

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. BL-2015-XX

A by-law to amend Comprehensive Zoning By-law 87-250, as amended, with respect to Part of Lot 20, Concession 10, Town of Caledon, Regional Municipality of Peel.

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 Tow of Caledon deems it desirable to pass a zoning by-law to permit the use of Part of Lot 20, Concession 10, Town of Caledon, Regional Municipality of Peel for 28 estate residential building lots;

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that By-law 87-250, as amended, being a comprehensive Zoning By-law for the Town of Caledon shall be and is hereby amended as follows:

1. **THAT** the lands subject to this by-law consist of Part of Lot 20, Concession 10, Town of Caledon, Regional Municipality of Peel and as shown, on Schedule “A” attached hereto.
2. **THAT** Schedules “A” and “B” attached hereto form part of this by-law.
3. **THAT** Schedule “A”, Zone Map 2 is hereby amended for the lands legally described as Part of Lot 20, Concession 10, Town of Caledon, Regionally Municipality of Peel and that those lands be rezoned from “Rural (A2)” Zone to “Estate Residential-Exception(X) (RE-E(X))”, “Estate Residential-Exception(XX) (RE-E(XX))” and “Hazard Lands (HL)” Zones in accordance with Schedules “A” and “B” attached hereto.
4. **THAT** the following be added to Section 28:

28.X SPECIAL PROVISIONS FOR THE RE-E(X) ZONE

In any RE-E(X) Zone, as shown on Schedule “A” attached hereto, no person shall use or permit or cause to be used any lot or cause to be constructed, altered or used, any building or structure except in accordance with the provisions of Section 5.2, as modified by the following provisions:

28.X.1	LOT AREA (minimum)	0.4 hectares
28.X.2	LOT FRONTAGE (minimum)	40 metres
28.X.3	BUILDING SETBACK, FRONT YARD (minimum)	10 metres
28.X.4	BUILDING SETBACK, REAR YARD (minimum)	15 metres
28.X.5	BUILDING SETBACK, INTERIOR SIDE YARD (minimum)	3 metres

28.X.6	BUILDING SETBACK, COMBINED INTERIOR SIDE YARDS (minimum)	10 metres
28.X.7	BUILDING SETBACK, FLANKAGE YARD (minimum)	10 metres
28.X.8	DRIVEWAY SETBACK, INTERIOR SIDE YARD (minimum)	3 metres
28.X.9	DRIVEWAY SETBACK, FLANKAGE YARD (minimum)	3 metres
28.X.10	PARKING SPACE SETBACK, INTERIOR SIDE YARD (minimum)	3 metres
28.X.11	PARKING SPACE SETBACK, FLANKAGE YARD (minimum)	3 metres
28.X.12	The maximum DRIVEWAY WIDTH shall be 12 metres, except where such driveway crosses a street line, where the maximum DRIVEWAY WIDTH shall be 7.5 metres.	
28.X.13	Notwithstanding the definition of BUILDING HEIGHT as per Section 2.27 of By-law No. 87-250, as amended, the maximum building height shall be three (3) storeys.	
28.X.14	<p>MODEL HOMES</p> <p>A maximum of (4) model homes shall be permitted, subject to the following:</p> <ol style="list-style-type: none"> a. The lands on which the model homes are to be constructed have received draft plan approval under the provisions of the Planning Act. b. The lands are zoned to permit detached dwellings. c. The location of the model homes shall comply with the provisions of this by-law and the expected registered draft plan of subdivision. 	
28.X.15	<p>BUILDING AND STRUCTURE LOCATION</p> <p>All buildings and structures, accessory building and structures, driveways, parking areas, swimming pools and septic systems shall only be located within the structural envelope as shown on Schedule "A" attached hereto.</p>	
28.X.16	<p>GRADING RESTRICTIONS</p> <p>All grading and site alteration shall only be located within the structural envelope as shown on Schedule "A" attached hereto.</p>	
28.X.17	<p>NATURAL AREA RESTRICTIONS</p> <p>Within an area shown as "Natural Areas" on Schedule "A" attached hereto, no person shall alter the surface of the land, or alter, disturb, destroy, remove, cut or trim any vegetation, except in accordance with the reforestation plan; or alter, disturb, destroy or remove any wildlife habitat whether in use or not unless deemed hazardous to human health or property.</p>	

28.X.18

GENERAL PROVISIONS

In addition to the above, the provisions of Section 3 of By-law No. 87-250, as amended, which are not in conflict with Section 28.X above shall apply.

28.XX SPECIAL PROVISIONS FOR THE RE-E(XX) ZONE

In any RE-E(XX) Zone, as shown on Schedule "B" attached hereto, no person shall use or permit or cause to be used any lot or cause to be constructed, altered or used, any building or structure except in accordance with the provisions of Section 5.2, as modified by the following provisions:

28.XX.1 LOT FRONTAGE (minimum) 25 metres

28.XX.2 YARDS

Notwithstanding the definition of REAR LOT LINE as per Section 2.122.3 of By-law No. 87-250, as amended, the REAR LOT LINE of the lot shown on Schedule "B" attached hereto shall be that which abuts the southerly and easterly limits of the Draft Plan of Subdivision as indicated on Schedule "B" attached hereto.

