

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. [By-law Number Inserted by Town]

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part Lot 7, Concession 8 (Albion); Part Lot 33 on Plan ALB4 (Albion); Part Road Allowance between Concession 7 & 8 (Albion); Town of Caledon; Regional Municipality of Peel, municipally known as 13290 Nunnville Road

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 Lot 7, Concession 8 (Albion); Part Lot 33 on Plan ALB4 (Albion); Part Road Allowance between Concession 7 & 8 (Albion); Town of Caledon; Regional Municipality of Peel, municipally known as 13290 Nunnville Road for residential and environmental 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:

General

Zoning By-law 2006-50, as amended, is hereby amended as follows:

- The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RT	711	<ul style="list-style-type: none"> - <i>Daycare, Private Home</i> - <i>Dwelling, Townhouse</i> - <i>Dwelling, Common Element Townhouse</i> 	<p><i>Dwelling, Common Element Townhouse</i> For the purpose of the RT-711 zone, a <i>Dwelling, Common Element Townhouse</i> shall be defined as a building divided vertically both above and below grade into 3 or more separate dwelling units, each such dwelling unit having 2 independent entrances directly from outside the building, and which fronts onto a private road. All setbacks and lot areas should be measured in accordance with the boundaries of each unit's individual parcel of tied land (POTL).</p> <p><i>Lot Frontage</i> For the purpose of this zone, <i>lot frontage</i> shall be measured at the horizontal distance between the 2 <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 a distance of 6.0 metres from the <i>front lot line</i>.</p> <p><i>Lot, Corner</i> Notwithstanding Section 3, for the purposes of this zone corner lots have been identified on Schedule B S.E. Map 49.</p> <p><i>Lot, Interior</i> Notwithstanding Section 3, for the purposes of this zone, all other lots that are not <i>corner lots</i>, as identified on Schedule B S.E. Map 49, shall be considered <i>interior lots</i>.</p> <p><i>Street</i> Notwithstanding Section 3, for the purpose of this zone, a <i>street</i> shall also include a <i>private road</i>.</p> <p><i>Access Regulations</i> For the purpose of this zone, Section 4.3.3 and</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Section 4.3.4 shall not apply.</p> <p>Air Conditioners and Heat Pumps Notwithstanding Section 4.5 for the purpose of this <i>zone</i>, an air conditioner or heat pump is only permitted in the <i>rear yard</i>. An air conditioner or heat pump shall be subject to the same <i>interior side yard</i> setback as the <i>main building</i>.</p> <p>Permitted Encroachments Notwithstanding Section 4.29, for the purpose of this <i>zone</i>, a <i>deck</i> shall be permitted to encroach into any required <i>rear yard</i> by a maximum of 2.5 metres, exclusive of any stairs, ramp or barrier-free access feature required for the <i>deck</i> which may encroach into any required <i>rear yard</i> by an additional 1.6 metres from the <i>deck</i>. Notwithstanding this provision, no <i>deck</i>, stairs, ramp or barrier-free access feature shall extend closer than 1.0 metres from the limits of an EPA1 zone.</p> <p>Sight Triangles For the purpose of this <i>zone</i>, Section 4.38 shall not apply.</p> <p>Illumination For the purpose of this <i>zone</i>, Section 5.2.18 shall not apply. Lighting fixtures shall be provided in accordance with the approved site plan.</p> <p>Lot Area (minimum) 150.0 m²</p> <p>Lot Frontage (minimum) 5.8 m</p> <p>Building Area (maximum) 62.0%</p> <p>Backyard Amenity Area (minimum) 25.0 m²</p> <p>Yard, Front (minimum)</p> <p>(a) Front Wall of attached <i>private garage</i> 6.0 m</p> <p>(b) Front wall of <i>main building</i>⁽¹⁾ 5.0 m</p> <p>Yard, Exterior Side (minimum) 1.2 m</p> <p>Yard, Rear (minimum)⁽¹⁾ 4.8 m</p> <p>Yard, Interior Side (minimum)^{(1) (2)} 1.8 m</p> <p>Building Heights (maximum) 12.0 m</p> <p>Landscape Area (minimum) 25%</p> <p>Driveway Setbacks (minimum)</p> <p>(a) From any <i>lot line</i> nil</p> <p>(1) Where a reduced setback is identified on Schedule B S.E. Map 49, the setback identified on Schedule B S.E. Map 49 shall be the minimum setback for the effected POTL. (2) When abutting an existing residential use, the minimum <i>setback</i> requirement is only permitted in conjunction with the provision of a solid fence with a minimum 1.5 metres in height along the shared <i>interior lot line</i>.</p>

