



Tuesday, July 15, 2025

7:00 p.m.

Hybrid / Council Chamber

Pages

1. NOTICE

This meeting will be held as a hybrid meeting with Members of Council participating in person at Town Hall and remotely. Members of the public are invited to view the meeting by attending in person, watching the live stream or calling into the meeting.

To provide a delegation in-person or virtually to an item listed on the agenda, please complete the [participation form](#) available on the Town's Website prior to the meeting.

The [live stream](#) of this meeting will be available on the Town's website approximately five (5) minutes prior to the start of the meeting.

If you have questions or comments regarding items on this agenda, please contact Council and Committee Services by email to agenda@caledon.ca or by phone at 905.584.2272 ext. 2366. Please advise us if you require an accessibility accommodation to participate in the meeting or if you require this package in an alternative format.

2. CALL TO ORDER

3. INDIGENOUS LAND ACKNOWLEDGMENT

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4. DISCLOSURE OF PECUNIARY INTEREST

5. PUBLIC MEETING

5.1 Proposed Official Plan Amendment POPA 2025-0013 and Zoning By-law Amendment RZ 2025-0015

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The Town of Caledon is proposing zoning changes that expand housing options in both urban and rural areas. These updates allow for up to four units per lot by introducing multiplex dwellings and adjusting standards for Additional Residential Units (ARUs), that align with provincial policies and preserve community character.

5.2	Proposed Official Plan Amendment POPA 2024-0011 and Zoning By-law Amendment RZ 2024-0034, 12489 & 12861 Dixie Road, Ward 2	51
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The applicant is proposing to amend the Official Plan to facilitate an industrial development intended for warehousing and distribution centres among other uses. The applicant is also proposing stormwater management facilities and environmentally protected features by providing a policy framework for the entire area

5.3	Proposed Zoning By-law Amendment RZ 2024-0029 and Draft Plan of Subdivision 21T-24010C, 12909 Kennedy Rd, Ward 2	112
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The proposed development includes a mix of housing types, such as detached homes, townhouses, condos, and apartments. Open spaces, parks and stormwater pond, and a network of new roads to support access within the subdivision and nearby areas.

6. ADJOURNMENT

Indigenous Land Acknowledgement

Indigenous Peoples have unique and enduring relationships with the land.

Indigenous Peoples have lived on and cared for this land throughout the ages.

We acknowledge this and we recognize the significance of the land on which we gather and call home.

We acknowledge the traditional Territory of the Huron-Wendat and Haudenosaunee peoples, and the Anishnabek of the Williams Treaties.

This land is part of the Treaty Lands and Territory of the Mississaugas of the Credit First Nation.

We honour and respect Indigenous heritage and the long-lasting history of the land and strive to protect the land, water, plants and animals that have inhabited this land for the generations yet to come.

Public Meeting Information Report

Planning Department

Public Meeting: July 15th, 2025 at 7:00 p.m., Hybrid Meeting / Council Chamber

Applicant: The Corporation of the Town of Caledon

File No.: POPA 2025-0013, RZ 2025-0015

The Purpose of a Public Meeting

In accordance with the *Planning Act*, a Public Meeting is held for applicants to present their proposal to the public and Council to receive comments and answer questions that the public and members of Council may have.

Staff and Council will not make a recommendation or decision on the proposal at a Public Meeting. A Planning Report will be brought forward by staff and considered by Council on September 16, 2025.

As a member of the public, you are welcome to request to be notified of any future Public or Council Meetings. Please either provide your contact information on the 'Sign-In' sheet provided in the Atrium at Town Hall on the date of the scheduled meeting or contact the Lead Planner. Please be advised that the sign-in information will form part of the public record for these applications.

Proposal Information

Background

Caledon is expected to be home to 300,000 residents by 2051, and even in the near-term, the Town will grow much faster than the national average. This rapid growth in Caledon's population will drive a significant increase in demand for market and affordable attainable housing.

The Federal Government's Housing Accelerator Fund (HAF) aims to fast-track the supply of housing across Canada in response to similar challenges nationwide. Over two intakes, the fund has issued \$4.4B to deliver at least 112,000 homes across Canada. Caledon was the successful recipient of \$14M through the fund, conditional on the delivery of eight initiatives and 27 associated milestones that realize 2,628 housing units by December 11, 2027. Information about Caledon's action plan is posted online at www.caledon.ca/housing.

As a condition of funding, the Town is required to permit increased housing density, including promoting "missing middle" housing forms by allowing up to four units per residential lot as-of-right to support infill development in low-density neighbourhoods across the Town of Caledon.

Location

The proposed Town-initiated Official Plan Amendment (POPA 2025-0013) applies to all properties within the Town.

The proposed Town-initiated Zoning By-law Amendment (RZ 2025-0013) applies to all properties Town-wide which are zoned by Comprehensive Zoning By-law 2006-50, as amended.

Proposed Official Plan Amendment (POPA 2025-0013)

Town staff has initiated Town-wide Official Plan Amendments to the Region of Peel Official Plan as it applies to the Town, the 1978 Caledon Official Plan and Future Caledon Official Plan to enable more attainable housing options in the urban and rural areas of the Town. This includes changes to permit multiplexes in urban settlement areas, harmonizing and improving the additional residential unit (ARU)



Public Meeting Information Report

Planning Department

framework, and increasing the maximum number of additional units Town-wide in conformity with the 2024 Provincial Planning Statement and all applicable Provincial Plans. The policies aim to ensure a balance that maintains Caledon's character and need for housing.

The proposed changes are contained within Schedule 'A' – Draft Official Plan Amendments, attached.

Proposed Zoning By-law Amendment (RZ 2025-0015)

To implement the amended policies of the Official Plans that enable more attainable housing choices, the Town has initiated a Zoning By-law Amendment to:

Within Urban Settlement Areas

- **Permit Missing Middle Housing Forms:** The amendment introduces definitions and provisions for multiplex dwellings (up to four units) in urban residential areas Town-wide, allowing them as-of-right in parent and site-specific zones. This supports infill development in low-density neighbourhoods.
- **Better Enable Additional Residential Units (ARUs):** The amendment will simplify provisions and increase the maximum number of ARUs permitted on a residential lot from two, to three Town-wide. This includes revising development standards, including a reduction to parking space requirements. The amendment aims to remove process barriers to the uptake of ARUs.

These changes align with the commitments of the Town's HAF agreement.

Within Rural Areas

- **Expand Rural Housing Options:** The amendment aims to increase rural housing options by:
 - Permitting up to three ARUs on non-prime agricultural land, including no more than one detached ARU (which may include up to 2 dwelling units), provided it is not larger than the main dwelling.
 - Permitting up to two ARUs on lots designated as Prime Agricultural Land, subject to the criteria of the 2024 Provincial Planning Statement (2024 PPS) and all applicable Provincial Plans.

ARUs in rural areas must demonstrate sufficient well and septic capacity through the building permit process. Detached ARUs must be subordinate in size to the primary dwelling and be in close proximity to the main dwelling to preserve the rural character and discourage conversion of agricultural land.

These changes also align with the commitments of the Town's HAF agreement.

Town-wide

- **Adjusting Parking Standards:** The amendment proposes a reduction in the parking space size requirements for residential uses from 2.75 m x 6.0 m to 2.6 m x 5.6 m. The amendment also proposes to change how required parking spaces for a residential use can be calculated, allowing the inclusion of a portion of a driveway that is between a front or exterior side lot line and the nearest sidewalk edge or street curb.



Public Meeting Information Report

Planning Department

- **Adjust Definitions:** To clarify the intent and interpretation of the by-law, the amendment proposes new definitions, changes to existing definitions and removal of unnecessary definitions.
- **Housekeeping:** The amendment will adjust references and numbering in the by-law as required.

The proposed changes are contained within Schedule 'B' – Draft Zoning By-law Amendment, attached.

Consultation

Statutory Public Meeting

In accordance with the *Planning Act*, a combined Notice of Application and Public Meeting was placed in the Caledon Enterprise on June 19, 2025. The Notice was also posted on the Town's website at www.caledon.ca/notice and www.caledon.ca/housing.

Department and Agency Comments

The subject application was most recently circulated to external agencies and internal departments for review and comment on June 20, 2025. No comments have been received as of the date this report was prepared.

Next Steps

If you wish to be notified of the adoption or refusal of the proposed Official Plan Amendment and/or the approval or refusal of the proposed Zoning By-law Amendment, you must make a written request to the Planning Department of the Town of Caledon, by email to planning@caledon.ca or mail to 6311 Old Church Road, Caledon, Ontario L7C 1J6.

Appeal Procedures

The applicant or specified persons as defined by the *Planning Act*, R.S.O. 1990, c.P.13, as amended, public bodies as defined by the *Planning Act*, R.S.O. 1990, c.P.13, as amended and registered owners of land to which the by-law would apply who made oral or written submissions to Council prior to the passing of the by-law may appeal a decision of the municipality or planning board to the Ontario Land Tribunal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, they made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person, public body or registered owner of land to which the by-law would apply as a party.

Contact:

For further information, please contact:

Brandon Bell, Senior Development Planner, at 905.584.2272 x. 4228 or housing@caledon.ca.

Attachments:

- Schedule A: Draft Official Plan Amendments
- Schedule B: Draft Zoning By-law Amendment
- Schedule C: Presentation



Proposed Official Plan Amendments

Purpose:

Caledon is committed to increasing housing supply and enabling diverse housing options to meet the needs of our growing community.

The following amendments are proposed to permit multiplexes (up to four residential units) in urban settlement areas and to make changes to the additional residential unit policies, known as Apartments-in-House and Garden Suites in the 1978 Caledon Official Plan.

These amendments include changes to the text of the Region of Peel Official Plan (as it applies to Caledon), Future Caledon Official Plan and 1978 Caledon Official Plan as described in the following tables.

Subject Lands:

The proposed amendment to the Region of Peel Official Plan, Future Caledon Official Plan and 1978 Caledon Official Plan would all apply Town-wide.

Note:

This draft is subject to change (including the addition, modification and deletion of policies) to ensure that the amendments are implemented as intended.

Table 1 - Proposed Changes to Region of Peel Official Plan (for Caledon)

In the “Description of Change” column, text that is **bolded and underlined** is new text to be inserted into the Region of Peel Official Plan. Text that is crossed out (“~~strikethrough~~”) is to be deleted from the Plan.

Item Number	Section	Description of Change
1	5.7.19.8 Rural Lands, Policies	<p>Revise Policy 5.7.19.8 as follows:</p> <p>Not permit <i>new multiple lots or units for residential development</i> in Rural Lands except in site-specific locations with approved zoning or designation in the local municipal official plan that permitted this type of development as of June 16, 2006, <u>and except for additional residential units in accordance with Policy 5.9.14, which may be permitted by an implementing zoning by-law in a manner consistent with the policies of the Provincial Planning Statement, Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan.</u></p>
2	5.9.14 Housing, Policies, Housing Options and Targets	<p>Revise Policy 5.9.14 as follows:</p> <p>Direct the local municipalities to include policies in local municipal official plans that permit <u>up to three additional residential units, unless otherwise restricted by the policies of the Provincial Planning Statement, Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, and the Greenbelt Plan,</u> including:</p> <p>a) the use of two residential units <u>residential unit(s)</u> in a detached house, semi-detached house, or rowhouse; and</p> <p>b) the use of a residential unit <u>residential unit(s)</u> in a building or structure ancillary to a detached house, semi-detached house, or rowhouse, <u>provided no more than three additional residential units are on a lot.</u></p>

Table 2 - Proposed Changes to Future Caledon Official Plan

In the “Description of Change” column, text that is **bolded and underlined** is new text to be inserted into the Future Caledon Official Plan. Text that is crossed out (“~~strikethrough~~”) is to be deleted from the Plan.

Item Number	Section	Description of Change
1	9.3.2 Housing, Missing Middle Housing	<p><u>Revise Policy 9.3.2 as follows:</u></p> <p>To support the evolution of complete communities <u>greater housing choice and affordability</u>, the Town will:</p> <p>a) expand zoning permissions town-wide to support gentle density, <u>such as missing middle housing</u>, in areas that are transit supportive to allow for innovative and diverse housing options. The following criteria shall apply:</p> <p><u>i) All multiplex dwellings shall be located on fully serviced residential lots within urban settlement areas;</u></p> <p><u>ii) Multiplex dwellings shall be designed to integrate harmoniously with the existing built form and character of the surrounding neighbourhood, in accordance with urban design guidelines established by the Town. Consideration should be given to building height, setbacks, landscaping, and parking.</u></p> <p><u>iii) Multiplex dwellings are encouraged on arterial and collector roads, and in proximity to transit and other amenities.</u></p> <p><u>iv) The number of dwelling units in a multiplex dwelling shall be limited to four (4) units.</u></p> <p><u>v) Notwithstanding the above, an amendment to this plan is not required where more than four (4) units are proposed. Consideration for more than four (4) units through the implementing zoning by-law should be given based on site-specific context, including lot size, servicing capacity, adequate parking, proximity to collector or arterial roads, and neighbourhood context.</u></p> <p>b) restrict new low-rise detached and semi-detached housing forms within <i>major transit station areas</i>.</p>

Item Number	Section	Description of Change
2	9.7.1 Housing, Additional Residential Units	<p><u>Revise Policy 9.7.1 as follows:</u></p> <p>Subject to the policies of this Plan, the Provincial Policy Planning Statement and applicable Provincial plans, a maximum of two three <i>additional residential units</i> may be permitted on a lot in conjunction with a detached, semi-detached or townhouse dwelling, which may include:</p> <p>a) two attached <i>additional residential unit(s)</i> within the primary dwelling; and/or,</p> <p>b) one additional residential unit(s) within the primary dwelling and one additional residential unit within an ancillary structure to the primary dwelling.</p>
3	9.7.2 Housing, Additional Residential Units	<p><u>Revise Policy 9.7.2 as follows:</u></p> <p>The severance of an ancillary structure <i>accessory facility</i> containing an ancillary <i>additional</i> <i>residential unit</i> will not be permitted.</p>

Item Number	Section	Description of Change
4	13.3.3 Natural Features and Areas	<p><u>Revise Policy 13.3.3h) as follows:</u></p> <p><i>Development</i> and site alteration within the Natural Features and Areas designation is not permitted except for:</p> <p>a) forest, fish and wildlife management;</p> <p>b) <i>conservation</i> and flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all reasonable alternatives have been considered;</p> <p>c) essential <i>infrastructure</i> exempted, pre-approved or authorized under an environmental assessment process;</p> <p>d) <i>passive recreation</i>;</p> <p>e) minor <i>development</i> and minor <i>site alteration</i>;</p> <p>f) existing uses, buildings or structures;</p> <p>g) expansions or alterations to existing buildings or structures;</p> <p>h) accessory, uses, buildings, or structures <u>provided such accessory building or structures are not used as an additional residential unit</u>, and,</p> <p>i) a new single residential dwelling on an <i>existing lot of record</i>, provided that the dwelling would have been permitted by the applicable planning legislation or zoning by-law on May 23, 2014. A new dwelling built after May 23, 2014 in accordance with this policy will be deemed to be an existing building or structure for the purposes of subsections g) and h) above.</p>

Item Number	Section	Description of Change
5	17.6.1 Agricultural Area and Rural Lands, Rural Housing	<p><u>Revise Policy 17.6.1, subsections (a) and (b), as follows:</u></p> <p>Where an additional residential units is <u>are</u> permitted within <i>Prime Agricultural Areas</i> and or <u>or</u> rural lands by this Plan, the following policies will apply:</p> <p>a) Where an additional residential units is <u>are</u> permitted, it <u>such units</u> will be subordinate in size to the primary residential dwelling unit, and it will be demonstrated that there is sufficient well and septic system capacity to service the <i>additional residential unit</i>.</p> <p>b) Where an additional residential units is <u>are</u> permitted in an <i>accessory facility</i>, it <u>such units</u> will be located in close proximity to the primary residential dwelling unit and be on a lot of a sufficient size to accommodate the <i>additional residential unit</i>. New driveways from a Regional Road for a new <i>additional residential unit</i> will not be permitted.</p>
5	17.6.1 Agricultural Area and Rural Lands, Rural Housing	<p><u>Further to the above, insert a new subsection (c), in Policy 17.6.1 as follows and renumber the remaining subsections accordingly:</u></p> <p><u>c) Notwithstanding Policies 9.7.1 and 9.7.2, where a residential dwelling is permitted on a lot in a prime agricultural area, up to two additional residential units will be permitted in accordance with provincial policies provided that, where two additional residential units are proposed, at least one of the additional residential units is to be located within or attached to the principal dwelling, and any additional residential units:</u></p> <p><u>i) comply with the minimum distance separation formulae;</u></p> <p><u>ii) are compatible with, and would not hinder, surrounding agricultural operations;</u></p> <p><u>iii) have appropriate sewage and water services;</u></p> <p><u>iv) address any public health and safety concerns;</u></p> <p><u>v) are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and,</u></p> <p><u>vi) minimize land taken out of agricultural production.</u></p>

Item Number	Section	Description of Change
6	17.6.1 Agricultural Area and Rural Lands, Rural Housing	<p><u>Further to the above, revise the remainder of Policy 17.6.1 as follows:</u></p> <p>e) d) Where an <i>additional residential unit</i> is proposed on lands subject to the Greenbelt Plan, Oak Ridges Moraine Conservation Plan or the Niagara Escarpment Plan, conformity with those Provincial Plans is required.</p> <p>d) e) The future severance of <i>additional residential units</i> is prohibited; and,</p> <p>e) f) In order to mitigate the cumulative impacts of multiple uses on individual properties on the <i>agricultural system</i>, the character of the area, the road network and the ability to provide water and sewage services, the establishment of <i>additional residential units</i> on a property will be restricted if <i>agriculture-related uses</i> and/or <i>on-farm diversified uses</i> are located on the same property.</p>
7	17.6.3 Agricultural Area and Rural Lands, Rural Housing	<p><u>In Policy 17.6.3, insert a new subsection (c) as follows:</u></p> <p>Where a new or expanding <i>non-agricultural use</i> is proposed in the <i>Prime Agricultural Area</i>, it will be required that:</p> <p>a) an <i>agricultural impact assessment</i> be prepared in accordance with Provincial and Municipal guidelines, <u>except in the case of permitted <i>additional residential uses</i>, which are instead required to comply within minimum distance separation formulae</u>; and,</p> <p>b) <i>adverse effects</i> on agricultural operations will be avoided or, if avoidance is not possible, will be minimized and mitigated. Where mitigation is required, the mitigation measures should be incorporated as part of the <i>non-agricultural uses</i>, as appropriate, within the area being developed.</p>
8	31 Glossary	<p><u>Revise the term as follows:</u></p> <p>Multiplex means a single, low-rise, building with two, three or four dwelling units built at a scale similar to a detached dwelling. This type of housing is also referred to as a duplex, triplex or fourplex. means a residential <i>building</i> with multiple <i>dwelling units</i>. In order to qualify as a <i>Multiplex Dwelling</i>, at least one <i>dwelling unit</i> must be entirely or partially above another. A <i>dwelling unit</i> within a <i>multiplex dwelling</i> is not a <i>main dwelling</i> that can contain an <i>Additional Residential Unit</i>.</p>

Table 3 - Proposed Changes to the 1978 Caledon Official Plan

In the “Description of Change” column, text that is **bolded and underlined** is new text to be inserted into the 1978 Caledon Official Plan. Text that is crossed out (“~~strikethrough~~”) is to be deleted from the Plan.

Item Number	Section	Description of Change
1	5.10 Settlements, General Policies	<p><u>Insert the following new policy after Policy 5.10.3.14, and renumber the subsequent policies and references as required:</u></p> <p><u>5.10.3.14 Within fully serviced settlement areas, multiplex dwellings shall be permitted in residential zones to provide a range of housing options and affordability. The following criteria shall apply:</u></p> <p><u>a) All multiplex dwellings shall be located on fully serviced lots within urban settlement areas;</u></p> <p><u>b) Multiplex dwellings shall be designed to integrate harmoniously with the existing built form and character of the surrounding neighbourhood, in accordance with urban design guidelines established by the Town. Consideration should be given to building height, setbacks, landscaping, and parking.</u></p> <p><u>c) Multiplex dwellings are encouraged on arterial and collector roads, and in proximity to transit and other amenities.</u></p> <p><u>d) The number of dwelling units in a multiplex dwelling shall be limited to four (4) units.</u></p> <p><u>e) Notwithstanding the above, an amendment to this plan is not required where more than four (4) units are proposed. Consideration for more than four (4) units through the implementing zoning by-law should be given based on site-specific context, including lot size, servicing capacity, adequate parking, proximity to collector or arterial roads and neighbourhood context.</u></p>

Item Number	Section	Description of Change
2	6.7 Glossary of Terms	<p><u>The following terms will be deleted:</u></p> <p>14. <u>Apartment in House</u>, shall mean a self-contained residential unit with its own cooking and bathroom facilities and two accesses to the exterior to the satisfaction of the Fire and Building departments and is created through converting part of, or adding onto, a permitted residential structure including a detached, semi-detached, duplex or link house and the unit is accessory to the existing principal dwelling unit.</p> <p>66. <u>Garden Suite</u>, shall mean a single unit, one (1) storey freestanding temporary and portable residential structure containing bathroom and cooking facilities which is equipped for year round occupancy but shall not include a tourist vehicle, tourist trailer or any trailer. A Garden Suite shall remain accessory to an existing permanent detached dwelling.</p>
3	6.7 Glossary of Terms	<p><u>The following terms will be added in alphabetical order and all glossary terms renumbered as required:</u></p> <p><u>Additional Residential Unit means a self-contained separate dwelling unit with full kitchen and bath facilities and separate entrance, as part of an existing detached, semi-detached or row house, or in a structure ancillary to a detached, semi-detached or row house.</u></p> <p><u>Multiplex Dwelling means a residential building with multiple dwelling units. In order to qualify as a Multiplex Dwelling, at least one dwelling unit must be entirely or partially above another. A dwelling unit within a multiplex dwelling is not a main dwelling that can contain an Additional Residential Unit.</u></p>
4	6.7 Glossary of Terms	<p><u>Amend the following terms as indicated below:</u></p> <p>2. <u>Accessory Building or Structure</u> shall mean a detached building or structure that is not used for human habitation, the use of which is naturally and normally incidental to, or subordinate to, or exclusively devoted to a principal use or building located on the same lot.</p> <p>150. <u>Residential Intensification</u>, shall mean the creation of new residential units through accommodation in existing buildings or on previously developed, serviced land and includes infill, but excludes apartments in houses and garden suites <u>additional residential units</u>.</p>

Item Number	Section	Description of Change
5	Entirety of Plan	<u>Replace all references of “Apartments-in-House” or “Apartment-in-House” to “Additional Residential Unit”</u>
6	Entirety of Plan	<u>Replace all references of “Garden Suites” to “Detached Additional Residential Units”</u>
7	3.5.3.10 Housing, Policies, Apartments in Houses	<p><u>Revise Policy 3.5.3.10 by deleting the Apartment-In-House policies as follows:</u></p> <p><u>Apartments in Houses</u></p> <p>The Town recognizes Apartments in Houses as a housing form which will assist in meeting the needs of the Town’s current and future residents. Given the temporary nature of this form of housing, Apartments in Houses will not be subject to the density calculation policies of this Plan. Only one garden suite or apartment in house will be permitted per lot.</p> <p>3.5.3.10.1 Criteria for Apartments in Houses</p> <p>a) An Apartment in House shall be permitted within a detached, semi-detached, duplex or link house and is located on residentially designated lands within the Rural Service Centres of Bolton, Mayfield West and Caledon East, on lands within Villages and Hamlets where the primary use is residential, or located on lands identified as Prime Agricultural Area and General Agricultural Area, Rural Lands, Rural Estate Residential Area, Policy Area 1, 2 or 3 within the Palgrave Estate Residential Community, or Environmental Policy Area lands within the Town of Caledon in accordance with the policies of this Plan, the provisions of the Comprehensive Zoning By-law, and where required, the approval of the Building Department and/or the appropriate conservation authority.</p>

Item Number	Section	Description of Change
	3.5.3.10 Housing, Policies, Apartments in Houses	<p><u>Further to the above, delete the remainder of Policy 3.5.3.10 as follows:</u></p> <p>b) In accordance with the requirements of the Niagara Escarpment Plan, except for lands lying within a Minor Urban Centre, Apartments in Houses shall not be permitted within the Niagara Escarpment Plan Area.</p> <p>c) Within the ORMCPA, Apartments in Houses shall also be required to meet all applicable policies contained in Section 7.10, and in particular 7.10.3.10.1.</p> <p>d) Apartments in Houses should generally have a minimum size of 32.5 m².</p> <p>e) Apartments in Houses should generally be restricted to a maximum size of 30% of the detached, semi-detached, duplex or link house excluding the cellar and private garage.</p> <p>f) An Apartment in House will be registered in the Town's Apartment in House Register.</p>

Item Number	Section	Description of Change
8	3.5.3.10 Housing, Policies, Apartments in Houses	<p>Add the following policies to Policy 3.5.3.10 and rename to <u>Additional Residential Units</u> and revise the Table of Contents:</p> <p><u>Additional Residential Units</u></p> <p><u>3.5.3.10.1 Subject to the policies of this Plan, the Provincial Planning Statement and applicable Provincial plans, a maximum of three additional residential units may be permitted on a lot in conjunction with a detached, semi-detached or townhouse dwelling, which may include:</u></p> <p><u>a) additional residential unit(s) within the primary dwelling; and/or,</u></p> <p><u>b) additional residential unit(s) within an accessory building or structure to the primary dwelling.</u></p> <p><u>3.5.3.10.2 The severance of an accessory building or structure containing an additional residential unit will not be permitted.</u></p> <p><u>3.5.3.10.3 All additional residential units in existing or new developments are subject to:</u></p> <p><u>a) the requirements of the Ontario Building Code, the Town's Zoning By-law, and any applicable Conservation Authority regulations; and,</u></p> <p><u>b) the Town-wide Design Guidelines.</u></p>

Item Number	Section	Description of Change
	3.5.3.10 Housing, Policies, Apartments in Houses	<p>Further to the above, add the following policies to Policy 3.5.3.10:</p> <p><u>3.5.3.10.4 Intensification will not occur within environmental policy areas or in areas rendered inaccessible to people and vehicles during times of flooding and/or erosion hazards.</u></p> <p><u>3.5.3.10.5 Subject to sufficient public or private water and wastewater servicing capacity, servicing for additional residential units is to be connected through the primary dwelling.</u></p> <p><u>3.5.3.10.6 Requirements for on-site parking and minimum yards/setbacks for access to dwelling units will be established through the implementing zoning.</u></p> <p><u>3.5.3.10.7 Urban Residential Properties</u></p> <p><u>a) Large residential developments on sites two hectares or greater in size are encouraged to include a minimum of one <i>additional residential unit</i> within each detached and semi-detached dwelling unit.</u></p> <p><u>b) In order to contribute to rental housing stock, low density residential developments within or abutting strategic growth areas should aim to provide a minimum of one occupancy-ready <i>additional residential unit</i> within at least 50 percent of new detached, semi-detached and townhouse dwelling units.</u></p>

	<p>3.5.3.10 Housing, Policies, Apartments in Houses</p>	<p>Further to the above, add the following policies to Policy 3.5.3.10:</p> <p><u>3.5.3.10.8 Rural and Agricultural Properties</u></p> <p><u>3.5.3.10.8.1 Where additional residential units are permitted within Prime Agricultural Areas and/or rural lands by this Plan, the following policies will apply:</u></p> <p><u>a) Where additional residential units are permitted, such units will be subordinate in size to the primary residential dwelling unit, and it will be demonstrated that there is sufficient well and septic system capacity to service the additional residential unit as required by the Ontario Building Code;</u></p> <p><u>b) Where additional residential units are permitted in an accessory building or structure, such units will be located in close proximity to the primary residential dwelling unit and be on a lot of a sufficient size to accommodate the additional residential unit. New driveways from a Regional Road for a new additional residential unit will not be permitted;</u></p> <p><u>c) Where a residential dwelling is permitted on a lot in a <i>prime agricultural area</i>, up to two <i>additional residential units</i> will be permitted in accordance with provincial policies provided that, where two <i>additional residential units</i> are proposed, at least one of the <i>additional residential units</i> is to be located within or attached to the principal dwelling, and any <i>additional residential units</i>:</u></p> <ul style="list-style-type: none"> <u>i) comply with the minimum distance separation formulae;</u> <u>ii) are compatible with, and would not hinder, surrounding agricultural operations;</u> <u>iii) have appropriate sewage and water services;</u> <u>iv) address any public health and safety concerns;</u> <u>v) are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and</u> <u>vi) minimize land taken out of agricultural production;</u> <p><u>d) Where an <i>additional residential unit</i> is proposed on lands subject to the Greenbelt Plan, Oak Ridges Moraine Conservation Plan or the Niagara Escarpment Plan, conformity with those Provincial Plans is required;</u></p> <p><u>e) The future severance of additional residential units is prohibited; and,</u></p>
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Item Number	Section	Description of Change
		<u>f) To mitigate the cumulative impacts of multiple uses on individual properties on the agricultural system, the character of the area, the road network and the ability to provide water and sewage services, the establishment of additional residential units on a property will be restricted if agriculture-related uses and/or on-farm diversified uses are located on the same property.</u>
9	3.5.3.13 Housing, Policies, Garden Suites	Delete Policy in its entirety, and the reference in the Table of Contents: Garden Suites 3.5.3.13.1 For policies regarding Garden Suites refer to Section 6.2.13.3 of this Plan.
10	4.2.2.3.4 Greenfield Density Policies	<u>Revise Policy 4.2.2.3.4 as follows:</u> Caledon will support and plan for innovative means of contributing to the achievement of the Regional minimum Greenfield Density Target in residential neighbourhoods in the Designated Greenfield Area such as Apartments in Houses, coach houses (apartments above garages), and duplexes <u>additional residential units and multiplex dwellings.</u>
11	5.3.2.1 Rural Estate Residential General Policies	<u>Revise Policy 5.3.2.1 as follows:</u> The predominant use of land outlined as Rural Estate Residential Area on Schedule F, is single-family dwellings on large lots. Apartments in houses <u>Additional Residential Units</u> as per Section 3.4.3.6 of this Plan, shall be permitted in Rural Estate Residential. Garden Suites as per Section 6.2.13.3 of this Plan, shall be permitted in Rural Estate Residential. The emphasis is on minimum disturbance of the natural setting and environment offering a distinctly "rural" atmosphere to those people not wishing to live in continuously built-up urban areas.
12	5.10.3.24 Settlements – General Policies	<u>Revise Policy 5.10.3.24 as follows:</u> Apartments in Houses <u>Additional Residential Units</u> as per Section 3.5.3.10 of this Plan, shall be permitted in Rural Service Centres, Villages and Hamlets where the primary use is residential. Garden Suites as per Section 6.2.13.3 of this Plan, shall be permitted in Settlements.

13	6.2.13.3 Planning and Development Review Process, Temporary Use By-laws, Garden Suites	<p><u>Delete Policy 6.2.13.3 in its entirety:</u></p> <p>6.2.13.3 <u>Garden Suites</u></p> <p>The Council of the Corporation of the Town of Caledon recognizes the garden suite as a housing form which will assist in meeting the needs of current and future residents of the Town. Only one garden suite or apartment in house will be permitted per lot.</p> <p>Given the temporary nature of this form of housing, Garden Suites will not be subject to the density calculation policies of this Plan.</p> <p>6.2.13.3.1 Criteria for Garden Suites</p> <p>a) Garden Suites shall be permitted on lands identified as Prime Agricultural Area and General Agricultural Area, Rural Lands, Rural Estate Residential Area, Policy Areas 1, 2 or 3 within the Palgrave Estate Residential Community, on residentially designated lands within the Rural Service Centres of Bolton, Mayfield West and Caledon East, on lands within Villages and Hamlets where the primary use is residential, and on Environmental Policy Area lands subject to the major expansion policies of this Plan, the Comprehensive Zoning Bylaw provisions, the approval of the Building Department and/or the appropriate conservation authority where required, and subject to the approval by the Council of the Corporation of the Town of Caledon of a Temporary Use By-law for the subject property, and the appropriate agreement registered on the title of the property.</p> <p>b) In accordance with the requirements of the Niagara Escarpment Plan, except for lands lying within a Minor Urban Centre, Garden Suites shall not be permitted on lands located within the Niagara Escarpment Plan Area.</p> <p>c) The Garden Suite shall be accessory to the permanent detached dwelling on the property with respect to its services and utilities which must, in so far as is possible, be connected to the services and utilities of the permanent detached dwelling.</p> <p>d) The maximum height of the Garden Suite shall be one (1) storey.</p> <p>e) Only one (1) Garden Suite shall be permitted per lot.</p> <p>f) The minimum size of a Garden Suite shall be approximately 32.5 square metres while the maximum size of the Garden Suite shall be approximately 93 square metres.</p> <p>g) The Garden Suite should generally comply with the Town of Caledon's Zoning By-law provisions relating to building setbacks</p>
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		<p>and landscaping area, and a high quality of site design shall be required to ensure compatibility with the surrounding community.</p> <p>h) The Garden Suite shall be situated in the side or rear yard and not in a front yard in a Settlement Area, a Rural Estate Residential Area, or the Policy Areas 1, 2, or 3 within the Palgrave Estate Residential Community.</p> <p>—i) Notwithstanding Subsection 6.2.13.3.1h) a Garden Suite shall be permitted to be situated in the front yard on lands described as Part Lot 2, Concession 6 EHS (Caledon), municipally known as 15676 Airport Road, Town of Caledon, Regional Municipality of Peel.</p> <p>i) Where possible the Garden Suite shall generally be situated in the side or rear yard and not in a front yard in a Prime Agricultural Area, General Agricultural Area or Rural Lands.</p> <p>j) The Garden Suite shall generally be located no more than 15 metres from the main dwelling.</p> <p>k) The Garden Suite shall not be situated over any existing underground services or utilities.</p> <p>l) The Garden Suite shall not encroach upon any permanent easements registered on the title of the property. A survey plan may be required.</p> <p>m) The installation of the Garden Suite shall not interfere with, nor disrupt, the existing surface water drainage pattern on adjacent properties, nor cause any ponding of stormwater.</p> <p>n) The Garden Suite location shall ensure the protection of Environmental Policy Area form, function and integrity.</p> <p>o) One parking space on the property designated for the occupant(s) of the Garden Suite is required and should be generally accessible from a common driveway.</p> <p>p) Where applicable, the Garden Suite shall require the approval of the Town of Caledon with respect to septic systems.</p> <p>q) A detailed site plan reflecting the above noted features to the satisfaction of the Town of Caledon.</p> <p>r) All Garden Suite installations shall be subject to an agreement registered on the title to the property, and such agreement will, among other matters, stipulate:</p> <p>i) The names of the specific individuals who will be entitled to occupy the Garden Suite;</p>
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Item Number	Section	Description of Change
		<p>ii) The detailed site plan referred to in Section 6.2.13.3.1 q);</p> <p>iii) The mutual obligations of the Garden Suite owner/supplier and the property owner/host family with respect to its installation, removal when no longer required, and the restoration of the property after its removal;</p> <p>iv) That the Garden Suite must be removed within a stipulated time period following the termination of its occupancy by the stipulated individuals;</p> <p>v) The right of the municipality with prior notification to enter upon the property and into the Garden Suite at periodic intervals to ascertain compliance with the provisions of the agreement;</p> <p>vi) The right of the Town, upon expiry of the agreement, to enter upon the property and remove the Garden Suite, retain the Garden Suite for a specified period with the right to sell to recoup removal costs or recoup removal costs by invoicing the property through taxes; and,</p> <p>vii) The penalties that will be invoked for failure to comply with the terms of the agreement.</p> <p>s) The Temporary Use By-law, and agreement regulating the installation of a garden suite, will be in effect for a period of up to ten (10) years from the date that of passing at which time the Garden Suite will be removed from the property.</p> <p>t) Notwithstanding Section 6.2.13.3.1 s), Council may by by-law grant further periods of not more than three (3) years each during which the temporary use is authorized.</p> <p>u) Within the ORMCPA, except for lands lying within the ORMCP Settlement Area, ORMCP Rural Settlement designations and the Palgrave Estate Residential Community, Garden Suites shall not be permitted on lands located within the Oak Ridges Moraine. Garden Suites shall also comply with the provisions of Section 7.10.3.10.2.</p>

Item Number	Section	Description of Change
14	7.1.3.6 Palgrave Estate Residential Community, General Development Policies	<p><u>Revise Policy 7.1.3.6 as follows:</u></p> <p>Apartments-in-houses Additional Residential Units as per Section 3.5.3.10 of this Plan shall be permitted within the Palgrave Estate Residential Community. Garden Suites as per Section 6.2.13.3 of this Plan shall be permitted in the Palgrave Estate Residential Community. Within Policy Area 4, Apartments-in-Houses and Garden Suites Additional Residential Units shall also be subject to the detailed provisions of Section 7.10, and in particular, Section 7.10.3.10.</p>
15	7.10.3.10.1 Oak Ridges Moraine Conservation Plan, Second Dwellings	<p><u>Revise Policy 7.10.3.10.1 as follows:</u></p> <p>Within the ORMCPA, except for lands lying within the ORMCP Settlement Area and Rural Settlement designations and the Palgrave Estate Residential Community, Apartments-in-Houses Additional Residential Units shall not be permitted on lands located within the Oak Ridges Moraine. In addition to the provisions of Section 3.5.3.10, if the application is within EPA and requires an expansion of the existing dwelling, the applicant must demonstrate that:</p> <p>a) The expansion meets the requirements of Section 7.10.3.8.1 b).</p>
16	7.10.3.10.2 Oak Ridges Moraine Conservation Plan, Second Dwellings	<p><u>Delete Policy 7.10.3.10.2 as follows:</u></p> <p>Within the ORMCPA, except for lands lying within the ORMCP Settlement Area and Rural Settlement designations and the Palgrave Estate Residential Community, Garden Suites shall not be permitted on lands located within the Oak Ridges Moraine. In addition to the provisions of Section 6.2.13.3, if the application is within EPA, the applicant must demonstrate that:</p> <p>a) There are no reasonable alternative locations for the Garden Suite outside of EPA;</p> <p>b) That the Garden Suite will not adversely affect the ecological integrity of the ORMCPA; and,</p> <p>c) A Site Plan has been approved.</p>

**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,
to introduce and amend various definitions, standards and provisions relating to
multiplexes and additional residential units.

