

**THE CORPORATION OF THE TOWN OF CALEDON  
BY-LAW NO. 2013-xxx**

Being a by-law to amend Comprehensive Zoning By-law 87-250, as amended,  
with respect to Part of Lot 22, Concession 1 (Geographic Township of Albion),  
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 of Lot 22, Concession 1 (Geographic Township of Albion), 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 87-250, 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	XX	<ul style="list-style-type: none"> <li>-common element condominium townhouses;</li> <li>- amenity areas;</li> <li>- a natural trail;</li> <li>- a private road;</li> <li>- visitor parking area;</li> <li>- a flood or erosion control use;</li> <li>- a stormwater management facility; and</li> <li>- accessory uses.</li> <li>- private/public services</li> </ul>	<ul style="list-style-type: none"> <li>i) Minimum Lot Frontage: 6 metres (on a private road)</li> <li>Minimum Lot Area: None</li> <li>Maximum Lot Coverage: None</li> <li>Minimum Front Yard Setback: 4.5 metres</li> <li>Minimum Side Yard Setback for End Units to Common Elements: 0 metres</li> <li>Minimum Side Yard Setback for Interior Units: 0 metres</li> <li>Minimum Side Yard Setback to Common Elements: 3 metres</li> <li>Landscaped Area: 10%</li> <li>Minimum Driveway Length: 5.97 metres</li> </ul>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> <li>- single detached dwellings</li> <li>- semi-detached dwellings</li> <li>- apartment units</li> <li>- plex units</li> <li>- senior housing units</li> </ul>	<p>Building Amenity Area:       None</p> <p>Building Area:               None</p> <p>Total Maximum Density:       30 uph</p> <hr/> <p>ii) Notwithstanding the definition of the term "Lot" in section 2.1.25 in By-law No. 87-250, for lands shown on schedule "B" to this By-law No. XXXX-13 a lot shall not require frontage on a public road and a lot shall be considered a parcel of tied land and may have frontage on a private road.</p> <p>iii) Section 3.15.1 with respect to lot area and lot frontage requirements shall not apply.</p> <p>iv) Section 9.2.15 with respect to parking space location shall not apply.</p> <p>v) All other provisions of By-law No. 87-250, as amended, not inconsistent with the foregoing shall continue to apply to the lands shown on Schedule "B" attached hereto.</p>

2. Schedule "A" attached hereto is not part of this amendment and is only for informational purposes only.
3. Schedule "A", Zone Map 12 of By-law 87-250, 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 Zone (RE) and Open Space Floodplain Zone (OS-F) to Townhouse Residential Zone (RT-XX), Hazard Lands Floodplain Zone (HL-5-F), and Hazard Lands Zone (HL-5) in accordance with Schedule "B" attached hereto.

Read three times and finally passed in open Council on the XX day of XXXXXX, 2013.

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Marolyn Morrison, Mayor

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Carey DeGorter, Clerk

DRAFT

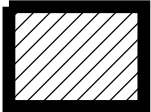
# SCHEDULE "A" LOCATION MAP

**2031817 Ontario Inc.**

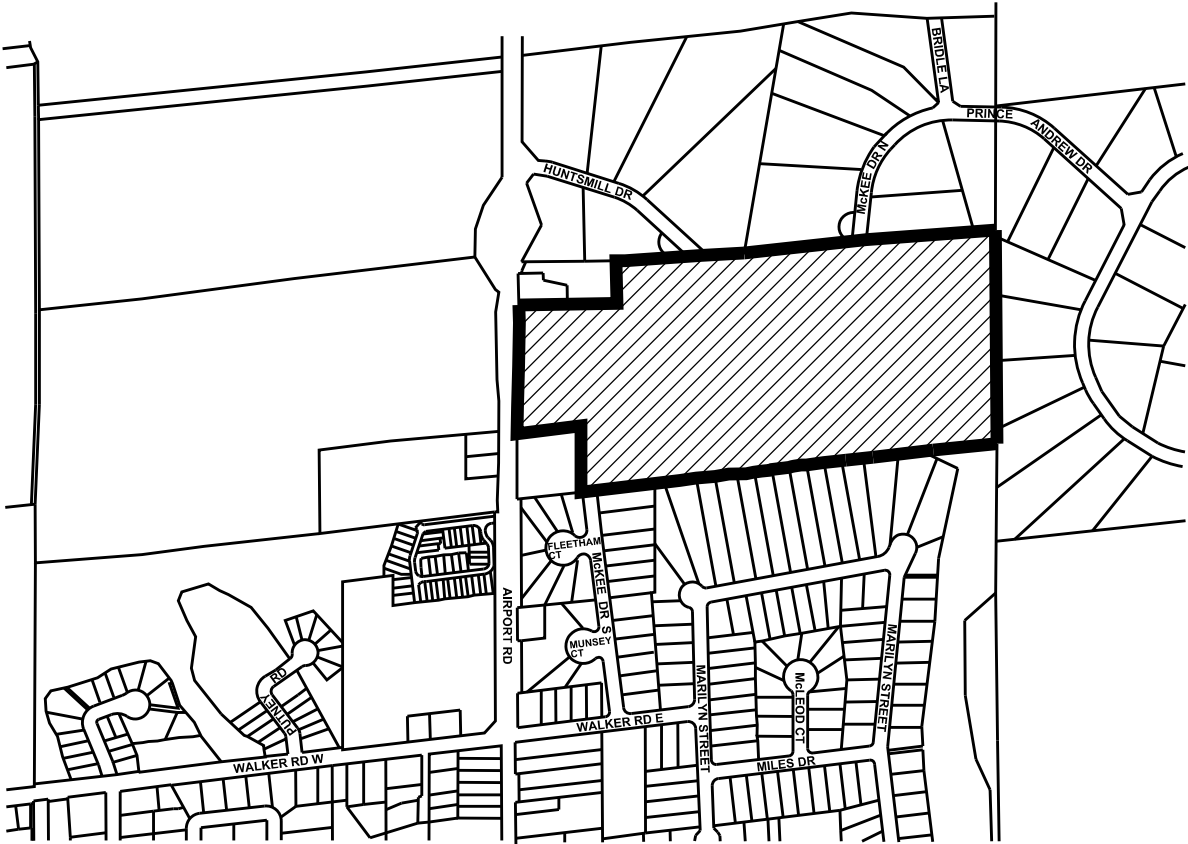
**Part of Lot 22, Concession 1  
(Geographic Township of Albion)**

