Peel.

Read three times and finally passed in open Council on the ___ day of _____, 2018.

Allan Thompson, Mayor

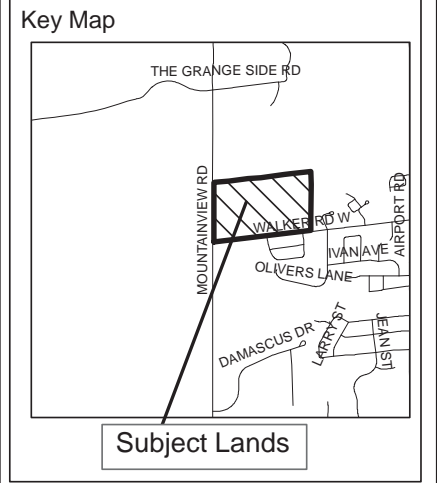
Carey deGorter, Clerk



Schedule A By-law 2018-XXX

Castles of Caledon
 Part Lot 4, Concession 6 E.H.S.
 (Caledon), being Part 1 on 43R-35772;
 Town of Caledon;
 Regional Municipality of Peel

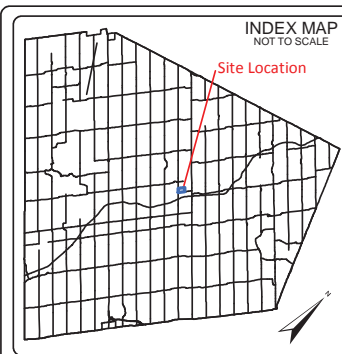
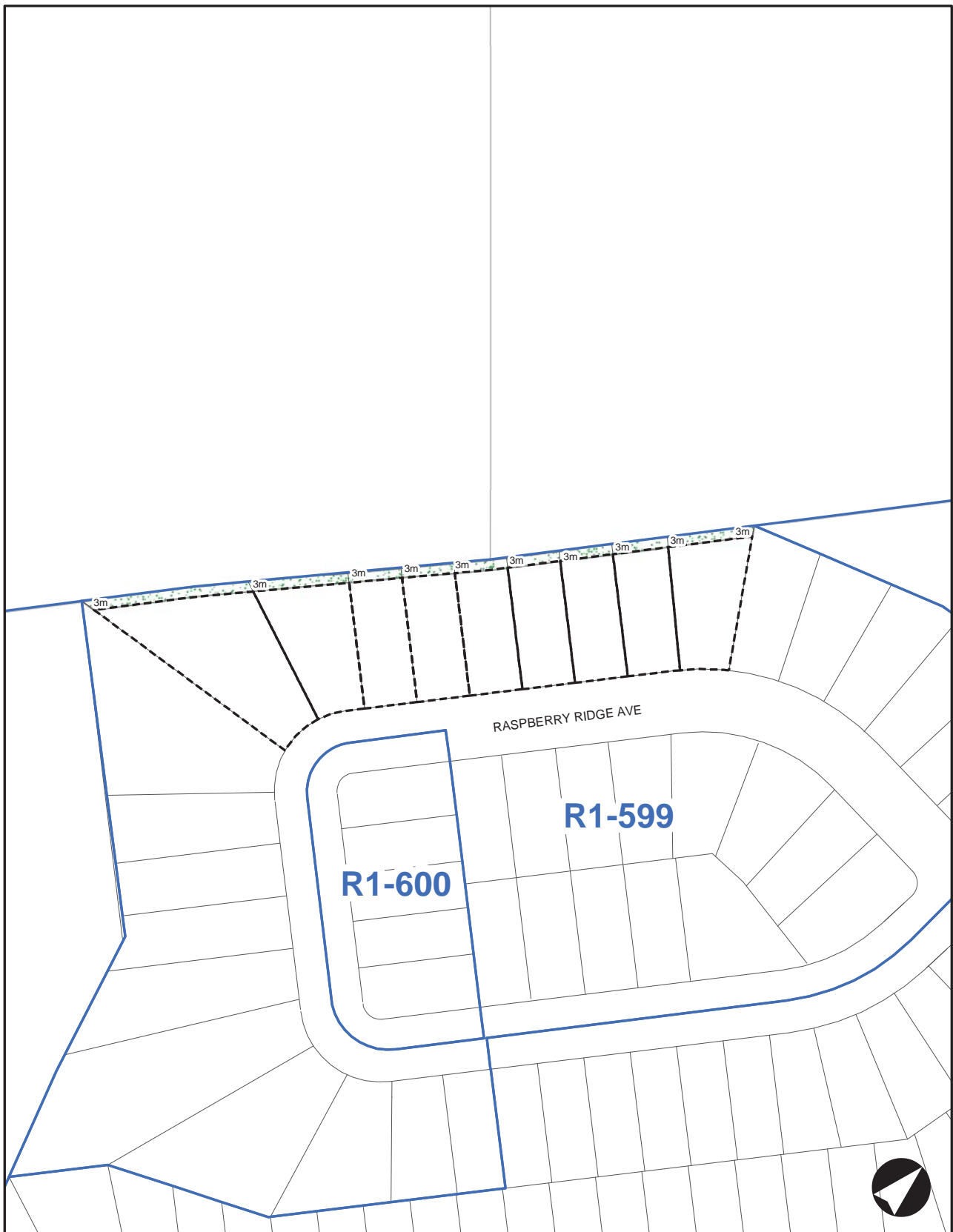
- Legend**
- Lands to be rezoned from Rural-Oak Ridges Moraine (A2-ORM) and Environmental Policy Area 2 - Oak Ridges Moraine (EPA2-ORM) to the zones identified on this Schedule
 - See Zone Map S.E. 34 for structural envelope and natural area restrictions






Date: April 13, 2018

File: RZ 13-14






| LEGEND | |
|---|---------------------|
|  | Structural Envelope |
|  | Zone Boundary |
|  | Natural Area |

Part Lot 4, Concession
6 E.H.S. (Caledon), being
Part 1 on 43R-35772;
Town of Caledon;
Regional Municipality of Peel

ZONE MAP
S.E. 34
Schedule "B"

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TOWN OF CALEDON

Date: April 13, 2018

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| Created By: B.L. | Checked By: |
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S.E. 34