

**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 Lot 33, Block 3 Plan BOL7 Bolton and Part Lot 34, Block 3,
Town of Caledon, Regional Municipality of Peel,
municipally known as 84 Nancy 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 Lot 33, Block 3 Plan BOL7 Bolton and Part Lot 34, Block 3, 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:

- The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RM	# to be provided by Planning Staff	<i>Building, Apartment; Day Car, Private Home; Dwelling, Detached; Dwelling, Duplex; Dwelling, Linked; Dwelling, Semi-Detached; Dwelling, Townhouse</i>	<p>Exterior Side Yard: 7.5m Building Area: 29.1% Landscape Area: 43.2% Play Facility Areas (minimum): nil Privacy Yard (minimum): nil</p> <p>Building Heights (Maxima) – apartment building of 7 or more dwelling units: 25.1 metres from its northern building edge and 32.7 metres from its southern building edge.</p> <p>Height Exceptions: For the purpose of this zone, the <i>building</i> or <i>structure</i> height provisions of this By-law shall not apply to the following uses: - Mechanical equipment</p> <p>Parking Requirements: 1 parking space per dwelling unit 0.15 parking spaces per dwelling unit for visitors</p>

2. Schedule "A", Zone Map 1b By-law 2006-50, as amended is further amended for Part Lot 33, Block 3 Plan BOL7 Bolton and Part Lot 34, Block 3,
3. Town of Caledon, Regional Municipality of Peel, Town of Caledon, Regional Municipality of Peel, from Environmental Policy Area 1 (EPA1) and Environmental Policy Area 2 (EPA2) to Multiple Residential (RM) in accordance with Schedule "A" and Schedule "B" attached hereto.

