

**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 Lot 22, Concession 1 (Albion), being Part I on 43R-3575,
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 Town of Caledon considers it desirable to pass a zoning by-law to permit the use of Part Lot 22, Concession 1 (Albion), being Part 1 on 43R03575, Town of Caledon, Regional Municipality of Peel, for Residential, Rural and Environmental Protection 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	<i>Apartment, Accessory; Day Care, Private Home; Dwelling, Detached; Home Occupation (1); Low Impact Development Structures; and Soak Away Pits</i>	<p>Parking Requirements: For the purpose of this zone, two parking spaces are to be provided per lot.</p> <p>A minimum parking rate of 0.25 per dwelling unit is required for the common visitor parking area.</p> <p>Definitions: For the purpose of this zone, a “Street” shall also include a private road.</p> <p>Lot Area (minimum): 375m²</p> <p>Lot Frontage (minimum): 11m</p> <p>Corner Lot Frontage (minimum): 11m</p> <p>Interior Side Yard (minimum): 1.2m</p> <p>Front Yard, Setback (minimum): i. From wall of attached garage: 5.75m ii. From wall of the main building: 4m</p> <p>Exterior Yard, Setback (minimum): i. From wall of attached garage: 4m ii. From wall of the main building: 3m</p> <p>Building Area (maximum): 56%</p>
RE- XX- ORM	To be provided by Staff.	<i>Apartment, Accessory; Day Care, Private Home; Dwelling, Detached; Home Occupation (1); Low Impact Development Structures; and Soak</i>	<p>Definitions: For the purpose of this zone, a “Rear Yard” shall be defined as the eastern limit.</p> <p>Lot Area (minimum): 0.310 ha</p> <p>Lot Frontage (minimum): 6m</p> <p>Interior Side Yard, Setback (minimum): 0.7m</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<i>Away Pits</i>	Building Area (maximum): 15% Driveway Setback (minimum): 0m Driveway Width (maximum): 30m Minimum Landscape Area: 35%

2. Schedule "A" and Schedule "B", Zone Map 36b of By-law 2006-50, as amended is further amended for Part Lot 22, Concession 1 (Albion), being Part 1 on 43R-3575, Town of Caledon, Regional Municipality of Peel, from Estate Residential (RE) and Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM) to Environmental Policy Area - 403 (EPA1-403), 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.

Allan Thompson, Mayor

Carey deGorter, Clerk

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