

**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2024-102**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part Lot 25, Concession 9 (Albion) and Part Lot 26, Concession 9 (Albion), Town of Caledon, Regional Municipality of Peel, municipally known as 10249 Hunsden Sideroad.

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 25, Concession 9 (Albion) and Part Lot 26, Concession 9 (Albion), Town of Caledon, Regional Municipality of Peel, for estate 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
RE	714	<ul style="list-style-type: none"> - <i>Apartment, Accessory</i> - <i>Bed and Breakfast Establishment</i> - <i>Day Care, Private Home</i> - <i>Dwelling, Detached</i> - <i>Home Occupation</i> 	<p>Lot Area (minimum): 0.48ha</p> <p>Building Area (maximum): 10%</p> <p>Yard, Front (minimum) (refer to Zone Map S.E. 52):</p> <ul style="list-style-type: none"> (a) Lot 6 10.0m (b) Lot 7 10.0m (c) Lot 8 10.0m (d) For the purposes of this zone, the <i>front lot line</i> shall be the <i>lot line</i> adjacent to <i>Street 'A'</i> or <i>Street 'B'</i> <p>Yard, Interior Side (minimum) (refer to Zone Map S.E. 52):</p> <ul style="list-style-type: none"> (a) Lot 8 4.0m <p>Yard, Exterior Side (minimum) (refer to Zone Map S.E. 52):</p> <ul style="list-style-type: none"> (a) Lot 8 14.0m <p>Driveway Setbacks (minimum): 2.0m</p> <p>Parking Space Setback (minimum): 3.0m</p> <p>Driveway Width (maximum): 13.0m</p> <p>Building and Structure Locations In addition to complying with the applicable <i>setbacks</i>, all <i>buildings</i> and <i>structures</i>, <i>accessory buildings</i> and <i>structures</i>, <i>driveways</i>, <i>parking area</i>, swimming pools and septic tile fields shall only be located within the structural envelopes as identified on Zone Map S.E. 52.</p> <p>Natural Area Within any area shown as "Natural Area" on Zone Map S.E. 52, no <i>buildings</i> or <i>structure</i> including <i>accessory buildings</i> and swimming pools shall be permitted. No person shall alter, destroy, disturb or remove any</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			vegetation within the natural area without the approval of the Town unless deemed hazardous to human health or safety.

2. Schedule "A", Zone Map 52 of By-law 2006-50, as amended, is further amended for Part Lot 25, Concession 9 (Albion) and Part Lot 26, Concession 9 (Albion), Town of Caledon, Regional Municipality of Peel, from Rural - Oak Ridges Moraine (A2-ORM) and Environmental Policy Area 2 - Oak Ridges Moraine (EPA2-ORM) to Rural Estate - Exception AAA (RE-714), Environmental Policy Area 1 – Oak Ridges Moraine (EPA1-ORM), Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM) and Open Space - Oak Ridges Moraine (OS-ORM) in accordance with Schedule "A" attached hereto.
3. Schedule "B" S.E. Map 52 attached hereto, is hereby added to Schedule "B", Structure Envelope (SE) Maps of By-law 2006-50, as amended, for the lands legally described as Part Lot 25, Concession 9 (Albion) and Part Lot 26, Concession 9 (Albion), Town of Caledon, Regional Municipality of Peel.

Read three times and finally passed in open Council on the 26th day of November, 2024.

Annette Groves, Mayor

Kevin Klingenberg, Clerk