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 introduce and amend various definitions, standards and provisions relating to multiplexes and additional residential units.

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. All references in the By-law to “*Accessory, Apartment*” are changed to “*Additional Residential Unit*”. For clarity, this includes but is not limited to instances of “*Apartment, Accessory*” where they are listed as permitted uses in the by-law.
2. The following definitions are deleted from Section 3, Definitions:
Accessory, Apartment
Dwelling, Duplex
Dwelling, Garden Suite

3. The following definitions are added to Section 3, Definitions, in alphabetical order:

Additional Residential Unit means a self-contained *dwelling unit* permitted in addition to a *main dwelling unit* and is located within the same *building*, or within a detached *accessory building* or *private garage* on the same *lot*, as the *main dwelling*. The addition of an *additional dwelling unit* does not change a *dwelling* into any other type of residential building typology.

Dwelling, Main (or ***Main Dwelling***) means the primary *dwelling unit* on a *lot*.

Dwelling, Multiplex (or ***Multiplex Dwelling***) means a residential *building* with multiple *dwelling units*. In order to qualify as a *Multiplex Dwelling*, at least one *dwelling unit* must be entirely or partially above another. A *dwelling unit* within a *multiplex dwelling* is not a *main dwelling* that can contain an *Additional Residential Unit*.

4. Section 3, Definitions, is amended by deleting the following definitions and replacing them as follows:

Detached means when used in reference to a *building*, means a structurally self-supporting *building* which is not physically attached to any other *building*.

Dwelling Unit means a room or group of rooms designed, occupied, or capable of being occupied as a single, self-contained housekeeping unit which contains separate sanitary facilities, living quarters, and cooking facilities and has a private entrance from outside the *building* or from a common hallway or stairway.

Finished Grade means, with reference to a *building*, the average elevation of the finished surface of the ground where it meets the exterior of the front of such *building*. Finished grade is calculated by summing the elevations at each end of the front wall and dividing the sum by two (2).

Lane means a public or private thoroughfare, whether or not improved for *use*, which has a reduced right of way width and which affords a means of access for vehicular traffic to abutting *lots*.

Street means a public thoroughfare under the jurisdiction of either the Corporation of the Town of Caledon, the Region of Peel or the Province of Ontario, a *private*

road, or lane. Street allowance and “public thoroughfare” shall have the same meaning and includes all lands within the dedicated right-of-way.

Streetline means a lot line separating the lot from a street.

- 5. Schedule H “Additional Residential Units Overlay Zone” is deleted and all references pertaining to it are removed.
- 6. Subsection 2.5 “Overlay Zones” is amended to remove clause (f).
- 7. Subsection 4.2.4 respecting an Apartment, Accessory use is deleted in its entirety.
- 8. Subsection 4.15 “Garden Suites” is deleted in its entirety.
- 9. Subsection 4.4 “Additional Residential Units Overlay Zone” is deleted, and all subsequent subsections are renumbered.
- 10. Table 6.1 of Section 6, Residential Zones, is amended as follows by adding Additional Residential Unit as a permitted use, in alphabetical order, in the RT and RMD zones, in addition to the RE, RR, R1 and R2 zones, subject to a footnote:

USE	RE	RR	R1	R2	RT	RMD
Additional Residential Unit	✓ (4)	✓ (4)	✓ (4)	✓ (4)	✓ (4)	✓ (4)

- 11. Footnote (4) is added to Table 6.1 of Section 6, Residential Zones:

(4) Must comply with the provisions of Section 6.4 Additional Residential Units.
- 12. Table 6.1 of Section 6, Residential Zones, is amended by deleting the row containing Accessory, Apartment.
- 13. Table 10.1 of Section 10, Agricultural and Rural Zones, is amended as follows by adding Additional Residential Unit as a permitted use, in alphabetical order, in the A1, A2 and A3 zones, subject to a footnote:

USE	A1	A2	A3
Additional Residential Unit	✓ (9)	✓ (9)	✓ (9)

- 14. Footnote (9) is added to Table 10.1 of Section 10, Agricultural and Rural Zones:

(9) Must comply with the provisions of Section 6.4 Additional Residential Units.
- 15. Table 10.1 of Section 10, Agricultural and Rural Zones, is amended by deleting the row containing Accessory, Apartment.
- 16. Table 11.1 of Section 11, Environmental Policy Area Zones, is amended as follows by adding Additional Residential Unit as a permitted use, in alphabetical order, in the EPA2 zone, subject to a footnote:

USE	EPA2
Additional Residential Unit	✓ (6)

- 17. Footnote (6) is added to Table 11.1 of Section 11, Environmental Policy Area Zones:

(9) Must comply with the provisions of Section 6.4 Additional Residential Units.
- 18. Table 11.1 of Section 11, Environmental Policy Area Zones, is amended by deleting the row containing Accessory, Apartment.
- 19. Section 6, Residential Zones, is amended by inserting a new subsection, 6.4 “Additional Residential Units”, including Table 6.3 and Table 6.4:

6.4 Additional Residential Units

- 6.4.1 An *additional residential unit* shall only be permitted on the same *lot* as a *detached dwelling, semi-detached dwelling*, or any variation of a *townhouse dwelling*.
- 6.4.2 Notwithstanding the maximum number and type of *additional residential units* provided in Table 6.3 of 6.4.4, and Table 6.4 of 6.4.5, the maximum number and type of *additional residential units* shall be in accordance with the provisions of the 2024 Provincial Planning Statement, Oak Ridges Moraine Conservation Plan, Greenbelt Plan, Niagara Escarpment Plan and/or Bolton Special Policy Area policies. For clarity, where a conflict exists between this by-law and provincial plans or Special Policy Area, the provincial plan or Special Policy Area shall apply.
- 6.4.3 *Additional Residential Units* shall comply with the Minimum Distance Separation (MDS) Formulae, as amended.
- 6.4.4 The following requirements in Table 6.3 shall apply to all *Additional Residential Units*:

Table 6.3

Requirement	R1, R2, RT and RMD Zones	RE/RR Zones	A1, A2, A3 Zones	EPA2 Zone
Maximum number of <i>Additional Residential Units</i>	3	3(1)	3(1)	3(1)
Minimum Required <i>Parking Spaces</i> , per <i>Additional Residential Unit (2)</i>	1, except none for the first <i>Additional Residential Unit</i>	1	1	1
Maximum <i>Building Area</i> for a <i>Lot</i> containing an <i>Additional Residential Unit (3)(4)</i>	45% or existing <i>zone</i> requirement, whichever is greater	Existing <i>zone</i> requirement applies(4)	Existing <i>zone</i> requirement applies	Existing <i>zone</i> requirement applies
Minimum <i>Landscaped Area</i> for a <i>Lot</i> containing a <i>Detached Additional Residential Units</i>	50% of the <i>rear yard</i>	Existing <i>zone</i> requirement applies	Existing <i>zone</i> requirement applies	N/A
Minimum width of unobstructed path (5) from street to entrance of an <i>Additional Residential Unit</i>	1.2 m (6)	1.2 m	1.2 m	1.2 m

Footnotes

- (1) The maximum number of *Additional Residential Units* may be limited by Section 6.4.2.
- (2) Where the by-law does not require *parking spaces* for the main *dwelling unit*, then no *parking spaces* shall be required for a *lot* containing one (1) or more *additional residential units*.
- (3) Subsection 4.2.2b), regarding maximum *building area* of all *accessory buildings* and *structures*, shall not prevent the construction of a *detached additional residential unit*.
- (4) Where a *lot* zoned RR or RE is located within an urban settlement area and is fully serviced, the maximum *building area* shall be no less than 45% if the *lot* contains at least one *additional residential unit*.

- (5) Where a window well or retaining wall serving a window is located along such path within the prescribed minimum width, it shall not be considered an encroachment into the path of travel provided it is covered.
- (6) A portion of the path between an existing *building* and a *lot line* is that is than 1.2m shall be permitted provided it is no less than 1.0 m and does not extend beyond the limits of the wall of such *building*.

6.4.5 In addition to the requirements of Table 6.3, the following requirements in Table 6.4 shall apply to all *detached Additional Residential Units*:

Table 6.4

Requirements	R1, R2, RT Zones	RE/RR Zones	A1, A2, A3 Zones	EPA 2 Zone
Maximum Number of <i>detached Additional Residential Units</i>	1	1(1)	1(1)	Not Permitted
Maximum Number of <i>Dwelling Units</i> in a Detached <i>Additional Residential Unit</i>	1	2	1	Not Permitted
Location of a Detached <i>Additional Residential Unit</i> on a Lot	Any <i>yard</i> other than a <i>front yard</i>	Any <i>yard</i> other than a <i>front yard</i>	Any <i>yard</i> other than a <i>front yard</i>	N/A
Minimum <i>Backyard Amenity Area</i>	N/A	Existing zone requirement applies	N/A	N/A
Maximum <i>Floor Area</i>	80m ² , but not greater than ground floor area of the <i>building</i> containing the <i>main dwelling</i>	No greater than <i>floor area</i> of the <i>building</i> containing the <i>main dwelling</i>	No greater than <i>floor area</i> of the <i>building</i> containing the <i>main dwelling</i>	N/A
Maximum <i>Building Height</i>	4.5 m	No taller than the height of the <i>main dwelling</i> , or the existing zone requirement, whichever is less	No taller than the height of the <i>main dwelling</i> , or the existing zone requirement, whichever is less	N/A
Rooftop outdoor amenity areas	Not permitted	Not permitted	Not permitted	N/A
<i>Balconies</i> no more than 1.0m above <i>finished grade</i>	N/A	Permitted, may not encroach into a required <i>yard</i>	Permitted, may not encroach into a required <i>yard</i>	N/A
Minimum <i>Building Separation</i> between <i>Main Dwelling</i> and a <i>detached Additional Residential Unit</i>	3 m	3 m	3 m	N/A
Maximum Distance of the nearest wall of a <i>detached Additional Residential Unit</i> to the <i>Main Dwelling</i>	N/A	10 m where there is an <i>agricultural use</i> on the property	15 m where there is an <i>agricultural use</i> on the property	N/A

Requirements	R1, R2, RT Zones	RE/RR Zones	A1, A2, A3 Zones	EPA 2 Zone
Yards				
<i>Interior Side Yard (Minimum)</i>	1.2 m(1)	3 m(1)	3 m (1)	N/A
<i>Exterior Side Yard (Minimum)</i>	Existing zone requirement applies(1)	Existing zone requirement applies(1)	Existing zone requirement applies(1)	N/A
<i>Rear Yard (Minimum)</i>	1.2 m(1)	4.5 m(1)	4.5 m(1)	N/A

Footnotes

- (1) The maximum number of *detached Additional Residential Units* may be limited by Section 6.4.2.
- (2) Encroachments for stairs and eaves are permitted, in accordance with Section 4.29 “Encroachments”.
- 6.4.6 For a *lot* containing a lawfully existing (as of September XX, 2025) *detached garage* or a lawfully existing *detached accessory building or structure* with *setbacks* and/or separation less than required by Table 6.3 and/or Table 6.4, the minimum *setbacks* and/or separation for a *detached Additional Residential Unit* shall be:
- a) the minimum *side yard setback* for that lawfully existing *detached garage* or lawfully existing *accessory building or structure*; and,
 - b) the minimum *rear yard setback* for that lawfully existing *detached garage* or lawfully existing *accessory building or structure*; and,
 - c) the minimum separation from the main *dwelling* for that lawfully existing *detached garage* or lawfully existing *accessory building or structure*.
20. References to Subsection 4.4 “*Additional Residential Units*” shall be revised to Subsection 6.4.
21. References to Section 4.2.4 for the purpose of *Accessory Apartments* in Section 13.1 (RT 646 and RT 541 zones) shall be deleted in their entirety.
22. Table 5.1 is amended by removing “Apartment, Accessory” under Column 1 and its minimum off-street parking requirement in Column 2 and is replaced by “Additional Residential Unit” in Column 1 and “See Table 6.4” in Column 2.

Type or Nature of Use	Minimum Off-Street Parking Requirements
<i>Additional Residential Unit</i>	See Table 6.4

23. Table 6.1 of Section 6, Residential Zones, is amended as follows by adding *Dwelling, Multiplex* as a permitted use (in alphabetical order) in the R1, R2, RT, RMD and RM zones, subject to a footnote:

USE	R1	R2	RT	RMD	RM
<i>Dwelling, Multiplex</i>	✓ (5)	✓ (5)	✓ (5)	✓ (5)	✓ (5)

24. Footnote (5) is added to Table 6.1 of Section 6, Residential Zones:

(5) Must comply with the provisions of Section 6.5 *Multiplex Dwellings*

25. Section 6, Residential Zones, is amended by inserting a new subsection, 6.5 “Provisions for *Multiplex Dwellings*”, including Table 6.5 as follows:

6.5.1 A *Multiplex Dwelling* shall be subject to the following use-specific requirements in Table 6.5:

Table 6.5

Zone Standard	For 2 Dwelling Units	For 3 or 4 Dwelling Units
Lot Area (minimum)	295 m ²	495 m ²
Lot Frontage (minimum)	For an Interior Lot 9.75 m For a Corner Lot 13.5 m	19 m
Building Area (maximum)	45%	50%
Building Height (maximum)	10.6 m for a sloped roof 8.1 m for a flat roof	11.0 m
Driveway Width	6.0 m	6.0 m
Driveway Setbacks (maximum)	0.6 m	0.6 m
Landscape Area (minimum)	20%	20%
Yards		
Front Yard (minimum)	5.6 m to front wall of attached garage 4.5 m to front wall of main building	5.6 m to front wall of attached garage 4.5 m to front wall of main building
Interior Side Yard (minimum)	1.2 m	3.0 m
Exterior Side Yard (minimum)	4.5 m	4.5 m
Rear Yard (minimum)	7.5 m	7.5 m

6.5.2 Notwithstanding 6.5.1 and Section 13.1, for any existing site-specific R1, R2, RT, RMD or RM zone within an urban settlement area established prior to (September XX, 2025), a *Multiplex Dwelling* shall be permitted, subject to the site-specific standards of the existing zone, provided that:

- a) the minimum lot area and lot frontage requirements of Table 6.5 are met for the intended number of dwelling units;
- b) the maximum building area does not exceed 10% of the existing zone requirement;
- c) the maximum building height is no greater than 11 m, or the existing zone requirement, whichever is greater; and,
- d) the minimum number of off-street parking spaces in Table 5.1 are met for the intended number of dwelling units.

6.5.3 Where site-specific standards for a *Multiplex Dwelling use* are provided for in an existing exception zone, such standards shall apply in lieu of this section, including Table 6.5.

- 26. In Table 13.1 Exceptions, for all R1, R2, RT, RMD and RM zones located in urban settlement areas, *Dwelling, Multiplex* with a Footnote symbol shall be inserted into Column 3 “Permitted Uses”, in alphabetical order.
- 27. Table 13.1 Exceptions is modified by removing “Dwelling, Duplex” and replacing with “Dwelling, Multiplex” in Column 3 “Permitted Uses”, in alphabetical order:

R2-11	R2-19	R2-29	R2-30
R2-99	R2-108	R2-112	R2-119
R2-124	R2-129	R2-133	R2-144
R2-148	R2-149	R2-150	R2-154
R2-164	R2-169	R2-170	R2-180
RR-212	R2-503	R2-504	

28. Table 13.1 Exceptions is modified by inserting the following definition, in alphabetical order, in Column 4 of the RMD-691 zone:

Dwelling, Duplex

For the purposes of this zone, means a *dwelling* divided horizontally into 2 separate *dwelling units*, each such *dwelling unit* having an independent entrance either directly from outside the *building* or through a common vestibule.

29. Table 5.1 is amended by removing “*Dwelling, Duplex*” under Column 1 and its minimum off-street parking requirement in Column 2, and is replaced by “*Dwelling, Multiplex*” as follows:

Type or Nature of Use	Minimum Off-Street Parking Requirements
<i>Dwelling, Multiplex</i>	1 parking space per dwelling unit

30. Subsection 4.11 “*Dwellings per Lot*” is amended by deleting the existing subsection and replacing with:

No more than one main *dwelling* shall be permitted per *lot* within any zone associated with a *detached dwelling*, *semi-detached dwelling*, and/or a *freehold townhouse*.

31. Subsection 5.2.10 “Location of Parking on a Lot Used for Residential Purposes” is amended by deleting the existing subsection and replacing with the following:

- a) The parking of *motor vehicles* associated with a *residential use* is permitted only within a *parking garage*, *private garage*, *carport* or on a *driveway* accessing an individual *dwelling unit*, a *private garage* or a *carport*.
- b) Notwithstanding Subsection 5.2.8 and Clause 5.2.10a), for the purpose of calculating required *parking spaces* for a permitted residential use:
 - i) the portion of a *driveway* serving a *dwelling unit* that is located between a *front* or *exterior side lot line* and the nearest edge of a sidewalk may be included; or,
 - ii) where there is no public sidewalk, the portion of the *driveway* between a *front* or *exterior side lot line* and the nearest street curb may be included.

32. Subsection 5.2.11 “Size of *Parking Spaces*” is amended by deleting the existing subsection and replacing with the following table in numerical order:

Table 5.3

Requirement	Non-Residential Uses	Residential Uses
Minimum size of a non-accessible <i>Parking Space</i> provided in a surface <i>parking area</i> or <i>driveway</i> (1)	2.75 m (width) x 6.0 m (length)	2.6 m (width) x 5.6 m
Minimum size of a non-accessible <i>Parking Space</i> provided in an enclosed or underground <i>parking garage</i> (1)	2.6 m (width) x 5.8 m (length)	2.6 m (width) x 5.6 m (length)

Footnote

(1) The width and length of a *parking space* shall be measured exclusive of the width or length of any painted lines marking such *parking space*.

33. The Table of Contents shall be amended to reflect the modifications contained in this by-law.
34. That all references within Zoning By-law 2006-50, as amended are updated to reflect the intent of such changes contemplated within this amending by-law.

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

Annette Groves, Mayor

Kevin Klingenberg, Municipal Clerk

DRAFT

PROPOSED OFFICIAL PLAN AND ZONING AMENDMENTS TO ENABLE MORE HOMES

POPA 2025-0013, RZ 2025-0015



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OVERVIEW

- Housing Crisis in Caledon
- Housing Accelerator Fund
- Objectives and Summary of Proposed Changes
- Visual Examples
- Next Steps



HOUSING CRISIS

Caledon is expected to be home to **300,000** residents by 2051, but we're **not building enough homes**.

Further, Caledon's **existing housing stock is homogenous**, and not reflective of the shifting demographic of Caledon's community.

40%

Renters who spend over 30% of HHI
on housing

25.7%

Owners in core housing need

1745

Shortfall in affordable
housing units (2021)

\$1.3M

Average Home Price in Caledon

5.4 years

Average wait time for
seniors housing in Peel

89%

Homes with 3+ bedrooms — despite
40% of households being 1–2 people

HOUSING ACCELERATOR FUND

OBJECTIVE

The Housing Accelerator Fund (HAF) aims to fast-track the supply of housing across Canada. Over two intakes, the fund has issued \$4.4B to deliver at least 112,000 homes across Canada.

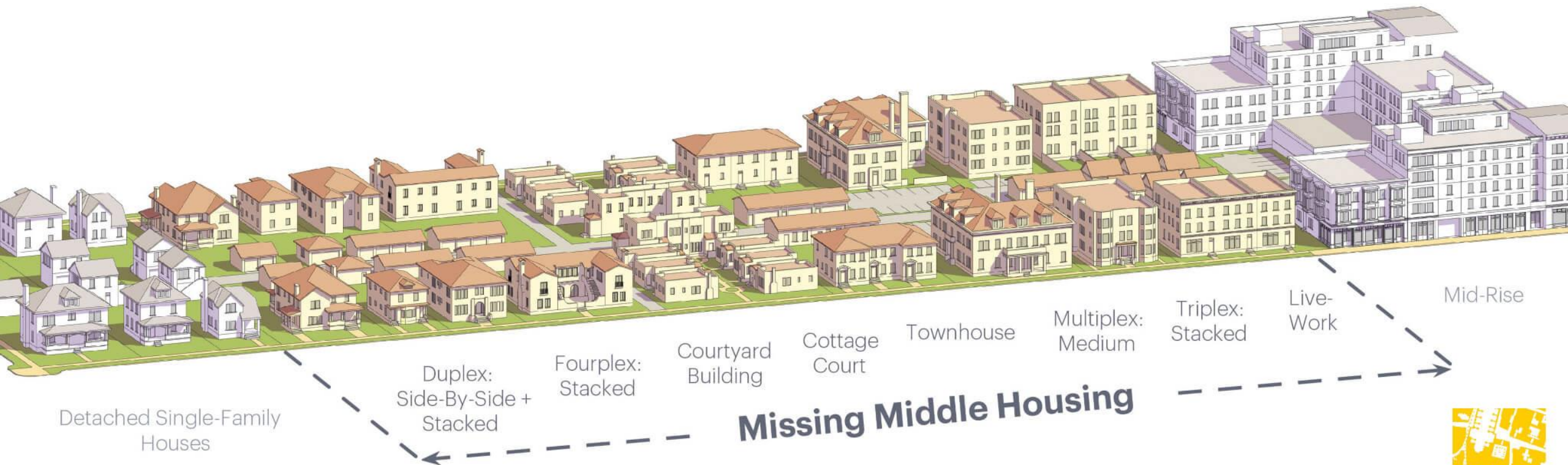
CALEDON'S COMMITMENT

- \$14M of funding conditional on the delivery of eight initiatives and 27 associated milestones that realize **2628 Housing Units by December 11, 2027**
- Information about Caledon's action plan is available at caledon.ca/housing

CALEDON'S HAF INITIATIVES

1. New and Enhanced Processes and Systems
2. Unlocking Housing in Strategic Growth Areas
3. Incentive Program - Multiplexes and ARUs in rural and urban areas
- 4. Missing Middle Housing Program for Urban Areas**
- 5. Expanding Housing Options in Rural Areas**
6. Vacant Lands Program for Affordable and Attainable Housing
7. Incentive Program - Rental Housing on Surplus Town-owned Lands
8. Pilot Community Planning Permit System (CPPS)

WHAT IS MISSING MIDDLE HOUSING?



OBJECTIVES OF THE PROPOSED AMENDMENTS

- **Unlock more housing opportunities in Caledon**
 - Better utilize land and existing infrastructure
 - Enable more aging-in-place and multigenerational housing
 - Encourage more attainable and diverse housing choices
- **Respect the distinct characters of Caledon's rural and urban fabric**
 - Develop specific criteria for urban, rural and agricultural zones
 - Minimize land taken out of agricultural production

ALIGNMENT

Provincial Planning Statement

- *“Increase the supply and mix of housing options, addressing the full range of housing affordability needs.”*
- *“Zoning by-laws should be forward-looking and facilitate opportunities for an appropriate range and mix of housing options for all Ontarians.”*

Provincial Plans

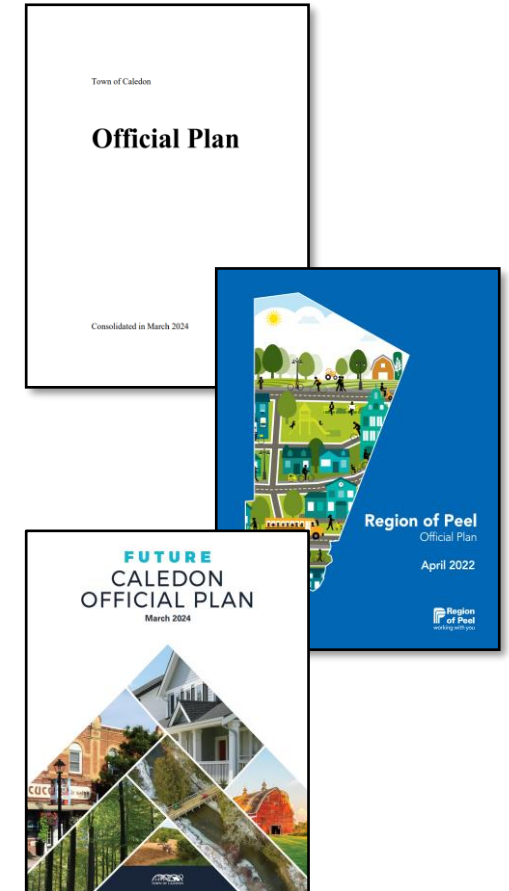
- Proposed changes will conform to all Provincial Plans (such as the Oak Ridges Moraine Conservation Plan, Greenbelt Plan and the Niagara Escarpment Plan)

Provincial Legislative Changes

- Proposed changes will conform with O. Reg. 462/24: Additional Residential Units

PROPOSED OFFICIAL PLAN CHANGES

- Amendments are required for the adopted Future Caledon Official Plan, 1978 Caledon Official Plan and the Region of Peel Official Plan (as it applies to Caledon) to:
 - Enable multiplexes within urban settlement areas
 - Increase the number of permitted ARUs on a lot
 - Revise definitions



TOWN OF CALEDON

PROPOSED ZONING CHANGES

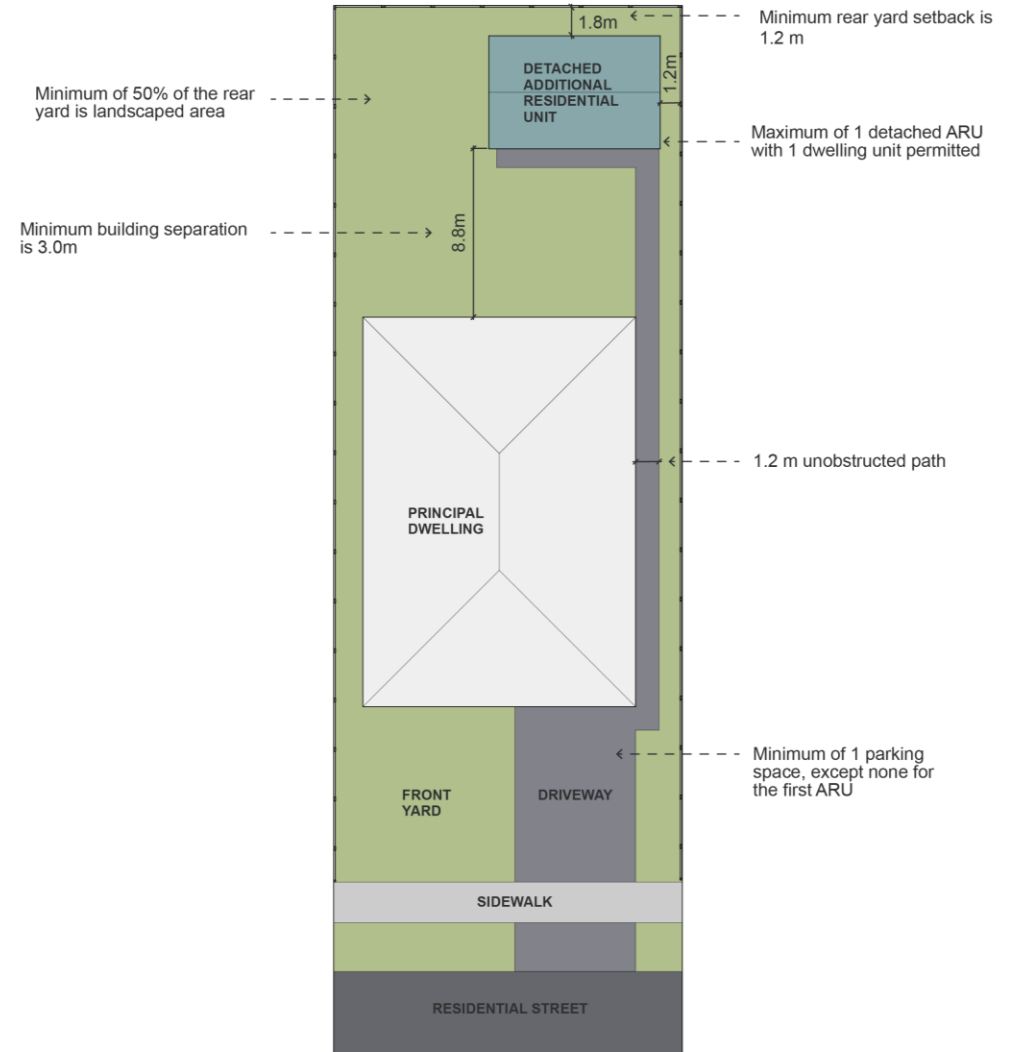
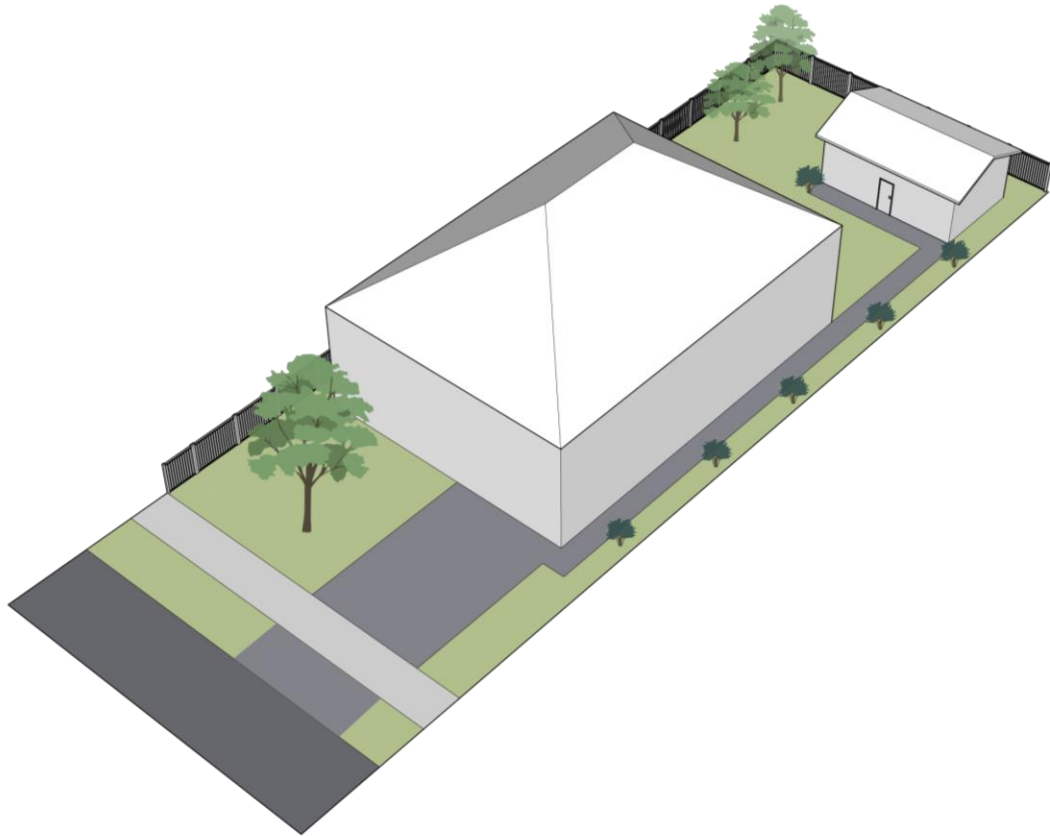
Urban Settlement Areas

- Permit multiplexes (up to four units)
 - Min. lot area and frontage requirements based on number of units
- Simplify the framework for Accessory Residential Units (ARUs)
 - Increase maximum number of permitted units (from 2 to 3)
 - Adjust off-street parking requirements
 - Revise development standards

Rural and Agricultural Areas

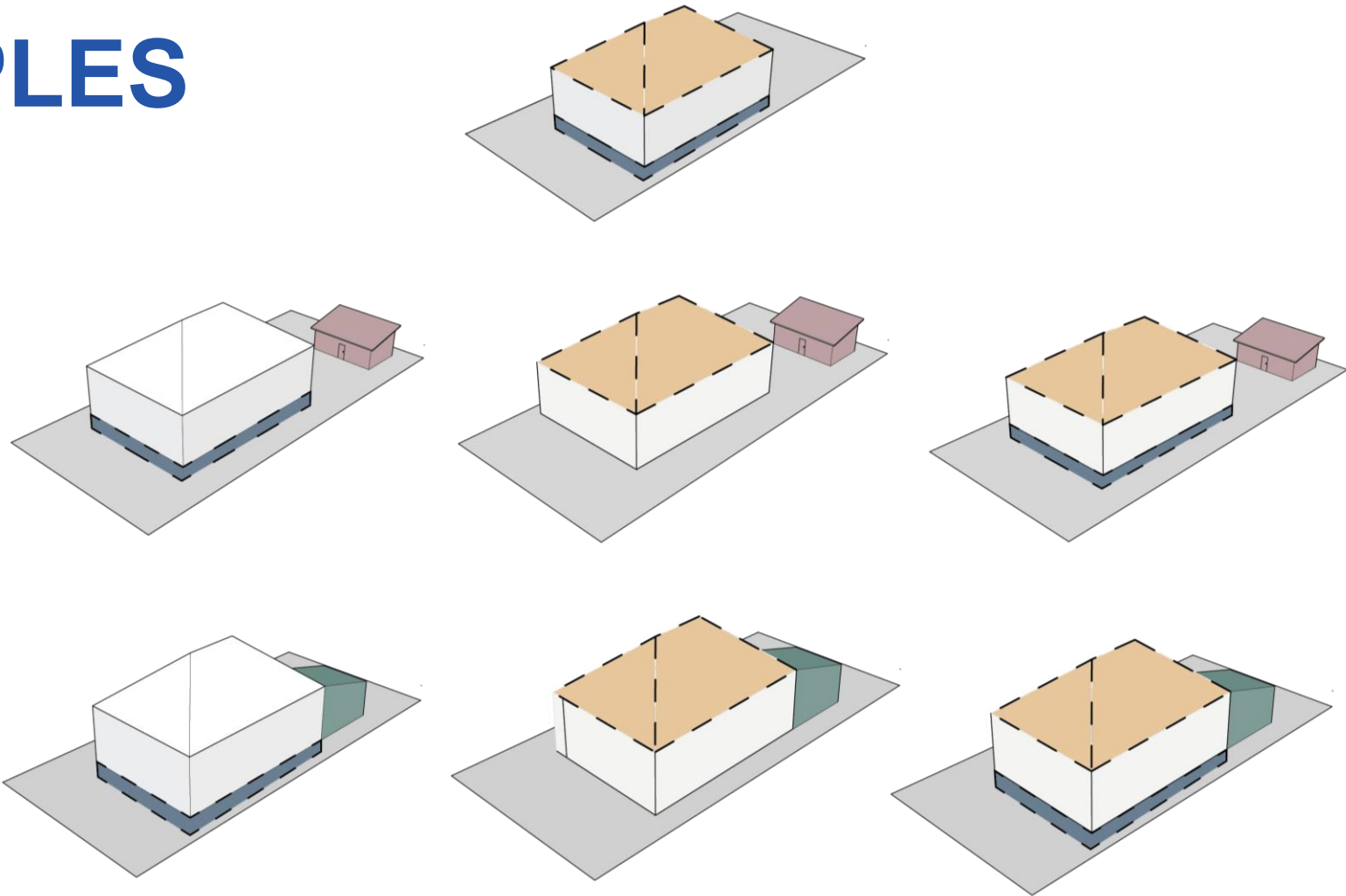
- Allow up to 3 ARUs on non-prime agricultural land
- Allow up to 2 ARUs on prime-agricultural land
- Provide standards that respect Caledon's rural character, while addressing the need for housing

