

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2020-XX

A by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to lands municipally known as 0 Harvest Moon Drive, 13576 Coleraine Drive and 13584 Coleraine Drive.

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 8, Concession 5 (Albion) and Part of Block 307, Plan M-1324; Town of Caledon; Regional Municipality of Peel, municipally known as 0 Harvest Moon Drive, 13576 Coleraine Drive and 13584 Coleraine Drive, for low density residential and associated accessory uses.

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

General

Zoning By-law 2006-50, as amended, is hereby amended as follows:

1. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
R1	634	<div><div>- Apartment, Accessory</div><div>- Day Care, Private Home</div><div>- Dwelling, Detached</div><div>- Home Occupation (1)</div></div>	<div><div>Lot Frontage</div><div>For the purpose of this zone, lot frontage shall be measured at the horizontal distance between the 2 lot lines which intersect the front lot line with such distance being measured along a line which is parallel to, and at a distance of 4.5 m from the front lot line.</div></div> <div><div>Lot Area (minimum)</div><div>320 m²</div></div> <div><div>Lot Frontage (minimum)</div><div>10.7 m</div></div> <div><div>Building Area (maximum)</div><div>50%</div></div> <div><div>Yard, Front (minimum)</div><div><div>a) from a wall of a main building4.5 m</div><div>b) from a wall of an attached garage6 m</div></div></div> <div><div>Yard, Interior Side (minimum)</div><div>1.2 m</div></div> <div><div>Easement Restrictions</div><div>Notwithstanding any other provision of this By-law, no building or structure or part thereof and no chimney, pilaster or similar ornamental structure or part thereof and no patio or porch or part thereof and no machinery or equipment or part thereof and no fence, pool, sidewalk or walkway or part thereof, unless such fence or structure is required for noise attenuation purposes in accordance with an approved noise report, shall be located in any part of a yard that is subject to a registered easement.</div></div> <div><div>Restrictive Covenant Restrictions</div></div>

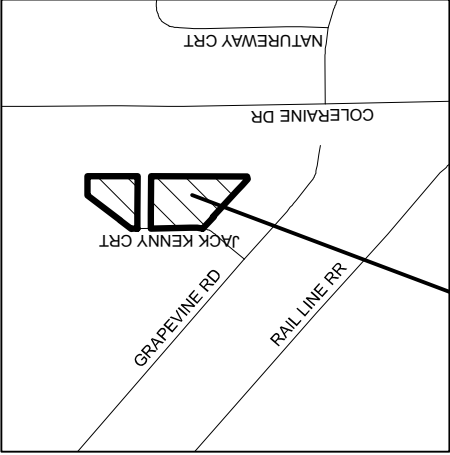
Zone Prefix	Exception Number	Permitted Uses	Special Standards
			Notwithstanding any other provision of this By-law, no <i>building</i> or <i>structure</i> or part thereof and no chimney, pilaster or similar ornamental <i>structure</i> or part thereof and no patio or <i>porch</i> or part thereof and no machinery or equipment or part thereof and no fence, sidewalk, pool or walkway or part thereof, unless such fence or structure is required for noise attenuation purposes in accordance with an approved noise report, shall be located in any part of a <i>yard</i> that is subject to a restrictive covenant without approval by the Town.

2. Schedule “A”, Zone Map 1 of By-law 2006-50, as amended is further amended for Part of Lot 8, Concession 5 (Albion) and Part of Block 307, Plan M-1324; Town of Caledon; Regional Municipality of Peel municipally known as 0 Harvest Moon Drive, 13576 Coleraine Drive and 13584 Coleraine Drive, Bolton, from Agricultural (A1) and Environmental Policy Area 1 Zone – Exception 405 (EPA1-405) to Residential One – Exception 634 (R1-634), in accordance with Schedule “A” attached hereto.

Enacted by the Town of Caledon Council this 29th day of September, 2020.

Allan Thompson, Mayor

Laura Hall, Acting Town Clerk

<div>Schedule A</div> <div>By-law 2020-XX</div>	<div>0 Harvest Moon Drive, 13576 Coleraine Drive and 13584 Coleraine Drive</div> <div>Part of Lot 8, Concession 5 (Albion) and Part of Block 307, Plan M-1324;</div> <div>Town of Caledon,</div> <div>Regional Municipality of Peel</div>	<div>Legend</div> <div><div></div>Lands to be rezoned from Agricultural (A1) and Environmental Policy Area 1</div> <div>Zone – Exception 405 (EPA1-405)</div> <div>the zones identified on this Schedule</div>	<div>Key Map</div> <div></div> <div>Subject Lands</div>	<div>Date: August 17, 2020</div> <div>File: RZ 13-13</div>
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