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

Allan Thompson, Mayor

Carey deGorter, Clerk

SCHEDULE "A" LOCATION MAP

Catherine and Donato Acchione

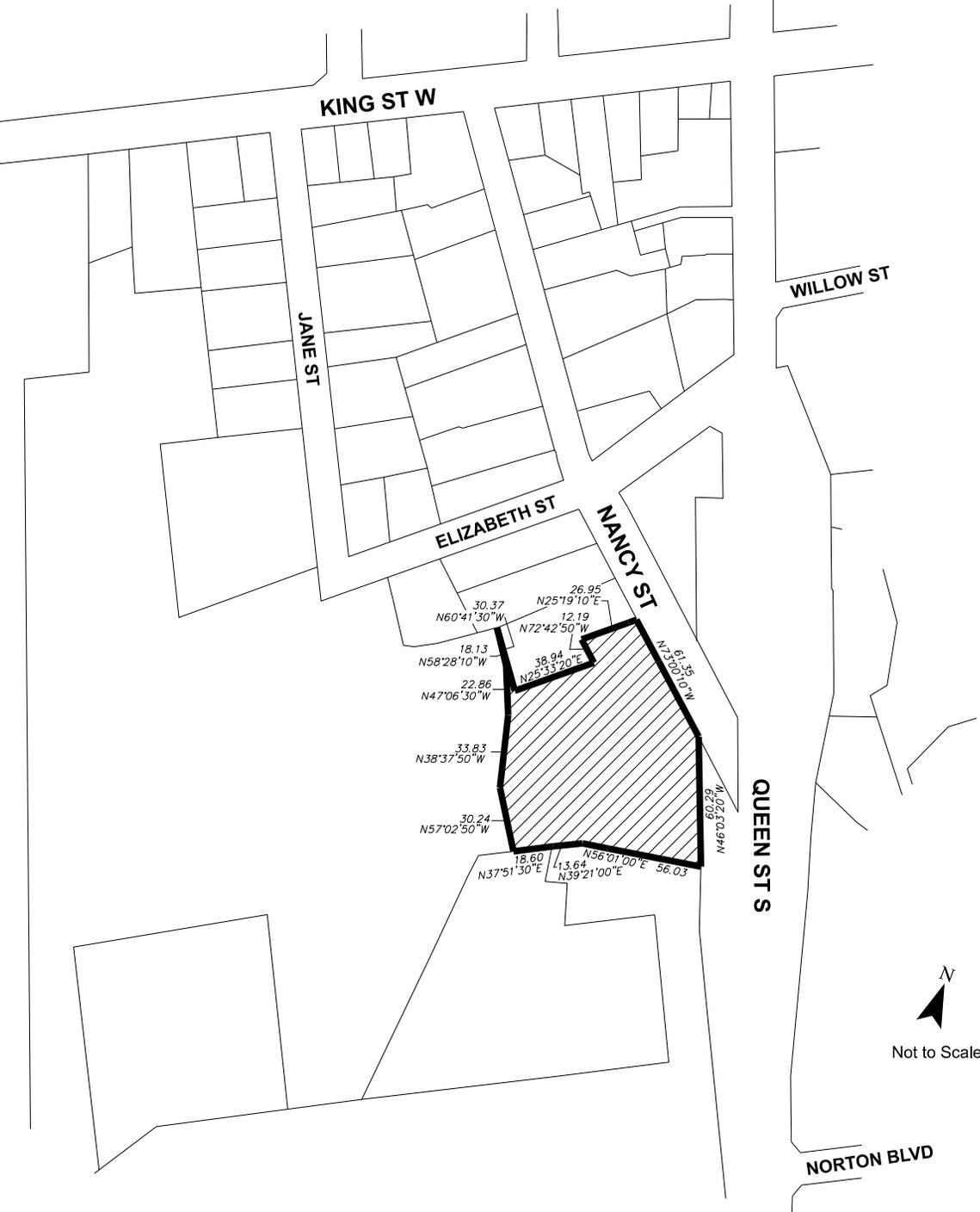
84 Nancy Street

Part Lot 33, Block 3 Plan BOL7 Bolton,
and Part Lot 34, Block 3
Town of Caledon
Regional Municipality of Peel

LEGEND



SUBJECT LANDS



THE CORPORATION
OF THE
TOWN OF CALEDON
PLANNING DEPARTMENT

SCHEDULE "B" TO BY-LAW 2019 - _____

Catherine and Donato Acchione

84 Nancy Street

Part Lot 33, Block 3 Plan BOL7 Bolton,
and Part Lot 34, Block 3
Town of Caledon
Regional Municipality of Peel