EXAMPLES

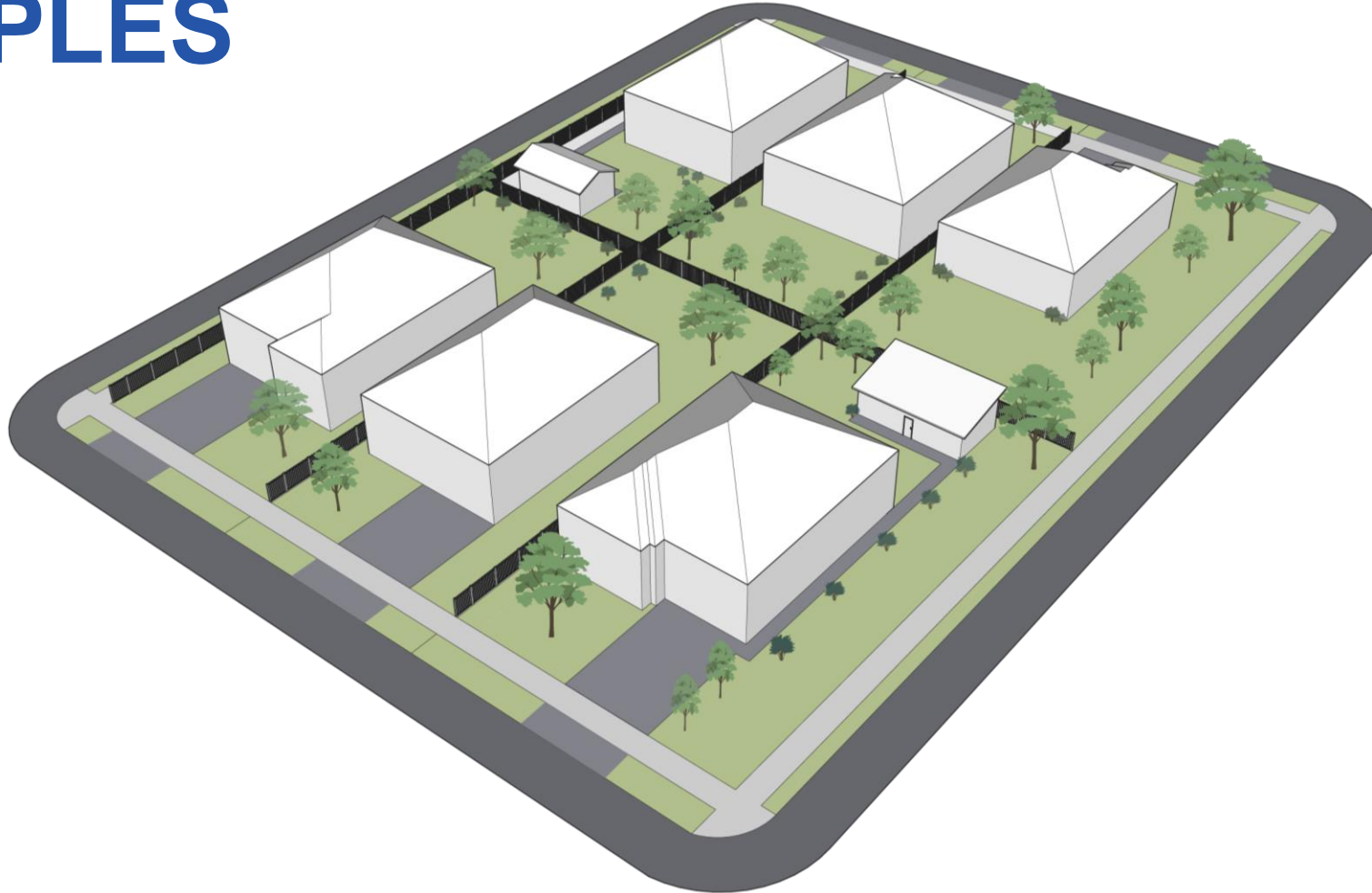


TOWN OF CALEDON

EXAMPLES

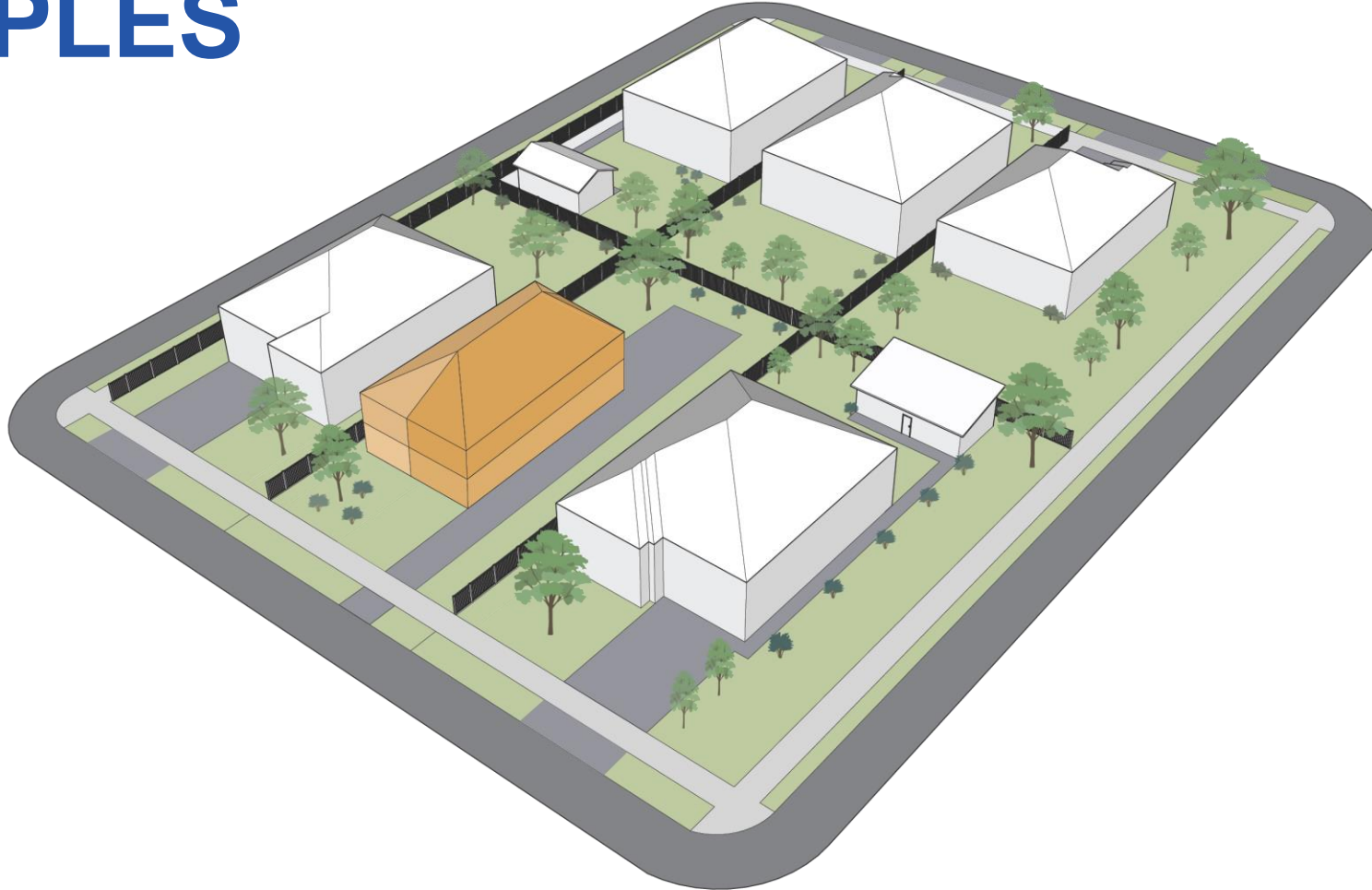


EXAMPLES



TOWN OF CALEDON

EXAMPLES



TOWN OF CALEDON

NEXT STEPS

- Consolidation and review of all comments received through this public meeting and technical circulation
- Staff report to be brought forward on **September 16, 2023**
- Further information about the proposed amendments and housing can be directed to: housing@caledon.ca



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[WWW.CALEDON.CA/HOUSING](https://www.caledon.ca/housing)

Public Meeting Information Report

Planning Department

Public Meeting: July 15, 2025 at 7 p.m., Hybrid Meeting / Council Chamber

Applicant: Armstrong Planning & Project Management on behalf of QuadReal Property Group

File No.: POPA 2024-0011, RZ 2024-0034

Address: 0, 12189, 12321, 12393, 12423, 12439, 12489, 12587, 12669, 12707, 12731, 12861, and 12891 Dixie Road, Ward 2

In accordance with the *Planning Act*, a Public Meeting is held for applicants to present their proposal to the public and Council, to receive comments, and to answer questions that the public and members of Council may have.

Staff and Council will not make a recommendation or decision on the proposal at a Public Meeting. A Planning Report with recommendations will be brought forward by staff and considered by Council at a later date.

As a member of the public, you may request to be notified of any future Public or Council Meetings. Please either provide your contact information on the 'Sign-In' sheet provided in the Atrium at Town Hall on the date of the scheduled meeting or contact the Lead Planner. Please be advised that the sign-in information will form part of the public record for these applications.

Property Information:

The property is located on the east side of Dixie Road and South of Old School Road (Schedule "A" – Location Map). The site is approximately 116.40 ha (287.63 acres) in size and is occupied by two single-detached dwellings.

The surrounding land uses include:

North: Old School Road, beyond are agricultural uses.

South: Agricultural uses, a Garden Centre (12173 Dixie Road) and lands subject to future employment use development.

East: Agricultural and outdoor recreational uses.

West: Dixie Road, beyond are existing warehouses and two residential dwellings.

See Schedule "B" – Aerial Photograph.

Official Plan and Zoning:

The Region of Peel's Official Plan designates the lands:

- *2051 New Urban Area on Schedule E-1 – Regional Structure*
- *Employment Area on Schedule E-4 – Employment Area.*

The Town's current Official Plan designates the lands:

- *Prime Agricultural Area and Environmental Policy Area on Schedule A – Land Use Plan*

The Council adopted Future Caledon Official Plan designates the lands:



Public Meeting Information Report

Planning Department

- *New Employment Area, Prime Agricultural Area, and Natural Features and Areas on Schedule B4 – Land Use Designations.*

The site is zoned *Agricultural (A1)* and *Environmental Policy Area (EPA 2)* by Zoning By-law 2006-50, as amended.

Proposal Information:

On December 18, 2024, the Town of Caledon received an Official Plan Amendment (POPA 2024-0011) application for the subject lands and a Zoning By-law Amendment (RZ 2024-0034) application for the properties municipally known as 12489 and 12861 Dixie Road from Armstrong Planning and Project Management. The applications were deemed complete on January 24, 2025. A list of supporting materials submitted as part of the applications can be found on Schedule “C” – Supporting Material. This material is also available for viewing on the Town website.

The applicant is proposing to amend the Official Plan to facilitate an industrial development intended for warehousing and distribution centres among other uses. The applicant is also proposing stormwater management facilities and environmentally protected features by providing a policy framework for the entire area (see schedule D1 – Proposed Land Use Plan). Properties municipally known as 0 and 12189 Dixie Road, as identified on Schedule D1 – Proposed Land Use Plan, have been included in the proposed policy area as they were excluded from the Minister’s Zoning Order (MZO) issued on March 4, 2022, for the other lands municipally known as 12173 Dixie Road.

The applicant is also proposing to rezone 12489 and 12861 Dixie Road with site specific development standards to permit employment uses. Concurrent Site Plan applications have also been submitted for these properties for staff review. Specifically, the applicant is proposing:

- 5 (five) one storey industrial buildings with an approximate gross floor area of 323,282 square metres,
- A total of 3,578 parking spaces; and
- Access from Dixie Road and Old School Road.

(See Schedule “D2” – Concept Plan)

Consultation:

In accordance with the *Planning Act*, a Notice of Application and Public Meeting was placed in the June 19, 2025 edition of the Caledon Citizen and Notice was mailed to all landowners within 1,000 metres of the property. The sign on the property which provides general information about the proposal was updated to indicate the location and time of the statutory public meeting. Notice was also posted on the Town’s website.

The subject application has been circulated to external agencies and internal departments for review and comment. Comments received are briefly summarized below for your information:

- **Town of Caledon, Development Planning**
 - Update required to the Planning Justification Report and Draft Official Plan Amendment to align with the Future Caledon Official Plan (FCOP), including accurate employment density calculations, mapping of the collector road, and current information on the growth management and phasing plan.
 - A Local Subwatershed Study is required, however, the terms of reference must be approved prior to the preparation and submission of the study.



Public Meeting Information Report

Planning Department

- Address transportation accesses and the collector road alignment.
- Changes are required to the draft bylaw to update the development standards and permitted uses. The appropriateness of the draft zoning bylaw will be analyzed as part of the review of this proposal.
- **Town of Caledon, Transportation Engineering**
 - Revisions are required to the Transportation Impact Study to reflect reference to the properties municipally known as 12489 and 12861 Dixie Rd.
 - The Transportation Impact Study resubmission shall address and include a detailed analysis on both parking provisions and intersection capacity, ensuring a comprehensive assessment of current conditions and future needs.
 - The road network as indicated in the Multi-Modal Transportation Master Plan (MMTMP) and Future Caledon Official Plan should be reflected on all materials in future submissions. The Town is currently undertaking an addendum to the MMTMP, which may result in modifications to the required road network.
 - Old School Road is not suitable for truck traffic. Pavement assessment and Environmental Assessment (EA) requirements must be addressed for proposed truck access and road upgrades on Old School Road
- **Town of Caledon, Development Engineering**
 - Local Subwatershed Study (LSS) & Comprehensive Environmental Impact Study and Management Plan (CEISMP)
 - A Local Subwatershed Study in accordance with an approved terms of reference is required to inform road alignments, Natural Heritage System (NHS) crossings, and servicing strategies.
 - The LSS must set clear protection criteria for redside dace and guide stormwater management facility design in accordance with Provincial guidelines.
 - Functional Servicing & Stormwater Management (FSR/SWM)
 - Before a full review of the SWM strategy and design criteria, the LSS must be completed and approved.
 - FSR/ SWM Report shall:
 - Address drainage concerns related to Old School Road and the surrounding lands;
 - Demonstrate compliance with the requirements of the Consolidated Linear Infrastructure Environmental Compliance Approval (CLI ECA); and
 - Include a comprehensive capacity analysis of the proposed stormwater management system.
 - Noise & Vibration Assessment:
 - The report shall be revised to address future sensitive land uses (as per the Future Caledon Official Plan) and demonstrate land use compatibility in accordance with Ministry of the Environment, Conservation and Parks (MECP) D-6 Guidelines (i.e. industrial facilities compatibility), including reconsideration of the omitted buffer road i.e. north-south collector road.
 - Cold storage was only assessed for selected buildings. The report shall evaluate worst-case scenarios for all buildings and clarify how restrictions will be enforced where mitigation is not feasible.

Public Meeting Information Report

Planning Department

- **Town of Caledon, Zoning**
 - Development standards and the draft bylaw shall be updated.
 - Ensure all zoning standards conform to the proposed Site Plan and the Zoning Matrix, including but not limited to planting strip widths, building heights, and entrance locations.
- **Town of Caledon, Policy Planning**
 - OPA must align with the Future Caledon Official Plan (FCOP), changing designation from Employment to General Employment.
- **Town of Caledon, Fire and Emergency**
 - The area is underserved by fire suppression services requiring a new fire station with 24 hour a day, 7 day a week staffing.
 - Fire hydrants must meet Region of Peel standards.
- **Town of Caledon, Finance Development:**
 - Development Charges apply to new or added buildings at current industrial rates, calculated based on application completion or permit issuance dates.
- **Town of Caledon, Urban Design:**
 - Provide buffer landscaping and architectural screening for parking visible from the street.
 - Superior design with increased building massing, height, and architectural interest on street-facing façades is required.
- **Town of Caledon, Cultural Heritage**
 - The Heritage Impact Assessment needs revisions and a resubmission.
 - Heritage Conservation Plans are required for associated Site Plan applications.
 - Stage 2 & 3 archaeological assessments remain outstanding for some sites. No site disturbance is allowed until all assessments and Ministry compliance letters are received and accepted.
- **Town of Caledon, Natural Heritage and Stormwater:**
 - Town staff are coordinating with the applicant to ensure that natural heritage and stormwater management requirements are addressed through the Local Subwatershed Study (LSS).
- **Region of Peel:**
 - Transportation:
 - Region will accept signalization of the proposed full moves access once traffic control signal is warranted.
 - 1.8m sidewalk is required along the east edge of Dixie Road.
 - Water & Sewer Servicing:
 - A connection to the existing 150mm watermain is not permitted, a minimum 300mm connection required.
 - There is no existing municipal sanitary sewer frontage. A future 600mm sewer is planned and a potential connection requires investigation.
 - Stormwater & Engineering:
 - A satisfactory functional servicing report including demand table is required prior to OPA/RZ approval.
 - Draft reference plan for the dedication of regional roads and storm water management is required prior to site plan approval.

Public Meeting Information Report

Planning Department

- **Toronto Region and Conservation Authority (TRCA):**
 - TRCA is working with Town staff and the applicant, including coordinating the staking of regulated features and the development of a Terms of Reference for the Local Subwatershed Study (LSS).
 - TRCA to provide necessary permits upon satisfactory completion of technical studies and regulatory requirements.

The following agencies/departments have no concerns with the application:

- Town of Caledon, Business Attraction and Investment, Economic Development
- Town of Caledon, Legal and Court Services Corporate Services
- Dufferin-Peel Catholic District School Board
- Peel District School Board
- Ministry of Transportation (MTO)

Next Steps:

If you wish to be notified of the adoption or refusal of the proposed Official Plan Amendment and the passing or refusal of the proposed Zoning By-law Amendment, you must make a written request to the Planning Department of the Town of Caledon, by email to planning@caledon.ca or mail to 6311 Old Church Road, Caledon, Ontario L7C 1J6.

Appeal Procedures:

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Caledon to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Town of Caledon before the proposed official plan amendment is adopted and/or before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Corporation of the Town of Caledon before the proposed official plan amendment is adopted, and/or before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Contact:

For further information, please contact the representatives below.

Town of Caledon Contact: Harsh Padhya, Senior Planner at 905.584.2272 x. 4997 or email harsh.padhya@caledon.ca.

Applicant Contact: Cesare Pittelli, Armstrong Planning and Project Management at 416-444-3300 x3004 or email cesare@armstrongplan.ca.

Attachments:

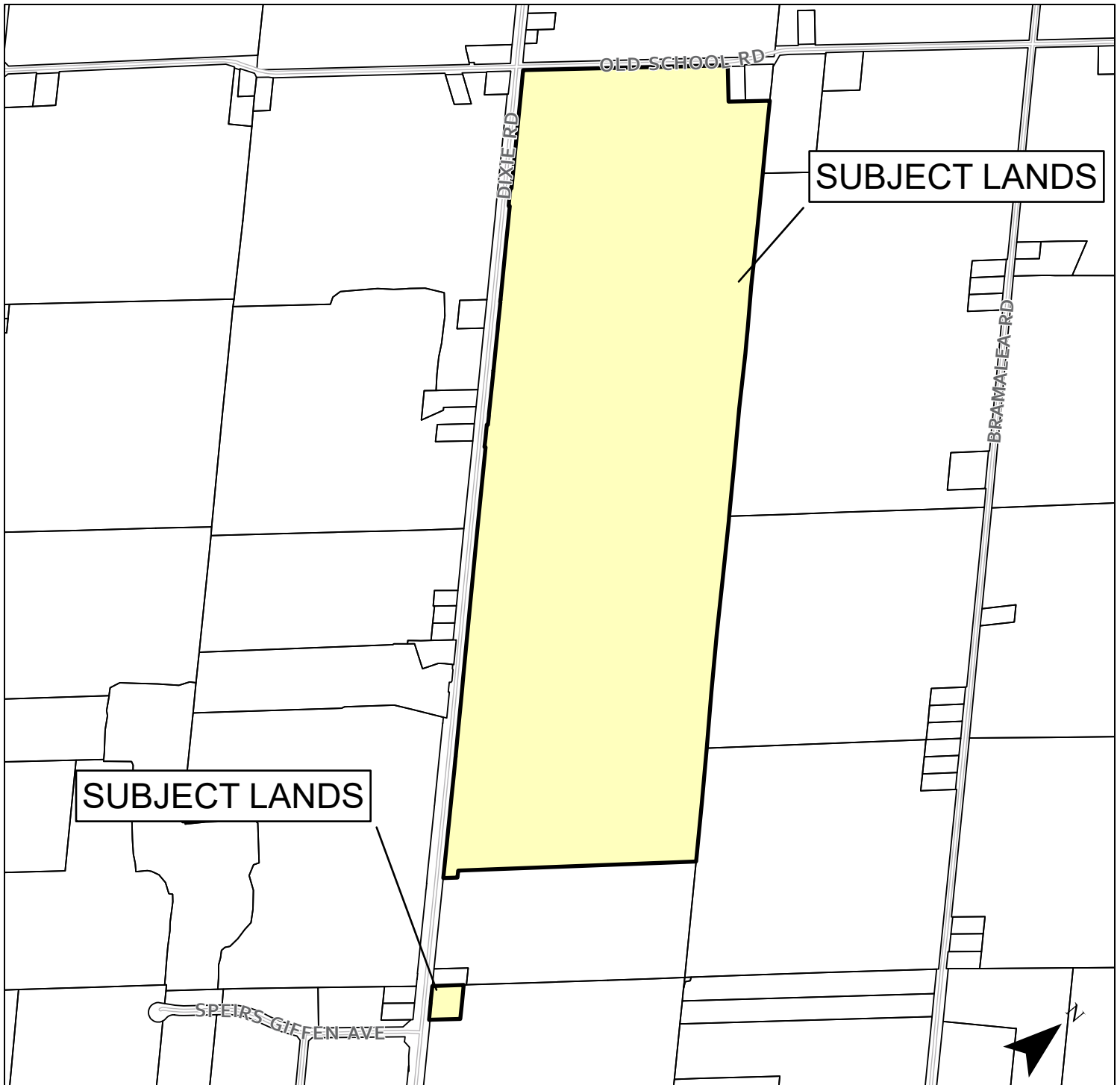
- Schedule A: Location Map
- Schedule B: Aerial Photograph
- Schedule C: List of Supporting Material
- Schedule D1: Proposed Land Use Plan



Public Meeting Information Report

Planning Department

- Schedule D2: Concept Plan
- Schedule E: Draft Official Plan Amendment
- Schedule F: Draft Zoning By-law Amendment



OFFICIAL PLAN AND ZONING BYLAW AMMENDMENT APPLICATION

POPA 2024-0011 & RZ 2024-0034

Armstrong Planning & Project Management on behalf of QuadReal Property Group

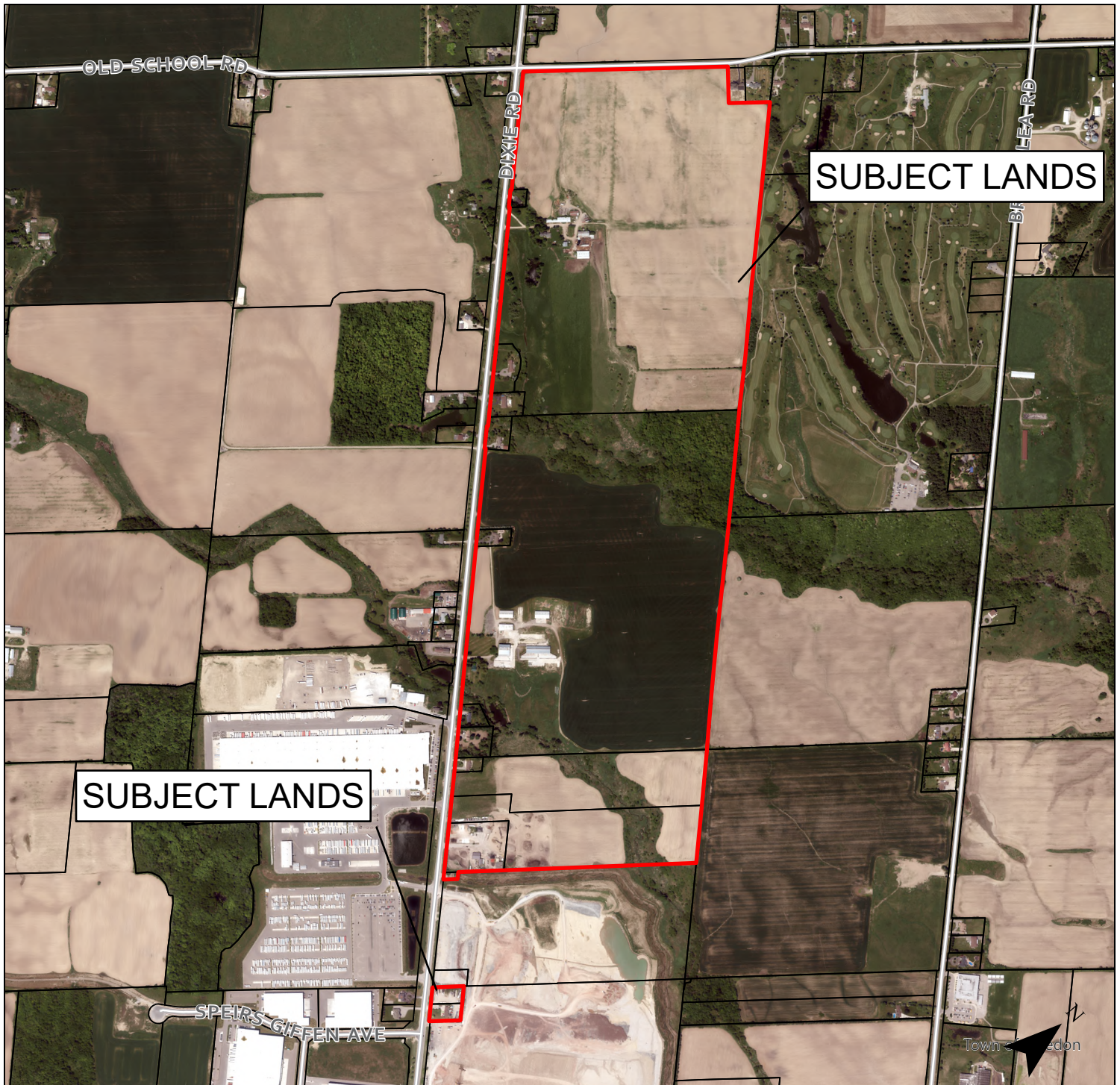
LOCATION MAP



Date: 6/30/2025

File No: POPA 2024-0011 & RZ 2024-0034

0, 12189, 12321, 12393, 12423, 12439, 12489, 12587, 12669,
12707, 12731, 12861, and 12891 Dixie Road



OFFICIAL PLAN AND ZONING BYLAW AMMENDMENT APPLICATION

POPA 2024-0011 & RZ 2024-0034

Armstrong Planning & Project Management on behalf of QuadReal Property Group

0, 12189, 12321, 12393, 12423, 12439, 12489, 12587, 12669,
12707, 12731, 12861, and 12891 Dixie Road

AERIAL MAP



Date: 6/30/2025

File No: POPA 2024-0011 & RZ 2024-0034

LIST OF SUPPORTING MATERIAL

Prepared: June 24, 2025
Lead Planner: Harsh Padhya

Official Plan and Zoning By-law Amendment Application

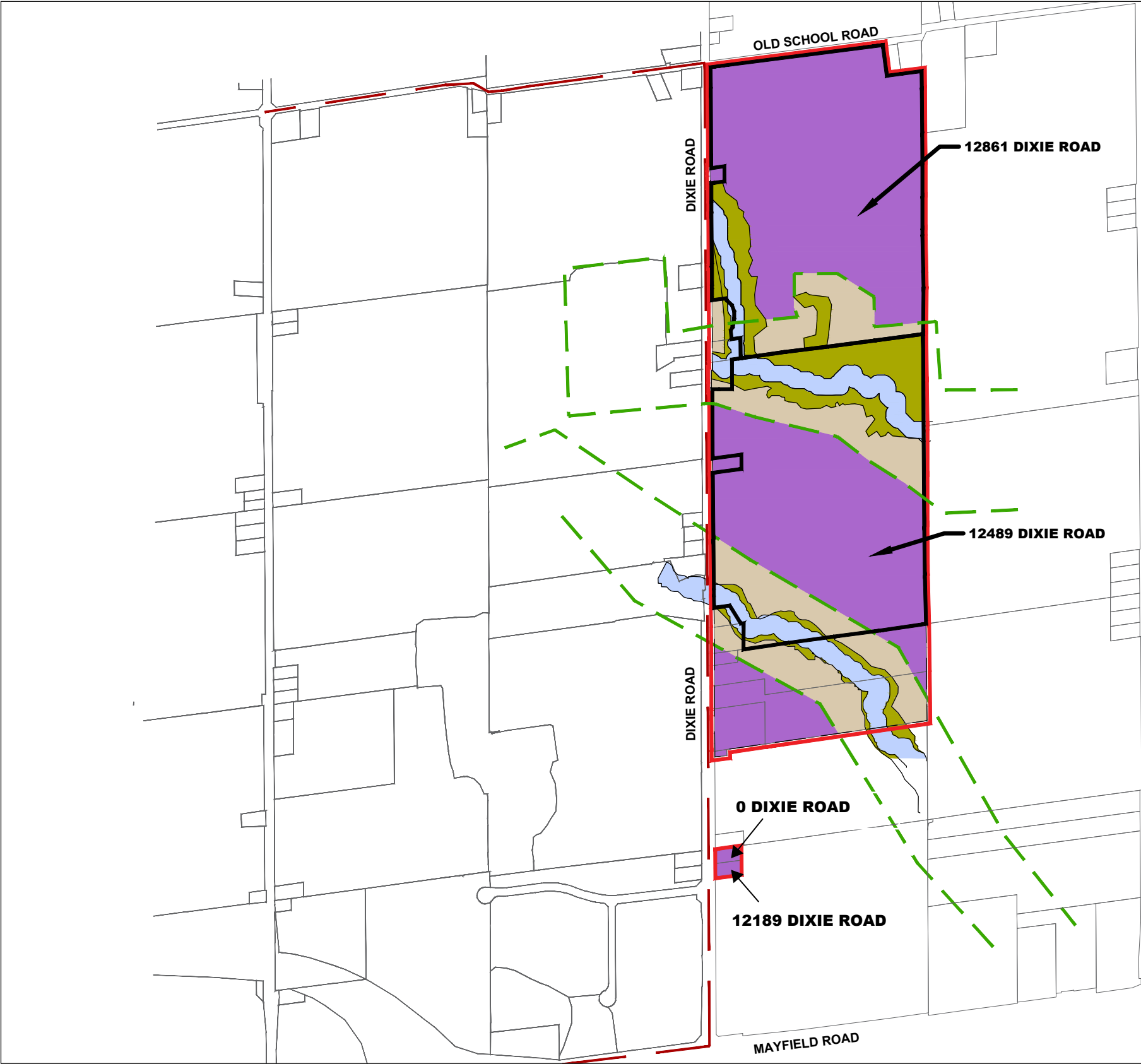
0, 12189, 12321, 12393, 12423, 12439, 12489, 12587, 12669, 12707, 12731, 12861, and 12891 Dixie Road, Ward 2.

File Number: POPA 2024-0011 RZ 2024-0034

The following materials, available on the Town's website, were submitted in support of the proposed Official Plan and Zoning By-law Amendment Application:

1. Cover Letter, prepared by Armstrong Planning & Project Management, dated December 11, 2024
2. Completed OPA/ZBA Application Form, prepared by Armstrong Planning & Project Management, dated December 11, 2024
3. Pre-Application (PARC) Meeting Form, prepared by Armstrong Planning & Project Management, dated April 27, 2023
4. ZBA PARC Checklist, prepared by Armstrong Planning & Project Management, dated November 21, 2024
5. Planning Rationale Report, prepared by Armstrong Planning & Project Management, dated December 2024
6. Draft Zoning By-Law Amendment, prepared by Armstrong Planning & Project Management, dated December 2024
7. Public Engagement Strategy, prepared by Armstrong Planning & Project Management, dated December 11, 2024
8. OBC Data Matrix (See Architectural Set – G020-21), prepared by Ware Malcomb dated December 5, 2024
9. Concept Plans, Site Plan, Elevations, Floor Plans, Roof Plans and Building Sections drawings, prepared by Ware Malcomb dated December 5, 2024
10. Urban Design Brief, prepared by Ware Malcomb dated December 5, 2024
11. Landscape Plans, prepared by MHBC dated December 6, 2024
12. Landscape Cost Estimates, prepared by MHBC dated December 6, 2024
13. Landscape Letter of Conformance, prepared by MHBC dated December 6, 2024
14. Arborist Report, prepared by Stantec Consulting dated December 3, 2024
15. Tree Protection Plan prepared by Stantec Consulting dated December 3, 2024
16. Lighting Plan, prepared by H&J dated December, 2024
17. Agricultural Impact Assessment (MDS I), prepared by Colville Consulting Inc. dated December 2024
18. Archaeological Assessment (Stage 2), prepared by Irvin Heritage Inc. dated August 4, 2024
19. Urban Transportation Considerations, prepared by BA Group dated December 6, 2024
20. Hydrogeological Impact Assessment, prepared by Stantec Consulting dated December 5, 2024
21. Geotechnical Report, prepared by Stantec Consulting dated November 29, 2024
22. Phase 1 Environmental Site Assessment, prepared by MTE Consultants Inc. dated April 25, 2022
23. Phase 2 Environmental Site Assessment, prepared by MTE Consultants Inc. dated May 6, 2022

24. Plan of Survey, prepared by JD Barnes dated May 12, 2022
25. Noise and Vibration Study, prepared by SLR Consultants Inc. dated December 2024
26. Cultural Heritage Impact Assessment, prepared by Stantec Consulting dated December 6, 2024
27. Comprehensive Environmental Impact Study and Management Plan, prepared by Stantec Consulting dated December 6, 2024
28. Functional Servicing Report and Stormwater Management Report, prepared by Stantec Consulting dated December 5, 2024
29. Fluvial Geomorphological Assessment and Erosion Hazard Delineation, prepared by GEO Morphix Ltd. dated December 4, 2024
30. Civil Engineering Plans, prepared by Stantec Consulting dated December 2024
31. Civil Engineering Cost Estimate, prepared by Stantec Consulting dated December 2024
32. Civil Engineering Letter of Conformance, Stantec Consulting dated December 2024
33. Fiscal Impact Study, prepared by urbanMetrics Inc. dated December 2024
34. Sustainability Narrative, prepared by Purpose Build dated December 6, 2024
35. Climate Change Adaptation Study, prepared by WSP Canada Inc. dated December 10, 2024
36. Energy and Emissions Reduction Study, prepared by WSP Canada Inc. dated December 10, 2024



Proposed
Schedule A
OPA XXX

- Lands Subject to Official Plan Amendment
- Site Specific Applications
- General Industrial
- Prime Agricultural Area
- Environmental Policy Area
- Boundary of Greenbelt Plan Area
- Mayfield West Study Area Boundary

Base Data Source: Town of Caledon



PROPOSED SCHEDULE A
TOWN of CALEDON OFFICIAL PLAN AMENDMENT OPA# _____
12489 and 12861 DIXIE ROAD
TOWN of CALEDON, REGION OF PEEL

DATE:
DECEMBER 11, 2024



armstrong
planning | project management

Appendix A – Draft Official Plan Amendment

AMENDMENT NO. _____
TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. _____

A By-law to adopt Amendment No. ____ to the Official Plan for the Town of Caledon

WHEREAS the Council of the Corporation of the Town of Caledon, in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended, HEREBY ENACTS AS FOLLOWS:

- 1. Amendment No. ____ to the Official Plan for the Town of Caledon Planning Area shall be and is hereby adopted.

