

CONFIDENTIAL AND WITHOUT PREJUDICE

THE CORPORATION OF THE TOWN OF CALEDON BY-LAW NO. 2023-XXX

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of Lot 8, Concession 7 (Albion) as in RO1067661; Town of Caledon; Regional Municipality of Peel, municipally known as 336 King Street 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 8, Concession 7 (Albion) as in RO1067661; 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	678	- <i>Dwelling, Common Element Detached</i>	<p><i>Dwelling, Common Element Detached</i> For the purpose of the R1-678 zone, a <i>Dwelling, Common Element Detached</i> shall be defined as a <i>building</i> containing only one principal <i>dwelling unit</i>, fronting onto a <i>private road</i>. All <i>setbacks</i> and <i>lot areas</i> should be measured in accordance with the boundaries of each unit's individual parcel of tied land (POTL).</p> <p><i>Street</i> For the purposes of the R1-678 zone, a <i>street</i> shall include a <i>private road</i>.</p> <p><i>Interior Lot Line</i> For the purpose of the R1-678 zone, the entirety of the southerly <i>lot line</i> of Units 3 and 4 shall be deemed to be an <i>interior lot line</i>.</p> <p><i>Width of Driveways accessing Individual Residential Dwellings</i> Notwithstanding Section 5.2.14a) "Driveway Provisions for Residential Dwellings", in no case shall the width of an individual <i>driveway</i> accessing a single <i>detached dwelling</i> exceed 54% of the <i>lot frontage</i>.</p> <p><i>Dwellings Per Lot</i> Notwithstanding Section 4.11 "Dwellings per Lot", a total of six <i>dwellings</i> shall be permitted on all lands zoned R1-678.</p> <p><i>Sight Triangles</i> For the purpose of the R1-678 zone, Section 4.38 "Sight Triangles" shall not apply.</p> <p><i>Permitted Encroachments</i></p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Notwithstanding Section 4.29 "Permitted Encroachments", for the purpose of the R1-678 zone, permitted encroachments shall be setback at least 0.8 m from any lot line.</p> <p>Air Conditioners and Heat Pumps Notwithstanding Section 4.5, "Air Conditioners and Heat Pumps", an Air Conditioner located in an exterior side yard shall have a minimum setback of 3.1 m.</p> <p>Lot Area (minimum) 235 m²</p> <p>Lot Frontage (minimum) For a <i>corner lot</i> 14.8 m For an <i>interior lot</i> 12.9 m</p> <p>Building Area (maximum) 50%</p> <p>Yard, Front (minimum) To the front wall of a main <i>building</i> 2 m To the front wall of an <i>attached private garage</i> 6 m</p> <p>Yard, Interior (minimum) To a main <i>dwelling</i>, one side 1.2 m (1) To a main <i>dwelling</i>, other side 0.6 m (1)</p> <p>(1) The minimum <i>interior yard setback</i> for a <i>corner lot</i> shall be 0.6 m, provided that the minimum <i>exterior yard setback</i> is at least 3.2 m.</p> <p>Yard, Exterior (minimum) 3.2 m</p> <p>Yard, Rear (minimum) 5.5 m</p> <p>Separation between Dwellings (minimum) 1.8 m</p> <p>Setback between a Dwelling and any EPA1 Zone (minimum) 1.0 m</p> <p>Parking Requirement (minimum) 3 <i>parking spaces</i> per unit</p>

- Schedule "A", Zone Map 1c of By-law 2006-50, as amended is further amended for Part of Lot 8, Concession 7 (Albion) as in RO1067661; Town of Caledon; Regional Municipality of Peel, from Rural Residential (RR) to Residential One – Exception 678 (R1-678) in accordance with Schedule "A" attached hereto.

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

Annette Groves, Mayor

Patrick Trafford, Acting Town Clerk

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