Notwithstanding the definition of SIDE LOT LINE as per Section 2.122.4 of By-law No. 87-250, as amended, the NORTH SIDE LOT LINE of the lot shown on Schedule "B" attached hereto shall be that which is the most northerly lot line and intersects the street line and the easterly limit of the Draft Plan of Subdivision as indicated on Schedule "B" attached hereto.

Notwithstanding the definition of SIDE LOT LINE as per Section 2.122.4 of By-law No. 87-250, as amended, the SOUTH SIDE LOT LINE of the lot shown on Schedule "B" attached hereto shall be that which abuts the rear lot line of Lot 24 and Block 33 as shown on the Draft Plan of Subdivision and intersects the street line and the southerly limit of the Draft Plan of Subdivision as indicated on Schedule "B" attached hereto.

28.XX.3 BUILDING SETBACK, FRONT YARD (minimum) 10 metres

28.XX.4 BUILDING SETBACK, REAR YARD (minimum) 15 metres

28.XX.5 BUILDING SETBACK,
NORTH INTERIOR SIDE YARD (minimum) 5 metres

28.XX.5 BUILDING SETBACK,
SOUTH INTERIOR SIDE YARD (minimum) 1 metres

28.XX.6 DRIVEWAY SETBACK, NORTH AND
SOUTH INTERIOR SIDE YARD (minimum) 3 metres

28.XX.7 Notwithstanding the definition of BUILDING HEIGHT as per Section 2.27 of By-law No. 87-250, as amended, the maximum building height shall be three (3) storeys.

- 28.XX.8 **BUILDING AND STRUCTURE LOCATION**
All buildings and structures, accessory building and structures, driveways, parking areas, swimming pools and septic systems shall only be located within the structural envelope as shown on Schedule "B" attached hereto.
- 28.XX.9 **GRADING RESTRICTIONS**
All grading and site alteration shall only be located within the structural envelope as shown on Schedule "B" attached hereto.
- 28.XX.10 **NATURAL AREA RESTRICTIONS**
Within an area shown as "Natural Areas" on Schedule "B" attached hereto, no person shall alter the surface of the land, or alter, disturb, destroy, remove, cut or trim any vegetation, except in accordance with the reforestation plan; or alter, disturb, destroy or remove any wildlife habitat whether in use or not unless deemed hazardous to human health or property.
- 28.XX.11 **GENERAL PROVISIONS**
In addition to the above, the provisions of Section 3 of By-law No. 87-250, as amended, which are not in conflict with Section 28.XX above shall apply.

**READ THREE TIMES AND FINALLY
PASSED IN OPEN COUNCIL
THIS ____ DAY OF _____, 2015**


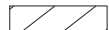



Allan Thompson, Mayor

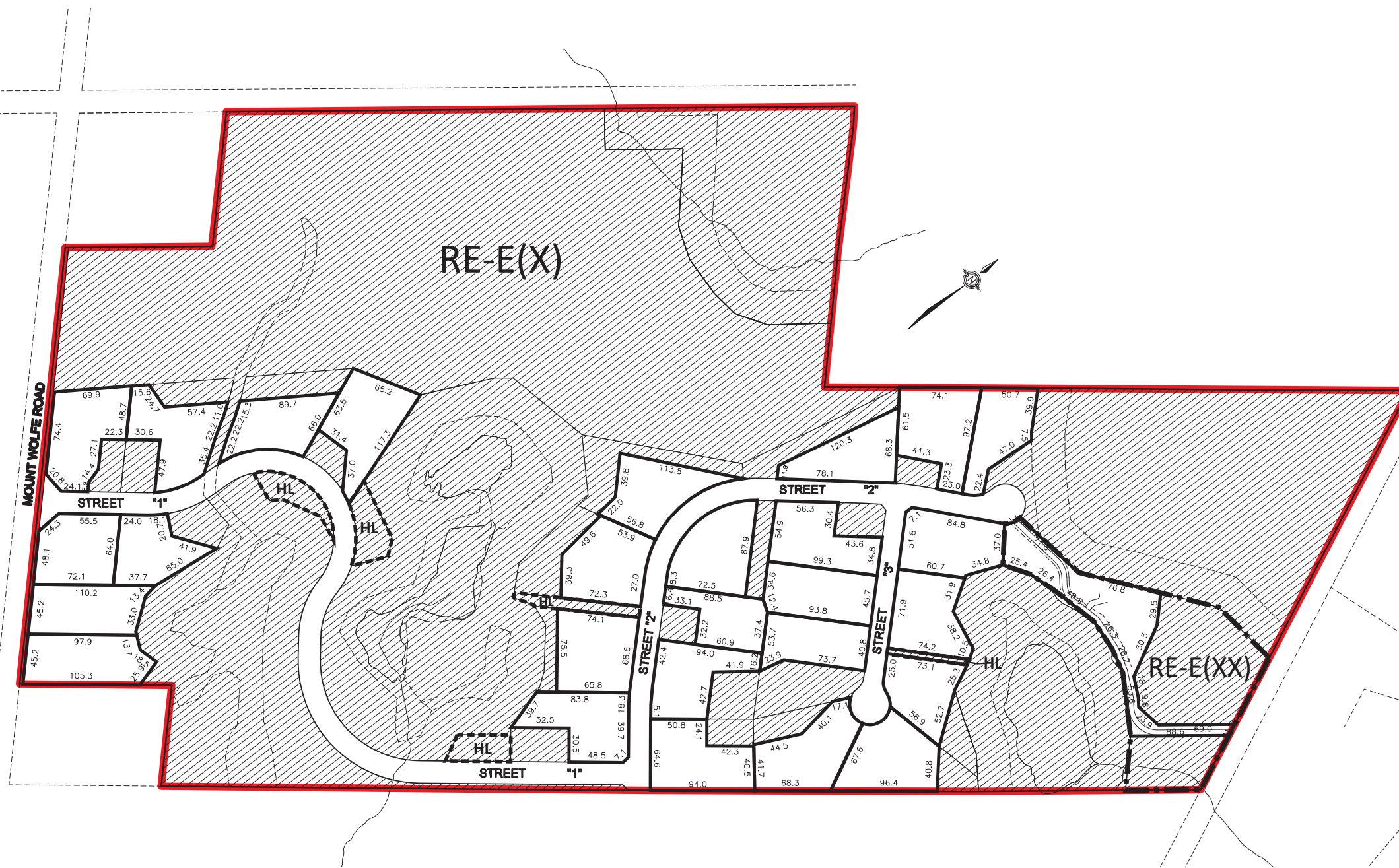
Carey deGorter, Clerk

ZONE MAP S.E.XX
 SCHEDULE "A"
 BY-LAW 2015-XX

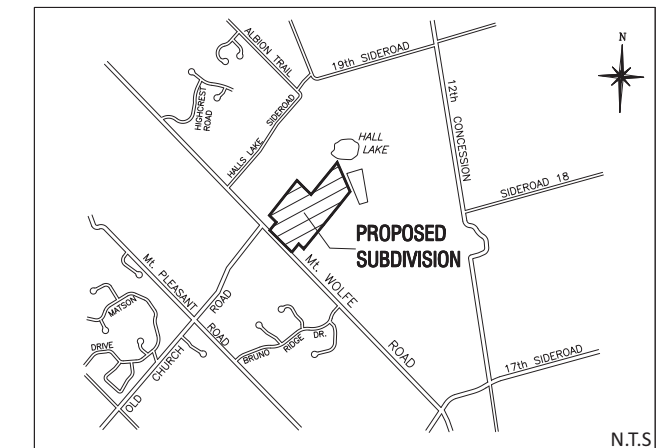
Part of Lot 20, Concession 10
 (Albion)
 Town of Caledon
 Regional Municipality of Peel

Legend

-  Lands Subject to this By-law
-  Natural Area
-  Zone Boundary
-  Structure Envelope
-  *Refer to Schedule B



KEY MAP



FILE: xx XX-XX







DATE: February 2015
 SCALE 1:4500



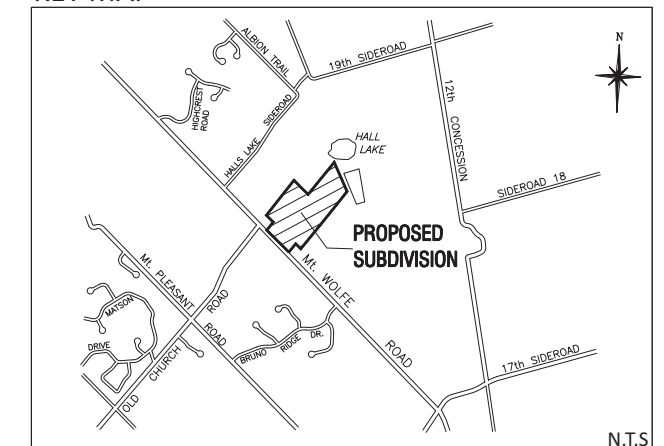
ZONE MAP S.E.XX
 SCHEDULE "B"
 BY-LAW 2015-XX

Part of Lot 20, Concession 10
 (Albion)
 Town of Caledon
 Regional Municipality of Peel

Legend

-  Lands Subject to this By-law
-  Natural Area
-  Structure Envelope
-  Rear Lot Line
-  North Interior Lot Line
-  South Interior Lot Line

KEY MAP



FILE: xx XX-XX

DATE: February 2015
 SCALE 1:1500