Read three times and finally passed in open Council this ____ day of _____, _____

Annette Groves, Mayor

Kevin Klingenberg, Clerk

THE CONSTITUTIONAL STATEMENT

- PART A - THE PREAMBLE - does not constitute part of this amendment.
- PART B - THE AMENDMENT - consisting of the following text and Schedule "A-S" (inclusive), Figure "1", and Appendix "I-III" (inclusive) constitutes Amendment No. _____ of the Town of Caledon Official Plan.

AMENDMENT NO. _____

OF THE TOWN OF CALEDON OFFICIAL PLAN

PART A - THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to amend Schedule “A-S” (inclusive), Figure “1”, and Appendix “I-III” (inclusive) in the Town of Caledon Official Plan by including the lands within the Settlement Area boundary, designate the lands for General Industrial and Environmental Policy Area purposes, and include site-specific policies to govern the development of lands within this area.

Location:

The lands subject to this Amendment, as indicated on the attached Schedule "A", are located on the east side of Dixie Road, south of Old School Road. They are municipally known as 0, 12189, 12321, 12393, 12423, 12439, 12489, 12587, 12669, 12707, 12731, 12861 and 12891 Dixie Road.

The legal description of the lands are as follows:

12489 Dixie Road. Pt Lt 20 Con 4 Ehs Chinguacousy; Pt Lt 21 Con 4 Ehs Chinguacousy Pt 1, 43R1769 Except Pt 1 To 4 43R15365 & Pt 3, 5 & 6 43R20345; Caledon Town of Caledon, Regional Municipality of Peel.

12861 Dixie Road. Pt Lt 21 Con 4 Ehs Chinguacousy; Parts 1 and 2, 43R21832, Save and Except Pts 1, 2, 3, 4 & 5, Plan 43R-36717; W 1/2 Lt 22, Con 4, Ehs Chinguacousy, Save and Except Pt. 1, 43R1097, Pts 1, 2 & 3, 43R14412, Pts 1 & 9, 43R-20416, S/T RO1084506; Town of Caledon, Regional Municipality of Peel.

In addition, this Amendment will also include the following lands:

0 Dixie Road. PT LT 18 CON 4 EHS CHINGUACOUSY PTS 8 TO 10 43R3047; EXCEPT PT 22 TO 26 43R20417 ; S/T CH21926 CALEDON

12189 Dixie Road. PT LT 18 CON 4 EHS CHINGUACOUSY PTS 4 TO 6, 43R3047; EXCEPT PT 13, 14, 16 TO 21, 43R20417 ; S/T CH21926 TOWN OF CALEDON

12299 Dixie Road. PT LT 19 CON 4 EHS CHINGUACOUSY PT 2 43R16098 ; CALEDON

12321 Dixie Road. PT LT 19 CON 4 EHS CHINGUACOUSY AS IN RO878959 EXCEPT PT 36 & 39 43R20417 ; S/T CH21927 CALEDON

PT LT 19 CON 4 EHS CHINGUACOUSY AS IN VS195770 EXCEPT PTS 40 TO 44 43R20417 ; S/T CH21927 CALEDON

PT LT 19 CON 4 EHS CHINGUACOUSY AS IN RO1067954 EXCEPT 45 & 46 43R20417 ; CALEDON

12393 Dixie Road. PT LT 19 CON 4 EHS CHINGUACOUSY AS IN VS214251 EXCEPT PT 47 43R20417 TOWN OF CALEDON

12423 Dixie Road. PART LOT 20, CONCESSION 4, EAST OF HURONTARIO STREET,(CHINGUACOUSY) AS IN VS151328 SAVE AND EXCEPT PART 2, 43R20345; PART 1, EXPROPRIATION PLAN PR3893131 TOWN OF CALEDON

12439 Dixie Road. PT LT 20 CON 4 EHS CHINGUACOUSY PT 3 43R15365 ; CALEDON

12587 Dixie Road. PT LT 20 CON 4 EHS CHINGUACOUSY PT 4 43R15365 ; CALEDON

12669 Dixie Road. PT LT 21 CON 4 EHS CHINGUACOUSY AS IN RO1001315 EXCEPT PT 10, 43R20345 ; CALEDON

12707 Dixie Road. PT LT 21 CON 4 EHS CHINGUACOUSY , PT 2 43R1097 EXCEPT PT 13 43R20345 ; CALEDON

12731 Dixie Road. PT LT 21, CON 4 EHS (CHING) DES AS PT 1, PL 43R36717 TOWN OF CALEDON

12891 Dixie Road. PT LT 22 CON 4 EHS CHINGUACOUSY PT 1 43R1097 EXCEPT PT 6, 43R20416 ; CALEDON

Basis:

The basis for this Amendment is contained in Staff Report _____, as adopted by Council on _____. The applicant, QuadReal Property Group, has requested an amendment to the Town of Caledon Official Plan to permit General Industrial uses on the subject properties in order to facilitate the construction of a development with employment and industrial uses on the lands municipally known as 12489 and 12861 Dixie Road, as well as the other lands listed in the preamble.

The subject properties are located within the “Prime Agricultural Area”, “Environmental Policy Area”, and “Greenbelt Area” designations of the Town of Caledon Official Plan. The applicant is proposing to amend the Official Plan to bring the subject properties into the Town’s Settlement Area Boundary and redesignate the lands to “General Industrial”, “Environmental Policy Area”, and “Greenbelt Area” in alignment with the Regional Official Plan.

The applicant has submitted herewith applications for Official Plan Amendment and Zoning By-law Amendment, including various technical studies in support of the proposed amendment and development applications.

The proposed amendment to the Official Plan to permit a significant employment opportunity within the Town is consistent with the objectives established in the Strategic Direction and General Policies of the Official Plan. The location of an additional employment hub along this corridor of Dixie Road addresses an identified need for employment uses and jobs within the Town of Caledon and Region of Peel.

PART B - THE AMENDMENT

This part of the document, entitled "Part B - The Amendment", and consisting of the following text constitutes Amendment No. _____ of the Town of Caledon Official Plan.

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

Notwithstanding Sections 5.5 and 6 of the Town of Caledon Official Plan, the Plan is amended as follows:

1. Delete existing Section 6.2.1.6.2 and replace with the following:

6.2.1.6.2 Further to Section 6.2.1.6.1, and unless an exemption is granted by the Town under Section 6.2.1.6.5, the following studies, information and materials shall be submitted as part of a complete application for an Official Plan amendment, Zoning By-law amendment, Plan of Subdivision, Plan of Condominium, Consent, or Site Plan in accordance with the Town's Digital Submission Standards:

 - a) Survey Plan and/or scalable concept plan;
 - b) Draft Official Plan Amendment and Schedule(s);
 - c) Draft Zoning By-law Amendment and Schedule(s);
 - d) Site Plan;
 - e) Planning Justification Report;
 - f) Stormwater Management Report;
 - g) Environmental Impact Study and Management Plan;
 - h) Phase 1 Environmental Impact Assessment;
 - i) Grading and drainage plan;
 - j) Agricultural Impact Assessment;
 - k) Functional Servicing Report;
 - l) Transportation Study or Traffic Impact Study;
 - m) Hydrogeological Impact Assessment/Feature Based Water Balance Assessment;
 - n) Geotechnical Report;
 - o) Noise and Vibration Study;
 - p) Arborist Report/Tree Preservation Plan;
 - q) West Humber River Fluvial Geomorphological Assessment;
 - r) Demarcation of physical and stable top-of-bank;
 - s) Demarcation of limits of natural heritage systems, ecosystem components, natural hazards and/or areas regulated by a conservation authority;
 - t) Architectural design plan and/or guidelines or urban design brief;
 - u) Cultural Heritage Impact Assessment;
 - v) Stage 1 Archaeological Assessment;
 - w) Fiscal Impact Assessment;
 - x) Photometrics Plan;
 - y) Sustainability Narrative;
 - z) Public Engagement Strategy;
 - aa) Landscape Plans and Details/Cost Estimate;
 - bb) Energy and Emissions Reduction Study and Climate Change Adaptation Study;

- cc) Application Form;
- dd) Application Fee, in accordance with the Town's Fee By-law.

2. The Caledon Official Plan is further amended by adding the following subsections:

- 6.2.1.8 Notwithstanding Section 5.5.9 and 6.2.4 of the Plan, a Secondary Plan is not required for development to proceed on the lands.
- 6.2.1.9 Notwithstanding Section 3.4, 4.2, and 5.5.9 of the Plan, it is agreed that the lands can develop simultaneously as part of the Phase 1 Employment Area in the Town's Growth Management and Phasing Plan.
- 6.2.1.10 Notwithstanding Section 3.0, 5.5, 5.7, 5.8, and 5.10 of the Plan, the development of the site servicing and stormwater system shall be in accordance with the Final CEISMP and Final Functional Servicing and Stormwater Management Report, to the satisfaction of the Town of Caledon, Toronto and Region Conservation Authority, and Region of Peel.
- 6.2.1.11 The following policies apply to the lands designated General Industrial:
 - 6.2.1.11.1 Notwithstanding section 5.5.3.10 of the Plan, Accessory Retail Stores, Restaurants, Places of Worship, and Business Office uses shall be permitted adjacent to an arterial road where the use is located in a building designated under Part IV of the Ontario Heritage Act. All uses permitted in Section 5.5.5.1 of the Plan are permitted.
 - 6.2.1.11.2 Section 5.5.5.1 of the Plan is further amended by permitting residential uses in the form of a Single detached dwelling in a building designated under Part IV of the Ontario Heritage Act. All uses permitted in Section 5.5.5.1 of the Plan are permitted.
 - 6.2.1.11.3 Notwithstanding Section 5.5.5 of the Plan, Cold Storage Warehouse, Corporate Office, Training Facility, Data Centre, and Knowledge and Innovation Uses shall be permitted.
 - 6.2.1.11.4 The maximum permitted height for a warehouse building shall be 30 metres and the maximum permitted height for a Cold Storage Building shall be 45 metres.
- 6.2.1.12 The following policies shall apply to the lands designated Environmental Policy Area (EPA):
 - 6.2.1.12.1 The policies of Section 5.7 of the Plan shall apply. All new development shall be in accordance with a Final Comprehensive Environmental Impact Study and Management Plan (CEISMP), to the satisfaction of the Town of Caledon, Toronto and Region Conservation Authority and the Region of Peel.
 - 6.2.1.12.2 Minor adjustments to the boundaries of the EPA on the lands may be considered subject to the Final CEISMP

and approval by the Town, Region of Peel, Toronto and Region Conservation Authority or the Province. Minor adjustments to the boundaries of the EPA on the subject lands will be permitted without requiring an amendment to this Plan.

- 6.2.1.12.3 A minimum 30 metre buffer width will be provided from the limits of Significant Woodlands.
- 6.2.1.13 Prior to approval of the first Site Plan Application in the Plan Area, the plans/studies described in Section 6.2.1.6.2 of this Plan are to be updated to the satisfaction of the Town and relevant agencies, and ultimately approved by Town staff.
- 6.2.1.14 If the Transportation Impact Assessment noted in Section 6.2.1.6.2 identifies required roadway improvements beyond the site frontage that are required to support the proposed development, the developer will be responsible for designing and implementing these improvements to the satisfaction of Town Staff.
- 6.2.1.15 If the Transportation Impact Assessment noted in Section 6.2.1.6.2 identifies that improvements to Old School Road are necessary to accommodate trucks, these improvements must be completed to the satisfaction of Town Staff.
- 6.2.1.16 If the Transportation Impact Assessment noted in Section 6.2.1.6.2 identifies required roadway improvements to ensure that development is accessible by public transit, the developer will be responsible for designing and implementing these improvements to the satisfaction of Town Staff.
- 6.2.1.17 Significant archaeological resources shall be preserved in situ, where feasible.
 - a) If in situ preservation is not feasible, appropriate mitigation will be required for significant archaeological resources, undertaken by a licensed archaeologist in accordance with the advice and requirements of Indigenous communities, the Town, and the Ministry of Citizenship and Multiculturalism.
 - b) Completion of the archaeological assessment process for the subject lands, to the satisfaction of Indigenous communities, the Town, and the Ministry of Citizenship and Multiculturalism will be required prior to the approval of development applications for the subject lands.
- 6.2.1.18 The cultural heritage resource at 12489 and 12861 Dixie Road shall be conserved in accordance with the Cultural Heritage Conservation policies in the Official Plan and as set out in the Cultural Heritage Impact Statement(s) and Heritage Conservation Plan(s), prepared to the satisfaction of the Town of Caledon, for these cultural heritage resources.
 - a) A Cultural Heritage Impact Statement, completed to

the satisfaction of the Town, will be required as necessary based on the scope and nature of proposed works for development applications in the subject lands.

- b) Where it is determined, through a Cultural Heritage Impact Statement or other means, that there is direct impact to a cultural heritage resource as part of proposed works for a development application, a Heritage Conservation Plan may be required prior to that development application's approval.
- c) The cultural heritage resources at 12489 & 12861 Dixie Road will be provided with a lot sized to support their adaptive re-use, including space for future additions, parking, and landscaping, in accordance with the context and character of the cultural heritage resources.
- d) Every effort will be made to conserve the context of the cultural heritage resources at 12489 & 12861 Dixie Road including the orientation of the original residence.

6.2.1.19 The Final Comprehensive Environmental Impact Study and Management Plan (CEISMP) shall encompass the parcels for development municipally known as 12489 & 12861 Dixie Road and be prepared to the satisfaction of the Town of Caledon, Region of Peel and TRCA, or any other applicable authority prior to approval of any site plan application. The other sites listed in the preamble and as shown in Schedule "A" will be required to prepare similar CEISMP. The Final CEISMP must:

- a) Identify the environmental goals, objectives, management and monitoring plans, and additional technical investigations for the Special Policy Area to be implemented at the site level through individual site plans.
- b) Recommend a list of additional studies that may be required for implementation of the Final CEISMP.
- c) Provide recommendations and design for conveyance of external drainage through an open channel to be implemented at the site plan approval stage.
- d) Provide continuous modelling to determine the erosion threshold for all tributary reaches impacted by the development to ensure there are no exceedances. Should there be exceedances then the report is to provide mitigation measures to ensure the erosion criteria is met.
- e) Include an impact assessment and recommended mitigation plan that demonstrates to the satisfaction of the Town, the Region of Peel and TRCA that the individual site plans conform with the environmental management plans and recommendations contained in the Final CEISMP.

6.2.1.20 All new development will implement metrics outlined in the Town's Green Development Standards, upon such time that the Town's Green Development Standards are

in effect, to reduce greenhouse gas emissions and adapt to extreme weather. The Town will use development approvals process and other implementation tools, such as Site Plan Control, to ensure that new industrial developments include sustainable design features which, among other objectives, achieve a higher than Ontario Building Code energy performance.

- 6.2.1.21 For site plan applications received prior to July 1, 2024 a GDS checklist and supporting documents shall be submitted for Town review as part of the program’s initial one-year pilot phase; meeting specific GDS metric targets is encouraged.
 - 6.2.1.22 A Final Feature Based Water Balance Assessment shall be prepared for each parcel in the Plan Area to the satisfaction of the Town of Caledon, Region of Peel and TRCA prior to Site Plan Approval. The Final Feature Based Water Balance Assessment must be completed to achieve the water balance objectives and provide adequate protections of the identified natural features, as outlined in the Section 6 of Stormwater Management Criteria Document (TRCA, 2012) and in accordance with Town of Caledon requirements.
 - 6.2.1.23 For the purpose of this OPA, data centre shall mean a physical room(s), building(s) or facility(ies) that stores information technology (IT) infrastructure and associated components for building, running, and delivering applications and services.
 - 6.2.1.24 Where determined by the Geotechnical Report that upgrades to Old School Road are required to support truck traffic, an agreement shall be executed prior to Site Plan approval that details and secures the required works.
 - 6.2.1.25 Lands within the Plan Area required to convey drainage from Old School Road shall be identified through Site Plan approval with easements provided to the satisfaction of the Town.
 - 6.2.1.26 Notwithstanding Section 3.0, 5.5.7 and 5.7 of the Plan, the landscaped areas and planting strips will be in accordance with the site-specific zoning by-law amendment.
3. “Schedule A” Town of Caledon Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands described as
- Pt Lt 20 Con 4 Ehs Chinguacousy; Pt Lt 21 Con 4 Ehs Chinguacousy
Pt 1, 43R1769 Except Pt 1 To 4 43R15365 & Pt 3, 5 & 6 43R20345;
Caledon Town of Caledon, Regional Municipality of Peel
- PT LT 18 CON 4 EHS CHINGUACOUSY PTS 8 TO 10 43R3047;
EXCEPT PT 22 TO 26 43R20417 ; S/T CH21926 CALEDON
- PT LT 18 CON 4 EHS CHINGUACOUSY PTS 4 TO 6, 43R3047;
EXCEPT PT 13, 14, 16 TO 21, 43R20417 ; S/T CH21926 TOWN OF
CALEDON

PT LT 19 CON 4 EHS CHINGUACOUSY PT 2 43R16098 ;
CALEDON

PT LT 19 CON 4 EHS CHINGUACOUSY AS IN RO878959 EXCEPT
PT 36 & 39 43R20417 ; S/T CH21927 CALEDON

PT LT 19 CON 4 EHS CHINGUACOUSY AS IN VS195770 EXCEPT
PTS 40 TO 44 43R20417 ; S/T CH21927 CALEDON

PT LT 19 CON 4 EHS CHINGUACOUSY AS IN RO1067954 EXCEPT
45 & 46 43R20417 ; CALEDON

PT LT 19 CON 4 EHS CHINGUACOUSY AS IN VS214251 EXCEPT
PT 47 43R20417 TOWN OF CALEDON

PT LT 20 CON 4 EHS CHINGUACOUSY PT 4 43R15365 ;
CALEDON

PT. LT 21, CON 4, EHS CHINGUACOUSY, PARTS 1 AND 2,
43R21832, SAVE AND EXCEPT PTS 1, 2, 3, 4 & 5, PLAN 43R-
36717; W 1/2 LT 22, CON 4, EHS CHINGUACOUSY, SAVE AND
EXCEPT PT. 1, 43R1097, PTS 1, 2 & 3, 43R14412, PTS 1 & 9, 43R-
20416, S/T RO1084506; TOWN OF CALEDON TOWN OF CALEDON

PT LT 22 CON 4 EHS CHINGUACOUSY PT 1 43R1097 EXCEPT PT
6, 43R20416 ; CALEDON

from Prime Agricultural to General Industrial, and to amend the
Settlement Area boundary to include the subject lands, in accordance
with Schedule "A" attached hereto.

The Amendment will also include the following lands to remain in the
Prime Agricultural and Environmental Policy Area designations

PART LOT 20, CONCESSION 4, EAST OF HURONTARIO
STREET,(CHINGUACOUSY) AS IN VS151328 SAVE AND EXCEPT
PART 2, 43R20345; PART 1, EXPROPRIATION PLAN PR3893131
TOWN OF CALEDON

PT LT 20 CON 4 EHS CHINGUACOUSY PT 3 43R15365 ;
CALEDON

PT LT 21 CON 4 EHS CHINGUACOUSY AS IN RO1001315 EXCEPT
PT 10, 43R20345 ; CALEDON

PT LT 21 CON 4 EHS CHINGUACOUSY , PT 2 43R1097 EXCEPT
PT 13 43R20345 ; CALEDON

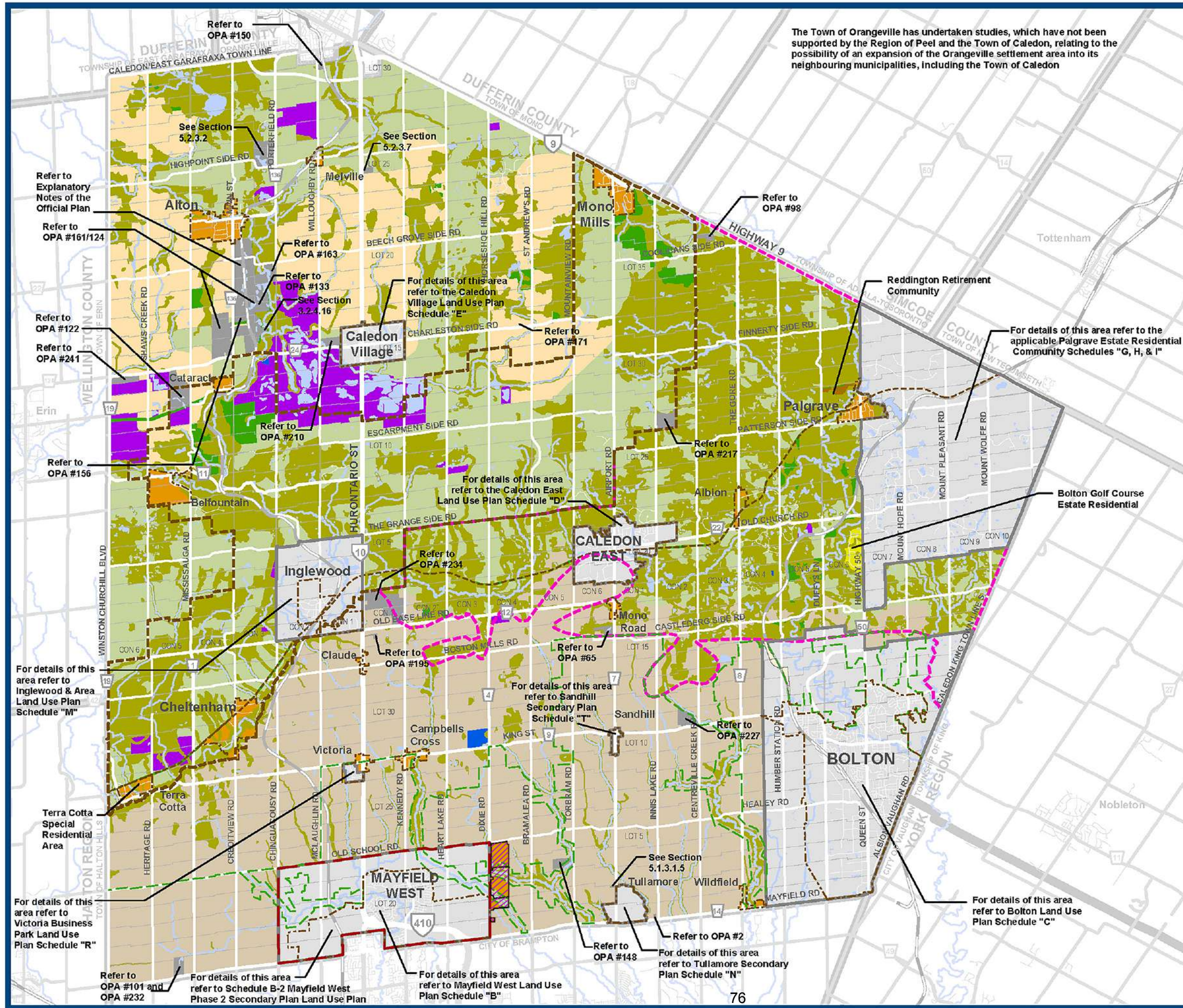
PT LT 21, CON 4 EHS (CHING) DES AS PT 1, PL 43R36717 TOWN
OF CALEDON

4. Schedule "A1", Town of Caledon Town Structure of the Town of Caledon Official Plan shall be amended to include the lands above in the Rural Service Centre in accordance with Schedule "B" attached hereto
5. Schedule "F", Rural Estate Residential Areas of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Settlement Area in accordance with Schedule "C" attached hereto.
6. Schedule "J", Long Range Road Network of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Settlement in accordance with Schedule "D" attached hereto.

7. Schedule “K”, Road Right-of-Way Widths of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Settlement Area in accordance with Schedule “E” attached hereto.
8. Schedule “L”, Chpmara Prioritization Plan of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Settlement Area in accordance with Schedule “F” attached hereto.
9. Schedule “O”, Wellhead Protection Areas of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Settlement Area in accordance with Schedule “G” attached hereto.
10. Schedule “S”, The Greenbelt in Caledon of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Settlement Area in accordance with Schedule “H” attached hereto.
11. Appendix “I”, Niagara Escarpment Plan of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Settlement Area in accordance with Schedule “I” attached hereto.
12. Appendix “II”, Aggregate Resource Areas of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Settlement Area in accordance with Schedule “J” attached hereto.
13. Appendix “III”, Community Improvement Plan Project Areas of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Settlement Area in accordance with Schedule “K” attached hereto.
14. Figure “1”, Growth Plan Policy Areas in Caledon of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Designated Greenfield Area in accordance with Schedule “L” attached hereto.

Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan.



The Town of Orangeville has undertaken studies, which have not been supported by the Region of Peel and the Town of Caledon, relating to the possibility of an expansion of the Orangeville settlement area into its neighbouring municipalities, including the Town of Caledon



Schedule A

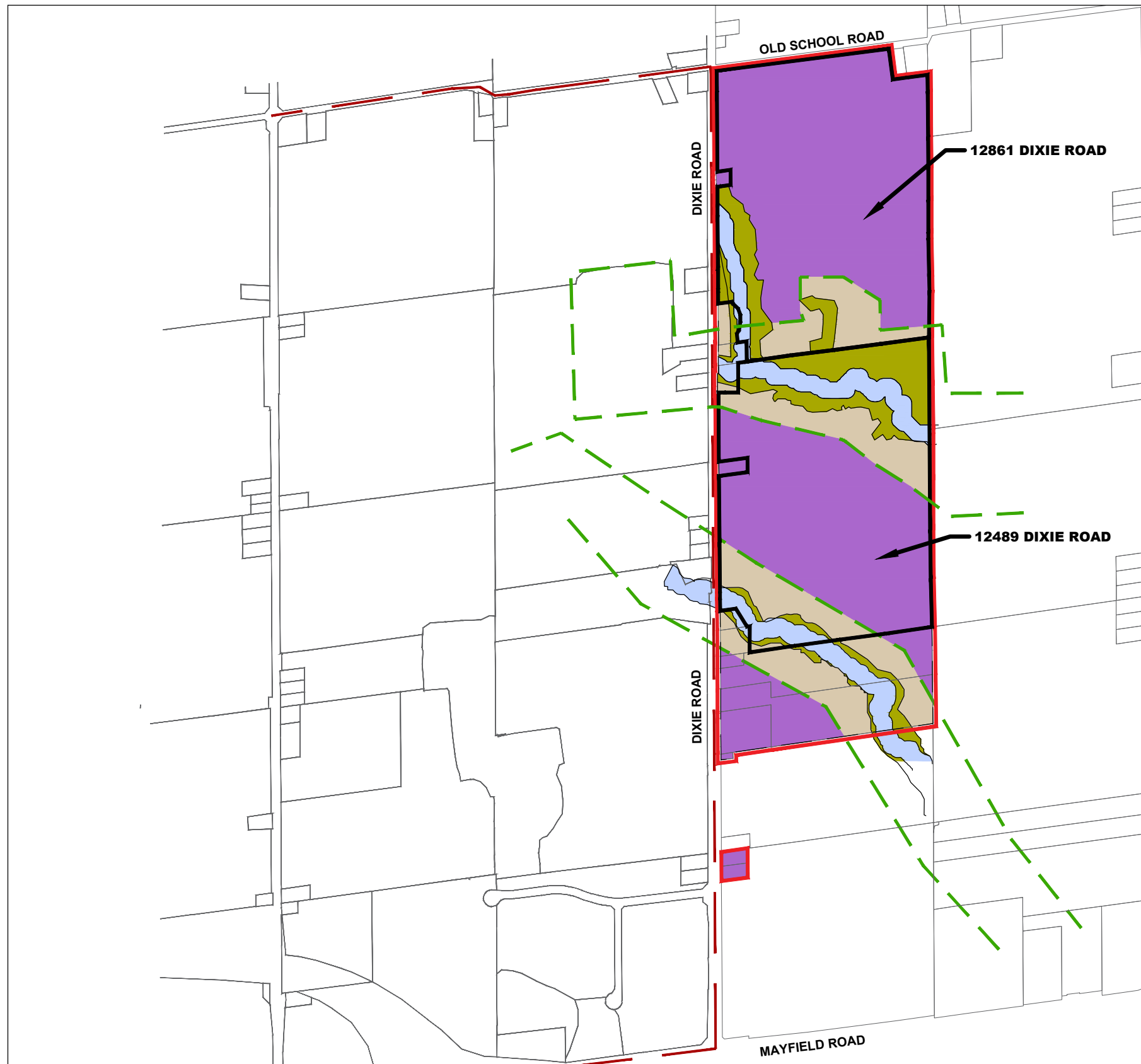
TOWN OF CALEDON


LAND USE PLAN

- General Agricultural Area
- Prime Agricultural Area
- Rural Lands
- Extractive Industrial Area
- Waste Management Area
- Open Space Policy Area
- Environmental Policy Area
- Estate Residential Area
- Retirement Community Area
- Settlement Area
- Mayfield West Study Area Boundary
- Boundary of Greenbelt Plan Area
- Oak Ridges Moraine Conservation Plan Area
- Niagara Escarpment Plan Area
- Provincial Road
- Regional Road
- Local Road
- Railway
- Caledon Trailway

Base Data Source: Town of Caledon








Proposed
Schedule A
OPA XXX

- Lands Subject to Official Plan Amendment
- Site Specific Applications
- General Industrial
- Prime Agricultural Area
- Environmental Policy Area
- Boundary of Greenbelt Plan Area
- Mayfield West Study Area Boundary

Base Data Source: Town of Caledon

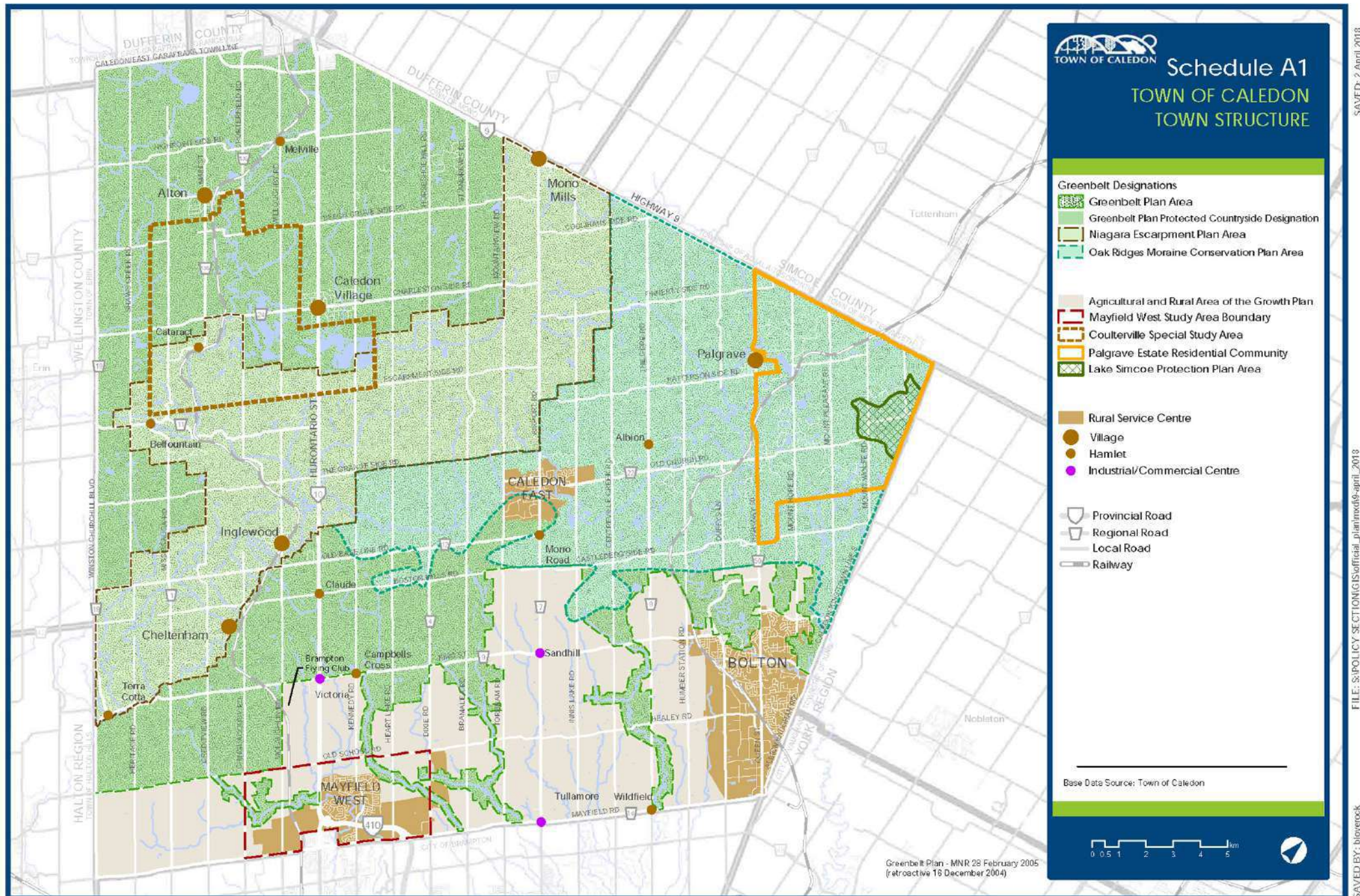


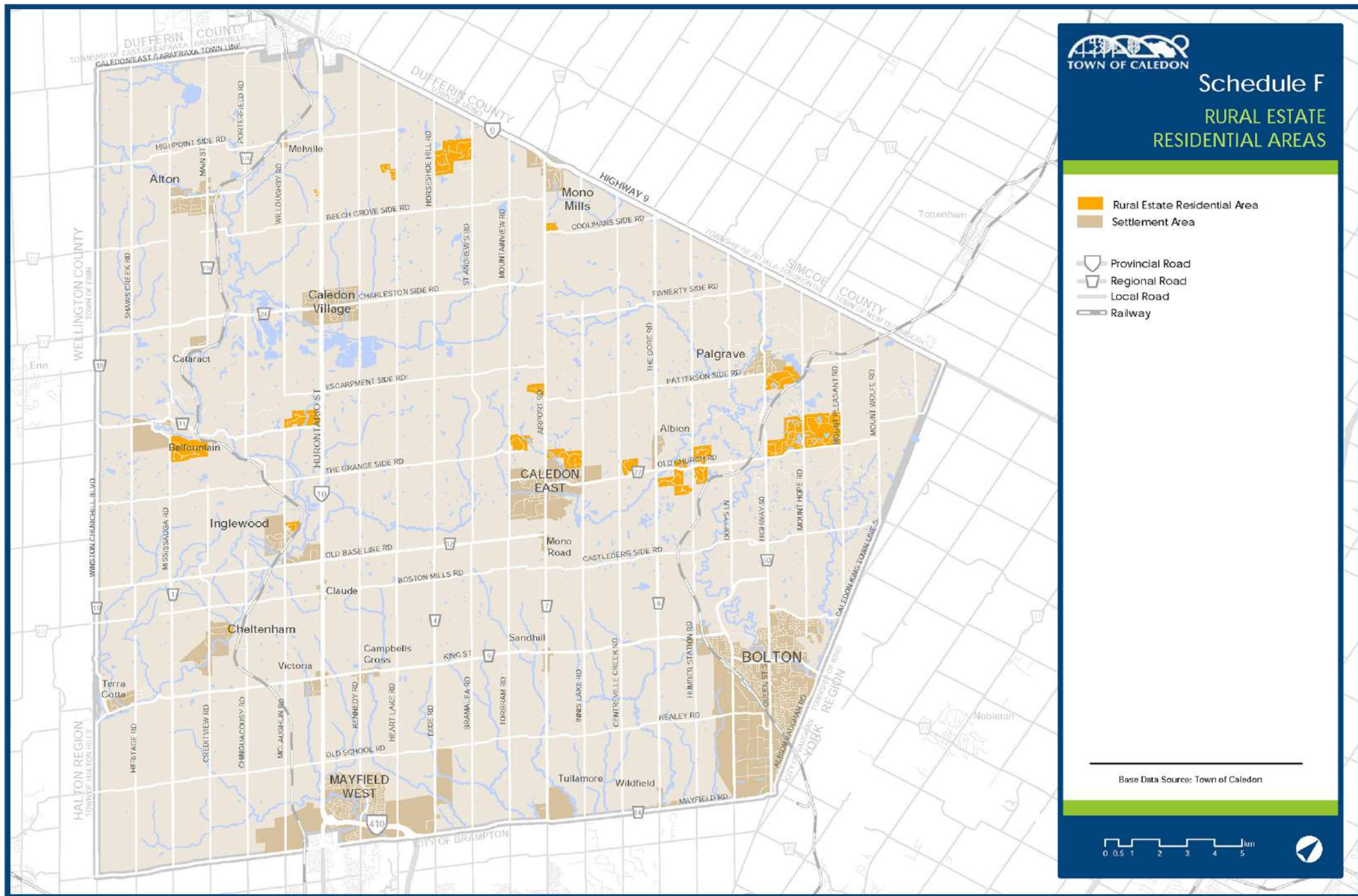
PROPOSED SCHEDULE A
TOWN of CALEDON OFFICIAL PLAN AMENDMENT OPA# _____
12489 and 12861 DIXIE ROAD
TOWN of CALEDON, REGION OF PEEL

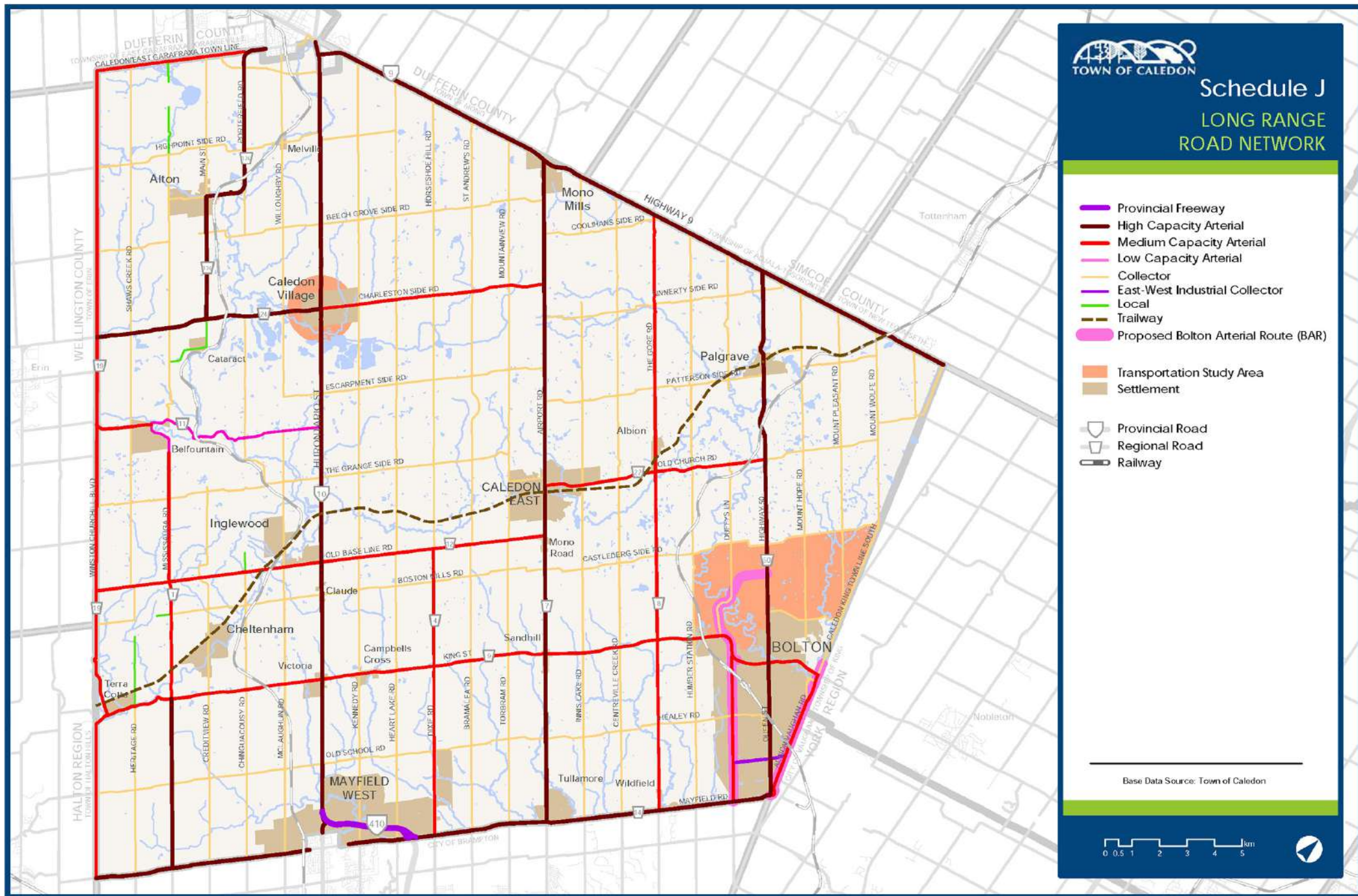
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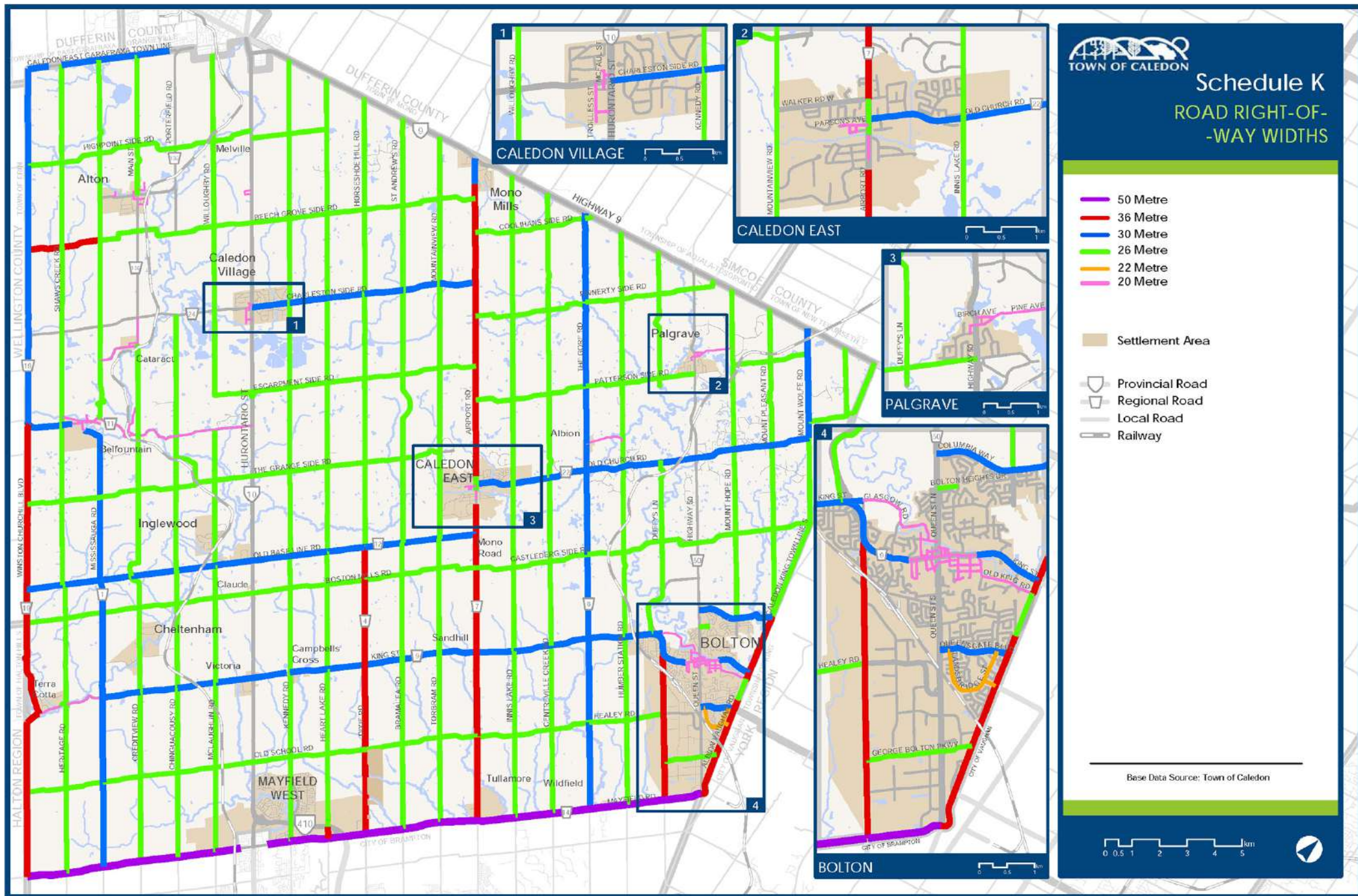


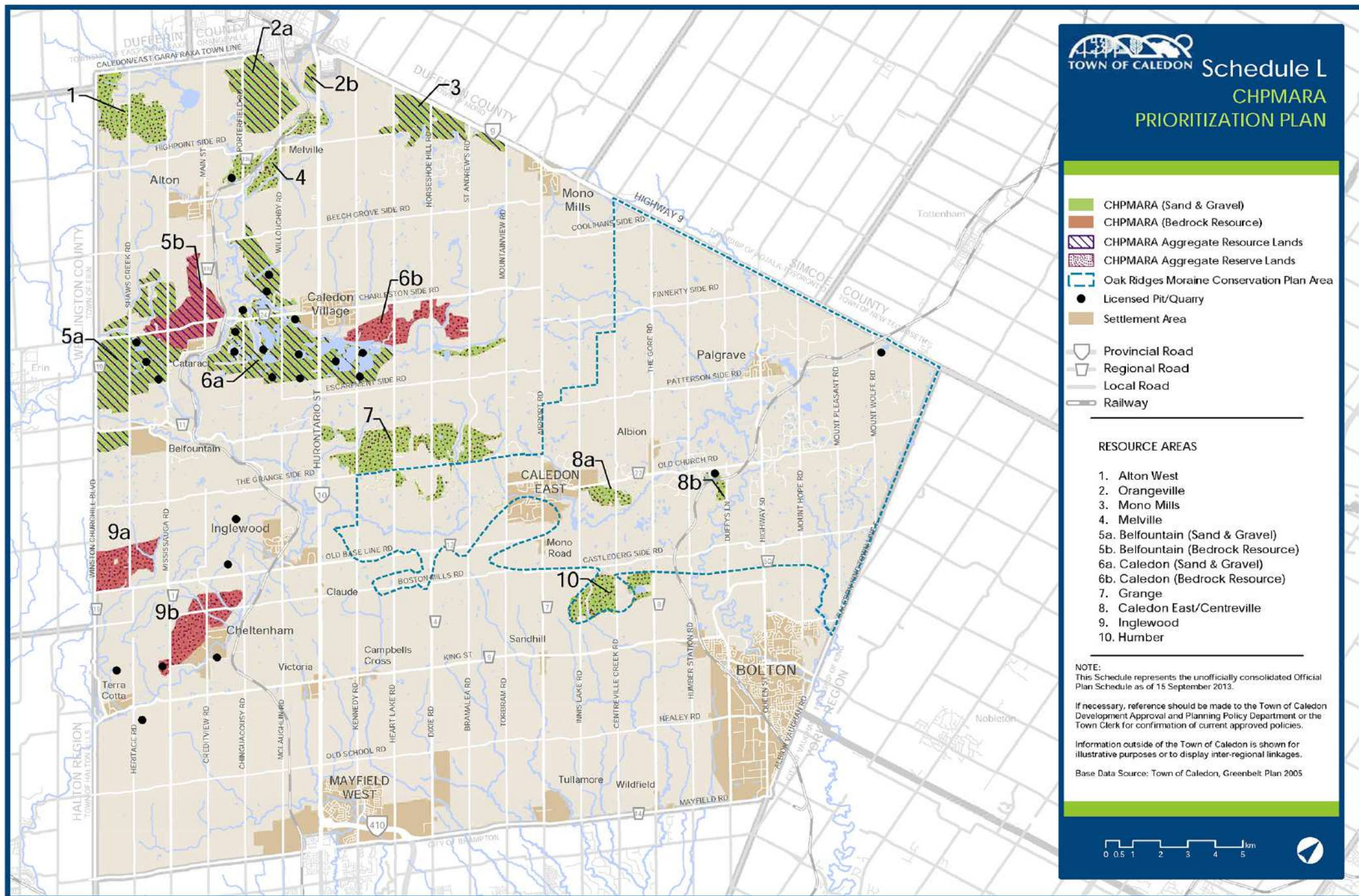
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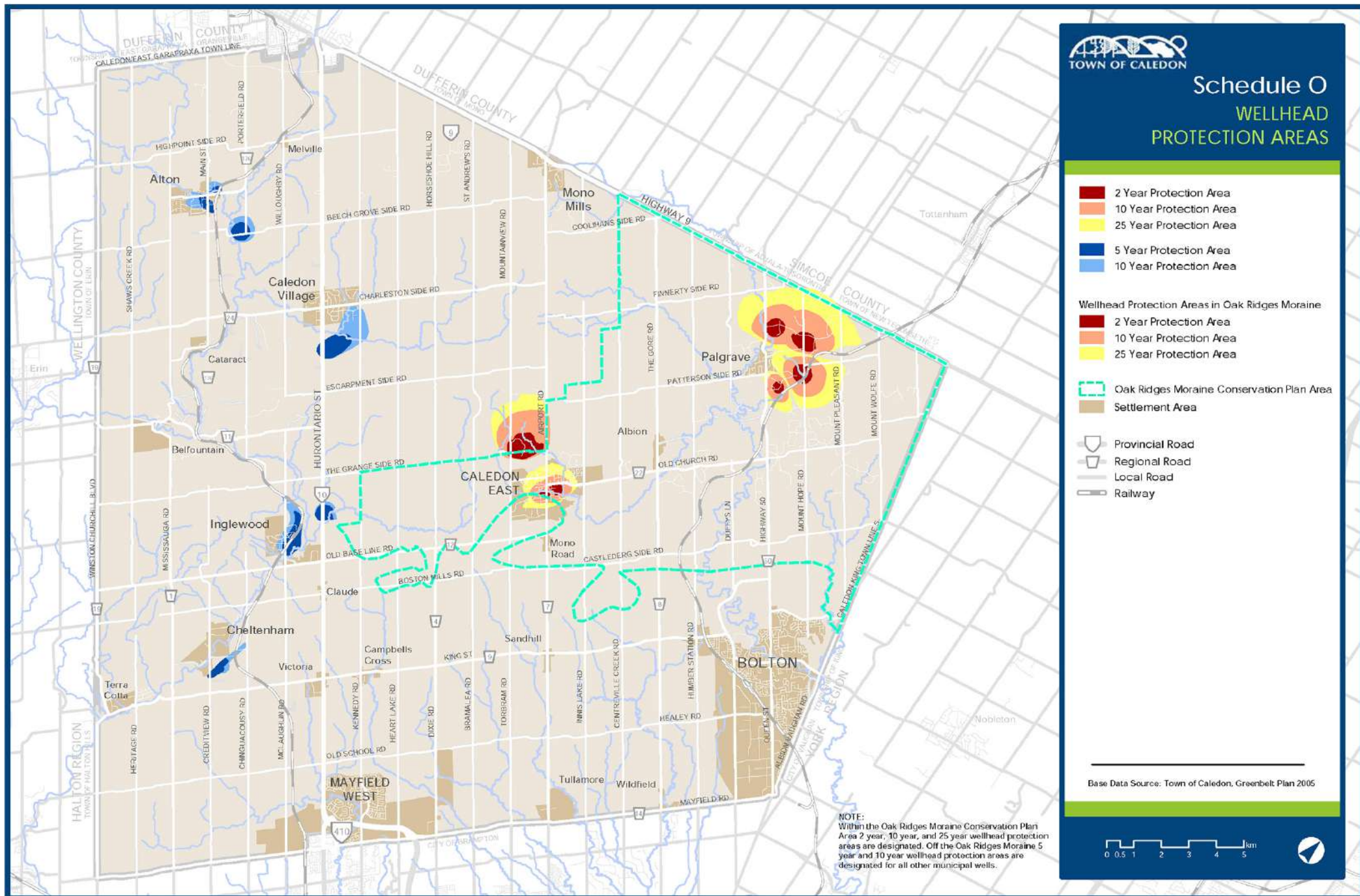


