

**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2019-XXX**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,
with respect to, Blocks 142 and 145, Plan 43M-1921
Town of Caledon, Regional Municipality of Peel,
municipally known as 0 McElroy Court

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 Blocks 142 and 145, Plan 43M-1921, 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
RT	XXX (# to be provided by Planning Staff) (<insert by-law #>)	<i>-Dwelling Freehold Townhouse</i>	<p>Lot Area (minimum) 165m2 Per dwelling unit</p> <p>Lot Frontage (minimum) 4.5 m Per dwelling unit</p> <p>Building Area (maximum) 55%</p> <p>Yard, Front (minimum) (a)from wall of attached <i>garage</i> 6m (b)from wall of <i>main building</i> 4.5m</p> <p>Yard, Rear (minimum) 7.5m</p> <p>Yard, Interior Side (minimum) (a)to <i>main building</i> 1.5m (b)between attached dwelling units nil</p> <p>Interior Garage Width (minimum) 2.75m</p> <p>Dwelling Units per Townhouse Building (maximum) 7</p> <p>Building Height (maximum) 11.9m</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Parking Spaces (minimum) 2 per dwelling unit</p> <p>Driveway Setback (minimum) (a) from a <i>lot line</i> bisecting attached <i>dwelling units</i> nil (b) from all other <i>lot lines</i> 1.5m</p> <p>Parking Space Location Except within a private <i>garage</i> or on a driveway, no part of any <i>parking space</i> shall be located in any part of a front yard.</p> <p>Air Conditioners and Heat Pumps For the purpose of this <i>zone</i>, no air conditioner or heat pump shall be located in the front yard.</p> <p>Privacy Screens For the purpose of this <i>zone</i>, privacy screens shall be permitted between two adjoining balconies, decks or porches. Privacy screens shall not exceed a maximum height of 1.8 m above floor level.</p> <p>Accessory Buildings or Structures In a <i>rear yard</i>, <i>accessory buildings or structures</i> shall be setback a minimum of 1.8m from the <i>rear lot line</i>.</p>

2. Schedule "A", Zone Map ___ of By-law 2006-50, as amended is further amended for Blocks 142 and 145, Plan 43M-1921, Town of Caledon, Regional Municipality of Peel, from Townhouse Residential – Exception 538 – Holding Provision 18 (RT-538-H18) to Townhouse Residential Exception XXX in accordance with Schedule "A" attached hereto.

Read three times and finally passed in open Council on the XX day of XXXXXX, 2019.

Allan Thompson, Mayor

Laura Hall, Clerk