

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. XXXX

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,
with respect to Part of Lot 9, Concession 5
Town of Caledon, Regional Municipality of Peel,
municipally known as 13656 Emil Kolb Parkway.

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 9, Concession 5, Town of Caledon, Regional Municipality of Peel, for residential use 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
RT	XXX	- Dwelling, Stacked, Back-to-Back Townhouse	<p><u>Definition:</u> Dwelling, Stacked Back-to-Back Townhouse Shall mean a dwelling that is structurally configured to resemble two stacked townhouse dwellings attached to one another, rear wall to rear wall, such that a rear wall common to all units in the dwelling is created, dividing the dwelling vertically.</p> <p><u>Lot Area (Minimum):</u> - Lot Area per Dwelling Unit: 86.78 sq.m⁽¹⁾</p> <p><u>Lot Frontage (Minimum):</u> - 67.62 m along Harvest Moon Drive - 39.87 m along Emil Kolb Parkway</p> <p><u>Building Area (Maximum):</u> - Building Area (including covered porch): 45.17%</p> <p><u>Backyard Amenity Area (Maximum):</u> - Backyard Amenity Area: Not required</p> <p><u>Yard Setback (Minimum):</u> - Front Yard Setback (Emil Kolb Pkwy): 6.0 m - Rear Yard Setback: 7.0 m - Interior Side Yard: 1.5 m</p> <p><u>Parking Requirements:</u> - 1 parking space per Dwelling Unit.</p> <p><u>Visitor Parking Requirements:</u> - 0.20 parking spaces per Dwelling Unit.</p> <p><u>Dwellings Per Lot:</u> - Three (3) stacked back-to-back townhouse units, which consist of a total 45 residential units shall be permitted on the Subject Site.</p> <p>¹The Maximum number of dwelling units per Stacked Back-to-Back Townhouse Block shall be 15 units.</p>

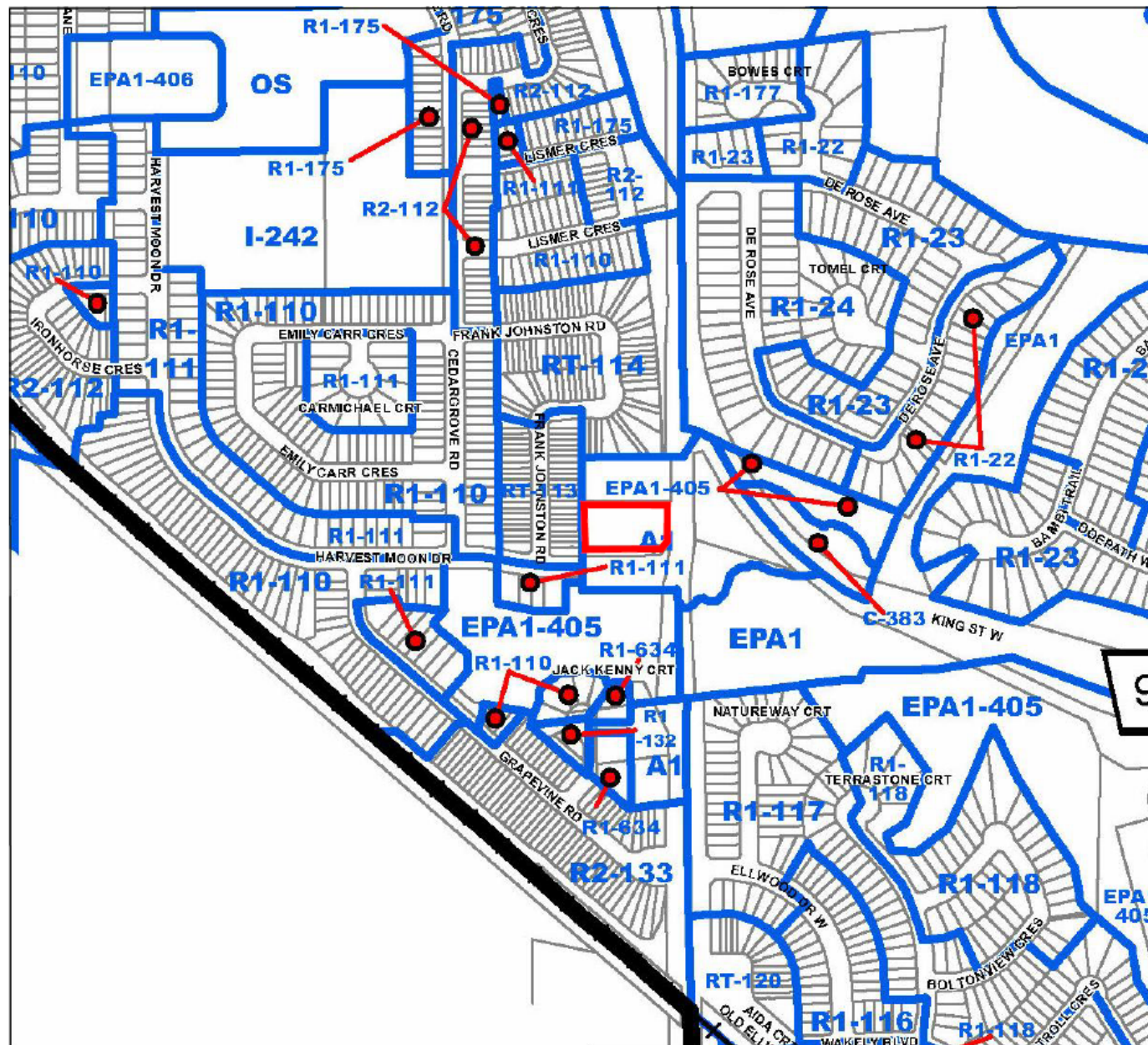
- 2. Schedule “A”, Zone Map 1b of By-law 2006-50, as amended is further amended for Part of Lot 9, Concession 5, Town of Caledon, Regional Municipality of Peel, from “A1 - Agricultural” Zone to “RT – Townhouse Residential” in accordance with Schedule “A” attached hereto.

Read three times and finally
passed in open Council on the
XXX day of the XXXX.

Allan Thompson, Mayor

Laura Hall, Clerk

PROPOSED

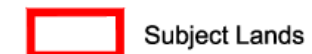


SCHEDULE "A"

ZONING BY-LAW 2006-50

**EXCERPT OF BY-LAW 2006-50, ZONE
MAP 1b - SCHEDULE 'A'**

13656 Emil Kolb Parkway
Part of Lot 9
Concession 5
Town of Caledon
Regional Municipality of Peel



Date: May 25, 2021
File No.: