

Vacant Lot 1 Caledon

Hwy 50 North of Old Church Road

~~\$395,500~~

\$375,500



Country Building Lot in beautiful setting with long vistas to Caledon Countryside. The Village of Palgrave and Bolton are within easy communiing to schools and shopping. The area has an abundance of rural recreation opporotunities, trails and private golf courses. The area has many custom built homes in the area that is bounded by the Palgrave Estates. The lot has available gas, water, hydro, bell and cable services in close proximity and existing drveway access.

PROPERTY INFORMATION

Acreage:	2.8 Ac	Postal Code:	L4K 0K8
Property Type:	Treat as Vacant	Lot Dimensions:	219.45 x 579.45 feet
Taxes:	\$228.00 – 2015	Fronting on:	Hwy 50 north of Old Church Rd.
Services:	W, G, B, H, (Septic req)	PIN:	143370145
Zoning:	A2-ORM	Official Plan:	Rural Lands – Countryside Area



www.groganrealestate.com

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Hwy 50 North of Old Church Road

Existing Zoning & Official Plan



Zoning - A2-ORM



Official Plan – Rural – Countryside

The Agricultural and Rural Zones established by this By-law are as follows:

- A1 Agricultural
- A2 Rural
- A3 Small Agricultural Holdings
- A1-ORM Agricultural – Oak Ridges Moraine
- A2-ORM Rural – Oak Ridges Moraine
- A3-ORM Small Agricultural Holdings – Oak Ridges Moraine

TABLE 10.1

USE	ZONES					
	A1	A2	A3	A1-ORM	A2-ORM	A3-ORM
Agriculture-related Commercial Use	✓(5)	✓(5)	✓(5)			
Agriculture-related Industrial Use	✓(5)	✓(5)	✓(5)			
Agri-Tourism Use	✓(6)	✓(6)	✓(6)			
Apartment, Accessory	✓	✓	✓			
Agricultural Uses (ORM)				✓	✓	✓
Animal Agriculture (ORM)				✓	✓	✓
Bed and Breakfast Establishment				✓(3)	✓(3)	✓(3)
Bunkhouse, Accessory	✓(2)	✓(2)		✓(2)	✓(2)	
Dwelling, Accessory	✓	✓				
Dwelling, Accessory (ORM)				✓	✓	
Dwelling, Detached	✓	✓	✓	✓(4)	✓(4)	✓(4)
Environmental Management				✓	✓	✓
Farm	✓	✓				
Farm-based Alcohol Production Facility						

USE	ZONES					
	A1	A2	A3	A1-ORM	A2-ORM	A3-ORM
Farm Equipment Storage Building	✓	✓	✓	✓	✓	✓
Farm Produce Outlet, Accessory	✓	✓	✓	✓	✓	✓
Farm Vacation Home (ORM)				✓	✓	✓
Forest Management				✓	✓	✓
Gasoline Pump Island, Accessory	✓	✓		✓	✓	
Hobby Farm			✓			
Home Business (ORM)				✓	✓	✓
Home Industry	✓	✓	✓			
Home Industry (ORM)				✓	✓	✓
Home Occupation	✓(1)	✓(1)	✓(1)			
Livestock Facility	✓	✓	✓	✓	✓	✓
Nursery, Horticultural	✓	✓	✓	✓	✓	✓
On Farm Diversified Use	✓(6)	✓(6)	✓(6)			
Open Storage, Accessory	✓	✓	✓	✓	✓	✓
Produce Storage Building	✓	✓	✓	✓	✓	✓
Transportation, Infrastructure & Utilities				✓	✓	✓

STANDARD	ZONES					
	A1	A2	A3	A1-ORM	A2-ORM	A3-ORM
Lot Area (Minimum)	8 ha	8 ha	4 ha	8 ha	6 ha	4 ha
Lot Frontage (Minimum)	120 m	90 m	55 m	120 m	90 m	55 m
Building Area (Maximum)	(1)(2)	(1)(2)	5%	(1)(2)	(1)(2)	5%
Yards:						
Front Yard (Minima)	18 m	18 m	18 m	18 m	18 m	18 m
Exterior Side Yard (Minimum)	18 m	18 m	18 m	18 m	18 m	18 m
Rear Yards (Minima)	10 m	10 m		10 m	10 m	
Main building			15 m			15 m
Accessory building			10 m			10 m
Interior Side Yards (Minima)			10 m			10 m
Existing lots of less than 8 ha	3 m			3 m		
Existing lots of less than 8 ha		3 m			3 m	
Other lots	15 m	15 m		15 m	15 m	
Building Heights (Maxima)						
Residential uses	10.5 m	10.5 m	10.5 m	10.5 m	10.5 m	10.5 m
Non-Residential uses	12.2 m	12.2 m	12.2 m	12.2 m	12.2 m	12.2 m
Landscaping Area (Minimum)	10%	10%	50%	10%	10%	50%
Accessory Gasoline Pump Island Setback (Minimum)	9 m	9 m		9 m	9 m	
Driveway Setback (Minimum)	3m	3m	3m	3m	3m	3m
Parking Space Setback (Minimum)						
From any street line	3m	3m	3m	3m	3m	3m

Footnotes For Table 10.2

- (1) The maximum building area shall be the lesser of 5% or 0.8 hectares.
- (2) The maximum building area shall not apply to Public Uses owned and operated by the Town of Caledon.



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