2. Schedule "A", Zone Map 1c of By-law 2006-50, as amended, is further amended for Part Lot 7, Concession 8 (Albion); Part Lot 33 on Plan ALB4 (Albion); Part Road Allowance between Concession 7 & 8 (Albion); Town of Caledon; Regional Municipality of Peel, municipally known as 13290 Nunnville Road, from Residential One Exception 56 (R1-56) to Residential Townhouse Exception 711 (RT-711) and Environmental Policy Area One (EPA1), in accordance with Schedule "A" attached hereto.
3. Schedule "B" Structure Envelope Maps of By-law 2006-50, as amended, is further amended for the lands legally described as Part Lot 7, Concession 8 (Albion); Part Lot 33 on Plan ALB4 (Albion); Part Road Allowance between Concession 7 & 8 (Albion), Town of Caledon, Regional Municipality of Peel, municipally known as 13290 Nunnville Road, by inserting S.E. Map 49 in accordance with Schedule "B" attached hereto.

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

Annette Groves, Mayor


Kevin Klingenberg, Clerk

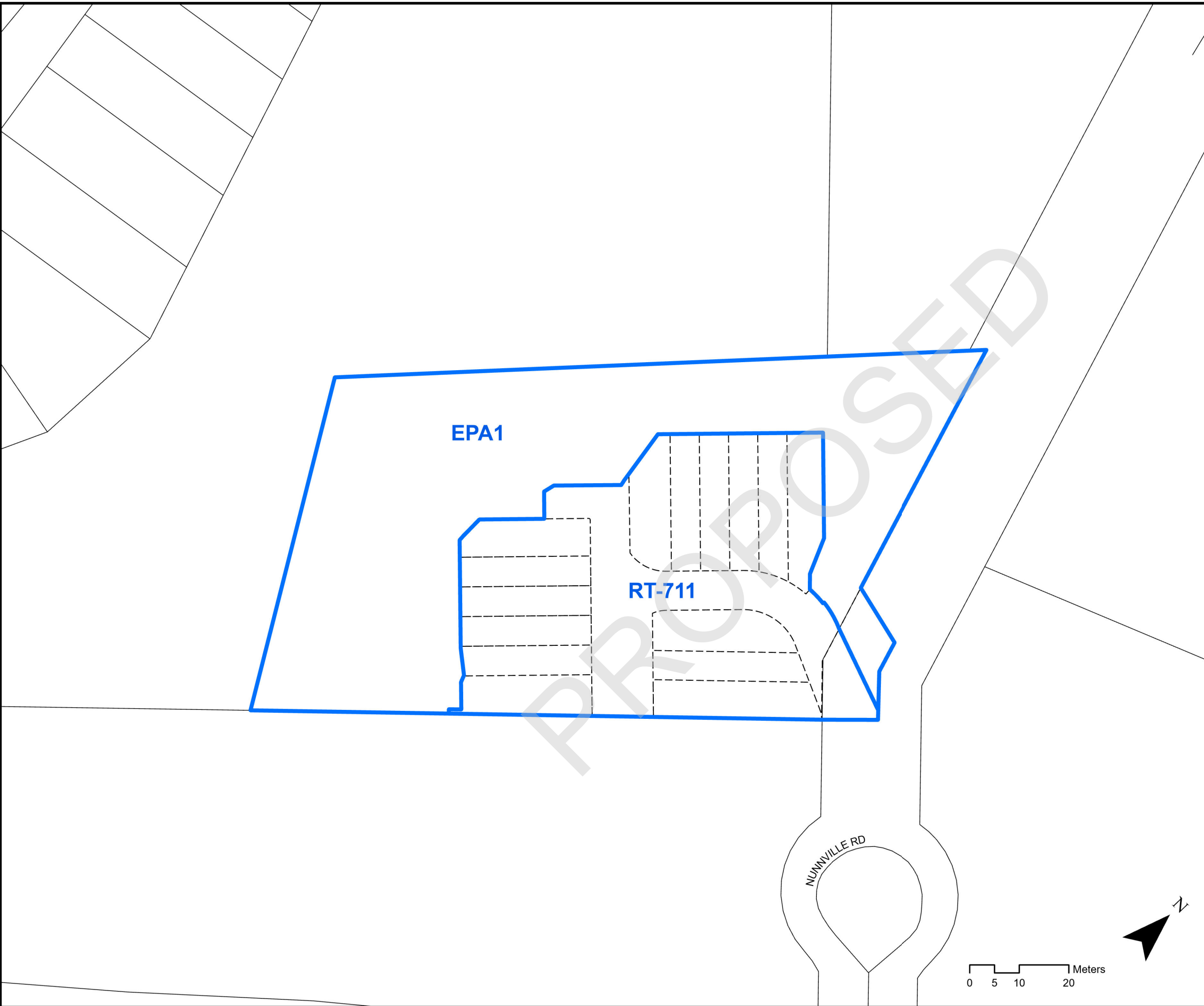
PROPOSED

Schedule A By-law 2024-XXX

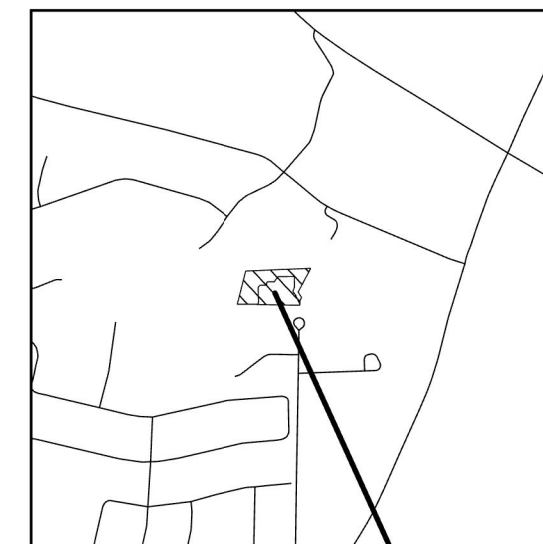
13290 Nunnville Road
Part Lot 7, Concession 8 (Albion);
Part Lot 33 on Plan ALB4 (Albion);
Part Road Allowance between
Concession 7 & 8 (Albion);
Town of Caledon;
Regional Municipality of Peel

Legend

 Lands to be rezoned to the zones identified on this Schedule



Key Map



Subject Lands

Date: April 29, 2024



File: N/A

Schedule B ZONE MAP

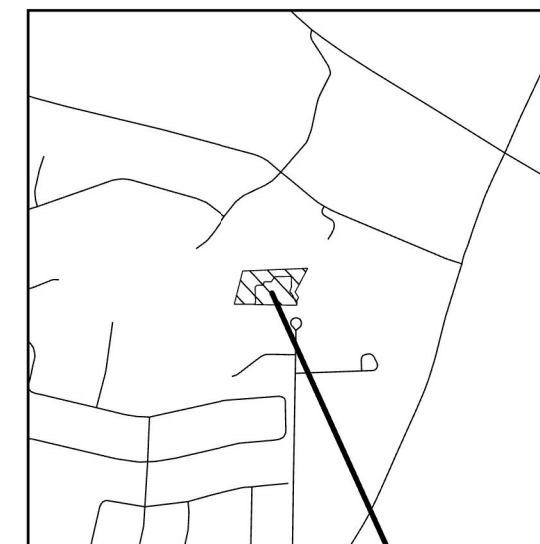
S.E. 49

13290 Nunnville Road
Part Lot 7, Concession 8 (Albion);
Part Lot 33 on Plan ALB4 (Albion);
Part Road Allowance between
Concession 7 & 8 (Albion);
Town of Caledon;
Regional Municipality of Peel

