

**THE CORPORATION OF THE TOWN OF CALEDON  
BY-LAW NO. 20xx-xxx**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,  
with respect to Part of Lot 22, Concession 1 (Geographic Township of Albion),  
Town of Caledon, Regional Municipality of Peel,  
municipally known as 0 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 of Lot 22, Concession 1 (Geographic Township of Albion), Town of Caledon, Regional Municipality of Peel, for Residential, Rural and Open Space 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- ORM	To be provided by Staff	Detached Dwelling  <b>Permitted Accessory Uses</b> -Accessory Building  All other uses permitted within the R1 zone.	<b>Parking Requirements:</b> For the purpose of this zone, two parking spaces are to be provided per lot.  A minimum parking rate of 0.25 per dwelling unit is required for the common visitor parking area.  <b>Definitions:</b> For the purpose of this zone, a "Street" shall also include a private road.  <b>Lot Area (minimum):</b> 375m <sup>2</sup>  <b>Yard Frontage (minimum):</b> i. From wall of attached garage: 6m ii. From wall of the main building: 4.5m  <b>Yard Exterior (minimum):</b> i. From wall of attached garage: 6m ii. From wall of the main building: 3m  <b>Building Area (maximum):</b> 53%
RE- XX- ORM	To be provided by Staff.	-Detached Dwelling  <b>Permitted Accessory Uses</b> -Accessory Building  All other uses permitted within the RE zone.	<b>Lot Area (minimum):</b> 0.310 ha  <b>Lot Frontage (minimum):</b> 6m  <b>Yard Rear (minimum):</b> 0.70m  <b>Building Area (maximum):</b> 15%  <b>Driveway Setback (minimum):</b> 0m  <b>Parking Space Setback (minimum):</b> 5m  <b>Driveway Width (maximum):</b> 12.5m

2. Schedule "A" and Schedule "B", Zone Map 36b of By-law 2006-50, as amended is further amended for Part of Lot 22, Concession 1 (Geographic Township of Albion), Town of Caledon, Regional Municipality of Peel, from Estate Residential (RE) and Open Space Floodplain Zone (OS-F) to Environmental Policy Area (EPA1-ORM), Residential One (R1-XX-ORM) and Estate Residential (RE-XX-ORM) in accordance with Schedule "A" and Schedule "B" attached hereto.

Read three times and finally  
passed in open Council on the  
XX day of XXXXXX, 20XX.

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Allan Thompson, Mayor

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Carey deGorter, Clerk

DRAFT


# SCHEDULE "A" LOCATION MAP

**2031817 Ontario Inc.**

Part of Lot 22, Concession 1  
(Geographic Township of Albion)  
Town of Caledon  
Region of Peel



## LEGEND

 SUBJECT LANDS



Mapping Source: Digitized from By-Law 2006-50 Zone Maps 36a & 36b, Overall Site Plan by VA3 Design, dated September 1 2013.

# SCHEDULE "B"

To By-law 2017- \_\_\_\_

**2031817 Ontario Inc.**

Part of Lot 22, Concession 1  
(Geographic Township of Albion)

Town of Caledon  
Region of Peel

## LEGEND

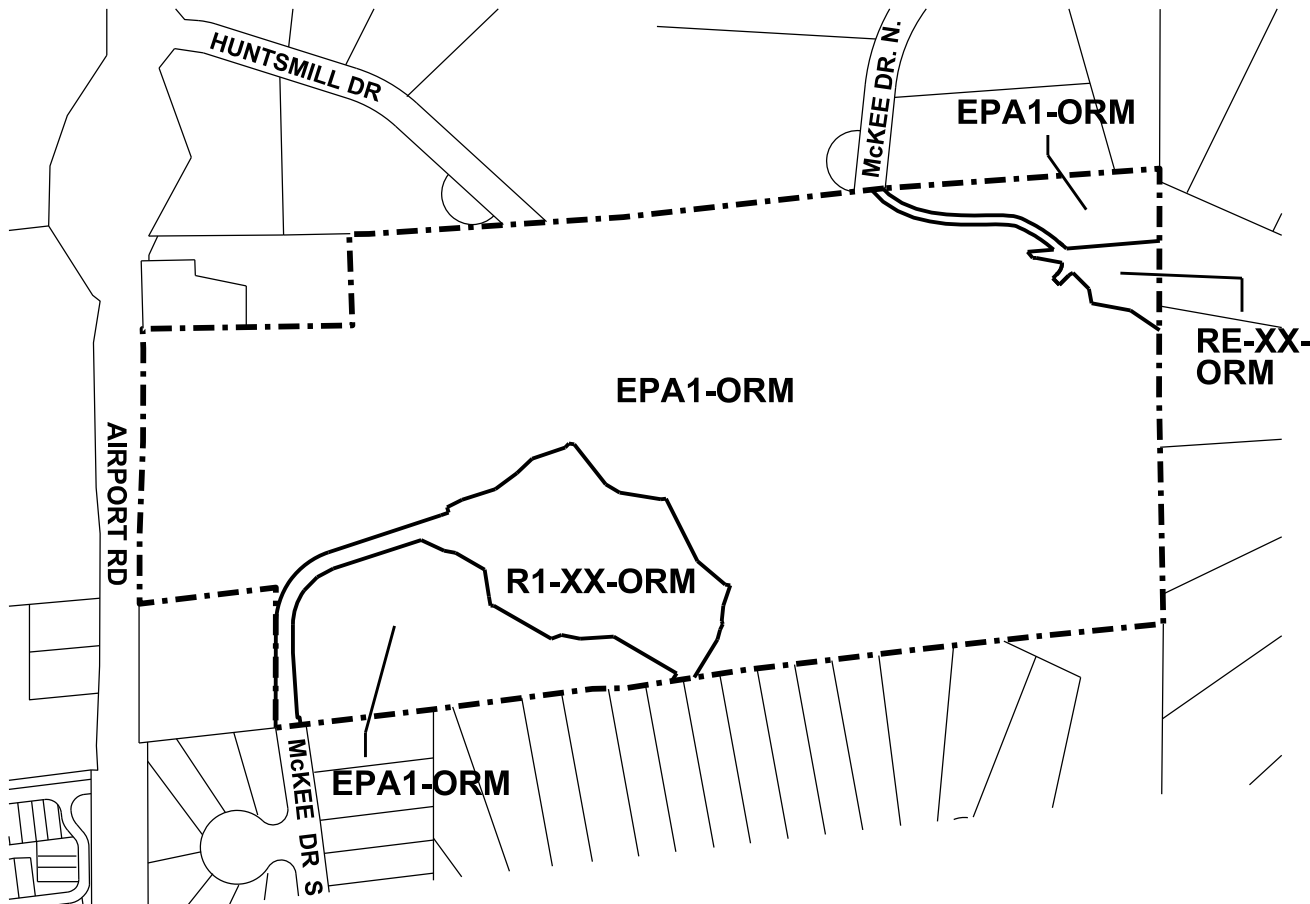


SUBJECT LANDS



ZONE BOUNDARY

R1-XX-ORM	RESIDENTIAL 1 ZONE
RE-XX-ORM	ESTATE RESIDENTIAL ZONE
EPA1-ORM	ENVIRONMENTAL POLICY AREA 1 ZONE



THE CORPORATION  
OF THE  
TOWN OF CALEDON  
PLANNING DEPARTMENT