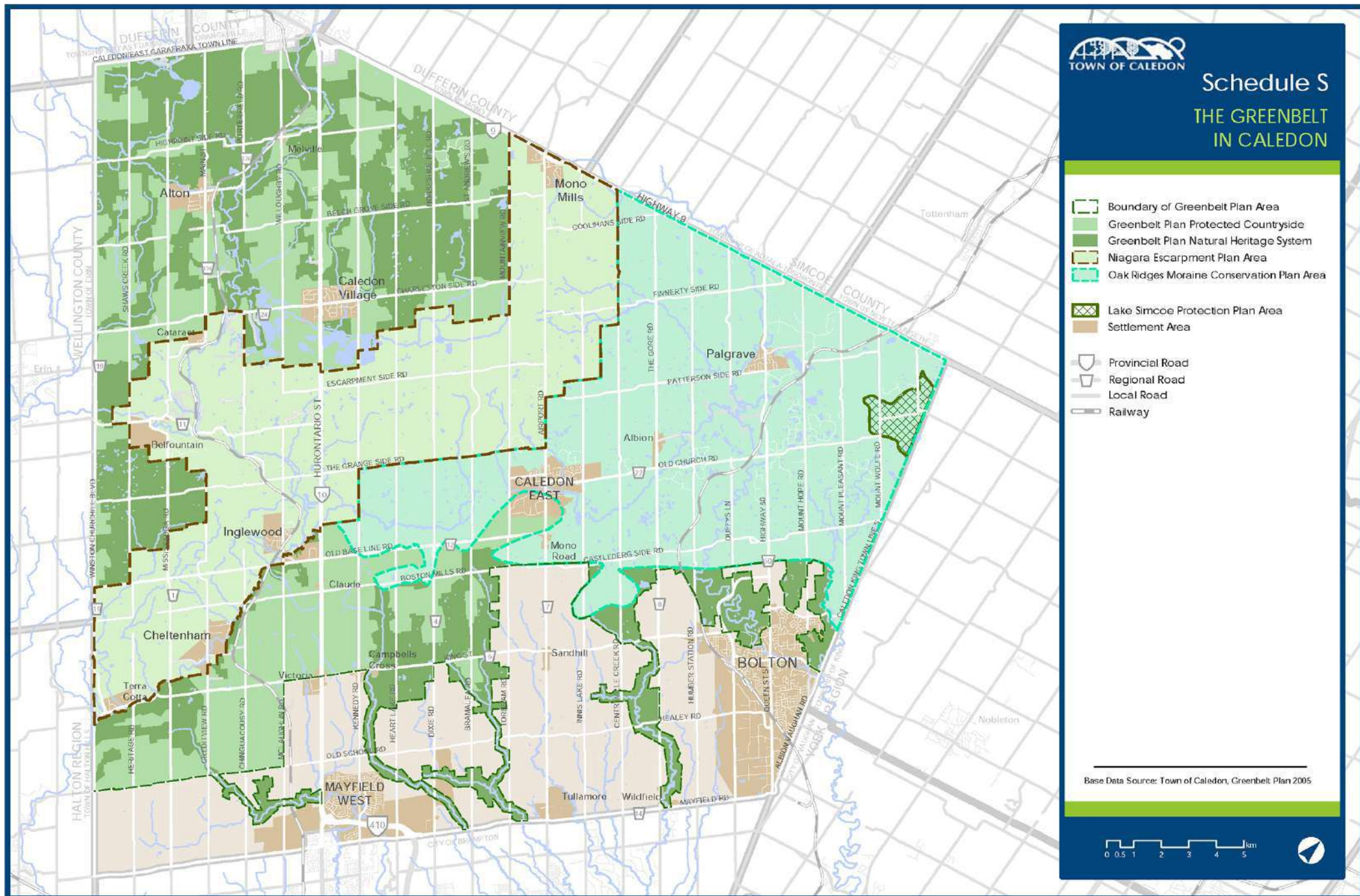


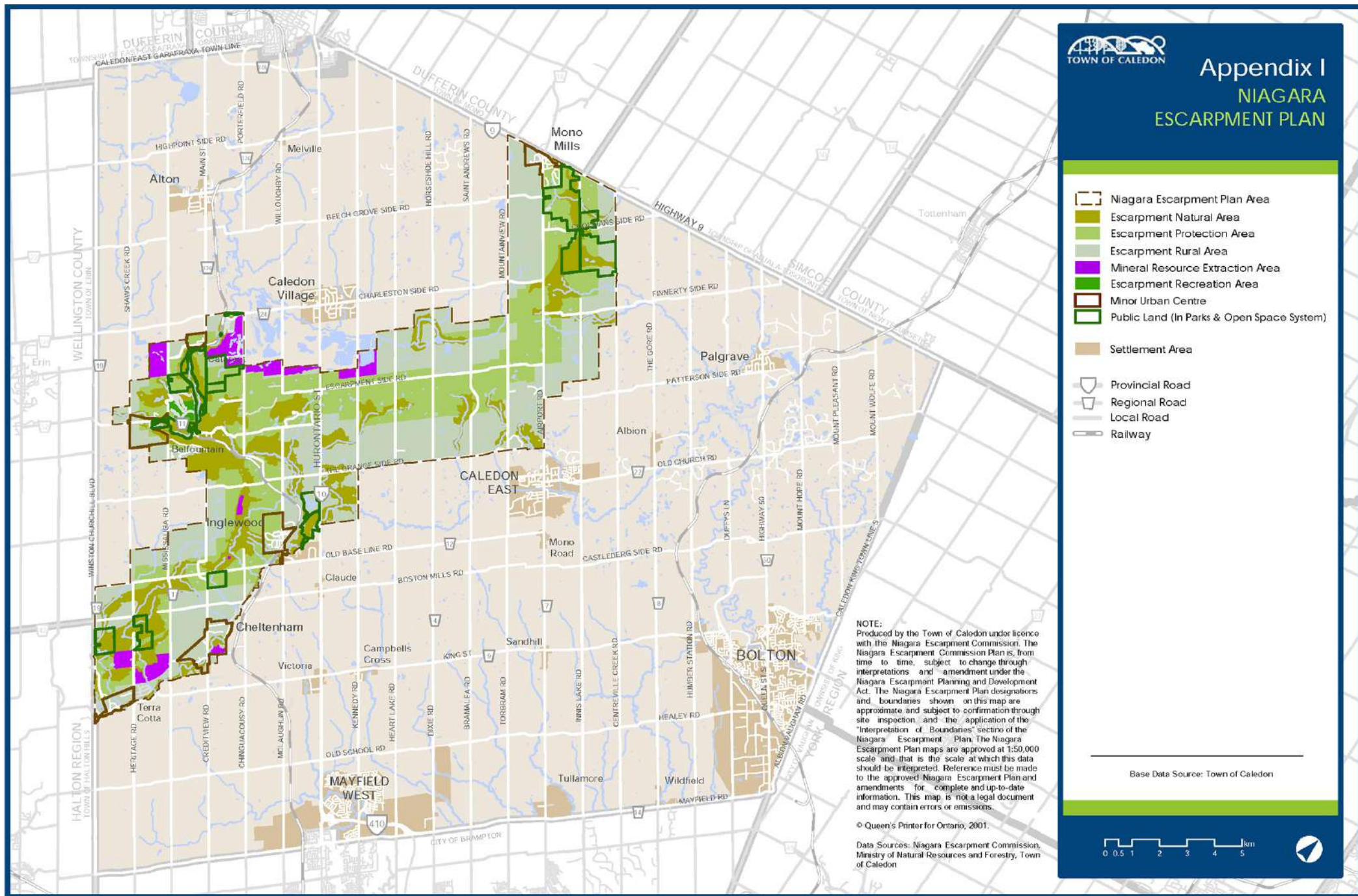


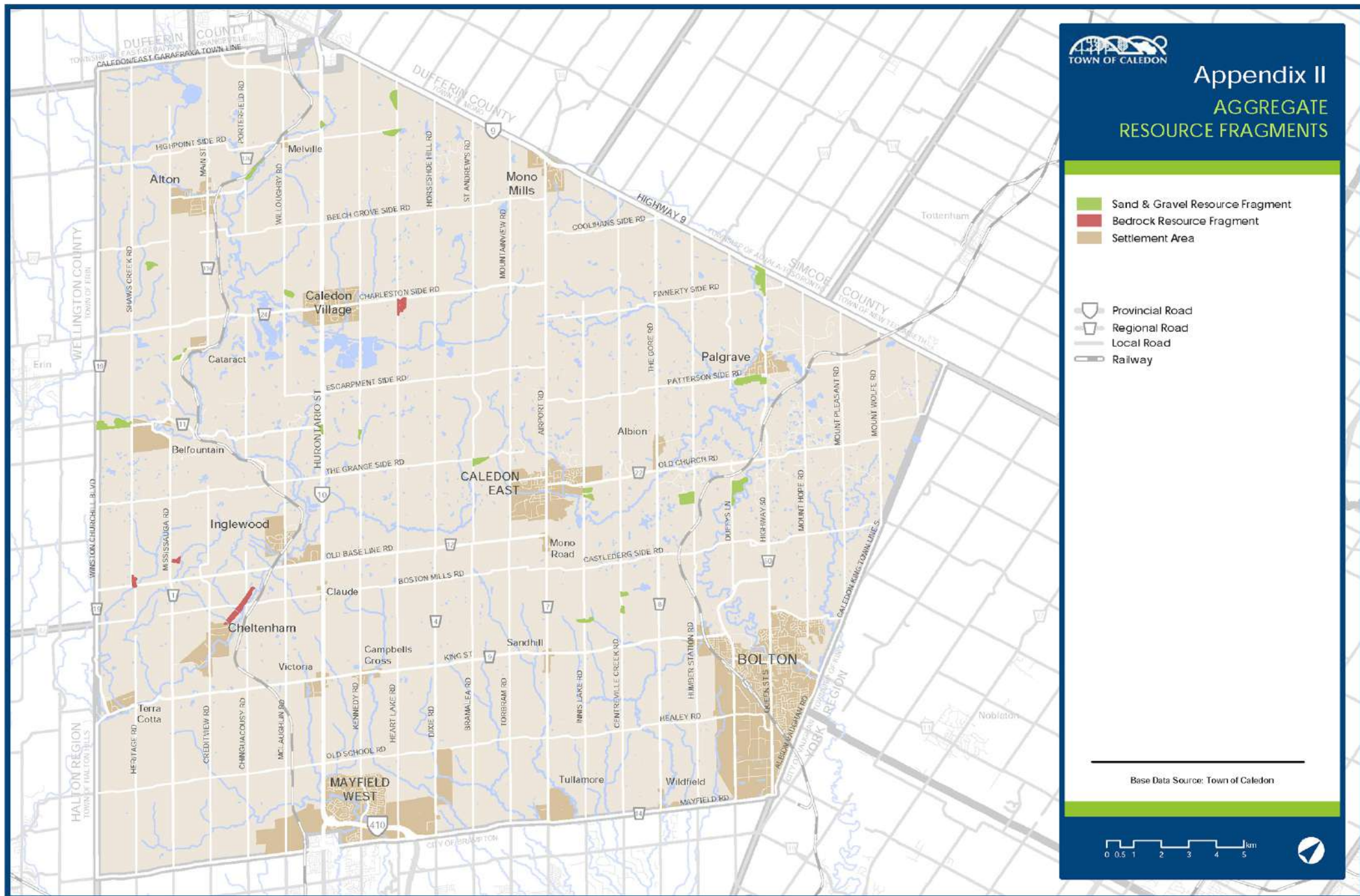


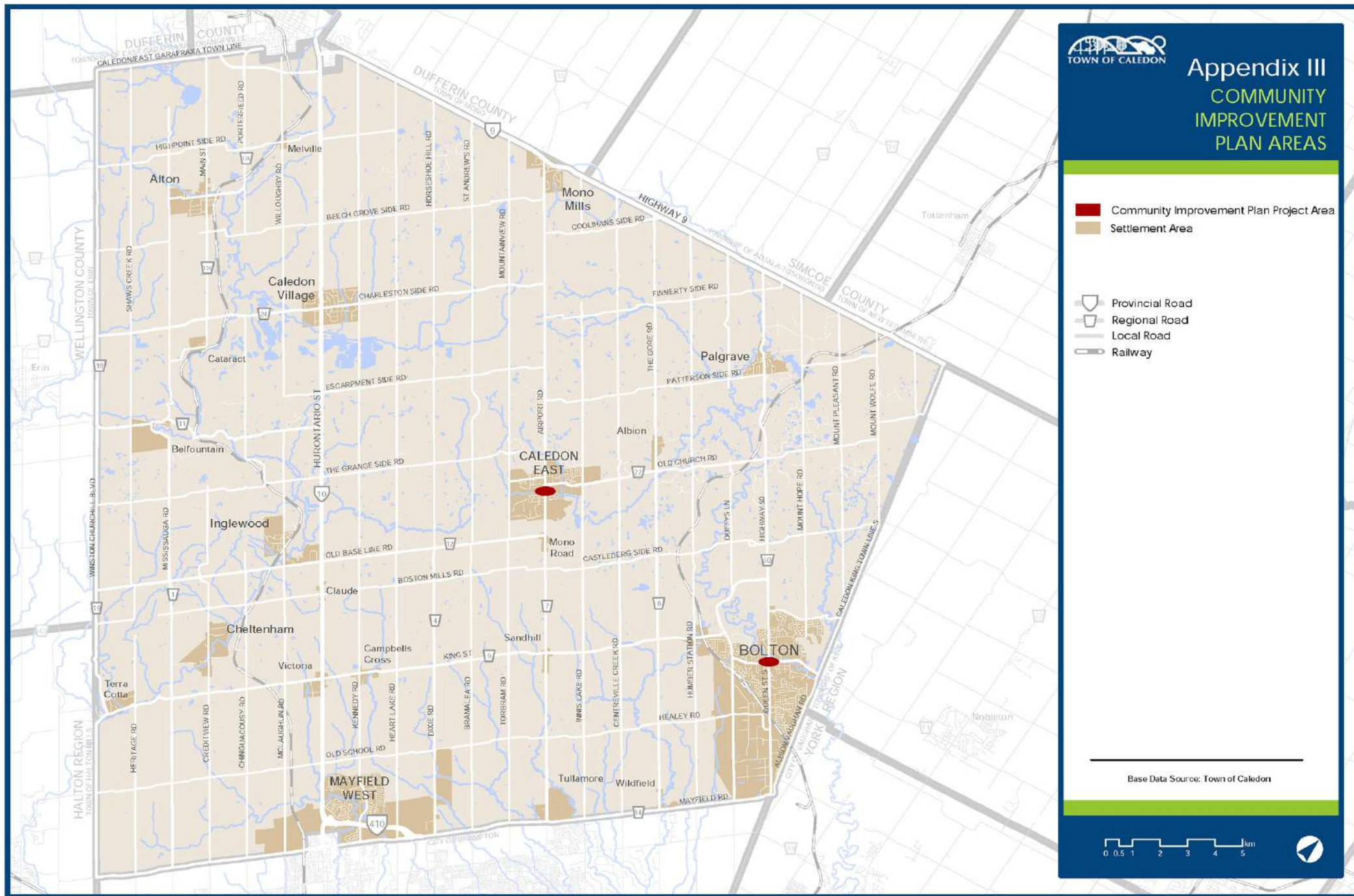


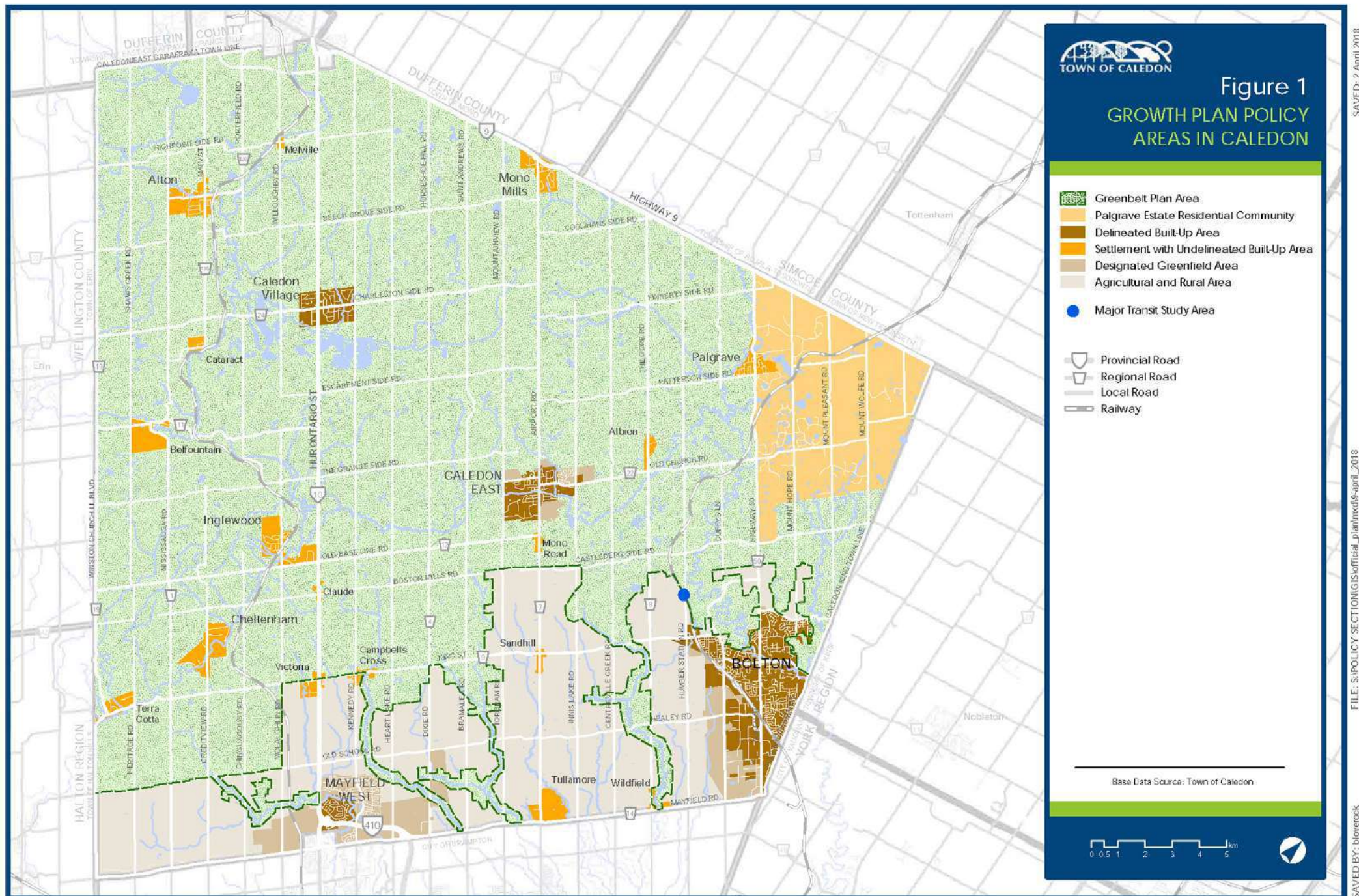












Appendix B – Draft Zoning By-law Amendment

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. _____

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to PIN: 143470356 - Pt Lt 21 Con 4 Ehs Chinguacousy; Parts 1 and 2, 43R21832, Save and Except Pts 1, 2, 3, 4 & 5, Plan 43R-36717; W 1/2 Lt 22, Con 4, Ehs Chinguacousy, Save and Except Pt. 1, 43R1097, Pts 1, 2 & 3, 43R14412, Pts 1 & 9, 43R-20416, S/T RO1084506; Town of Caledon; and PIN: 143470007 - Pt Lt 20 Con 4 Ehs Chinguacousy; Pt Lt 21 Con 4 Ehs Chinguacousy Pt 1, 43R1769 Except Pt 1 To 4 43R15365 & Pt 3, 5 & 6 43R20345; Caledon
Town of Caledon, Regional Municipality of Peel,
municipally known as 12861 and 12489 Dixie 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 PIN: 143470356 - Pt Lt 21 Con 4 Ehs Chinguacousy; Parts 1 and 2, 43R21832, Save and Except Pts 1, 2, 3, 4 & 5, Plan 43R-36717; W 1/2 Lt 22, Con 4, Ehs Chinguacousy, Save and Except Pt. 1, 43R1097, Pts 1, 2 & 3, 43R14412, Pts 1 & 9, 43R-20416, S/T RO1084506; Town of Caledon, Regional Municipality of Peel; and PIN: 143470007 - Pt Lt 20 Con 4 Ehs Chinguacousy; Pt Lt 21 Con 4 Ehs Chinguacousy Pt 1, 43R1769 Except Pt 1 To 4 43R15365 & Pt 3, 5 & 6 43R20345; Caledon; Regional Municipality of Peel, for employment 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
MP		<div><div>- Bulk Storage Facility</div><div>- Business Office</div><div>- Cold Storage Warehouse</div><div>- Contractor's Facility</div><div>- Data Centre</div><div>- Distribution Facility</div><div>- Dry Cleaning or Laundry Plant</div><div>- Dwelling, Detached (5)</div><div>- Equipment Storage Building</div><div>- Factory Outlet</div><div>- Financial Institution</div><div>- Gasoline Pump Island, Accessory</div><div>- Industrial Use</div><div>- Light Equipment Rental Establishment</div><div>- Maintenance Garage, Accessory</div><div>- Merchandise Service Shop</div><div>- Motor Vehicle Body Shop</div><div>- Motor Vehicle Compound</div><div>- Motor Vehicle Gas Bar</div><div>- Motor Vehicle Repair Facility</div></div>	<div>For the purposes of this exception, all provisions are related to the entirety of the <i>lot</i> municipally known as 12861 Dixie Road on the date of passing this by-law. <i>Lot Lines</i> are as defined in Schedule "A".</div> <div>DEFINITIONS</div> <div>Building Area: For the purpose of calculating the <i>building area</i>, the <i>gross floor area</i> (exclusive of any rooftop mechanical structure) shall be divided by the <i>lot area</i>. <i>Lot area</i> is to be calculated on the entirety of the <i>lot</i> municipally known as 12861 Dixie Road (inclusive of any portion of the <i>lot</i> within the Environmental Policy Area 2 Zone).</div> <div>Data Centre For the purpose of this <i>zone</i>, a <i>Data Centre</i> shall mean a physical room(s), <i>building(s)</i> or facility(ies) that stores information technology (IT) infrastructure and associated components for building, running, and delivering applications and services.</div> <div>Front Lot Line For the purposes of this <i>zone</i>, the <i>lot line(s)</i> abutting Dixie Road shall be the <i>front lot line</i>.</div> <div>ZONE STANDARDS</div> <div>Entrance Width (minimum)</div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<div><div><div><div><div>-</div><div>Motor Vehicle Towing Facility</div></div><div><div>-</div><div>Open Storage Area, Accessory</div></div><div><div>-</div><div>Outside Display or Sales Area, Accessory</div></div><div><div>-</div><div>Place of Assembly</div></div><div><div>-</div><div>Place of Worship (4)</div></div><div><div>-</div><div>Research Establishment</div></div><div><div>-</div><div>Restaurant (2)</div></div><div><div>-</div><div>Retail Store, Accessory (1)</div></div><div><div>-</div><div>Training Facility</div></div><div><div>-</div><div>Transportation Depot</div></div><div><div>-</div><div>Trucking</div></div><div><div>-</div><div>Warehouse</div></div><div><div>-</div><div>Warehouse, Public Self-Storage</div></div><div><div>-</div><div>Warehouse, Wholesale</div></div></div></div><div><p>Nothing in this By-law shall prevent the <i>use</i> of any <i>lot</i>, <i>building</i> or <i>structure</i> for any purpose prohibited by this By-law if such <i>lot</i>, <i>building</i> or <i>structure</i> was lawfully used for such purposes on the effective date of this By-law as for so long as it continues to be used for that purpose.</p></div></div> <div><div><p>Notwithstanding Section 4.3.6, the minimum <i>entrance width</i> for a two-way <i>entrance</i> serving any <i>use</i> shall be 6 m, and 5 m for a one-way width.</p><p>Illumination (maximum height) 12.20m</p><p>Notwithstanding Section 5.2.18, no part of the lighting fixture shall be more than 12.20m above grade.</p><p>Lot Frontage (minimum): Dixie Road 30 m</p><p>Building Area (maximum): 50%</p><p>Front Yard (Dixie Road): 9 m</p><p>Rear Yard (east <i>lot line</i>): 7.5 m</p><p>Exterior Side Yard(Old School Road): 7.5m</p><p>Interior Side Yard (south <i>lot line</i>): 6 m</p><p>Interior Side Yard (abutting residential): 15 m</p><p>Building Height (maximum): 30 m; except for <i>Cold Storage Warehouse</i> refrigeration tower where 45 m is permitted.</p><p>Landscaping Area (minimum): 12.5%</p><p>Planting Strip Width (minimum): Front Lot Line (Dixie Road): 9 m Rear Lot Line (east <i>lot line</i>): 3 m Exterior Lot Line (Old School Road): 6m (including areas where trucks are parked) Interior Lot Line (south <i>lot line</i>): 1.5 m</p><p>Parking Space Setback (minimum): From any <i>street</i> or <i>lot line</i> 3.0 m</p><p>Parking Requirements: for added clarity, truck and trailer <i>parking spaces</i> count towards parking minimums. Trailer parking is permitted in an <i>exterior side yard</i> with a minimum setback of 6m.</p><p>Fencing Restrictions: noise attenuation fencing required through the approved <i>noise study</i>, shall be permitted in any <i>yard</i> to the height specified by the <i>noise study</i>.</p><p>USE SPECIFIC PROVISIONS</p><p>(1) <i>Retail Store, Accessory</i> shall comply with the following provisions:</p><p>(a) An <i>Accessory Retail Store</i> shall only be permitted as accessory to a permitted <i>industrial use</i> and for the retail sale and/or display of products manufactured or</p></div></div>	

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>assembled on the <i>premises</i>;</p> <p>(b) An <i>Accessory Retail Store</i> shall only be located on the ground floor of the <i>building</i> in which the <i>industrial use</i> is located;</p> <p>(c) The area devoted to an <i>Accessory Retail Store</i> shall not exceed 500 m² or 15% of the total <i>gross floor area</i> devoted to the <i>industrial use</i>, whichever is less; and,</p> <p>(d) An <i>Accessory Retail Store</i> may be permitted in a free-standing <i>building</i> located on the same <i>lot</i> as a permitted <i>industrial use</i>, provided that the total <i>net floor area</i> of the <i>Accessory Retail Store</i> does not exceed 300 m².</p> <p>(2) A <i>Restaurant</i> shall comply with the following provisions:</p> <p>(a) The area devoted to the <i>Restaurant</i> shall not exceed a total <i>gross floor area</i> of 300 m² and must be located in a Building designated under Part IV of the Ontario Heritage Act and subject to a Heritage Easement Agreement.</p> <p>(3) A <i>Business Office</i> is permitted to be located within a Building designated under Part IV of the Ontario Heritage Act and subject to a Heritage Easement Agreement.</p> <p>(4) A <i>Place of Worship</i> is permitted to be located within a Building designated under Part IV of the Ontario Heritage Act and subject to a Heritage Easement Agreement.</p> <p>(5) A <i>Dwelling, Detached</i> is permitted to be located within a Building designated under Part IV of the Ontario Heritage Act and subject to a Heritage Easement Agreement.</p> <p>(6) An <i>Accessory Retail Store</i> is permitted to be located within a Building designated under Part IV of the Ontario Heritage Act and subject to a Heritage Easement Agreement.</p>
MP	_____	<ul style="list-style-type: none">- <i>Bulk Storage Facility</i>- <i>Business Office</i>- <i>Cold Storage Warehouse</i>- <i>Contractor's Facility</i>- <i>Data Centre</i>- <i>Distribution Facility</i>- <i>Dry Cleaning or Laundry Plant</i>- <i>Dwelling, Detached (5)</i>- <i>Equipment Storage Building</i>- <i>Factory Outlet</i>	<p>For the purposes of this exception, all provisions are related to the entirety of the <i>lot</i> municipally known as 12489 Dixie Road on the date of passing this by-law. <i>Lot Lines</i> are as defined in Schedule "C".</p> <p>DEFINITIONS</p> <p>Building Area: For the purpose of calculating the <i>building area</i>, the <i>gross floor area</i> (exclusive of any rooftop mechanical structure) shall be divided by the <i>lot area</i>. <i>Lot area</i> is to be calculated on the entirety of the <i>lot</i> municipally known as 12489 Dixie Road (inclusive of any portion of the <i>lot</i> within the Environmental Policy Area 2 Zone).</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> - <i>Financial Institution</i> - <i>Gasoline Pump Island, Accessory</i> - <i>Industrial Use</i> - <i>Light Equipment Rental Establishment</i> - <i>Maintenance Garage, Accessory</i> - <i>Merchandise Service Shop</i> - <i>Motor Vehicle Body Shop</i> - <i>Motor Vehicle Compound</i> - <i>Motor Vehicle Gas Bar</i> - <i>Motor Vehicle Repair Facility</i> - <i>Motor Vehicle Towing Facility</i> - <i>Open Storage Area, Accessory</i> - <i>Outside Display or Sales Area, Accessory</i> - <i>Place of Assembly</i> - <i>Place of Worship (4)</i> - <i>Research Establishment</i> - <i>Restaurant (2)</i> - <i>Retail Store, Accessory (1)</i> - <i>Training Facility</i> - <i>Transportation Depot</i> - <i>Trucking</i> - <i>Warehouse</i> - <i>Warehouse, Public Self-Storage</i> - <i>Warehouse, Wholesale</i> <p><i>Nothing in this By-law shall prevent the use of any lot, building or structure for any purpose prohibited by this By-law if such lot, building or structure was lawfully used for such purposes on the effective date of this By-law as for so long as it continues to be used for that purpose.</i></p>	<p>Data Centre For the purpose of this <i>zone</i>, a <i>Data Centre</i> shall mean a physical room(s), <i>building</i>(s) or facility(ies) that stores information technology (IT) infrastructure and associated components for building, running, and delivering applications and services.</p> <p>Front Lot Line For the purposes of this <i>zone</i>, the <i>lot line</i>(s) abutting Dixie Road shall be the <i>front lot line</i>.</p> <p>ZONE STANDARDS</p> <p>Entrance Width (minimum) Notwithstanding Section 4.3.6, the minimum <i>entrance width</i> for a two-way <i>entrance</i> serving any <i>use</i> shall be 6 m, and 5 m for a one-way width.</p> <p>Illumination (maximum height) 12.20m Notwithstanding Section 5.2.18, no part of the lighting fixture shall be more than 12.20m above grade.</p> <p>Lot Frontage (minimum): Dixie Road 30 m</p> <p>Building Area (maximum): 50%</p> <p>Front Yard (Dixie Road): 9 m</p> <p>Rear Yard (east <i>lot line</i>): 7.5 m</p> <p>Interior Side Yard (north <i>lot line</i>): 6 m</p> <p>Interior Side Yard (south <i>lot line</i>): 6 m</p> <p>Interior Side Yard (abutting residential): 15m</p> <p>Building Height (maximum): 30 m; except for <i>Cold Storage Warehouse</i> refrigeration tower where 45 m is permitted.</p> <p>Landscaping Area (minimum): 10%</p> <p>Planting Strip Width (minimum): Front Lot Line (Dixie Road): 9 m Rear Lot Line (east <i>lot line</i>): 3 m Interior Lot Line (north <i>lot line</i>): 1.5 m Interior Lot Line (south <i>lot line</i>): 1.5 m</p> <p>Parking Space Setback (minimum): From any <i>street</i> or <i>lot line</i> 3.0 m</p> <p>Parking Requirements: for added clarity, truck and trailer <i>parking spaces</i> count towards parking minimums.</p> <p>Fencing Restrictions: noise attenuation fencing required through the approved <i>noise study</i>. shall be permitted in any <i>yard</i> to the</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>height specified by the <i>noise study</i>.</p> <p>USE SPECIFIC PROVISIONS</p> <p>(1) <i>Retail Store, Accessory</i> shall comply with the following provisions:</p> <p>(a) An <i>Accessory Retail Store</i> shall only be permitted as accessory to a permitted <i>industrial use</i> and for the retail sale and/or display of products manufactured or assembled on the <i>premises</i>;</p> <p>(b) An <i>Accessory Retail Store</i> shall only be located on the ground floor of the <i>building</i> in which the <i>industrial use</i> is located;</p> <p>(c) The area devoted to an <i>Accessory Retail Store</i> shall not exceed 500 m² or 15% of the total <i>gross floor area</i> devoted to the <i>industrial use</i>, whichever is less; and,</p> <p>(d) An <i>Accessory Retail Store</i> may be permitted in a free-standing <i>building</i> located on the same <i>lot</i> as a permitted <i>industrial use</i>, provided that the total <i>net floor area</i> of the <i>Accessory Retail Store</i> does not exceed 300 m².</p> <p>(2) A <i>Restaurant</i> shall comply with the following provisions:</p> <p>(a) The area devoted to the <i>Restaurant</i> shall not exceed a total <i>gross floor area</i> of 300 m² and must be located in a Building designated under Part IV of the Ontario Heritage Act and subject to a Heritage Easement Agreement.</p> <p>(3) A <i>Business Office</i> is permitted to be located within a Building designated under Part IV of the Ontario Heritage Act and subject to a Heritage Easement Agreement.</p> <p>(4) A <i>Place of Worship</i> is permitted to be located within a Building designated under Part IV of the Ontario Heritage Act and subject to a Heritage Easement Agreement.</p> <p>(5) A <i>Dwelling, Detached</i> is permitted to be located within a Building designated under Part IV of the Ontario Heritage Act and subject to a Heritage Easement Agreement.</p> <p>(6) An <i>Accessory Retail Store</i> is permitted to be located within a Building designated under Part IV of the Ontario Heritage Act and subject to a Heritage Easement Agreement.</p>

- 2. Schedule “A”, Zone Map 5 of By-law 2006-50, as amended is further amended for PIN: 143470356 - Pt Lt 21 Con 4 Ehs Chinguacousy; Parts 1 and 2, 43R21832, Save and Except Pts 1, 2, 3, 4 & 5, Plan 43R-36717; W 1/2 Lt 22, Con 4, Ehs Chinguacousy, Save and Except Pt. 1, 43R1097, Pts 1, 2 & 3, 43R14412, Pts 1 & 9, 43R-20416, S/T RO1084506; Town of Caledon, Regional Municipality of Peel; and PIN: 143470007 - Pt Lt 20 Con 4 Ehs Chinguacousy; Pt Lt 21 Con 4 Ehs Chinguacousy Pt 1, 43R1769 Except Pt 1 To 4 43R15365 & Pt 3, 5 & 6 43R20345; Caledon; Regional Municipality of Peel, from Agricultural Zone (A1) and Environmental Policy Area Zone 2 (EPA 2) to Prestige Industrial Zone (MP-XX), Environmental Policy Area Zone 2 (EPA 2), and Open Space Zone (OS) in accordance with Schedule “A” attached hereto.

- 3. Schedule “B” _____ attached hereto, outlining the *lot lines* for the property is hereby added to Schedule “B”, Maps of By-law 2006-50, as amended, for the lands legally described as PIN: 143470356 - Pt Lt 21 Con 4 Ehs Chinguacousy; Parts 1 and 2, 43R21832, Save and Except Pts 1, 2, 3, 4 & 5, Plan 43R-36717; W 1/2 Lt 22, Con 4, Ehs Chinguacousy, Save and Except Pt. 1, 43R1097, Pts 1, 2 & 3, 43R14412, Pts 1 & 9, 43R-20416, S/T RO1084506; Town of Caledon, Regional Municipality of Peel.

- 4. Schedule “C” _____ attached hereto, outlining the *lot lines* for the property is hereby added to Schedule “B”, Maps of By-law 2006-50, as amended, for the lands legally described as PIN: 143470007 - Pt Lt 20 Con 4 Ehs Chinguacousy; Pt Lt 21 Con 4 Ehs Chinguacousy Pt 1, 43R1769 Except Pt 1 To 4 43R15365 & Pt 3, 5 & 6 43R20345; Caledon; Regional Municipality of Peel.

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

Annette Groves, Mayor

Kevin Klingenberg, Municipal Clerk

OLD SCHOOL ROAD

DIXIE ROAD

MP-XX

EPA-2

OS

OS

EPA-2

EPA-2

EPA-2

EPA-2

Key Plan - Not to Scale

Old School Rd.

Heart Lake Rd.

410

410

Mayfield Rd.

Dixie Rd.

Subject Site

Bramalea Rd.

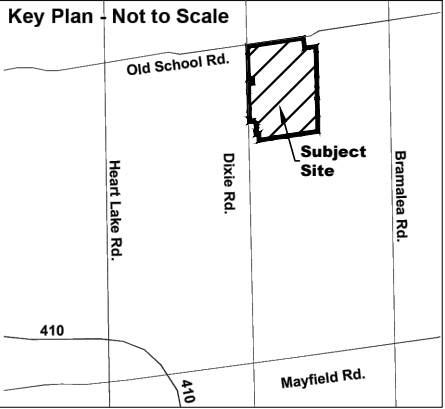
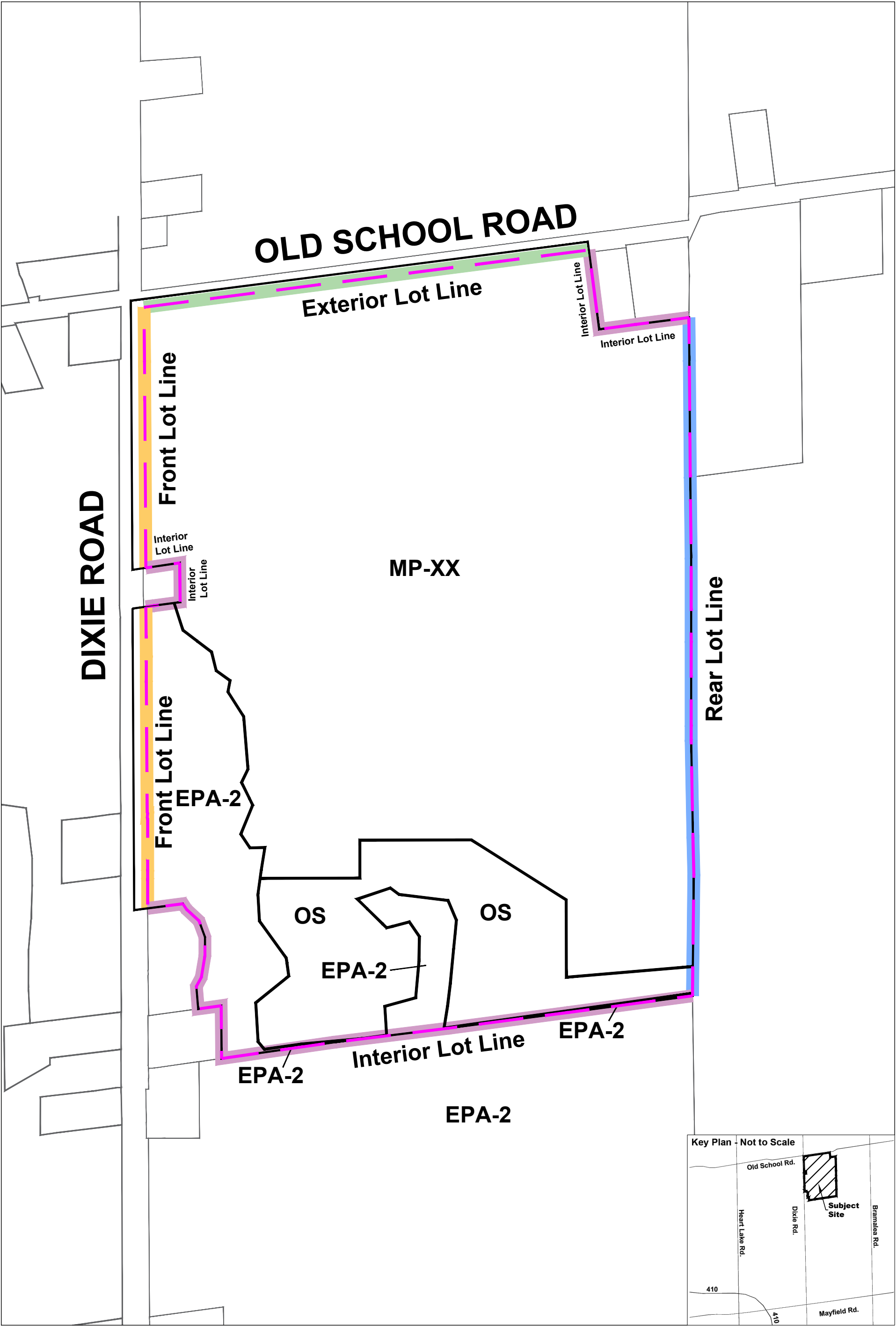
Schedule "A" - By-law 2024-XXX
12861 DIXIE ROAD
TOWN of CALEDON
REGION OF PEEL

12861 Dixie Road

DATE:
DECEMBER 11, 2024



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Schedule "B" - Lot Line Schedule

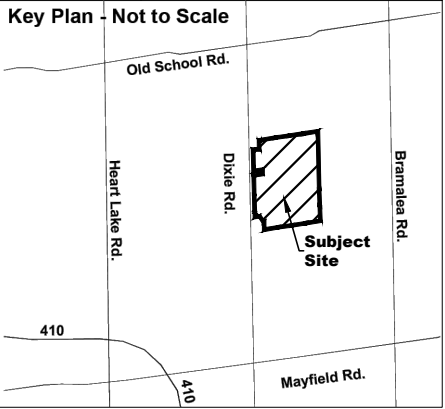
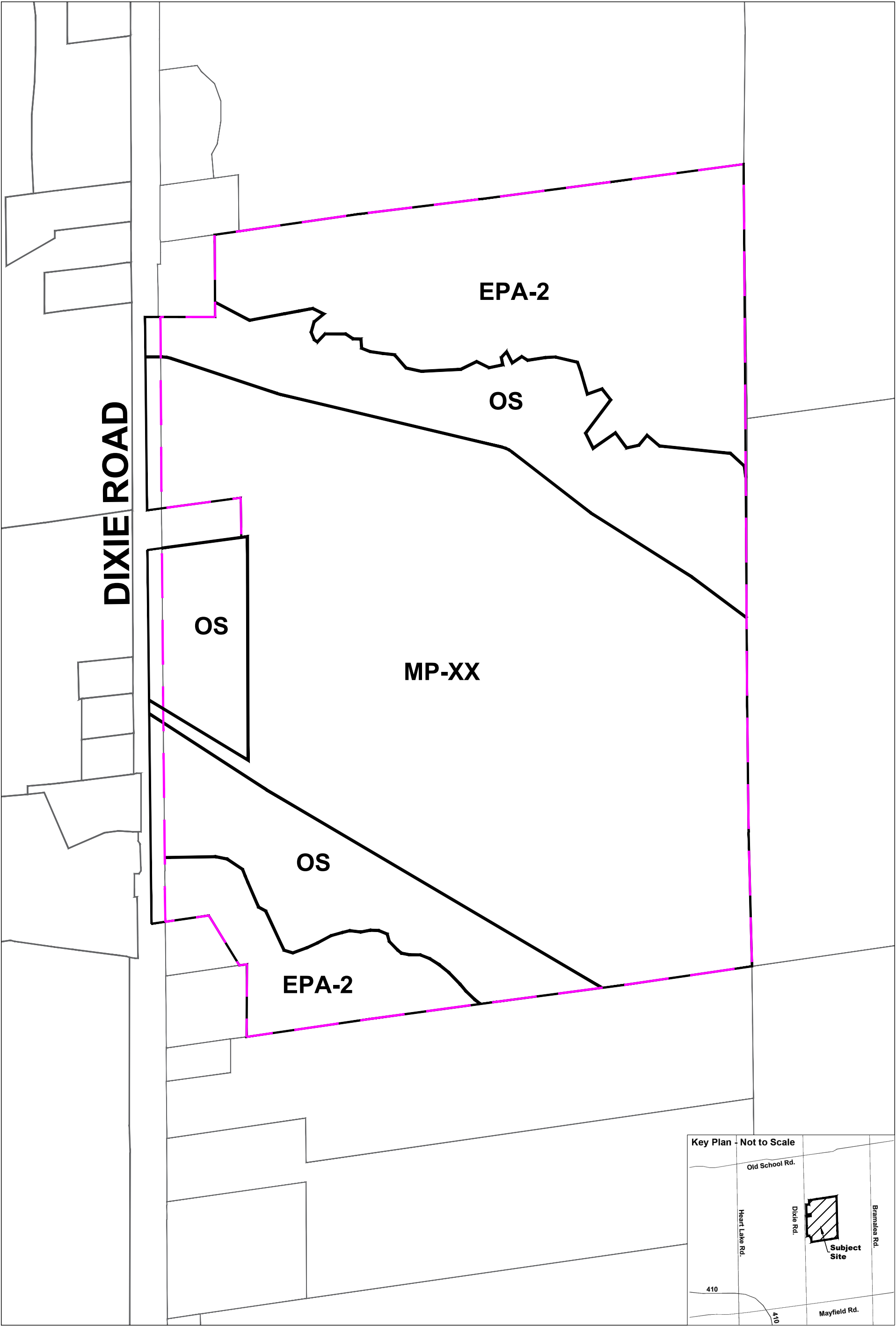
12861 DIXIE ROAD
TOWN of CALEDON
REGION OF PEEL

- 12861 Dixie Road
- Front Lot Line
- Rear Lot Line
- Interior Lot Line
- Exterior Lot Line


DATE:
DECEMBER 11, 2024



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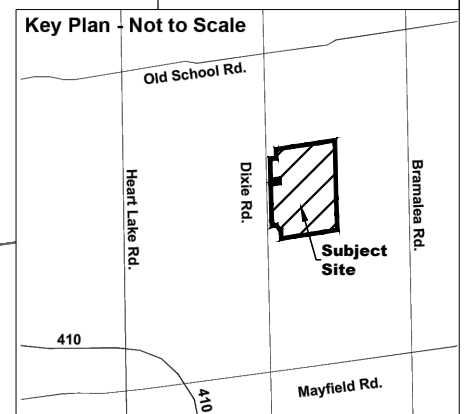
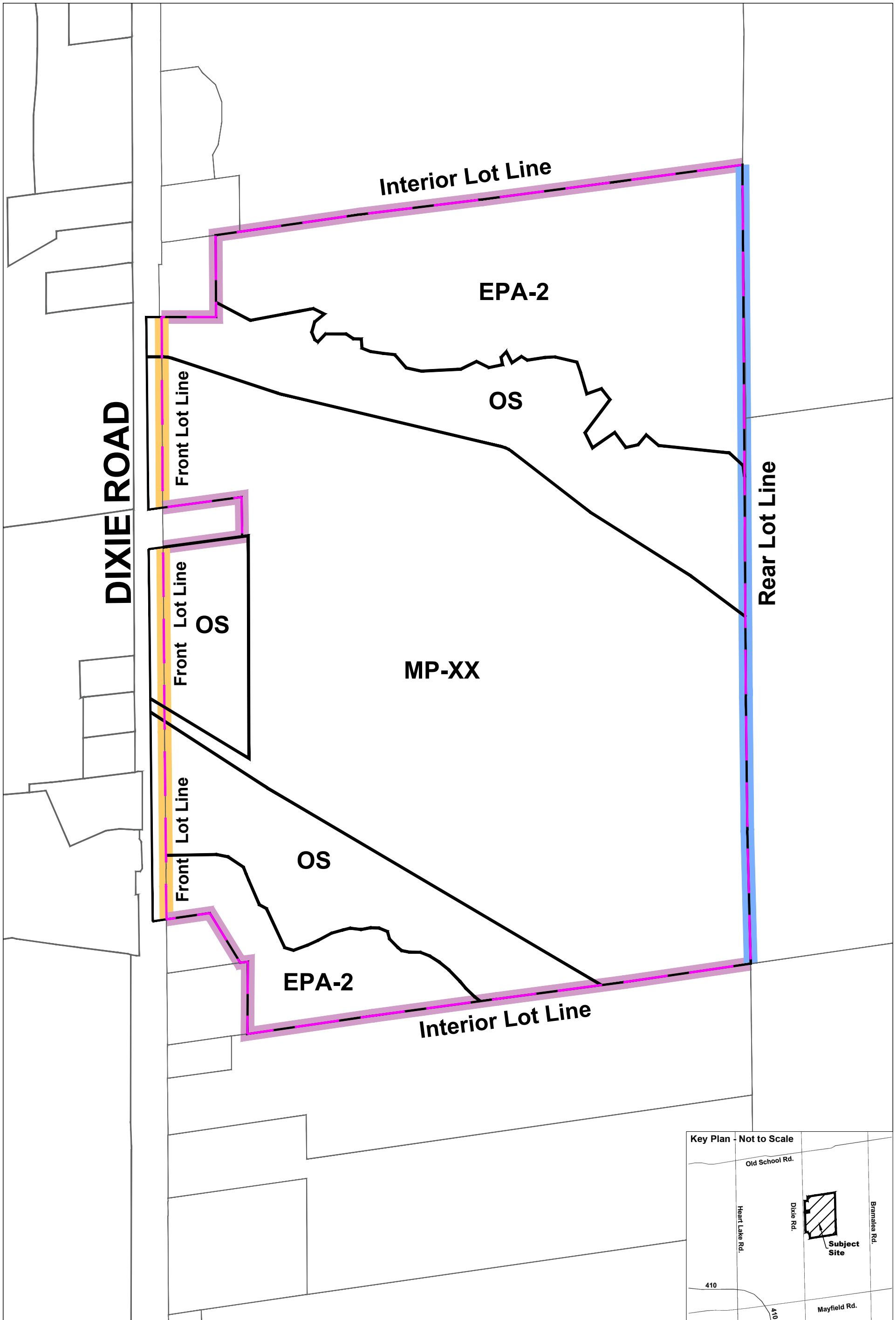
Schedule "C" - By-law 2024-XXX
12489 DIXIE ROAD
TOWN of CALEDON
REGION OF PEEL

 12489 Dixie Road

DATE:
DECEMBER 11, 2024



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Schedule "D" - Lot Line Schedule

12489 DIXIE ROAD
TOWN of CALEDON
REGION OF PEEL

- 12489 Dixie Road
- Front Lot Line
- Rear Lot Line
- Interior Lot Line
- Exterior Lot Line

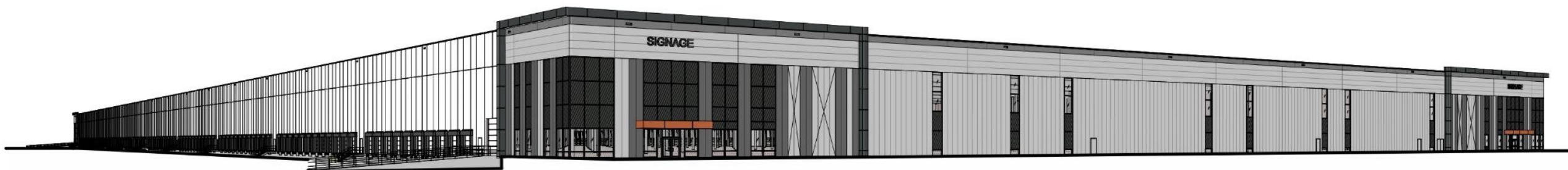
DATE:
DECEMBER 11, 2024



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Town of Caledon – Council Public Meeting

12489 & 12861 Dixie Road

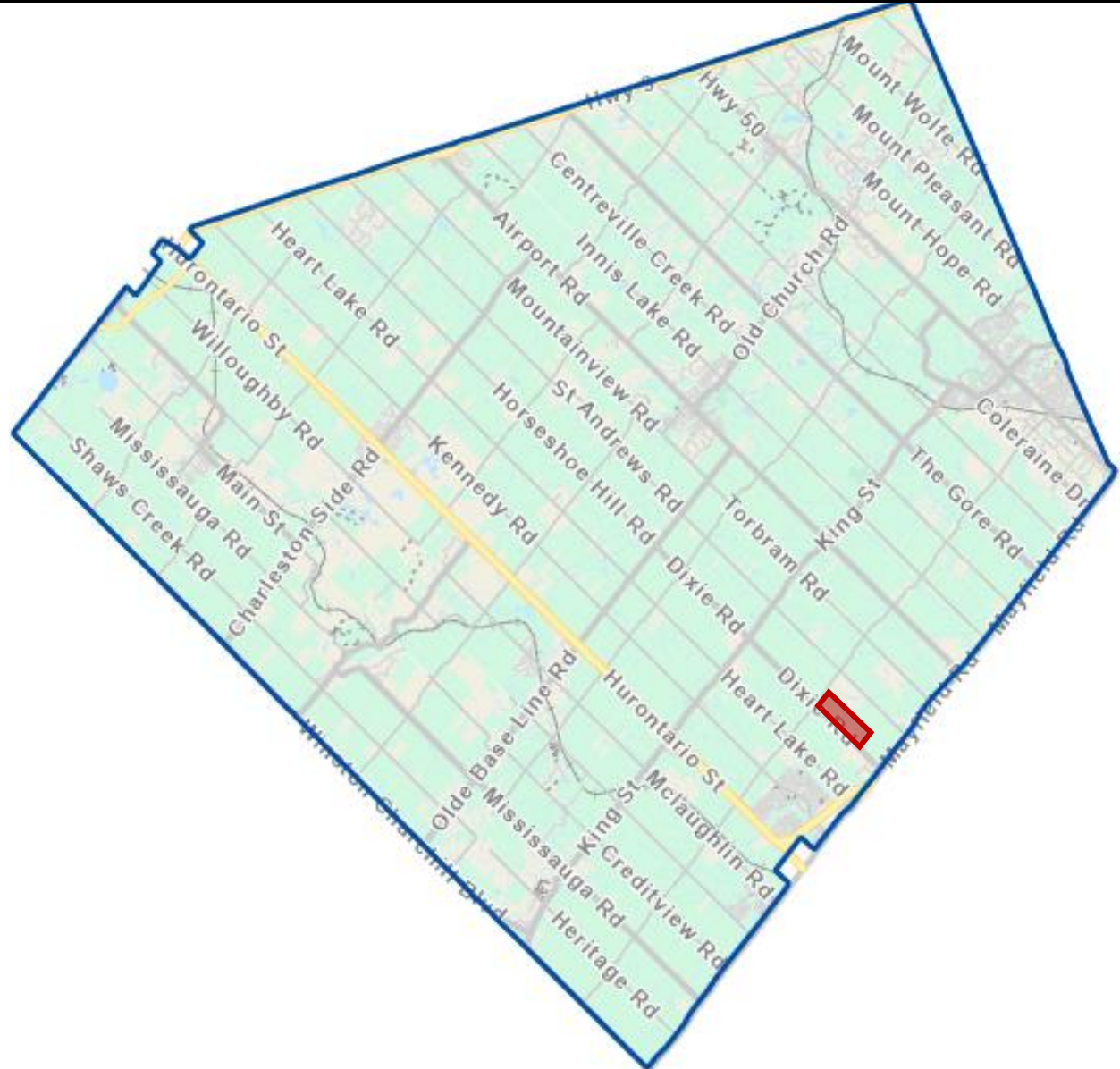


For: QuadReal Property Group
Agent: Armstrong Planning & Project Management
c/o Stephen Armstrong



