

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2020-009

A by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to, Blocks 142 and 145, Plan 43M-1921 Town of Caledon, Regional Municipality of Peel, municipally known as 0 McElroy Court

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 and standards that apply to Blocks 142 and 145, Plan 43M-1921, Town of Caledon, Regional Municipality of Peel;

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
RT	623	-Dwelling Freehold Townhouse	Lot Area (minimum) 160m2 Per dwelling unit Lot Frontage (minimum) 4.5 m Per dwelling unit Building Area (maximum) 60% Yard, Front (minimum) (a)from wall of attached <i>garage</i> 7.5m (b)from porch and steps 4.8m Yard, Rear (minimum) 7.5m Yard, Interior Side (minimum) (a)to <i>main building</i> 1.5m (b)between attached dwelling units nil Interior Garage Width (minimum) 2.75m Dwelling Units per Townhouse Building (maximum) 7 Building Height (maximum) 11.9m Parking Spaces (minimum) 3 per dwelling unit Driveway Setback (minimum) (a)from a <i>lot line</i> bisecting attached <i>dwelling units</i> nil (b)from all other <i>lot lines</i> 1.5m Driveway Width (maximum) 2.9m Air Conditioners and Heat Pumps For the purpose of this <i>zone</i> , no air conditioner or heat pump shall be located in the front yard. Privacy Screens For the purpose of this <i>zone</i> , privacy screens shall be permitted between two adjoining balconies, decks or porches. Privacy

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>screens shall not exceed a maximum height of 1.8 m above floor level.</p> <p>Accessory Buildings or Structures In a <i>rear yard</i>, <i>accessory buildings or structures</i> shall be setback a minimum of 1.8m from the <i>rear lot line</i>. No <i>accessory building or structures</i> shall be located within 3 m of a storm water catch basin or storm water pipe located within any <i>yard</i>.</p> <p>Use of Interior Side Yard Notwithstanding any other provision of this by-law, no <i>building or structure</i> or part thereof and no chimney, pilaster or similar ornamental structure or part thereof and no patio or porch or part thereof and no machinery or equipment or part thereof and no fence, sidewalk or walkway or part thereof and no air conditioner or heat pump shall be located in any part of any interior <i>side yard</i> that is subject to a swale.</p>

2. Schedule “A”, Zone Map 36b of By-law 2006-50, as amended is further amended for Blocks 142 and 145, Plan 43M-1921, Town of Caledon, Regional Municipality of Peel, from Townhouse Residential – Exception 538 – Holding Provision 18 (RT-538-H18) to Townhouse Residential Exception 623 (RT-623) in accordance with Schedule “A” attached hereto.

Enacted by the Town of Caledon Council this 18th day of February, 2020.

Allan Thompson, Mayor

Amanda Fusco, Acting Town Clerk