

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2021-XX

A by-law to amend Comprehensive Zoning By-law
2006-50, as amended, with respect to 4 Walker Road
West, Caledon East.

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 4, Concession 6 EHS (Caledon), Town of Caledon, Regional Municipality of Peel, for residential 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	651	<div><div>- Apartment, Accessory</div><div>- Day Care, Private Home</div><div>- Dwelling, Detached</div><div>- Home Occupation (1)</div></div>	<div><div>Front Lot Line</div><div>For the purpose of this zone, for a <i>corner lot</i>, the <i>front lot line</i> shall be the <i>lot line</i> adjacent to McCaffery's Lane.</div></div> <div><div>Lot Area (minimum)</div><div><div>a) Corner Lot573 m²</div><div>b) All Other Lots420 m²</div></div></div> <div><div>Building Area (maximum)</div><div><div>a) Corner Lot28%</div><div>b) All Other Lots34%</div></div></div> <div><div>Front Yard (minimum)</div><div><div>a) Corner Lot7.5 m</div><div>b) All Other Lots4.1 m</div></div></div> <div><div>Exterior Side Yard (minimum)</div><div>4.5 m</div></div> <div><div>Rear Yard (minimum)</div><div><div>a) Corner Lot5 m</div><div>b) All Other Lots6.7 m</div></div></div> <div><div>Interior Side Yard (minimum)</div><div><div>a) Corner Lot</div><div>Minimum <i>interior side yard main building</i> shall be 1.5 m on <i>driveway</i> side, 1.5 m on other side.</div><div>b) All Other Lots</div><div>Minimum <i>interior side yard main building</i> shall be 2 m on <i>driveway</i> side, 1.5 m on other side.</div></div></div>

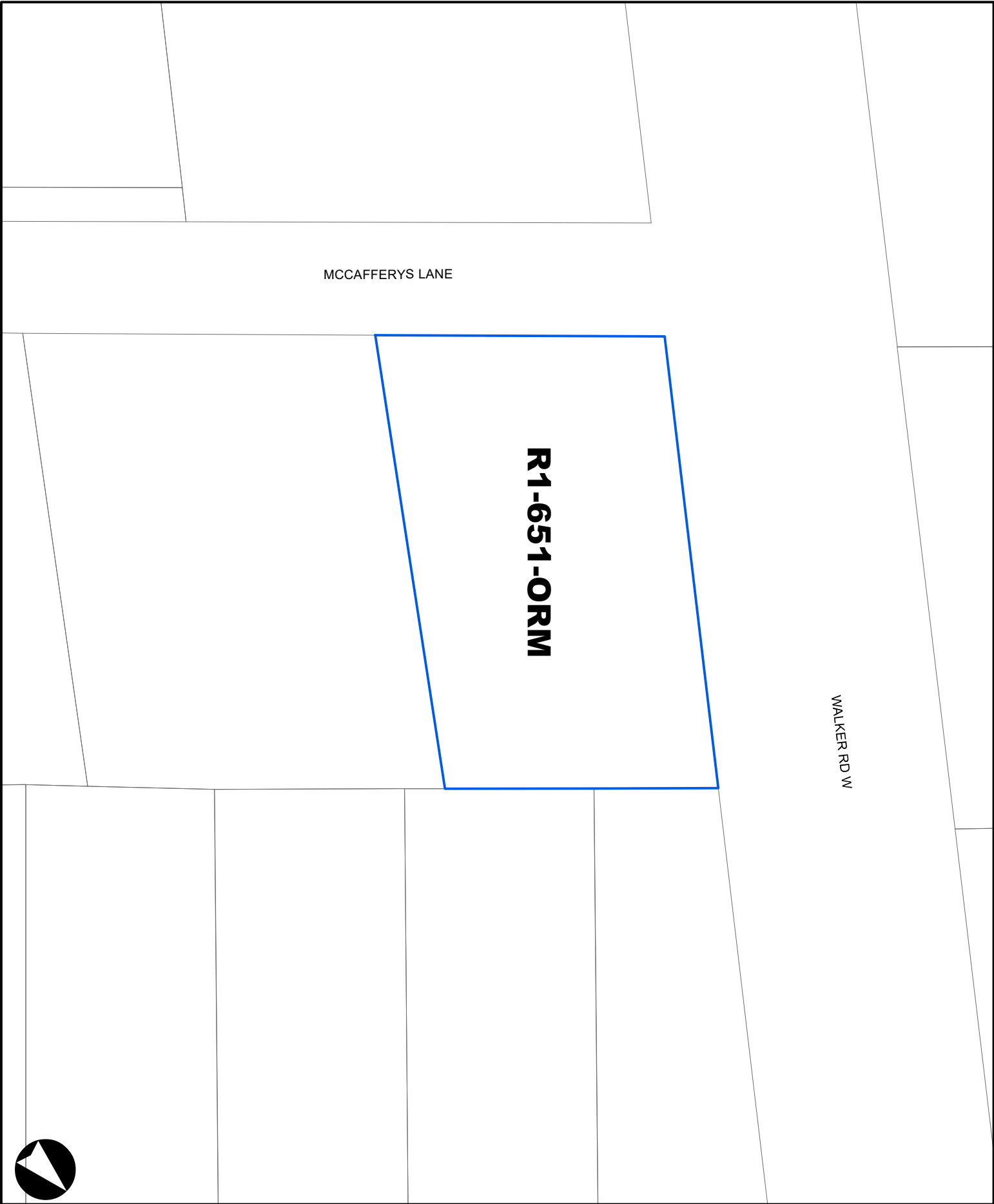
2. Schedule "A", Zone Map 36a of By-law 2006-50, as amended is further amended for Part of Lot 4, Concession 6 EHS (Caledon), Town of Caledon, Regional Municipality of Peel, from Rural Residential – Oak Ridges Moraine (RR-ORM) to Residential One - Exception 651 – Oak Ridges Moraine (R1-651-ORM) in accordance with Schedule "A" attached hereto.

Enacted by the Town of Caledon Council this 30th day of March, 2021.

Allan Thompson, Mayor

Laura Hall, Town Clerk

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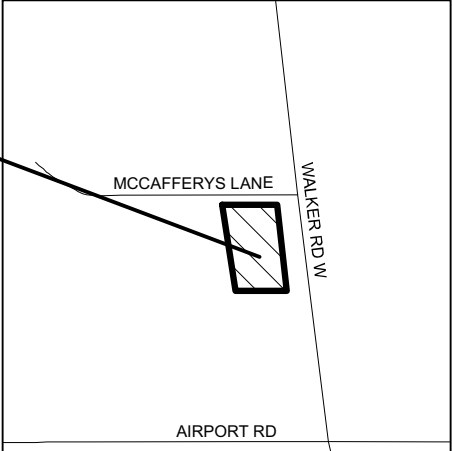
Schedule A
By-law 2021-XXX

4 Walker Road West
Town of Caledon,
Regional Municipality of Peel

Legend

☐ Lands to be rezoned
from Rural Residential - Oak Ridges
Moraine (RR-ORM),
to the zone identified on this Schedule

Key Map



Subject Lands

Date: February 16, 2021

File: RZ 19-07