**Town of Caledon  
Region of Peel**

### LEGEND



**SUBJECT LANDS**



THE CORPORATION  
OF THE

TOWN OF CALEDON  
PLANNING DEPARTMENT

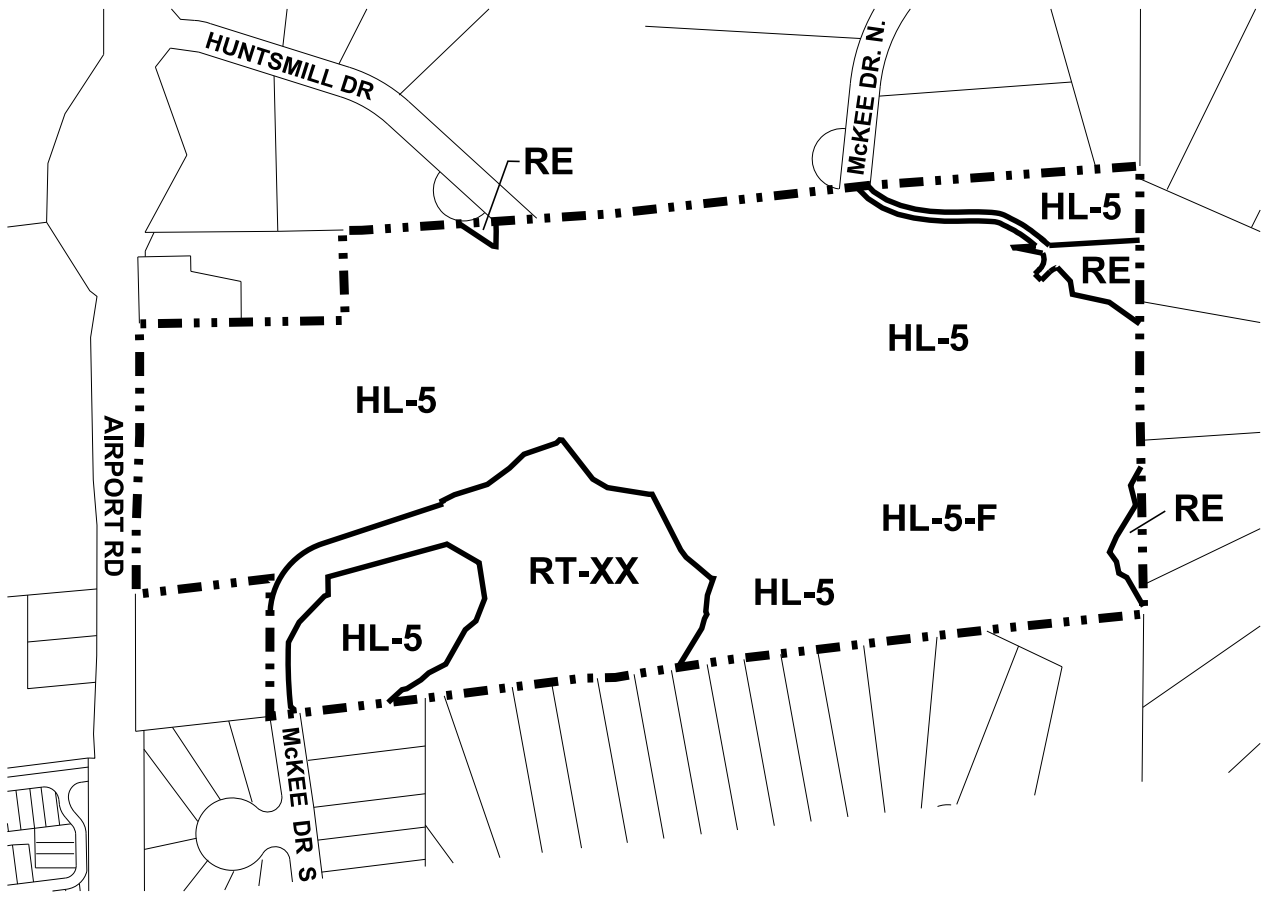
Mapping Source: Digitized from By-Law 2006-50 Zone Maps 36a & 36b

# SCHEDULE "B"



To By-law 2013-\_\_

**2031817 Ontario Inc.**

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



## LEGEND

-  SUBJECT LANDS
-  ZONE BOUNDARY
- RT-XX TOWNHOUSE RESIDENTIAL ZONE
- HL-5 HAZARD LANDS ZONE
- HL-5-F HAZARD LANDS - FLOODPLAIN ZONE
- RE ESTATE RESIDENTIAL ZONE  
 Lands zoned RE are not subject to this application



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