Legend

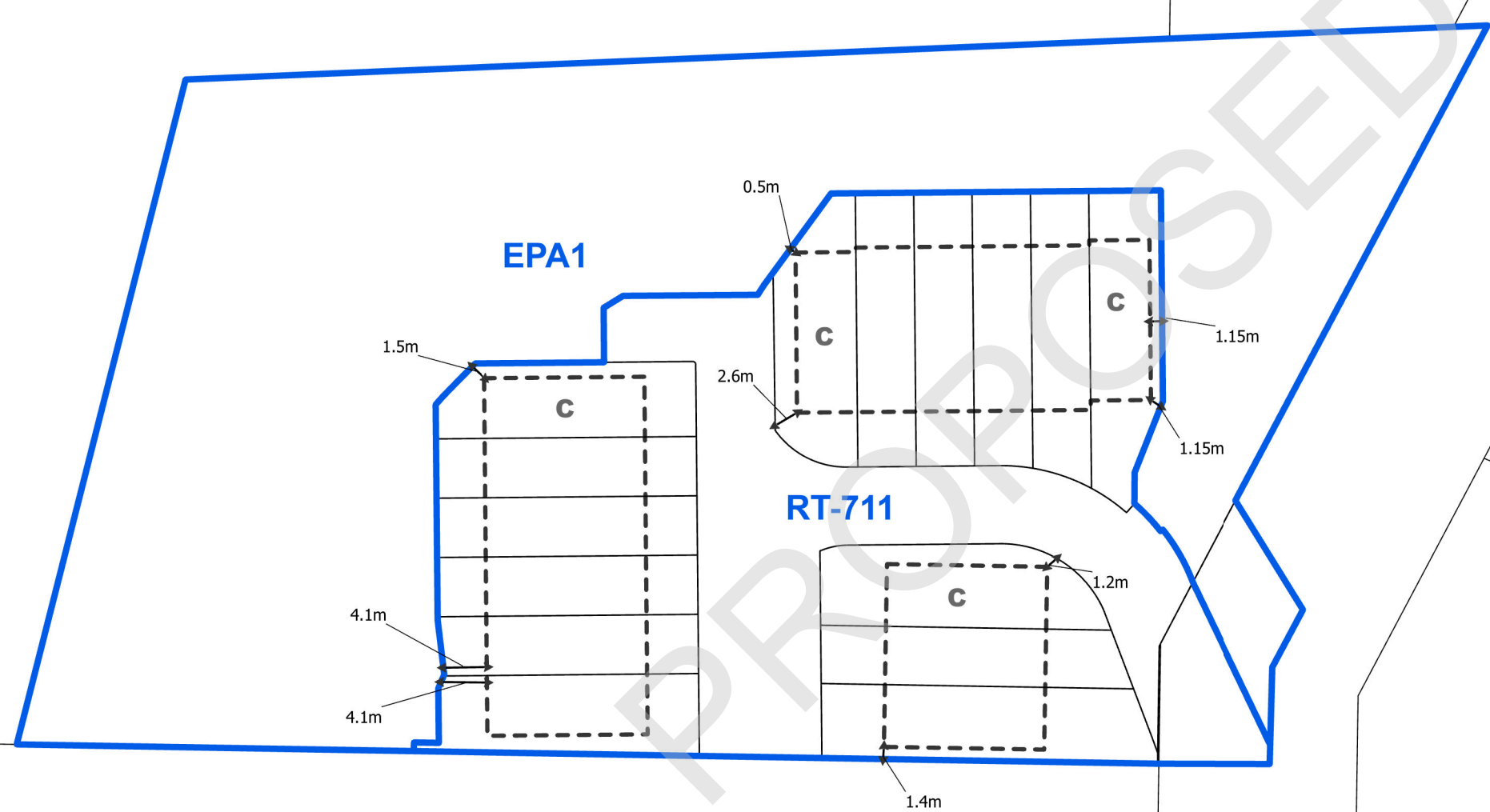
-  Zone Boundary
-  Structure Envelope
- C** Corner Lot

Key Map



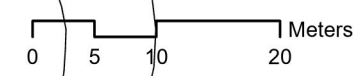
Site Location

Date: April 29, 2024



NUNNVILLE RD

For information related to this schedule please contact Planning and Development



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