

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2025-XXX

Being a by-law to amend Comprehensive Zoning By-law 2006-50 as amended, with respect to PT LT 22 CON 4 WHS CALEDON, PARTS 1, 2 & 3 ON 43R39365 SUBJECT TO AN EASEMENT OVER PT 2 ON 43R39365 AS IN CA22188 TOWN OF CALEDON, Town of Caledon, Regional Municipality of Peel, municipally known as 14 Agnes 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 PT LT 22 CON 4 WHS CALEDON, PARTS 1, 2 & 3 ON 43R39365 SUBJECT TO AN EASEMENT OVER PT 2 ON 43R39365 AS IN CA22188 TOWN OF CALEDON, Town of Caledon, Regional Municipality of Peel, for residential townhouse 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
RT	XXX	<ul style="list-style-type: none"> - <i>Apartment, Accessory</i> - <i>Day Care, Private Home</i> - <i>Dwelling, Common Element Townhouse</i> - <i>Dwelling Semi Detached</i> - <i>Dwelling, Townhouse</i> - <i>Home Occupation</i> 	<p>Street shall include a private road.</p> <p>Parking Requirements: minimum of 2 private parking spaces per dwelling unit, plus common visitor parking spaces of 0.25 per unit with only two private spaces, and 0.125 for each unit with three or more private parking spaces.</p> <p>Lot Area: is measured on a per Block basis including any common sewage disposal area 325m² per Dwelling Unit (excluding an Accessory Apartment).</p> <p>Building Area (maximum): 40% (measured on a per/block basis including any common sewage disposal area)</p> <p>Front Yard, Setback to front wall of the main building (minimum): 4.0m</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Rear Yard, Setback (minimum): 12.0m</p> <p>Interior Side Yard (minimum): 1.5 m ⁽¹⁾</p> <p>Exterior Side Yard, Setback (to Agnes Street): 6.0m</p> <p>Exterior Side Yard, Setback (other): 4.0m</p> <p>Maximum Entrance Width: 19.0m</p> <p>Notwithstanding Section 4.43.1 of the By-law, sewage disposal systems with subsurface discharge of up to 10,000 litres/day shall be permitted.</p> <p>Notwithstanding anything to the contrary in this By-law, on the rear of any houses facing Lots 5 to16, Plan Cal-5, there shall be no more than two storeys of vertical wall, and if there is a partial third storey located within a sloping or mansard roof, the only windows on that level facing the rear yard shall be clerestory windows or skylights.</p> <p>Notwithstanding the Zone Standards identified in Section 6.2 or any other Zone Standards referenced in this By-law, such Zone Standards shall be applied to each individual Block as illustrated on Schedule "B" to this by-law.</p>

(1) Where a common vertical wall separates two dwelling units, no interior side yard shall be required.

2. Schedule "A", Zone Map 82 of By-law 2006-50, as amended is further amended for PT LT 22 CON 4 WHS CALEDON, PARTS 1, 2 & 3 ON 43R39365 SUBJECT TO AN EASEMENT OVER PT 2 ON 43R39365 AS IN CA22188 TOWN OF CALEDON, Town of Caledon, Regional Municipality of Peel, from *Rural Residential (RR)* to *Site Specific Residential Townhouse (RT-XXX)* in accordance with Schedule "A" attached hereto.

Read three times and finally
passed in open Council on the
___ day of _____, 2025.

Annette Groves, Mayor

Kevin Klingenberg, Clerk

DRAFT

Schedule A By-law 2023-XXX

PART OF LOT 22, CONCESSION 4
WEST OF HURONTARIO STREET
GEOGRAPHIC TOWNSHIP OF CALEDON

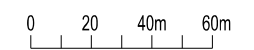
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

