

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2020-68

A by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to lands municipally known as 13247 and 13233 Nunnville 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 Part of Broken Lot 6 and Part Lot 7, Concession 8 (Albion), Town of Caledon, Regional Municipality of Peel, municipally known as 13247 and 13233 Nunnville Road for residential, environmental and stormwater management 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:

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	633	<div><div>-</div><div>Apartment, Accessory</div><div>-</div><div>Day Care, Private Home</div><div>-</div><div>Dwelling, Detached</div><div>-</div><div>Home Occupation (1)</div></div>	<div><div><b>Lot Frontage</b></div><div>For the purpose of this zone, <i>lot frontage</i> shall be measured at the horizontal distance between the 2 <i>lot</i> lines which intersect the <i>front lot line</i> with such distance being measured along a line which is parallel to, and at a distance of 6.0 m from the <i>front lot line</i>.</div><div><b>Lot Area (minimum)</b></div><div>300 m<sup>2</sup></div><div><b>Lot Frontage (minimum)</b></div><div><div>-</div><div>Corner Lot</div><div>12.2 m</div><div>-</div><div>Other Lots</div><div>9.1 m</div></div><div><b>Building Area (maximum)</b></div><div>52%</div><div><b>Yard, Front (minimum)</b></div><div><div>-</div><div>To the front wall of an attached private garage</div><div>6.0 m</div><div>-</div><div>To the front wall of a <i>main building</i></div><div>4.5 m</div><div>-</div><div>To a <i>porch</i></div><div>3.0 m</div><div>-</div><div>To steps</div><div>2.0 m</div></div><div><b>Yard, Exterior Side (minimum)</b></div><div><div>-</div><div>To the wall of any <i>building</i> or <i>structure</i> on Lot 7 of the draft approved plan</div><div>3.0 m</div><div>-</div><div>To the wall of any other <i>building</i> or <i>structure</i></div><div>3.6 m</div><div>-</div><div>To an unenclosed porch, verandah, <i>deck</i> or <i>balcony</i> on Lot 7 of the draft approved plan</div><div>1.8 m</div><div>-</div><div>To an unenclosed porch, verandah, <i>deck</i> or <i>balcony</i> on all other lots</div><div>2.5 m</div></div><div><b>Yard, Rear (minimum)</b></div><div>7.0 m</div></div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards										
			<p><b>Yard, Interior Side (minimum)</b></p> <ul style="list-style-type: none"><li>- To the <i>main building</i> on the <i>driveway side</i> 0.6 m</li><li>- To the <i>main building</i> on other side 1.2 m</li></ul> <p><b>Entrance Setback (minimum)</b> 4.0 m</p> <p><b>Driveway Width (maximum)</b></p> <ul style="list-style-type: none"><li>- For a <i>lot</i> with <i>lot frontage</i> less than 10.0 m 5.5 m</li><li>- For all other <i>lots</i> refer to Section 5.2.15</li></ul> <p><b>Sight Triangles</b> Notwithstanding Section 4.34.1, the distance from the point of intersection of the <i>street lines</i> and forming the <i>sight triangle</i> shall be 5.0 m.</p> <p><b>Accessory Apartment</b> For the purpose of this <i>zone</i>, the maximum size of an <i>accessory apartment</i> shall be 35% of the <i>dwelling unit floor area</i> of the <i>dwelling</i> to which it is <i>accessory</i>.</p> <p><b>Air Conditioners and Heat Pumps</b> For the purpose of this <i>zone</i>, no air conditioner, or heat pump is permitted in the <i>front yard, interior side yard</i> or <i>exterior side yard</i>.</p> <p><b>Easement Restriction</b> 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 or walkway or part thereof shall be located in any part of any <i>interior side yard, rear yard and/or exterior side yard</i> that is subject to a registered stormwater drainage easement.</p> <p><b>Permitted Encroachments</b></p> <table><tr><th>Permitted Ornamental Structure</th><th>Maximum Permitted Distance of Encroachment</th></tr><tr><td>Bay, Box, Bow Windows with or without Foundations</td><td>1.0 m into a required <i>front, exterior side</i> or <i>rear yard</i>.</td></tr><tr><td><i>Deck</i> ≥ 0.75 m in Height From Established Grade</td><td>3.0 m inclusive of any stairs, ramp or barrier-free access feature into a required <i>rear yard</i>.</td></tr><tr><td>Chimneys or Vents</td><td>0.6 m into any required <i>yard</i>, provided that a minimum <i>setback</i> of 0.6 m is maintained to the <i>lot line</i>.</td></tr><tr><td>Eaves, Sills, Cornices, Parapets, or other Similar Ornamental Architectural Features</td><td>0.45 m extending from: i) a <i>main building</i> wall ii) a bay, box, or bow window; or</td></tr></table>	Permitted Ornamental Structure	Maximum Permitted Distance of Encroachment	Bay, Box, Bow Windows with or without Foundations	1.0 m into a required <i>front, exterior side</i> or <i>rear yard</i> .	<i>Deck</i> ≥ 0.75 m in Height From Established Grade	3.0 m inclusive of any stairs, ramp or barrier-free access feature into a required <i>rear yard</i> .	Chimneys or Vents	0.6 m into any required <i>yard</i> , provided that a minimum <i>setback</i> of 0.6 m is maintained to the <i>lot line</i> .	Eaves, Sills, Cornices, Parapets, or other Similar Ornamental Architectural Features	0.45 m extending from: i) a <i>main building</i> wall ii) a bay, box, or bow window; or
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				iii) a covered or uncovered <i>porch</i> or <i>balcony</i> , into a required <i>yard</i> , provided that: a) A minimum <i>setback</i> of 0.6 m is maintained to a <i>lot line</i> ; and b) In the case of eaves, a minimum <i>setback</i> of 0.2 m is maintained to an <i>interior side lot line</i> or <i>rear lot line</i>

2. Schedule “A”, Zone Map 1c of By-law 2006-50, as amended is further amended Part of Broken Lot 6 and Part Lot 7, Concession 8 (Albion), Town of Caledon, Regional Municipality of Peel, municipally known as 13247 and 13233 Nunnville Road, Bolton, from Estate Residential Exception 13 (RE-13) and Environmental Policy Area 1 Zone (EPA1) to Residential One - Exception 633 (R1-633), and Environmental Policy Area 1 Zone (EPA1) and Environmental Policy Area 1 Zone – Exception 405 (EPA1-405) in accordance with Schedule “A” attached hereto.

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

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Allan Thompson, Mayor

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Laura Hall, Acting Town Clerk