Date: July 15, 2025
100

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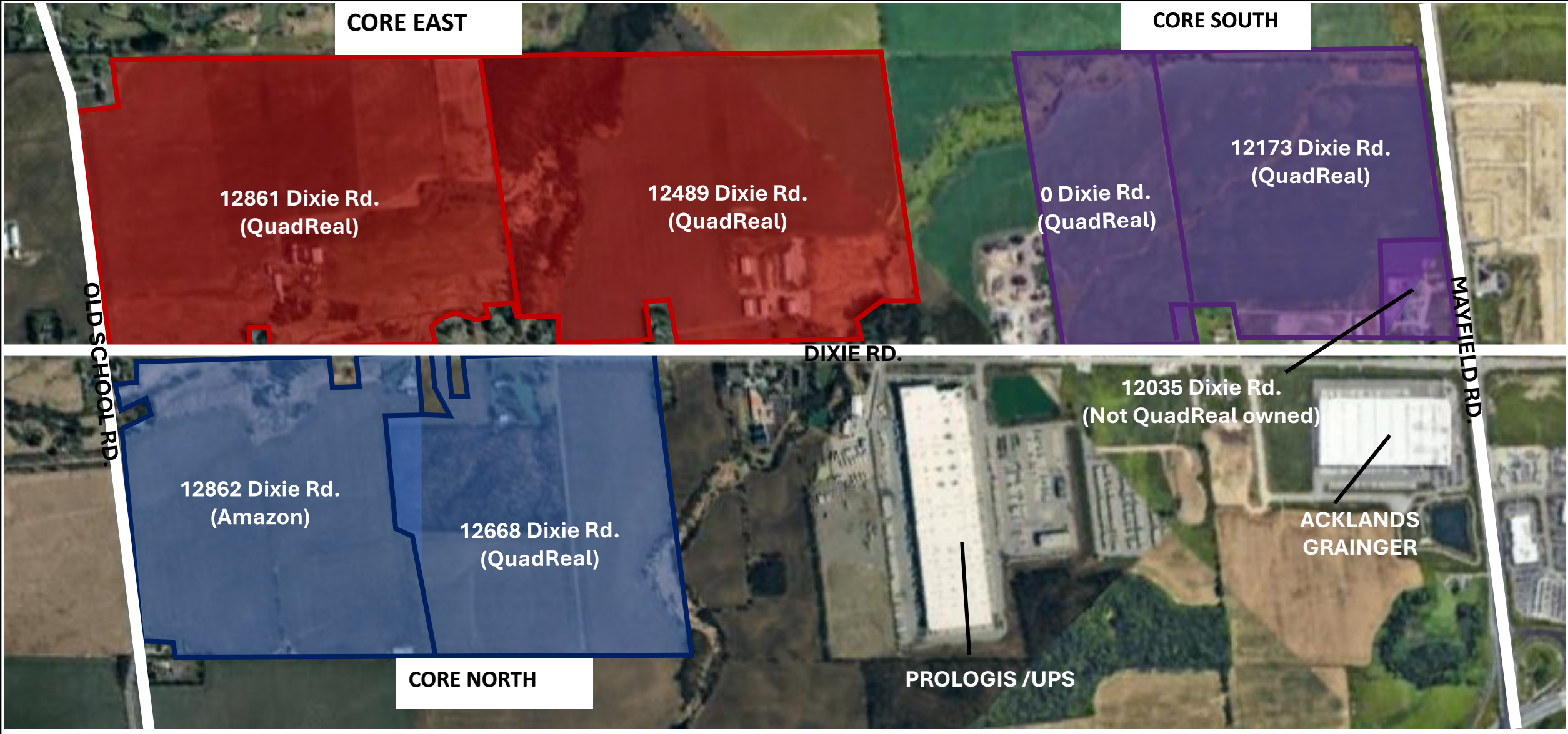


Slide 1: Location
12489 & 12861 Dixie Road

 SUBJECT PROPERTIES

Date: July 15, 2025



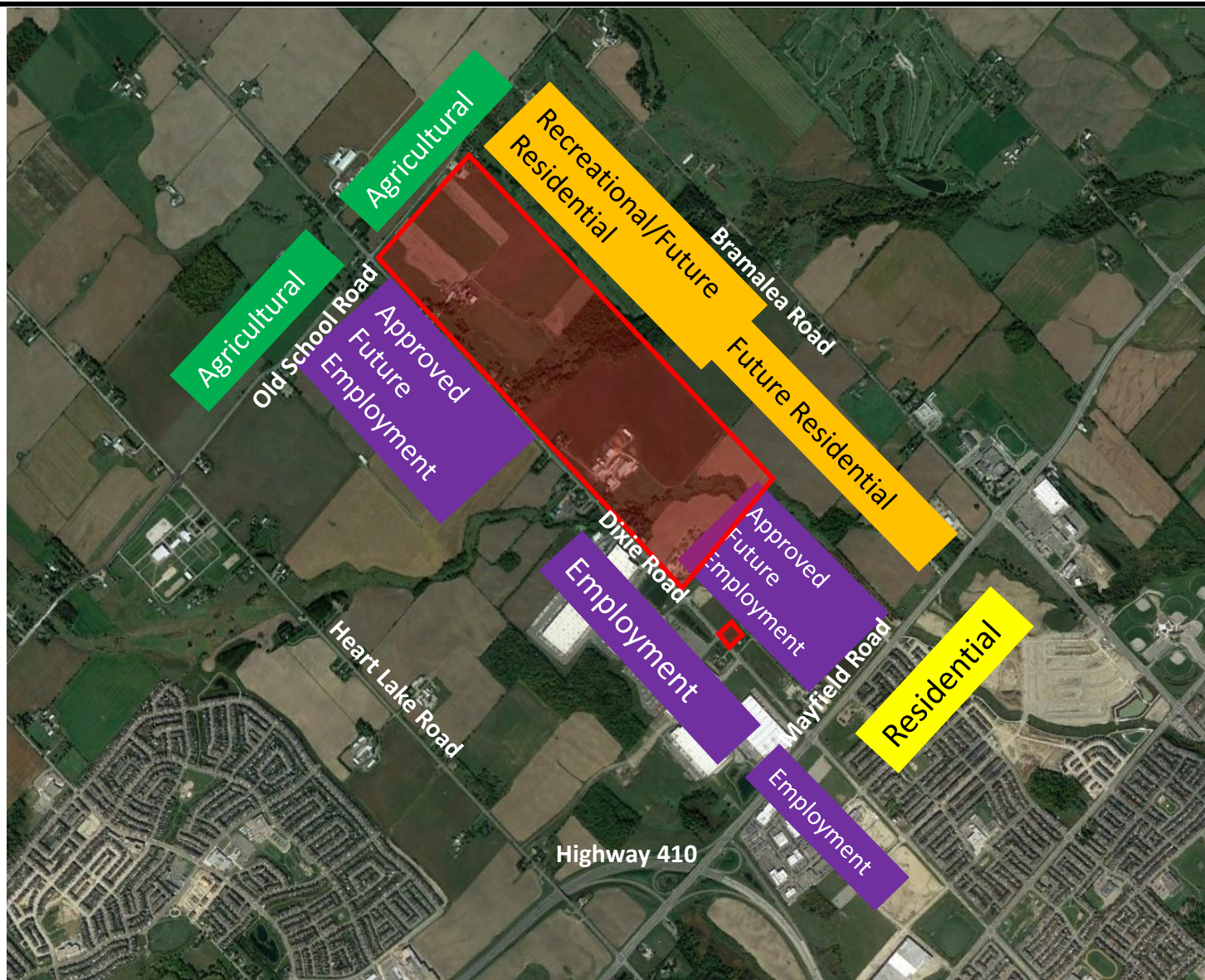


Slide 2: Core Employment Lands
Core North, Core East and Core South, Town of Caledon ON₁₀₂
Source: VuMaps, Google Earth, Armstrong Planning & Project Management

- CORE NORTH
- CORE EAST
- CORE SOUTH

Date: July 15, 2025


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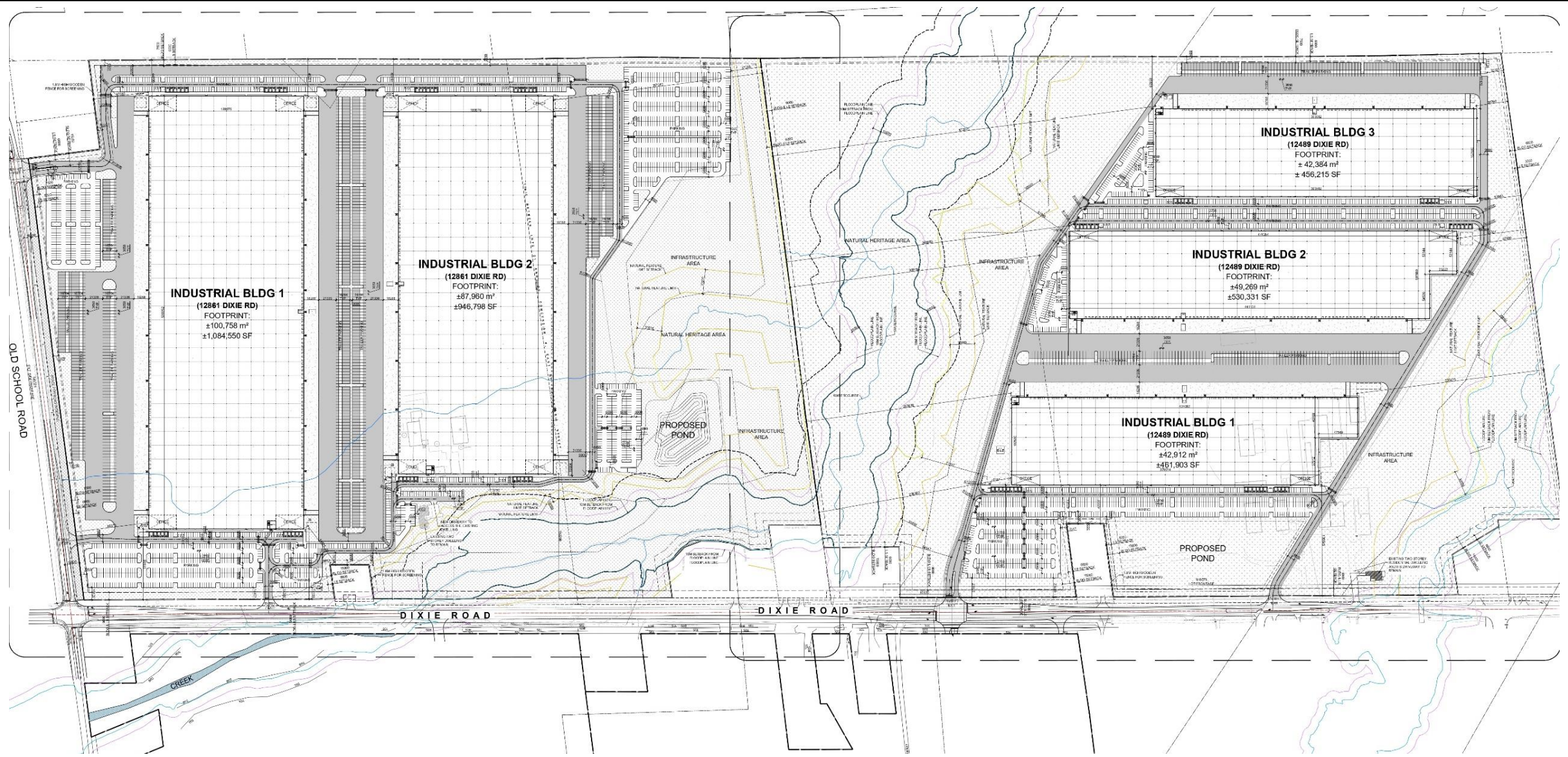


Slide 3: Site Location & Surrounding Uses Town of Caledon

Source: VuMaps, Google Earth, Armstrong Planning & Project Management

SUBJECT PROPERTIES





Slide 4: Site Plan
12489 & 12861 Dixie Road

Source: Armstrong Planning & Project Management, Ware Malcomb



Slide 5: Dixie Road Servicing Extension

Source: Caledon Maps, Google Earth,
Armstrong Planning & Project Management

--- Existing Sanitary

--- Existing Watermain

— Proposed Sanitary Extension (+/- 1.8 km)

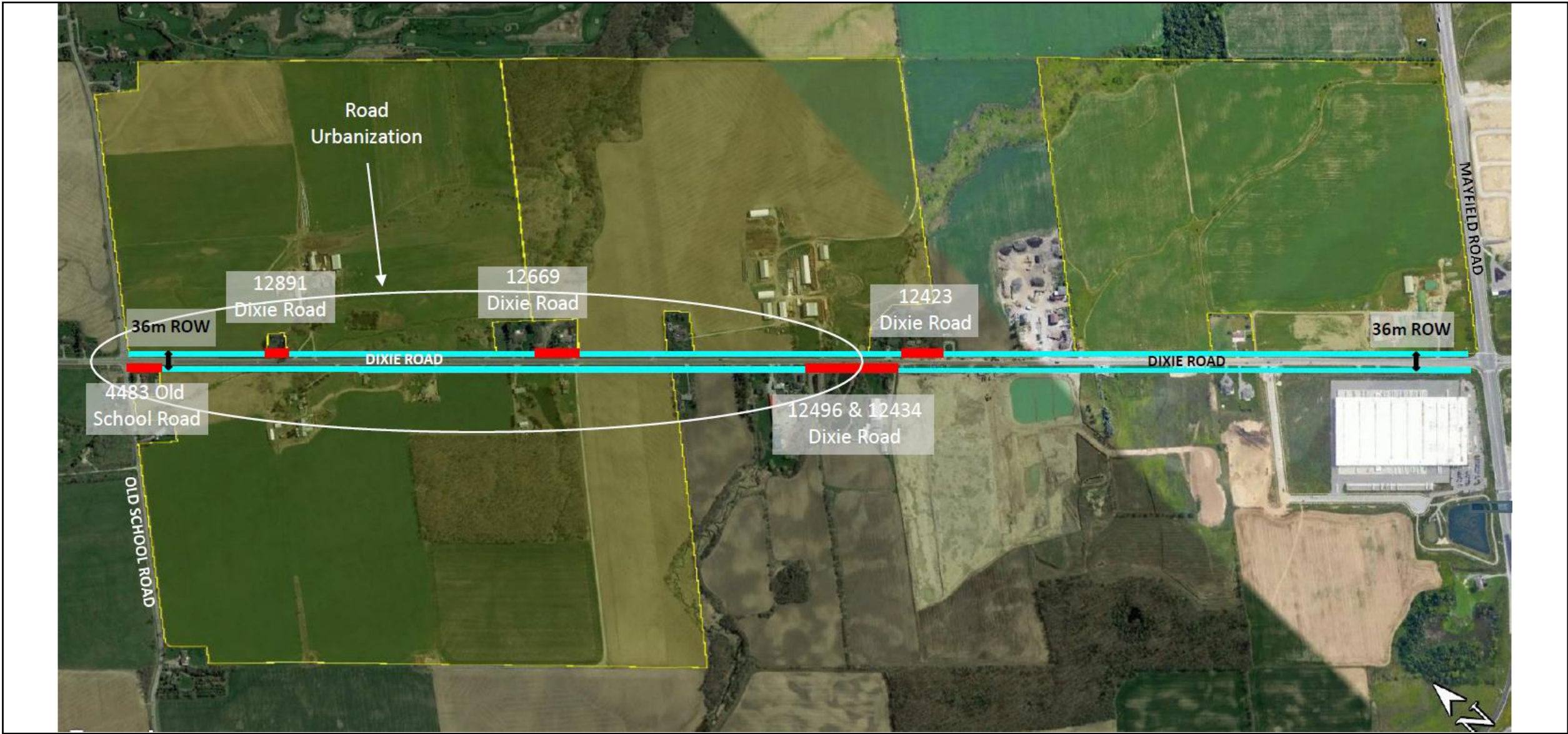
105


— Watermain Extension (+/- 1.8 km)

Date: July 15, 2025




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planning | project management



<h2>Slide 6: Dixie Road Urbanization</h2>		<p>Date: July 15, 2025</p>	
<p>Source: Caledon Maps, Google Earth, Armstrong Planning & Project Management, Tribal Partners</p>	<div data-bbox="828 1278 945 1329" style="display: inline-block; width: 46px; height: 36px; background-color: #FFD700; border: 1px solid black; margin-bottom: 5px;"></div> <p>Subject Sites</p>	<div data-bbox="1268 1272 1472 1292" style="display: inline-block; width: 80px; height: 14px; background-color: red; border: 1px solid black; margin-bottom: 5px;"></div> <p>Lot Frontages impeding into Uniform ROW</p> <div data-bbox="1245 1336 1296 1365" style="display: inline-block; width: 20px; height: 14px; background-color: cyan; border: 1px solid black; margin-bottom: 5px;"></div> <p>Uniform Right-Of-Way</p>	 <p>planning project management</p>






Proposed
Schedule A
OPA XXX

- Lands Subject to Official Plan Amendment
- Site Specific Applications
- General Industrial
- Prime Agricultural Area
- Environmental Policy Area
- Boundary of Greenbelt Plan Area
- Mayfield West Study Area Boundary
- ➔ Site Access

SITE STATISTICS

Site Area: 116.39 Ha
 Building Area: 323,283.69 sqm
 Parking Spaces: 3,578

Base Data Source: Town of Caledon



Slide 7: Development Proposal (OPA Map)
 12489 & 12861 Dixie Road

Source: VuMaps, Google Earth, Armstrong Planning & Project Management

Date: July 15, 2025



Region of Peel Official Plan

Site is designated as Urban System and 2051 New Urban Area. Properties also carry Employment Areas designation.

Town of Caledon Official Plan

- Official Plan designation: Prime Agricultural, Environmental Policy Area, Greenbelt Plan Area.
- Proposed Official Plan: General Industrial

OPA required

- Redesignating the lands from **Prime Agricultural Area** to **General Industrial**, along with proposed Settlement Area Boundary expansion.
- Bringing lands into conformity with:
- **Regional OP (2022)** which already designates them for Employment
- **Future Caledon OP**
- Which designates the lands for Employment uses.
- The OPA also includes adjacent parcels for comprehensive redesignation of the Dixie Road corridor

Zoning bylaw

- Current Zone: Agricultural (A1) and Environmental Policy Area 2 (EPA-2)
- Proposed Zoning: Prestige Industrial (MP-XX), Environmental Policy Area 2 (EPA-2), Open Space (OS).

KEY ISSUES / CONSIDERATIONS

QUESTIONS

Thank you!

Contact Information:

Town:

Harsh Padhya

Senior Planner

harsh.padhya@caledon.ca

Applicant:

Cesare Pittelli

Senior Planner, Project Manager

Armstrong Planning and Project Management

cesare@armstrongplan.ca

Public Meeting Information Report

Planning Department

Public Meeting: July 15, 2025 at 7 p.m., Hybrid Meeting / Council Chamber

Applicant: Candevcon on behalf of Trends Development Inc.

File No.: RZ 2024-0029 & 21T-24010C

Address: 12909 Kennedy Road, Ward 2

The Purpose of a Public Meeting:

In accordance with the *Planning Act*, a Public Meeting is held for applicants to present their proposal to the public and Council, to receive comments, and to answer questions that the public and members of Council may have.

Staff and Council will not make a recommendation or decision on the proposal at a Public Meeting. A Planning Report with recommendations will be brought forward by staff and considered by Council at a later date.

As a member of the public, you may request notification of any future Public or Council Meetings regarding this proposal. Please either provide your contact information on the 'Sign-In' sheet provided in the Atrium at Town Hall on the date of the scheduled meeting or contact the Lead Planner. Please be advised that the sign-in information will form part of the public record for these applications.

Property Information:

The property is located at 12909 Kennedy Road which is on the east side of Kennedy Road and South of Old School Road (Schedule "A" – Location Map). The site is approximately 36.81 ha (90.96 ac) in size and is occupied by a farmhouse, multiple barns and related structures used for agricultural purposes.

The surrounding land uses include:

- North: Single detached dwelling, Old School Road; beyond are agricultural and environmentally significant lands as well as rural residential lots with single detached dwellings.
- South: An established residential subdivision comprised of single detached dwellings within the Mayfield West Secondary Plan Area.
- East: Natural Heritage System and agricultural lands that form part of the secondary plan area but not proposed for future development.
- West: A cemetery/place of worship, Agricultural uses and natural features within a future residential subdivision.

See Schedule "B" – Aerial Photograph.

Official Plan and Zoning:

The Region of Peel's Official Plan designates the lands:

- *2051 New Urban Area on Schedule E-1 – Regional Structure*

The Town's current Official Plan designates the lands:

- *Mayfield West Study Area Boundary on Schedule A – Land Use Plan*



Public Meeting Information Report

Planning Department

- *Low Density Residential Area, Mixed High/Medium Density Residential Area and Open Space Policy Area on Schedule B3 – Mayfield West Phase 3, Stage 1 Secondary Plan Land Use Plan*

The Council adopted Future Caledon Official Plan designates the lands:

- *New Community Area on Schedule B4 – Land Use Designations*

The site is zoned *Mixed Density Residential – Special Section 688” (RMD-688) with a Holding provision and Environmental Policy Area (EPA2)* in Zoning By-law 2006-50, as amended. The Holding provision is related to the Highway 413 Focused Analysis Area and may be lifted upon receipt of written confirmation from the Ministry that these lands are no longer needed for the future Highway 413 right-of way as well as the submission of satisfactory technical studies, including an Environmental Impact Study.

Proposal Information:

On October 18, 2024, the Town of Caledon received Draft Plan of Subdivision (21T-24010C) and Zoning By-law Amendment (RZ 2024-0029) applications from Candevcon on behalf of Trends Development Inc. for the subject lands. The applications were deemed complete on April 4, 2025. Schedule “C” – Supporting Material, attached to this report, lists materials submitted in support of the applications. This information is also available on the Town website.

The applicant is seeking approval of a Draft Plan of Subdivision and a Zoning By-law amendment application to facilitate a residential development. More particularly, the applicant is proposing:

- 232 single detached dwellings;
- 28 semi detached dwellings;
- 95 townhouses within two medium density blocks;
- A mixed-use/mid-rise block;
- Individual blocks for the following uses:
 - A heritage house;
 - A park block;
 - A stormwater management pond;
 - A natural heritage buffer block;
 - Special Residential block (intended to be used for affordable housing); and,
- A local road network with connections from Kennedy Road, Old School Road and from the existing road network within the existing residential subdivision to the south (see Schedule “D” – Draft Plan).

Consultation:

In accordance with the *Planning Act*, a Notice of Application and Public Meeting was placed in the June 19, 2025 edition of the Caledon Citizen and Notice was mailed to all landowners within 1,000 metres of the property. The sign on the property that provides general information about the proposal was updated to indicate the location and time of the statutory public meeting. Notice was also posted on the Town’s website.

The subject application was circulated to external agencies and internal departments for review and comment. Comments received are briefly summarized below for your information:

Public Meeting Information Report

Planning Department

- **Town of Caledon, Development Planning**

- The Ontario Land Tribunal (OLT) approved the Official Plan amendment for this area on March 14, 2025. The Planning Justification Report (PJR) must be updated to reflect applicable land use designations as approved by the OLT.
- Changes are required to the draft bylaw to update development standards and permitted uses. The appropriateness of the draft zoning bylaw will be analyzed as part of the review of this proposal.

- **Town of Caledon, Development Engineering**

- Functional Servicing Report/ Stormwater Management component
 - The Functional Servicing Report requires revisions to ensure consistency in catchment areas, storm sewer design, and stormwater management features.
 - All stormwater management components must comply with Town standards, Natural Heritage buffer restrictions, and the Town's Consolidated Linear Infrastructure Environmental Compliance Approval (CLI ECA) criteria, including updated Low Impact Development sizing.
- Grading and Servicing Drawings
 - Existing/proposed grades, drainage containment, pond infrastructure, and foundation drainage as per Town standards shall be shown on appropriate drawings.
 - Coordinate inaccessible drainage areas and ensure consistent trail and walkway connections.
- Preliminary Road Plan
 - Road geometry and sidewalks shall meet Town standards; provide justification for any deviations.
 - Developer is responsible for intersection upgrades, turn lanes, signal coordination, and required road widenings.
- Environmental Noise
 - Noise assessment shall include Townhouse T99 due to proximity to Kennedy Road.
 - Warning clauses will be required to be included as conditions of Draft Approval.
- Environmental Site Assessments
 - Site assessment is incomplete due to snow cover.
 - Further testing needed for pesticides, fuel tanks, asbestos, and lead.
 - A Record of Site Condition is required prior to grading.
- Geotechnical Study
 - Groundwater data is based on limited monitoring; updated seasonal high groundwater levels are required.
 - SWM pond design should be revisited due to groundwater elevation above pond bottom.
- Hydrogeological Study
 - Groundwater monitoring dates are inconsistent; accurate and representative seasonal data is required.
 - High groundwater requires temporary dewatering with appropriate permits and regulatory approvals.

- **Town of Caledon, Zoning**

- A condition of draft approval for the subdivision will require that an amending zoning by-law be passed by Council prior to registration.



Public Meeting Information Report

Planning Department

- **Town of Caledon, Finance Development:**
 - Current Development Charges vary by housing type and jurisdiction and are subject to updates until finalized at the building permit stage.
- **Town of Caledon, Urban Design:**
 - Rezoning Comments:
 - Update the Urban Design Brief (UDB) to provide a demonstration plan for medium density and mixed-use blocks showing height, massing, and parking; ensure all drawings, including walkway paths, are coordinated and consistent.
 - Subdivision Comments:
 - Update and rename the Urban Design Brief to Architectural Control Guidelines to align with new Town Wide Design Guidelines.
 - Ensure mapping accuracy, clarify coverage area, include heritage integration, mailbox locations, outdoor amenities, and encourage trail connections.
 - A condition of draft approval will be required to display information on universal design options before offering units for sale as a draft approval condition. All exterior paths, community mailbox areas, and neighbourhood park play spaces must comply with Accessibility for Ontarians with Disabilities Act (AODA) standards to ensure accessibility for people with disabilities.
- **Town of Caledon, Energy and Environment**
 - Provide design and size metrics to confirm compliance, clearly showing mixed-use locations and their distances from residential dwellings. Include the metric in a signed Letter of Commitment with the next submission.
- **Town of Caledon, Parks Planning**
 - A collective Financial Parkland Agreement will be established between the Landowners Group and the Town to calculate parkland contributions for the entire Mayfield West Phase 3 Secondary Plan area.
 - Individual owners must provide a Certificate from the Trustee confirming their contribution share for parkland dedication and cash-in-lieu payments.
- **Dufferin Peel Catholic District School Board**
 - DPCDSB will be reviewing the accommodation conditions in each elementary and secondary planning area on a regular basis and will provide updated comments if necessary.
- **Peel District School Board**
 - The Town must confirm with School Boards that educational facility arrangements are finalized before approval.
 - Developer must include buyer notices about possible temporary school accommodations and bussing and install signs per Peel District School Board requirements.

The following agencies/departments have no concerns with the application:

- Town of Caledon, Policy Planning



Public Meeting Information Report

Planning Department

- Ministry of Transportation (MTO)

Comments from following Town staff and external agencies are currently pending:

- Town of Caledon, Fire and Emergency
- Town of Caledon, Transportation Engineering
- Town of Caledon, Natural Heritage
- Town of Caledon, Water Resources
- Town of Caledon, Cultural Heritage
- Region of Peel
- Toronto Region and Conservation Authority (TRCA)

Next Steps:

If you wish to be notified of the draft plan approval or refusal of the proposed Draft Plan of Subdivision, and the passing or refusal of the proposed Zoning By-law Amendment, you must make a written request to the Planning Department of the Town of Caledon, by email to planning@caledon.ca or mail to 6311 Old Church Road, Caledon, Ontario L7C 1J6.

Appeal Procedures:

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Caledon to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Town of Caledon before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Corporation of the Town of Caledon in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Town of Caledon to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Corporation of the Town of Caledon before the by-law is passed, and in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Contact:

For further information, please contact the representatives below.

Town of Caledon Contact: Harsh Padhya, Senior Planner at 905.584.2272 x. 4997 or email harsh.padhya@caledon.ca.

Applicant Contact: Maria Jones, Candevcon Group Inc. at (905)794-0600 Ext 2026 or email maria@candevcon.com.

Attachments:

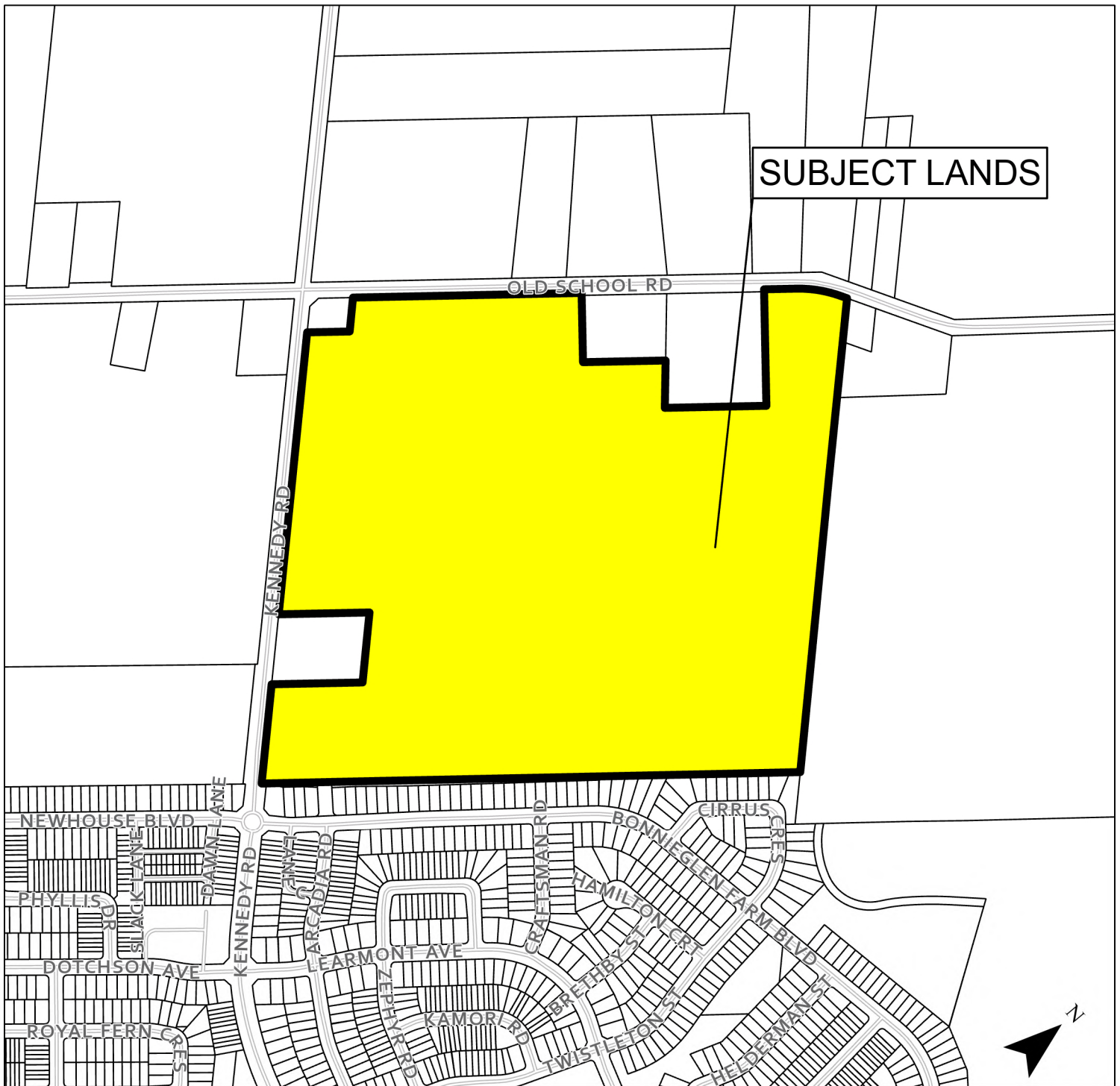
- Schedule A: Location Map
- Schedule B: Aerial Photograph



Public Meeting Information Report

Planning Department

- Schedule C: List of Supporting Material
- Schedule D: Concept Plan
- Schedule E: Draft Zoning By-law Amendment



Candevcon on behalf of Trends Development Inc.

RZ 2024-0029 & 21T-24010C

12909 Kennedy Road
Part of Lot 22, Concession 2

LOCATION MAP



Date: 10/27/2023

RZ 2024-0029 & 21T-24010C



Candevcon on behalf of Trends Development Inc.

RZ 2024-0029 & 21T-24010C

12909 Kennedy Road
Part of Lot 22, Concession 2

AERIAL MAP



Date: 10/27/2023

RZ 2024-0029 & 21T-24010C

LIST OF SUPPORTING MATERIAL

Prepared: June 25, 2025
Lead Planner: Harsh Padhya

Zoning By-law Amendment and Draft Plan of Subdivision Applications
12909 Kennedy Road, Caledon, Ward 2
File Number: RZ 2024-0029 & 21T-24010C

The following materials, available on the Town's website, were submitted in support of the proposed Zoning By-law Amendment Application:

1. Zoning By-law Amendment Application Form was completed digitally, dated December 17, 2024.
2. Draft Plan of Subdivision Application Form submitted digitally, dated December 17, 2024.
3. Digital copy of the signed Preliminary (PARC) forms (PRE-2023-0248 & PRE-2023 0305); dated February 15, 2024.
4. Digital copy of the Draft Plan of Subdivision (PL-1), prepared by Candevcon, dated August 3, 2024.
5. Digital copy of the Comment Response Tables for both applications, dated March 4, 2024.
6. Digital copy of the Survey, prepared by Mauro Group Inc.; dated June 24, 2022.
7. Digital copy of the Planning Justification Report, prepared by Candevcon, dated September 20, 2024.
8. Digital copy of the Public Engagement Strategy, dated July 5, 2024.
9. Digital copy of the Healthy Development Assessment.
10. Digital copy of the Zoning By-law Amendment.
11. Digital copy of the Functional Servicing Report (includes the Storm Water Management Report, Site Servicing Plan, Grading Plan), prepared by Candevcon, dated September 2024.
12. Digital copy of the Tree Inventory and Preservation Plan Report, prepared by Kuntz Forestry, dated June 12, 2024.
13. Digital copy of the Urban Design and Cultural Heritage Brief, prepared for Mayfield West Phase 1 (Stage 2) by NAK, dated September 2021.
14. Digital copy of the Stage 1-2 Archaeological Assessment, prepared by PHC, dated June 20, 2023.
15. Digital copy of the Phase 1 Environmental Site Assessment, prepared by BEN Engineering, dated July 7, 2022.
16. Digital copy of the Geotechnical Investigation, prepared by DS Consultants, dated January 11, 2023.
17. Digital copy of the Hydrogeological Assessment, prepared by DS Consultants, dated January 17, 2023.
18. Digital copy of the Traffic Impact Brief, prepared by Candevcon, dated September 20, 2024.
19. Digital copy of the Noise Control Feasibility Study, prepared by Candevcon, dated September 20, 2024.
20. Digital copy of the Grading and Servicing Plans (G-1 & S-1).
21. Digital copy of the Heritage Impact Assessment, prepared by PHC, dated June 8, 2023
22. Digital copy of the Comprehensive Environmental Impact Study and Management Plan for Mayfield West Phase 1 – Stage 2 Expansion Area, prepared by Beacon Environmental, dated August 30, 2024.
23. Digital copy of the Green Development Standards.



