

**THE CORPORATION OF THE TOWN OF CALEDON**  
**BY-LAW NO. 2019-\_\_\_\_\_**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,  
with respect to Part Lots 18 & 19, Concession1 (Albion),  
Town of Caledon, Regional Municipality of Peel,  
municipally known as 15717 Airport 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 Lots 18 & 19, Concession 1 (Albion), Town of Caledon, Regional Municipality of Peel, for residential and amenity 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	XX  (# to be provided by Planning Staff)  (<insert by-law #>)	Dwelling, Detached Apartment, Accessory Day Care, Private Home Home Occupation <sup>(1)</sup>	i) Minimum lot area: 310 m <sup>2</sup> Minimum lot frontage: 11.6 m  Front Yard (minimum): 6.0 m  Exterior Side Yard (minimum): 3.0 m  Interior Side Yard (minimum): 1.2m
R1	YY	Lane way single detached	i) Minimum lot area: 300 m <sup>2</sup> Minimum lot frontage : 9.75m  Front Yard (minimum): 3.0 m  Exterior Side Yard (minimum): 3.0 m

			<p>Interior Side Yard to building (minimum): 1.2m</p> <p>Interior Side Yard to Garage (minimum): 0.6m</p> <p>Rear Yard (minimum): 0.6m</p> <p>Where a portion of the property has been dedicated for a utility notch, or snow storage notch, the setback shall be measured to a hypothetical <i>rear</i> or <i>side yard</i> projected from the <i>front</i>, <i>side</i>, <i>rear</i> or <i>exterior lot line</i>.</p> <p>Notwithstanding the above, in no instance shall a building or structure be located within 0.6 metres of a <i>lot line</i>. No <i>building</i> or <i>structures</i>, including encroachments such as eaves or gutters, may extend beyond any <i>lot line</i>.</p>
R1	ZZ	Condominium, Detached	<i>Nothing in this by-law shall prevent the use of the subject land for any purpose prohibited by this by-law if such lot, building or structure was lawfully used for such purpose on the date of passing of this by-law, so long as it continues to be used for that purpose.</i>
R2	XX	Townhouses/linked Park Apartment, Accessory Day Care, Private Home Home Occupation <sup>(1)</sup>	<p>i) Minimum lot area: 310 m2 Minimum lot frontage: 9.75 m</p> <p>Front Yard (minimum): 3.0 m</p> <p>Exterior Side Yard (minimum): 3.0m</p> <p>Interior Side Yard (minimum): 1.2m</p>
RM	XX	Building, Apartment Building, Apartment,	<i>Nothing in this by-law shall prevent the use of the subject land for any purpose prohibited by this by-law if such lot, building or structure was lawfully used for such purpose on the date of passing of this by-law, so long as it continues to be used for that purpose.</i>

2. Schedule "A", Zone Map 36b of By-law 2006-50, as amended is further amended for Part Lot 19, Concession 1, Town of Caledon, Regional Municipality of Peel, from Agricultural (A1), Agricultural - Oak Ridges Moraine (A1-ORM), and EPA2-ORM (Environmental Policy Area 2 - Oak Ridges Moraine) to R1-XX (Residential One), R2-XX (Residential Two), YY (Residential Two), RM-XX (Multiple Residential), EPA1 (Environmental Policy Area 1), EPA1-405 (Environmental Policy Area 1) and OS (Open Space) 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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Carey deGorter, Clerk

**SCHEDULE "A"**

To By-law 2018-\_\_\_\_\_

## LEGEND

--- Boundary of Subdivision  
 — Zone Boundary

OS	Open Space	R1-XX	Residential One Zone
EPAL-405	Stormwater Management Facility	R2-XX	Residential Two Zone (Townhouses)
EPAL	Natural Hazard/	R1-ZZ	Residential Two Zone (Multi-Unit Single)
	Other		Multiple Dwelling Zones



Part of Lot 19, Concession 1  
(Geographic Township of Albion)  
Town of Caledon  
Region of Peel

TOWN OF CALEDON  
PLANNING DEPARTMENT