

**THE CORPORATION OF THE TOWN OF CALEDON  
BY-LAW NO. 20XX-XXX**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of Lot 15, Concession 1 WHS (Caledon) being Parts 1 and 2 on 43R-7750, Town of Caledon, Regional Municipality of Peel, Municipally known as 18314 & 18309 Hurontario Street

**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 15, Concession 1 WHS (Caledon) being Parts 1 and 2 on 43R-7750, Town of Caledon, Regional Municipality of Peel, for residential townhouse 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	Zone Standards
RT	XX	<ul style="list-style-type: none"> <li>- Dwelling, Freehold Townhouse</li> <li>- Dwelling, Common Element Townhouse</li> </ul>	<p><b>Dual-Frontage Townhouse Dwelling</b> For the purpose of this zone, Dual-Frontage Townhouse Dwelling means a townhouse dwelling with frontage along two streets.</p> <p><b>Backyard Amenity Area</b> For the purpose of this zone, Backyard Amenity Area means an outdoor area easily accessible from the building and designed for the enjoyment of the outdoor environment. Notwithstanding the above, this definition of Backyard Amenity Area is only applicable to Dual-Frontage Townhouse Dwellings.</p> <p><b>Street Definition</b> For the purposes of this zone, a street shall include a private road.</p> <p><b>Sight Triangles</b> For the purposes of this zone, Section 4.36 shall not apply.</p> <p><b>Building Area (Maximum):</b> 40%</p>

Zone Prefix	Exception Number	Permitted Uses	Zone Standards
			<p><b>Front Yard (Minima):</b> from the front wall of main building 4m</p> <p><b>Exterior Side Yard (Minima):</b> 1m</p> <p><b>Rear Yard (Minimum):</b> 2.5m</p> <p><b>Width of Access Ramps and Driveways (Minima):</b> 4m</p> <p><b>Driveway Setback (Minima)</b> From all other lot lines 0m</p> <p><b>Backyard Amenity Area (Minima)</b> Dual-Frontage Townhouse Dwellings 18m2 All other townhouse dwellings 30m2</p>
RR	XX	<ul style="list-style-type: none"> <li>- Artist Studio and Gallery</li> <li>- Bakery</li> <li>- Business Office</li> <li>- Clinic</li> <li>- Financial Institution</li> <li>- Retail Store</li> </ul>	<p><b>Lot Areas (Minima)</b> Partially Serviced Lot 500m2</p> <p><b>Lot Frontages (Minima)</b> Partially Serviced Lot 13m</p> <p><b>Building Area (Maximum)</b> 40%</p> <p><b>Front Yard (Minima)</b> 0m</p> <p><b>Rear Yard (Minimum)</b> 4m</p> <p><b>Interior Side Yards (Minima)</b> Main Building on Driveway Side 2m Main Building on Other Side 0.1m</p> <p><b>Landscape Area (Minimum)</b> 25%</p>

2. Schedule "A", Zone Map 62 of By-law 2006-50, as amended is further amended for Part of Lot 15, Concession 1 WHS (Caledon) being Parts 1 and 2 on 43R-7750, Town of Caledon, Regional Municipality of Peel, from Rural Residential (RR) to Townhouse Residential (RT-XX) and Rural Residential (RR-XX) in accordance with Schedule "A" attached hereto.

Read three times and finally  
passed in open Council on the  
XX day of XXXXXX, 20XX.

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Allan Thompson, Mayor

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Laura Hall, Clerk

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