Legend

- Subject Lands
- Proposed Zone Boundaries

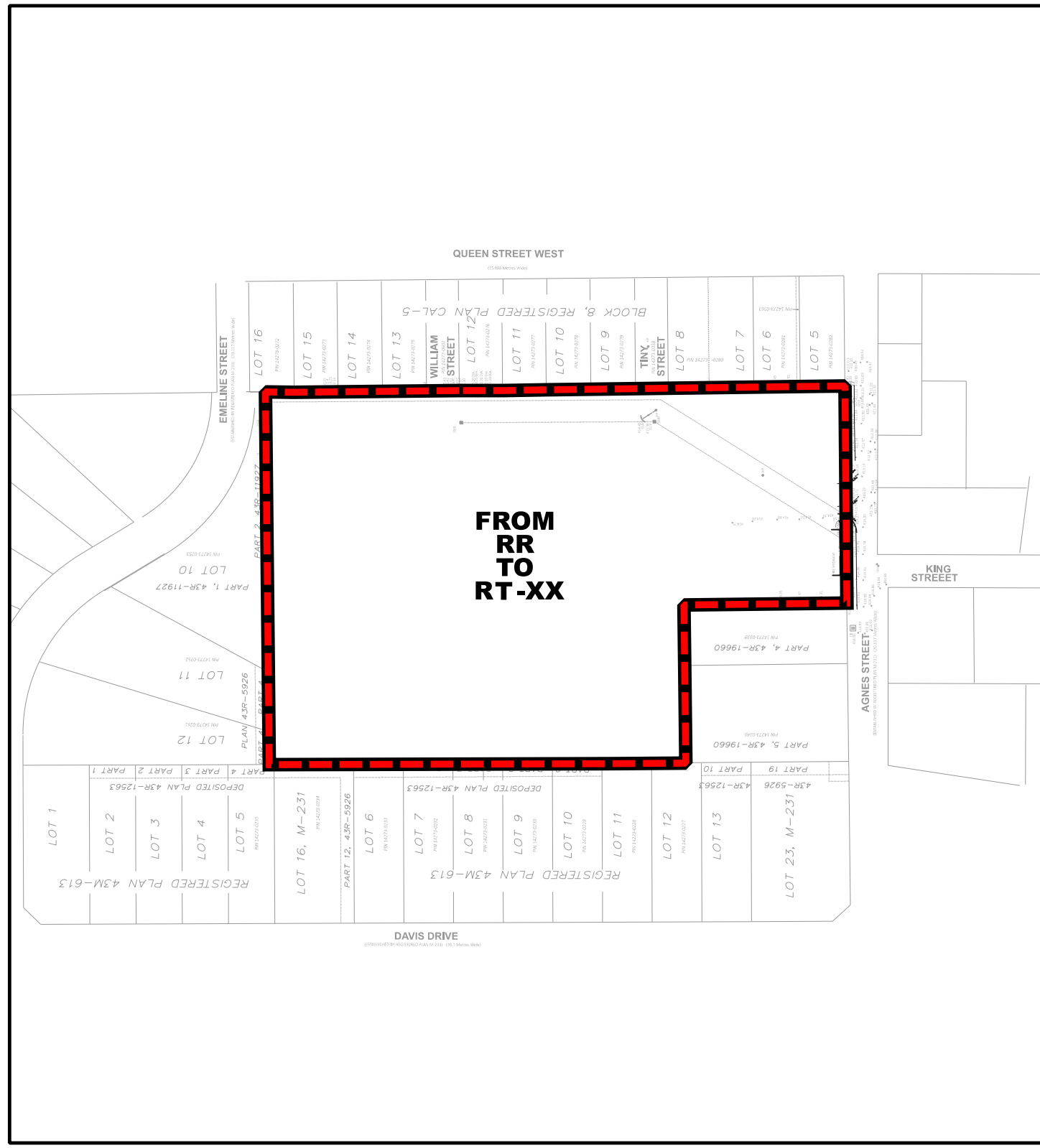


Zoning Schedule



Scale

Date: 2023-03-22




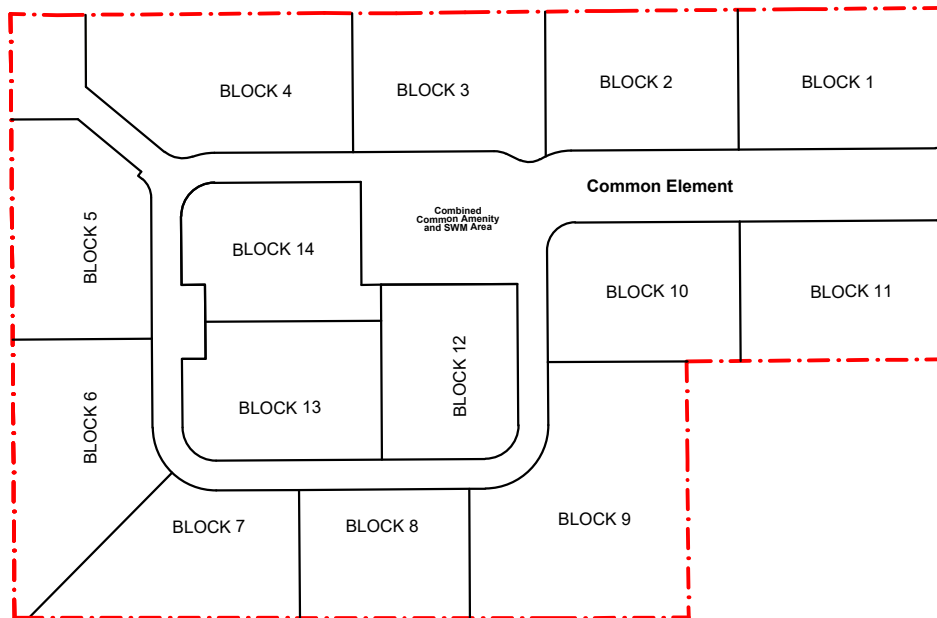
Schedule B By-law 2025-XXX

PART OF LOT 22, CONCESSION 4
WEST OF HURONTARIO STREET
GEOGRAPHIC TOWNSHIP OF CALEDON

TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

Legend

 Subject Lands



Zoning Schedule



0 20 40 60m
Scale

Date: 2025-01-30