

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2022-XXX

A by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of Lot 19, Concession 1 WHS (Chinguacousy) designated as Part 1 on Reference Plan 43R-23405 in the Town of Caledon, in the 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 advisable to pass a zoning by-law to permit the use of Part of Lot 19, Concession 1 WHS (Chinguacousy) designated as Part 1 on Reference Plan 43R-23405 in the Town of Caledon, in the Regional Municipality of Peel for residential, institutional, open space and environmental protection 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	663	-Day Care, Private Home -Dwelling, Townhouse, Back-to-Back	<p>Building Height For the purpose of this zone, <u>Building Height</u> shall be calculated using the vertical distance measured from the average elevation of the established grade at the front of such <i>building</i> to the median level between the eaves and ridge on a gable, gambrel or hip roof.</p> <p>Back-to-Back For the purpose of this zone, <u>Back-to-Back</u> means a <i>building</i> divided vertically both above and below grade into 2 or more residential dwelling units. Each such unit must have an independent entrance directly from outside the <i>building</i> and must share at least one side wall and one rear wall with adjacent <i>dwelling units</i>.</p> <p>Established Grade For the purposes of this zone, <u>Established Grade</u>, with reference to a <i>building</i>, shall be calculated using the average elevation of the finished surface of the ground where it meets the exterior of the front of such <i>building</i>.</p> <p>Lot Depth For the purpose of this zone, <u>Lot Depth</u> means the shortest horizontal distance between the <i>front lot line</i> and <i>rear lot line</i>.</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Lot Frontage</p> <p>i) For the purpose of this zone, <u>Lot Frontage</u> means the horizontal distance between the two <i>lot lines</i> 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 4.5m from the <i>front lot line</i>.</p> <p>ii) In the case of a <i>corner lot</i> with a daylight rounding or triangle, the <i>lot frontage</i> shall be calculated as if the front and exterior side <i>lot lines</i> were extended to their point of intersection.</p> <p>Outdoor Amenity Space</p> <p>For the purpose of this zone, <u>Outdoor Amenity Space</u> shall mean an outdoor area, used exclusively for the enjoyment of the outdoor environment in the form of a <i>rear yard</i>, covered or uncovered <i>porch</i>, courtyard, <i>balcony</i> or <i>deck</i>.</p> <p>Porch</p> <p>For the purposes of this zone, <u>Porch</u> shall mean a platform with or without foundation or cold cellar, extending from an exterior wall of a <i>building</i> and having at least 50% of one side of the vertical planes forming the perimeter unobstructed in any manner except by railings and stairs with access to grade.</p> <p><u>2.0 REGULATIONS</u></p> <p>Access Regulations</p> <p>For the purpose of this zone Sections 4.3.3 (<i>minimum entrance setback</i>) and 4.3.4 (<i>minimum entrance separation</i>) shall not apply.</p> <p>Accessory Buildings</p> <p>For the purpose of this zone, accessory buildings are not permitted.</p> <p>Air Conditioners and Heat Pumps</p> <p>For the purpose of this zone, no air conditioner or heat pump may be located in the <i>front yard</i> or exterior <i>side yard</i> unless it is screened from public view or located on a balcony above the ground floor.</p> <p>Residential Parking Requirements</p> <p>Notwithstanding Section 5.2.2, no visitor parking spaces are required.</p> <p>Sight Triangles</p> <p>For the purposes of this zone Section 4.34 (Sight Triangles) shall not apply.</p> <p>Size of Parking Spaces</p> <p>For the purpose of this zone, the minimum size of a <i>parking space</i> shall be 2.75m in width and 5.5m in length.</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards						
			<p>Width of Driveways Accessing Individual Residential Dwellings: Notwithstanding the maximum driveway width permitted for a semi-detached dwelling in Section 5.2.15, the maximum driveway width for a back-to-back dwelling on a corner lot is 6.0m.</p> <p><u>3.0 ZONE STANDARDS</u></p> <p>Lot Area (minimum) N/A</p> <p>Lot Frontage for an <i>interior lot</i> per <i>dwelling unit</i> (minimum) 5.5m</p> <p>Lot Frontage for an <i>end lot</i> per <i>dwelling unit</i> (minimum) 7m</p> <p>Lot Frontage for a <i>corner lot</i> per <i>dwelling unit</i> (minimum) 7.9m</p> <p>Yard, Front to a <i>main building</i> (minimum) 3m</p> <p>Yard, Front to a vehicular door of a private garage (minimum) 5.5m</p> <p>Yard, Interior Side to a main building (minimum) 1.5m</p> <p>Yard, Interior Side between attached <i>dwelling units</i> (minimum) nil</p> <p>Yard, Exterior Side (minimum) 2.4m</p> <p>Yard, Rear (minimum) nil</p> <p>Outdoor Amenity Area (minimum) 7m²</p> <p>Backyard Amenity Area (minimum) N/A</p> <p>Building Height (maximum) 12.5m</p> <p>Building Area (maximum) N/A</p> <p>Landscaped Area (minimum) N/A</p> <p><u>4.0 PERMITTED ENCROACHMENTS</u></p> <table><tr><th>Permitted Ornamental Structure</th><th>Maximum Permitted Distance of Encroachment</th></tr><tr><td>a) Bay, Box or Bow Windows with or Without Foundations</td><td>1.0m into a required <i>front, exterior side or rear yard</i></td></tr><tr><td>b) Covered or Uncovered Porch or Balcony, Canopy or</td><td><i>i)</i> 2.0m into a required <i>front yard</i> <i>ii)</i> 1.5m into a required</td></tr></table>	Permitted Ornamental Structure	Maximum Permitted Distance of Encroachment	a) Bay, Box or Bow Windows with or Without Foundations	1.0m into a required <i>front, exterior side or rear yard</i>	b) Covered or Uncovered Porch or Balcony, Canopy or	<i>i)</i> 2.0m into a required <i>front yard</i> <i>ii)</i> 1.5m into a required
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			Portico	<i>exterior side yard</i> iii) 0.6m into a required <i>interior side yard</i> , provided a minimum <i>setback</i> of 0.6m is maintained to an <i>interior side lot line</i>
			c) Covered or Uncovered Steps or Stairs, Ramp or Barrier-free Access Feature not associated with a Deck	i) 2.7m into a required <i>front yard</i> ii) 2.1m into a required <i>exterior side yard</i>
			d) Deck ≥ 0.75m in Height	nil
			e) Deck < 0.75m in Height	nil
			f) Chimneys or Vents	0.6m into any required <i>yard</i> , provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>lot line</i>
			g) Eaves, Sills, Cornices, Parapets, or other similar Ornamental Architectural features.	0.6m extending from: i) a <i>main building wall</i> ; ii) a bay, box or bow window; or iii) a covered or uncovered <i>porch</i> or <i>balcony</i> into a required <i>yard</i> , provided that: i) a minimum setback of 0.6m is maintained to a <i>lot line</i> ; and ii) in the case of eaves, a minimum setback of 0.2m is maintained to an <i>interior side lot line</i>

