

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2017-__

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,
with respect to **Part Lot 19, Concession 1**,
Town of Caledon, Regional Municipality of Peel,
municipally known as **15717 Airport 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;

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 **Part Lot 19, Concession 1**, Town of Caledon, Regional Municipality of Peel, for **residential and amenity** 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:

1. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
R1	XX (# to be provided by Planning Staff) (<insert by-law #>)	Dwelling, Detached Park Stormwater Management Facility Apartment, Accessory Day Care, Private Home Home Occupation	i) Minimum lot area: 310 m ² Minimum lot frontage: 11.6 m Front Yard (minimum): 6.0 m Exterior Side Yard (minimum): 1.2 m Interior Side Yard (minimum): 1.2 m Rear Yard (minimum): 7.5 m
R2	XX	Dwelling, Detached Park Stormwater Management Facility Apartment, Accessory Day Care, Private Home Home Occupation	i) Minimum lot area: 310 m ² Minimum lot frontage: 9.75 m Front Yard (minimum): 6.0 m Exterior Side Yard (minimum): 1.2 m Interior Side Yard (minimum): 1.2 m Rear Yard (minimum): 7.5 m
R2	YY	Building, Apartment Building, Apartment,	N/A

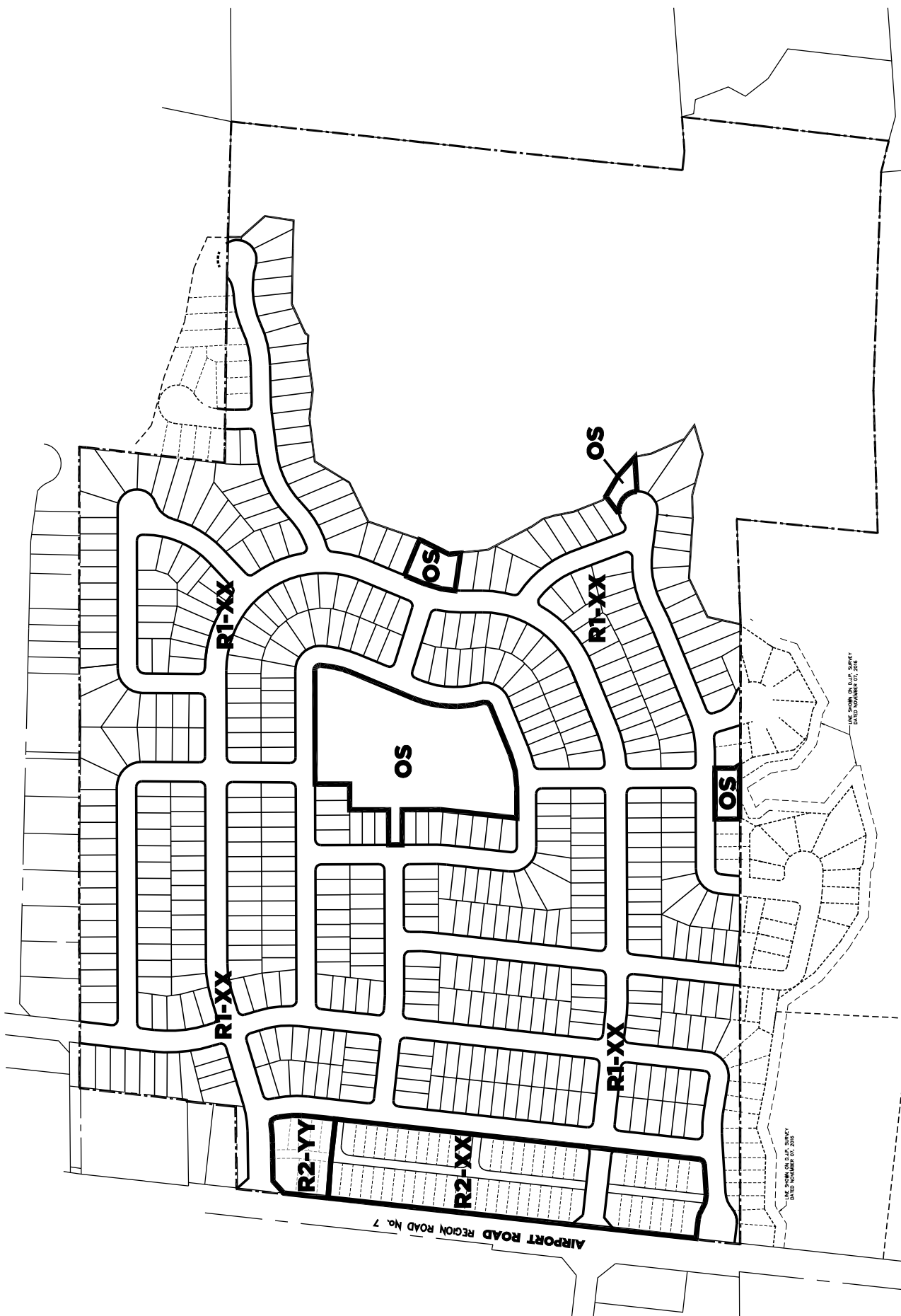
Zone Prefix	Exception Number	Permitted Uses	Special Standards
		Senior Citizens	
OS	N/A	Park	None

2. Schedule "A", Zone Map 36b of By-law 2006-50, as amended is further amended for Part Lot 19, Concession 1, Town of Caledon, Regional Municipality of Peel, from Agricultural (A1), Agricultural – Oak Ridges Moraine (A1-ORM), and EPA2-ORM (Environmental Policy Area 2 – Oak Ridges Moraine) to R1-XX (Residential One), R2-XX (Residential Two), R2-YY (Residential Two), and OS (Open Space) 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 deGorter, Clerk



SCHEDULE "A"
To By-law 2017-____

LEGEND
- - - - - Boundary of Subdivision
- - - - - Zone Boundary

OS

R1-XX
R2-XX
R2-YY

Open Space
Residential One Zone
Residential Two Zone
Residential Two Zone

Part of Lot 19, Concession 1
(Geographic Township of Albion)
Town of Caledon
Region of Peel

THE CORPORATION
OF THE
TOWN OF CALEDON
PLANNING DEPARTMENT