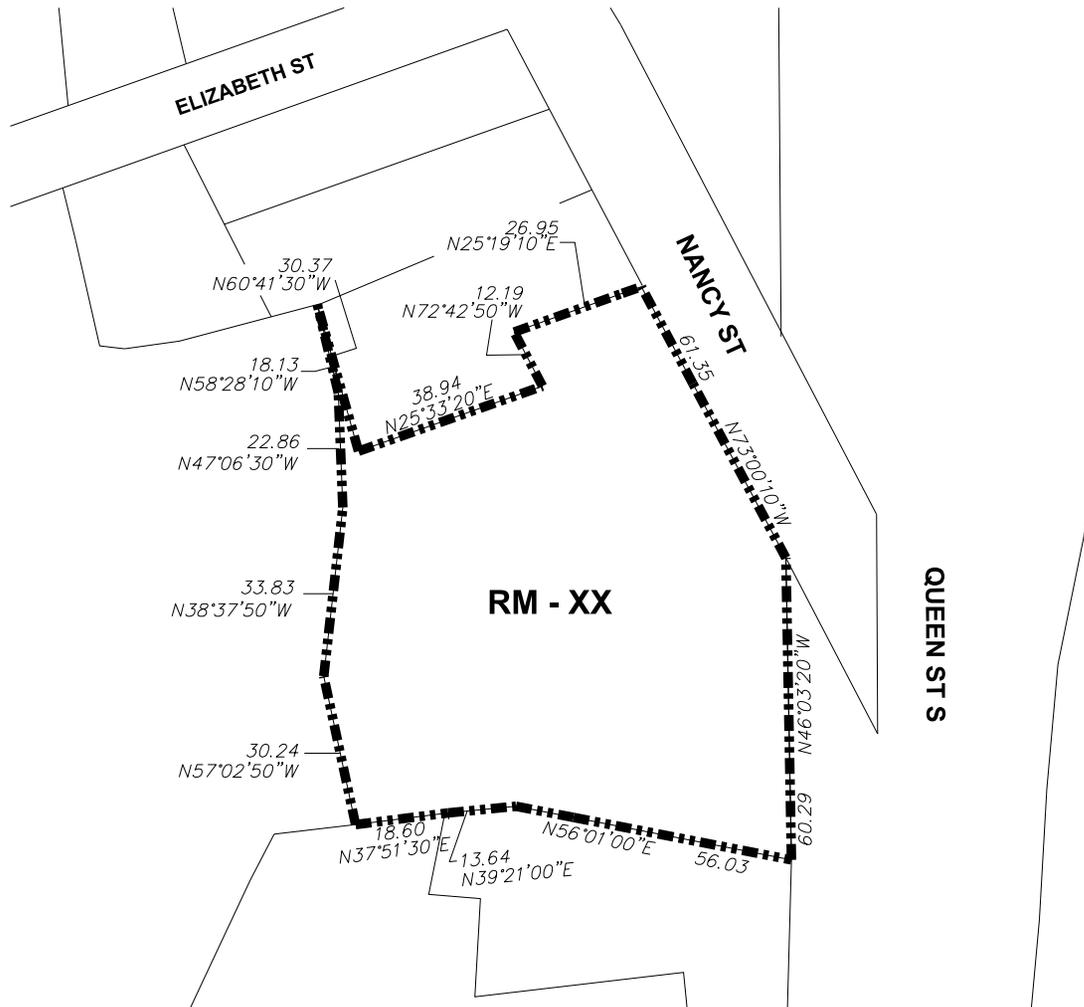
LEGEND



SUBJECT LANDS

RM - XX

MULTIPLE RESIDENTIAL

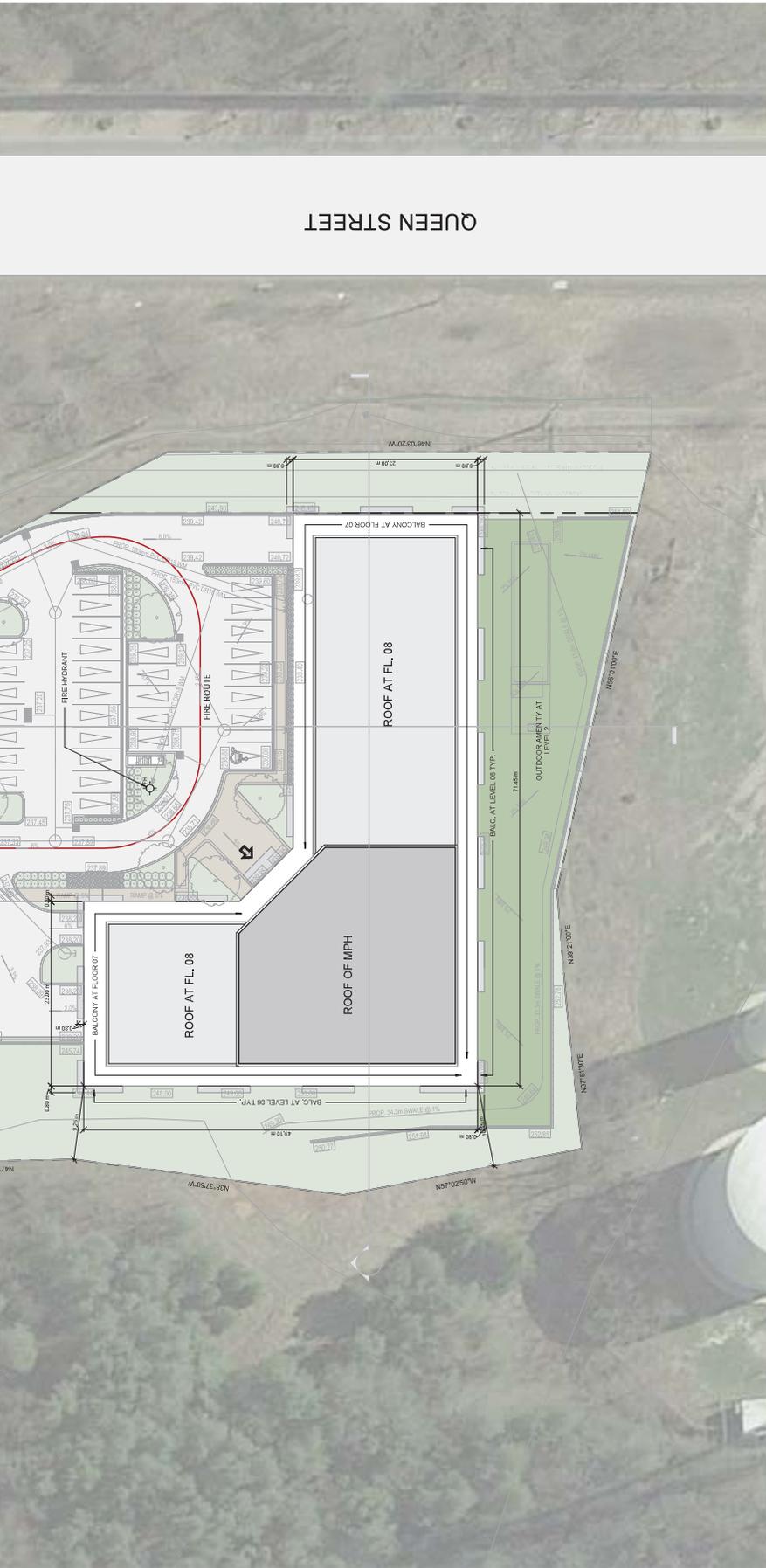


Not to Scale



THE CORPORATION
OF THE
TOWN OF CALEDON
PLANNING DEPARTMENT

Item	Requirement	Proposed
Lot Area (sqm)	2410 sqm	2410 sqm
Lot Coverage (%)	24%	24%
Building Area (sqm)	36.54 sqm	29.1%
Front Yards (m)	9m	15m
Side Yards (m)	9m	7.5m
Back Yards (m)	9m	7.5m
Main building on driveway side	3m	n/a
Main building on other side	1.5m	n/a
Gasoline Pump Island, Accessory	n/a	n/a
Accessory Open Storage Area Setbacks (m)	n/a	n/a
Building Heights (max)	16.5m	36.6m
Unaccessed Area (m)	n/a	4.27%
Fire Hydrant Location	n/a	n/a
Fire Route Location	n/a	n/a
Driveway Setbacks (min)	0.5m	1.25m
Parking Space Setback (min)	n/a	6m
General Provisions	n/a	n/a
Garage Enclosures	n/a	n/a
Parking, Loading & Delivery Standards	1.5 / dwelling unit - resident	1.1 / dwelling unit - residents
Applicability - Building, Apartment	0.25 / dwelling unit - others	0.25 / dwelling unit - others
Non Residential Parking Requirement	n/a	n/a
Barrier Free Parking (Traffic By-law 201-C03)	n/a	n/a
Minimum	1 accessible space plus 3% of parking spaces provided	4 spaces
	No part of the lighting fixture shall be more than 5m above grade and no closer than 4.5m to any lot line.	n/a



QUEEN STREET