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			h) Steps in an attached private garage	0.5m into a required <i>parking space</i> in a <i>private garage</i>	

2. Schedule “A”, Zone Map 7 is amended for Part of Lot 19, Concession 1 WHS (Chinguacousy) designated as Part 1 on Reference Plan 43R-23405 from Agricultural (A1) to Residential Two Exception 614 (R2-614), Residential Townhouse Exception 615 (RT-615), Residential Townhouse Exception 663 (RT-663), Institutional (I), Open Space (OS), Environmental Policy Area One (EPA1) and Environmental Policy Area One Exception 405 (EPA1-405) in accordance with Schedule “A” attached hereto.

Read three times and finally passed in open Council on this 28 day of June, 2022.


Allan Thompson, Mayor

Laura Hall, Clerk

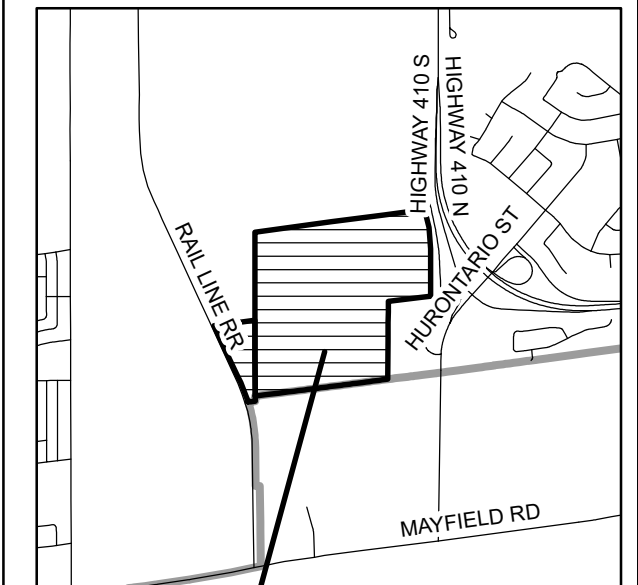
Schedule A By-law 2022-XXX

Part of Lot 19, Concession 1
West of Hurontario Street
(Chinguacousy)
Town of Caledon,
Regional Municipality of Peel

Legend

 Lands to be rezoned to the zones identified on this Schedule

Key Map



Subject Lands

Date: May 25, 2022

File: RZ 2017-0011