LAND USE	BLOCK / LOT	AREA	
RESIDENTIAL (SINGLE DETACHED)	LOTS 29-260	8.42 ha.	20.80 Ac.
RESIDENTIAL (SEMI-DETACHED)	LOTS 1-28	1.28 ha.	3.16 Ac.
MEDIUM DENSITY (TOWNHOUSING)	BLOCKS 1-1D (T1-T95)	1.80 ha.	4.45 Ac.
MEDIUM DENSITY (CONDOMINIUM)	BLOCKS 2-2B	2.80 ha.	6.92 Ac.
MIXED USE / MID RISE	BLOCK 3	1.02 ha.	2.52 Ac.
RESIDENTIAL (SPÉCIAL)	BLOCK 3A	0.40 ha.	1.00 Ac.
HERITAGE HOUSE	BLOCK 4	0.09 ha.	0.22 Ac.
PARK	BLOCK 5	1.92 ha.	4.74 Ac.
STORMWATER MANAGEMENT POND	BLOCK 6	2.12 ha.	5.24 Ac.
VISTA	BLOCK 7	0.06 ha.	0.15 Ac.
WALKWAY	BLOCK 8	0.01 ha.	0.02 Ac.
NHS (NATURAL HERITAGE SYSTEM)	BLOCK 9	6.68 ha.	16.49 Ac.
NHS BUFFER	BLOCKS 10-10A	2.14 ha.	5.29 Ac.
ROADS	STREETS 'A' - 'K'	5.70 ha.	14.08 Ac.
ROAD WIDENING	BLOCKS 11-11B	0.40 ha.	1.00 Ac.
OTHER LANDS OWNED BY APPLICANT	BLOCK 12	2.03 ha.	5.02 Ac.
TOTAL		36.87 ha.	91.11 Ac.

ADDITIONAL INFORMATION:

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING CT (R.S.O. 1990 C.P.13)

A) AS SHOWN ON DRAFT PLAN.	G) AS SHOWN ON DRAFT AND KEY PLANS.
B) AS SHOWN ON DRAFT AND KEY PLAN.	H) MUNICIPAL SERVICES TO BE PROVIDED.
C) AS SHOWN ON KEY PLANS.	I) SOIL IS CLAYEY SILT.
D) AS SHOWN IN LAND USE SCHEDULE.	J) AS SHOWN ON DRAFT PLAN.
E) AS SHOWN ON DRAFT PLAN.	K) MUNICIPAL SERVICES TO BE PROVIDED.
F) AS SHOWN ON DRAFT PLAN.	L) NONE.

OWNER'S AUTHORIZATION:

THE UNDERSIGNED, BEING THE OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZE CANDEVCON GROUP INC TO ACT ON OUR BEHALF AS AGENTS AND TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE	NAME OF SIGNATORY TREND KENNEDY DEVELOPMENT
------	--

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJOINING PROPERTIES ARE CORRECTLY SHOWN ON THIS PLAN



DATE

GANESH SUNDAR B.Eng.
ONTARIO LAND SURVEYORS
MAURO GROUP INC
2 HOLLAND DRIVE, UNIT 5, BOLTON ONTARIO
www.youngsurveying.ca Tel. (905)951-6000

DRAFT PLAN OF SUBDIVISION
12909 KENNEDY ROAD
PART OF LOT 22, CONCESSION 2
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL
FILE NUMBERS - OZS----- AND 21T-----

TREND KENNEDY DEVELOPMENT
RESIDENTIAL SUBDIVISION

CD CANDEVCON GROUP INC.
CONSULTING ENGINEERS AND PLANNERS
TEL. (905) 794-0600 FAX (905) 794-0611

SCALE: 1:1000  DWG. No. PL-1 
DATE: AUG., 3rd 2024 PROJECT No. W22068

STREET TO STREET	MIN. INTER-CURVE RADIUS
ARTERIAL TO RESIDENTIAL COLLECTOR	12.0m
ARTERIAL TO INDUSTRIAL COLLECTOR	15.0m
INDUSTRIAL COLLECTOR TO RESIDENTIAL COLLECTOR	15.0m
INDUSTRIAL COLLECTOR TO LOCAL INDUSTRIAL	15.0m
LOCAL INDUSTRIAL TO LOCAL INDUSTRIAL	15.0m
RESIDENTIAL COLLECTOR TO LOCAL RESIDENTIAL	10.0m
LOCAL RESIDENTIAL TO LOCAL RESIDENTIAL	10.0m
RESIDENTIAL ROAD TO LANEWAY	10.0m

△				REVISIONS
△				
△				
△				
NO.	DESCRIPTION	DATE	BY	

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2024-XXXX

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of Lot 22, Concession 2, EHS (Chinguacousy), Town of Caledon, Regional Municipality of Peel.

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 of Lot 22, Concession 2, EHS (Chinguacousy), Town of Caledon, Regional Municipality of Peel, for mixed use 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
RMD	AAA	<div><div>- Amusement Arcade</div><div>- Animal Hospital</div><div>- Apartment, Accessory</div><div>- Art Gallery</div><div>- Artist Studio and Gallery</div><div>- Automotive Store</div><div>- Bakery</div><div>- Bed and Breakfast Establishments</div><div>- Building, Apartment</div><div>- Building, Apartment, Senior Citizens</div><div>- Building, Mixed Use</div><div>- Business Office</div><div>- Clinic</div><div>- Conference Centre</div><div>- Convenience Store</div><div>- Cultural Centre</div><div>- Day Nursery, Dwelling Unit</div><div>- Day Nursery</div><div>- Department Store</div><div>- Dry Cleaning or Laundry Outlet</div><div>- Dwelling, Back-to-Back Townhouse</div><div>- Dwelling, Detached</div><div>- Dwelling, Detached, Rear-Lane</div><div>- Dwelling, Semi-Detached</div><div>- Dwelling, Semi-Detached, Rear-Lane</div><div>- Dwelling, Stacked Townhouse</div><div>- Dwelling, Townhouse</div><div>- Dwelling, Townhouse, Rear-Lane</div><div>- Environmental Management</div><div>- Farmers Market</div><div>- Financial Institution</div></div>	<div><div>1.0 DEFINITIONS</div><div><div>Amenity Area</div><div>For the purposes of this zone, means an indoor and/or outdoor recreational area provided for the communal use of the residents including rooftop amenity areas, green roofs and rooftop gardens and inclusive of landscaped areas.</div></div><div><div>Amenity Space</div><div>For the purposes of this zone, means an outdoor area used exclusively for the enjoyment of the outdoor environment and may include landscaped areas, patios, porches, privacy areas, balconies, terraces, decks and similar areas.</div></div><div><div>Building Height</div><div>For the purpose of this zone, <i>Building Height</i> shall be calculated using the vertical distance measured from the average elevation of the <i>established grade</i> at the front of such <i>building</i> to the median level between the eaves and ridge on a gable, gambrel or hip roof.</div></div><div><div>Dwelling, Multiplex</div><div>For the purposes of this zone, means a residential building with up to eight units. In order to qualify as a Multiplex, at least one dwelling unit must be entirely or partially above another. A dwelling unit within a Multiplex is not a principal dwelling that can contain an Additional Residential Unit.</div></div><div><div>Dwelling, Stacked Townhouse</div><div>For the purposes of this zone, means a building containing four or more <i>dwelling units</i> in which each <i>dwelling unit</i> is divided both horizontally and vertically from another <i>dwelling unit</i> by a common wall;</div></div><div><div>Established Grade</div><div>For the purposes of this zone, <i>Established Grade</i>, with reference to a <i>building</i>, shall be calculated</div></div></div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> - <i>Fitness Centre</i> - <i>Forest Management</i> - <i>Funeral Home</i> - <i>Furniture Showroom</i> - <i>Grocery Store</i> - <i>Home Improvement Centre</i> - <i>Home Occupation</i> - <i>Hotel</i> - <i>Laboratory, Medical</i> - <i>Laundromat</i> - <i>Live-Work Unit</i> - <i>Long-Term Care Facility</i> - <i>Medical Centre</i> - <i>Merchandise Service Shop</i> - <i>Museum</i> - <i>Outdoor Seasonal Garden Centre, Accessory</i> - <i>Outdoor Display or Sales Area, Accessory</i> - <i>Patio, Outdoor</i> - <i>POPS</i> - <i>Parking Area, Commercial</i> - <i>Parking Garage</i> - <i>Personal Service Shop</i> - <i>Pharmacy</i> - <i>Place of Assembly</i> - <i>Place of Entertainment</i> - <i>Place of Worship</i> - <i>Printing and Processing Service Shop</i> - <i>Private Club</i> - <i>Public Transit Depot</i> - <i>Recreation, Non-Intensive</i> - <i>Research Establishment</i> - <i>Restaurant</i> - <i>Retail Store</i> - <i>Retail Store, Accessory</i> - <i>Sales, Service and Repair Shop</i> - <i>Seniors Retirement Facility</i> - <i>Shopping Centre</i> - <i>Supermarket</i> - <i>Training Facility</i> - <i>Veterinary Hospital</i> - <i>Video Outlet/Rental Store</i> - <i>Wellness Centre</i> 	<p>using the average elevation of the finished surface of the ground where it meets the exterior of the front of such <i>building</i>.</p> <p>Finished Grade For the purposes of this zone, <i>Finished Grade</i>, with reference to a building, shall be calculated using the average elevation of the finished surface of the ground where it meets the exterior of the front of such building.</p> <p>Lane For the purposes of this zone, means a public or private throughfare, not intended for general traffic that provides a means of vehicular access to the rear of a lot where the lot also fronts or flanks onto a street, or where a lot fronts onto public or private open space.</p> <p>Lot Depth For the purposes of this zone, means the shortest horizontal distance between the <i>front lot line</i> and the <i>rear lot line</i>.</p> <p>Lot Frontage In the case of a <i>corner lot</i>, the <i>lot frontage</i> shall be calculated as if the <i>front</i> and <i>exterior side lot lines</i> were extended to their point of intersection.</p> <p>Lot Line, Front For the purposes of this zone, where a lot contains a <i>Rear-Lane dwelling</i>, the <i>Front Lot Line</i> shall be the <i>lot line</i> opposite to the <i>lot line</i> traversed by a <i>driveway</i>.</p> <p>Non Market Housing For the purposes of this zone, means housing that is owned or subsidized by government, a non-profit society, or a housing cooperative; whereby it is not solely market driven.</p> <p>Porch For the purposes of this zone, <i>Porch</i> shall mean a platform with or without foundation or cold cellar, extending from an exterior wall of a <i>building</i> and having at least 50% of one side of the vertical planes forming the perimeter unobstructed in any manner except by railings and stairs with access to grade.</p> <p>Planting Strip Includes LIDS/stormwater treatment features. A driveway, walkway or retaining wall may extend through a planting strip at any location.</p> <p>Rear-Lane For the purposes of this zone, means a dwelling with a driveway access to a private or public street or lane adjacent to the rear lot line.</p> <p>Street For the purposes of this zone, a street shall include a private road or lane.</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>2.0 REGULATIONS</p> <p><i>Access Regulations</i> Notwithstanding Section 4.3.1, a rear-lane associated accessory structure may be erected on a lot without frontage and access to a public or private street, provided driveway access to the rear lot line is available from a public or private street or Lane.</p> <p>For the purposes of this zone, Sections 4.3.3 (minimum entrance setback) and 4.3.4 (minimum entrance separation) shall not apply.</p> <p>Accessory Building Location: For the purpose of this <i>zone</i>, any <i>accessory building</i>, not including a detached <i>garage</i> shall be located a minimum of 0.6m from any <i>lot line</i>.</p> <p><i>Additional Residential Units</i> Notwithstanding the lands identified on Schedule H of Comprehensive Zoning By-law 2006-50, the provisions of Section 4.4 – Additional Residential Units Overlay Zone shall apply to the lands shown on Schedule “A” of this By-law.</p> <p><i>Air Conditioners and Heat Pumps</i> Air Conditioners and Heat Pumps are permitted in all <i>yards</i> provided where an Air Conditioner or Heat Pump is located in a <i>Front Yard</i> or <i>Exterior Side Yard</i>, it shall be screened from public view or located on a balcony.</p> <p>Detached or <i>Dual Garage</i> For the purposes of this <i>zone</i>, a detached or <i>dual garage</i> with <i>driveway</i> access to a <i>lane</i> shall:</p> <ul style="list-style-type: none">a) Comply with the minimum <i>yard</i> requirements of the <i>lot</i>, except in the case of a <i>dual garage</i>, or portion thereof, no minimum <i>side yard</i> requirement shall apply where a dual garage is divided vertically into 2 separate private garages on a <i>lot line</i>.b) Not be subject to Section 4.2.2c) Not exceed the <i>Building Height</i> of the <i>main building</i> on the <i>lot</i>. <p><i>Dwellings Per Lot</i> Section 4.11 shall only apply to a lot containing a detached dwelling, semi-detached dwelling, and/or a freehold townhouse.</p> <p><i>Model Homes and Temporary Sales Structure</i> Notwithstanding Section 4.24 (Model Homes and Temporary Sales Structures), for the purposes of this <i>zone</i>:</p> <ul style="list-style-type: none">a) a maximum of ten (10) dry or serviced model homes shall be permitted on lands with draft plan approval.b) Any number of temporary sales <i>structures</i>

Zone Prefix	Exception Number	Permitted Uses	Special Standards																																								
			<p>may be located on lands which are the subject of a draft approved plan of subdivision subject to Subsections 4.24.5 a), b), and c).</p> <p>Planting Strips A driveway, walkway or retaining wall may extend through a planting strip at any location.</p> <p>Private, Garage The minimum dimensions of a double car garage accommodating 2 <i>parking spaces</i> shall be 5.5m in width and 5.5m in length.</p> <p>Residential Parking Requirements Notwithstanding Section 5.2.2, no visitor <i>parking spaces</i> are required for back-to-back dwellings having frontage on a public <i>street</i>.</p> <p>Sight Triangles Notwithstanding Section 4.38.2 (<i>Sight Triangles</i>) no sight triangle shall be required where a curved or triangular area of land abutting a corner lot has been incorporated into the public right-of-way. No minimum <i>yard</i> or <i>setback</i> is required from a lot line abutting such curved or triangular area of land.</p> <p>Size of Parking Spaces For the purpose of this <i>zone</i>, the minimum size of a <i>parking space</i> shall be 2.75m in width and 5.5m in length.</p> <p>Use Restriction Where a dwelling has been legally constructed, the dwelling shall not be used for any purpose other than a domicile, a day care, private home, home occupation, and related accessory use as permitted by the Zoning By-law. All other uses are prohibited.</p> <p>3.0 ZONE STANDARDS</p> <p>3.1 ZONE STANDARDS For a <i>Dwelling, Detached</i> and <i>Dwelling, Detached, Rear-Lane</i>:</p> <table><tr><td>Lot Area (minimum)</td><td>N/A</td></tr><tr><td>Lot Frontage (minimum)</td><td></td></tr><tr><td> <i>Dwelling, Detached</i>:</td><td>9m</td></tr><tr><td> <i>Dwelling, Detached, Rear-Lane</i>:</td><td>7.8m</td></tr><tr><td>Building Area (maximum):</td><td>N/A</td></tr><tr><td>Backyard Amenity Area (minimum):</td><td>nil</td></tr><tr><td>Front Yard (minimum)</td><td></td></tr><tr><td> Front wall of attached <i>private garage</i>:</td><td>5.5m</td></tr><tr><td> Front wall of <i>main building</i>:</td><td>2.5m</td></tr><tr><td>Exterior Side Yard (minimum):</td><td></td></tr><tr><td> To a <i>private garage</i> facing an exterior side lot line:</td><td>5.5m</td></tr><tr><td> To a <i>main building</i>:</td><td>2.0m</td></tr><tr><td>Exterior Side Yard abutting a Lane (minimum)</td><td></td></tr><tr><td> To a <i>private garage</i> facing an exterior side lot line:</td><td>5.5m</td></tr><tr><td> To a <i>main building</i>:</td><td>1.2m</td></tr><tr><td>Rear Yard (minimum)</td><td></td></tr><tr><td> For <i>lots</i> with a <i>lot depth</i> of 20m or greater:</td><td>6.0m</td></tr><tr><td> For <i>lots</i> with a <i>lot depth</i> less than 20m:</td><td>4.7m</td></tr><tr><td> To the side wall of a <i>private garage</i>:</td><td>0.6m</td></tr><tr><td> For a <i>Dwelling, Detached, Rear-Lane</i></td><td></td></tr></table>	Lot Area (minimum)	N/A	Lot Frontage (minimum)		<i>Dwelling, Detached</i> :	9m	<i>Dwelling, Detached, Rear-Lane</i> :	7.8m	Building Area (maximum):	N/A	Backyard Amenity Area (minimum):	nil	Front Yard (minimum)		Front wall of attached <i>private garage</i> :	5.5m	Front wall of <i>main building</i> :	2.5m	Exterior Side Yard (minimum):		To a <i>private garage</i> facing an exterior side lot line:	5.5m	To a <i>main building</i> :	2.0m	Exterior Side Yard abutting a Lane (minimum)		To a <i>private garage</i> facing an exterior side lot line:	5.5m	To a <i>main building</i> :	1.2m	Rear Yard (minimum)		For <i>lots</i> with a <i>lot depth</i> of 20m or greater:	6.0m	For <i>lots</i> with a <i>lot depth</i> less than 20m:	4.7m	To the side wall of a <i>private garage</i> :	0.6m	For a <i>Dwelling, Detached, Rear-Lane</i>	
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For a <i>Dwelling, Detached, Rear-Lane</i>																																											

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			<div>abutting a <i>Lane</i>: nil</div> <div>For a <i>Dwelling, Detached, Rear-Lane</i></div> <div>abutting a <i>Street</i>:</div> <div> To an attached <i>private garage</i>: 5.5m</div> <div> To a <i>main building</i>: 2.5m</div> <div>Interior Side Yard (minimum):</div> <div> One side: 0.6m</div> <div> Other side: 1.2m</div> <div> Abutting a non-residential land use: 1.2m</div> <div>Building Height (maximum) 14m</div> <div>Landscape Area (minimum) N/A</div> <div>3.2 PERMITTED ENCROACHMENTS for</div> <div><i>Dwelling, Detached and Dwelling, Detached,</i></div> <div><i>Rear-Lane, and Dwelling:</i></div> <div>a) a required third floor egress balcony may project a maximum of 1.0 m beyond the building into a rear yard, a rear yard backing onto a lane exterior side yard and/or front yard;</div> <div>b) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required front, exterior side, or rear yard;</div> <div>c) the maximum encroachment for steps, stairs, landings, ramp, or barrier-free access feature is 0.5 m into a required parking space in a private garage.</div> <div>d) rear yard projections up to a maximum of 60% of the lot frontage are permitted to encroach up to 3.5 m into the required rear yard.</div> <div>e) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into a required front yard, 2.5m into a required rear yard, 1.5m into a required exterior side yard, and 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line.</div> <div>f) Steps associated with a porch or deck may encroach up to 0.5m from the front lot line</div> <div>g) A deck in the rear yard may encroach up to 1.2 m from the rear lot line</div> <div>h) Decks, terraces, balconies may encroach a distance equal to the minimum yards of the main dwelling and equal to the permitted porch encroachment in front yard.</div> <div>i) fireplaces may encroach a maximum 1.2m into the rear yard and 0.6m into the required side yard or 50% of the minimum required side yard provided a minimum setback of 0.6 m is maintained to an interior side yard lot line.</div> <div>j) Chimneys or vents may encroach a maximum of 0.6m into any required yard, provided that a minimum setback of 0.6m is maintained to the lot line.</div> <div>k) Sills, Cornices, Parapets or other similar ornamental architectural features may encroach</div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>a maximum of 0.6m extending from a main building wall or permitted encroachment provided that a minimum setback of 0.5m is maintained to a lot line.</p> <p>l) Eaves may encroach a maximum of 0.6m from a main building wall or permitted encroachment provided that a minimum setback of 0.2m is maintained to an interior side lot line.</p> <p>3.3 ZONE STANDARDS For a <i>Dwelling, Semi-Detached, and Dwelling, Semi-Detached, Rear-Lane</i>:</p> <p>Lot Area (minimum) N/A</p> <p>Lot Frontage (minimum)</p> <p>Interior Lot: 5m</p> <p>Corner Lot: 6.5m</p> <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): nil</p> <p>Front Yard (minimum)</p> <p>Front wall of attached <i>private garage</i>: 5.5m</p> <p>Front wall of <i>main building</i>: 2.5m</p> <p>Exterior Side Yard (minimum):</p> <p>To a <i>private garage</i> facing an exterior side lot line: 5.5m</p> <p>To a <i>main building</i>: 2.0m</p> <p>Exterior Side Yard abutting a Lane (minimum)</p> <p>To a <i>private garage</i> facing an exterior side lot line: 5.5m</p> <p>To a <i>main building</i>: 1.2m</p> <p>Rear Yard (minimum)</p> <p>Dwelling, Semi-Detached, Back-to-Back nil</p> <p>To a <i>main building</i>: 6.0m</p> <p>To the side wall of a <i>private garage</i>: 0.6m</p> <p>For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Lane</i>: nil</p> <p>For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Street</i>:</p> <p>To an attached <i>private garage</i>: 5.5m</p> <p>To a <i>main building</i>: 2.5m</p> <p>Interior Side Yard (minimum):</p> <p>To a <i>main building</i>: 0.9m</p> <p>Between attached <i>dwelling units</i>: nil</p> <p>Abutting a non-residential land use: 1.2m</p> <p>Building Height (maximum) 14m</p> <p>Landscape Area (minimum) N/A</p> <p>3.4 PERMITTED ENCROACHMENTS for <i>Dwelling, Semi-Detached and Dwelling, Semi-Detached, Rear-Lane</i></p> <p>a) a required third floor egress balcony may project a maximum of 1.0 m beyond the building into a rear yard, a rear yard backing onto a lane, exterior side yard and/or front yard;</p> <p>b) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required front, exterior side, or rear yard;</p> <p>c) the maximum encroachment for steps, stairs, landings, ramp, or barrier-free access feature is 0.5 m into a required parking space in a private garage.</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>d) rear yard projections up to a maximum of 60% of the lot frontage are permitted to encroach up to 3.5 m into the required rear yard.</p> <p>e) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into a required front yard, 2.5m into a required rear yard, 1.5m into a required exterior side yard, and 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line.</p> <p>f) Steps associated with a porch or deck may encroach up to 0.5m from the front lot line</p> <p>g) A deck in the rear yard may encroach up to 1.2 m from the rear lot line</p> <p>h) Decks, terraces, balconies may encroach a distance equal to the minimum yards of the main dwelling and equal to the permitted porch encroachment in front yard.</p> <p>i) fireplaces may encroach a maximum 1.2m into the rear yard and 0.6m into the required side yard or 50% of the minimum required side yard provided a minimum setback of 0.6 m is maintained to an interior side yard lot line.</p> <p>j) Chimneys or vents may encroach a maximum of 0.6m into any required yard, provided that a minimum setback of 0.6m is maintained to the lot line.</p> <p>k) Sills, Cornices, Parapets or other similar ornamental architectural features may encroach a maximum of 0.6m extending from a main building wall or permitted encroachment provided that a minimum setback of 0.5m is maintained to a lot line.</p> <p>l) Eaves may encroach a maximum of 0.6m from a main building wall or permitted encroachment provided that a minimum setback of 0.2m is maintained to an interior side lot line.</p> <p>3.5 ZONE STANDARDS For a <i>Dwelling, Townhouse</i></p> <p><i>Lot Area</i> (minimum) N/A</p> <p><i>Lot Frontage</i> (minimum)</p> <p style="padding-left: 20px;"><i>Interior Lot:</i> 4.5m</p> <p style="padding-left: 20px;"><i>End Lot or Corner Lot:</i> 5.5m</p> <p><i>Building Area</i> (maximum): N/A</p> <p><i>Backyard Amenity Area</i> (minimum): nil</p> <p><i>Front Yard</i> (minimum)</p> <p style="padding-left: 20px;">Front wall of attached <i>private garage</i>: 5.5m</p> <p style="padding-left: 20px;">Front wall of <i>main building</i>: 2.5m</p> <p><i>Exterior Side Yard</i> (minimum):</p> <p style="padding-left: 20px;">To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.5m</p> <p style="padding-left: 20px;">To a <i>main building</i>: 2.0m</p> <p><i>Exterior Side Yard abutting a Lane</i> (minimum)</p> <p style="padding-left: 20px;">To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.5m</p> <p style="padding-left: 20px;">To a <i>main building</i>: 1.2m</p> <p><i>Rear Yard</i> (minimum)</p> <p style="padding-left: 20px;">To a <i>main building</i>: 5.0m</p> <p style="padding-left: 20px;">To the side wall of a <i>private garage</i>: 0.6m</p>

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			<p>Interior Side Yard (minimum):</p> <p>To a <i>main building</i>: 1.5m</p> <p>Between attached <i>dwelling units</i>: nil</p> <p>Abutting a non-residential land use: 1.2m</p> <p>Building Height (maximum) 14m</p> <p>Landscape Area (minimum) N/A</p> <p>Driveway Width (minimum) 2.75m</p> <p>3.6 PERMITTED ENCROACHMENTS for Dwelling, Townhouse:</p> <p>a) a required third floor egress balcony may project a maximum of 1.0 m beyond the building into a rear yard, a rear yard backing onto a lane, exterior side yard and/or front yard;</p> <p>b) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required front, exterior side, or rear yard;</p> <p>c) the maximum encroachment for steps, stairs, landings, ramp, or barrier-free access feature is 0.5 m into a required parking space in a private garage.</p> <p>d) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into a required front yard, 2.5m into a required rear yard, 1.5m into a required exterior side yard, and 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line.</p> <p>e) Steps associated with a porch or deck may encroach up to 0.5m from the front lot line</p> <p>f) A deck in the rear yard may encroach up to 1.2 m from the rear lot line</p> <p>g) Decks, terraces, balconies may encroach a distance equal to the minimum yards of the main dwelling and equal to the permitted porch encroachment in front yard.</p> <p>h) fireplaces may encroach a maximum 1.2m into the rear yard and 0.6m into the required side yard or 50% of the minimum required side yard provided a minimum setback of 0.6 m is maintained to an interior side yard lot line.</p> <p>i) Chimneys or vents may encroach a maximum of 0.6m into any required yard, provided that a minimum setback of 0.6m is maintained to the lot line.</p> <p>j) Sills, Cornices, Parapets or other similar ornamental architectural features may encroach a maximum of 0.6m extending from a main building wall or permitted encroachment provided that a minimum setback of 0.5m is maintained to a lot line.</p> <p>k) Eaves may encroach a maximum of 0.6m from a main building wall or permitted encroachment provided that a minimum setback of 0.2m is</p>

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			<p>maintained to an interior side lot line.</p> <p>l) rear yard projections of one store with foundation may encroach a maximum of 2.0 m into the rear yard for 50% of the lot frontage</p> <p>3.7 ZONE STANDARDS For a <i>Dwelling, Townhouse, Rear-Lane</i>:</p> <p>Lot Area (minimum) N/A</p> <p>Lot Frontage (minimum)</p> <p>Interior Lot: 4m</p> <p>End Lot or Corner Lot: 5.5m</p> <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): nil</p> <p>Front Yard (minimum): 2m</p> <p>Exterior Side Yard (minimum): 2m</p> <p>Exterior Side Yard abutting a Lane (minimum) 1.2m</p> <p>Rear Yard (minimum)</p> <p>For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Lane</i>: 0.5m</p> <p>For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Street</i>:</p> <p>To an attached <i>private garage</i>: 5.5m</p> <p>To a <i>main building</i>: 2.5m</p> <p>Interior Side Yard (minimum):</p> <p>To a <i>main building</i>: 1.5m</p> <p>Between attached <i>dwelling units</i>: nil</p> <p>Between attached <i>private garages</i>: nil</p> <p>Abutting a non-residential land use: 1.2m</p> <p>Building Height (maximum) 14m</p> <p>Landscape Area (minimum) N/A</p> <p>Driveway Width (minimum) 2.75m</p> <p>Parking Requirements (minimum): 1 parking space per dwelling unit</p> <p>Amenity Space (minimum): 3.5m² per dwelling unit</p> <p>3.8 PERMITTED ENCROACHMENTS for Dwelling, Townhouse, Rear Lane</p> <p>The Permitted Encroachments in the Townhouse Residential -Exception 615 (RT-615) zone of the Zoning By-Law apply to the uses, buildings and structures permitted in this zone, in addition to the following</p> <p>a) a required third floor egress balcony may project a maximum of 1.0 m beyond the building into a rear yard backing onto a street, exterior side yard and/or front yard;</p> <p>b) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required front, exterior side, or rear yard;</p> <p>c) the maximum encroachment for steps, stairs, landings, ramp, or barrier-free access feature is 0.5 m into a required parking space in a private garage.</p> <p>d) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into a required front yard, 2.5m into a required rear yard, 1.5m</p>

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			<p>into a required exterior side yard, and 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line.</p> <p>e) Steps associated with a porch or deck may encroach up to 0.5m from the front lot line</p> <p>f) Decks, terraces, balconies may encroach a distance equal to the minimum yards of the main dwelling and equal to the permitted porch encroachment in front yard.</p> <p>g) fireplaces may encroach a maximum 0.6m into the required side yard or 50% of the minimum required side yard provided a minimum setback of 0.6 m is maintained to an interior side yard lot line.</p> <p>h) Chimneys or vents may encroach a maximum of 0.6m into any required yard, provided that a minimum setback of 0.6m is maintained to the lot line.</p> <p>i) Sills, Cornices, Parapets or other similar ornamental architectural features may encroach a maximum of 0.6m extending from a main building wall or permitted encroachment provided that a minimum setback of 0.5m is maintained to a lot line.</p> <p>j) Eaves may encroach a maximum of 0.6m from a main building wall or permitted encroachment provided that a minimum setback of 0.2m is maintained to an interior side lot line</p> <p>3.9 ZONE STANDARDS For a <i>Dwelling, Back-to-Back Townhouse</i>:</p> <p>Lot Area (minimum) N/A</p> <p>Lot Frontage (minimum)</p> <p> <i>Interior Lot:</i> 5.5m</p> <p> <i>End Lot or Corner Lot:</i> 6.7m</p> <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): nil</p> <p>Front Yard (minimum)</p> <p> Front wall of attached <i>private garage</i>: 5.5m</p> <p> Front wall of <i>main building</i>: 2.5m</p> <p>Exterior Side Yard (minimum): 2.0m</p> <p>Exterior Side Yard abutting a Lane (minimum)</p> <p> To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.5m</p> <p> To a <i>main building</i>: 1.2m</p> <p>Rear Yard (minimum) nil</p> <p>Interior Side Yard (minimum):</p> <p> To a <i>main building</i>: 1.5m</p> <p> Between attached <i>dwelling units</i>: nil</p> <p> Abutting a non-residential land use: 1.2m</p> <p>Building Height (maximum) 14m</p> <p>Landscape Area (minimum) N/A</p> <p>Driveway Width (minimum) 2.75m</p> <p>Parking Requirements (minimum):</p> <p> 1 <i>parking space</i> per <i>dwelling unit</i></p> <p>Contiguous Dwelling Units (maximum): 16</p> <p>Dimensions of a Contiguous Structure (maximum):</p> <p> 8 <i>dwelling units</i> wide by 2 <i>dwelling units</i> deep</p>

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			<p>Amenity Space (minimum): 3.5m² per dwelling unit</p> <p>3.10 PERMITTED ENCROACHMENTS for Dwelling, Back-to-Back Townhouse</p> <p>The Permitted Encroachments in the Townhouse Residential -Exception 615 (RT-615) zone of the Zoning By-Law apply to the uses, buildings and structures permitted in this zone, in addition to the following:</p> <ul style="list-style-type: none"> a) a required third floor egress balcony may project a maximum of 1.0 m beyond the building into an exterior side yard and/or front yard; b) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required front, exterior side, or rear yard; c) the maximum encroachment for steps, stairs, landings, ramp, or barrier-free access feature is 0.5 m into a required parking space in a private garage. d) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into a required front yard, 1.5m into a required exterior side yard, and 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line. e) Steps associated with a porch or deck may encroach up to 0.5m from the front lot line f) Decks, terraces, balconies may encroach a distance equal to the minimum yards of the main dwelling and equal to the permitted porch encroachment in front yard. g) fireplaces may encroach a maximum 0.6m into the required side yard or 50% of the minimum required side yard provided a minimum setback of 0.6 m is maintained to an interior side yard lot line. h) Chimneys or vents may encroach a maximum of 0.6m into any required yard, provided that a minimum setback of 0.6m is maintained to the lot line. i) Sills, Cornices, Parapets or other similar ornamental architectural features may encroach a maximum of 0.6m extending from a main building wall or permitted encroachment provided that a minimum setback of 0.5m is maintained to a lot line. j) Eaves may encroach a maximum of 0.6m from a main building wall or permitted encroachment provided that a minimum setback of 0.2m is maintained to an interior side lot line k) For units without a private garage, an enclosed garbage structure is permitted in front yard to the depth of the allowable porch encroachment.

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>3.11 ZONE STANDARDS For a Dwelling, Stacked Townhouse:</p> <p><i>Lot Area</i> (minimum) nil <i>Lot Frontage</i> (minimum) nil <i>Building Area</i> (maximum): N/A <i>Backyard Amenity Area</i> (minimum): nil <i>Front Yard</i> (minimum) 2.5m <i>Exterior Side Yard</i> (minimum): 2.4m <i>Rear Yard</i> (minimum): 2.4m but 0.5m is permitted to a Lane <i>Interior Side Yard</i> (minimum): 1.5m <i>Building Height</i> (maximum): Greater of 20m or 5 storeys <i>Landscaped Area</i> (minimum): nil <i>Parking Requirements</i> (minimum): Residents 1.0 parking space per dwelling unit Visitor 0.15 parking spaces per dwelling, stacked townhouse unit <i>Amenity Space</i> (minimum): 2m² per dwelling unit</p> <p>3.12 PERMITTED ENCROACHMENTS for Dwelling, Stacked Townhouse</p> <p>a) the minimum setback from front wall of a building to a public or private street, sidewalk, walkway or parking space not located in a driveway is 3.0 m;</p> <p>b) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required front, exterior side, or rear yard;</p> <p>c) the minimum setback from a porch, exclusive of stairs, located at and accessible from the first storey or below the first storey, to a public or private street, sidewalk, walkway or parking space is 1.0 m;</p> <p>d) the minimum setback from the vehicular door of a private garage to a public or private street, sidewalk, walkway or parking space not located in a driveway is 5.5 m;</p> <p>e) despite paragraph above, the minimum setback from the vehicular door of a private garage, where the garage is accessed at the rear of the dwelling by a public or private street, is 0.5m;</p> <p>f) the minimum setback from the side wall of any building to a walkway is 1.5 m;</p> <p>g) the minimum setback from the side wall of any building to any other building on the same block, a public or private street, sidewalk or parking space is 3.0 m;</p> <p>h) despite paragraphs above, there is no minimum setback between attached units;</p> <p>i) the minimum setback from a front or rear wall of</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>any building to any other building on the same lot is 9.0 m;</p> <p>j) the minimum setback of any building to any lot line where the adjacent use is the interior side yard for any single detached or semi-detached built form is 9.0 m;</p> <p>k) the minimum setback of any building to any lot line where the adjacent use is the rear yard for any single detached or semi-detached built form is 4.5 m;</p> <p>l) the minimum outdoor amenity area is the greater of 2.5 sq.m per dwelling unit or 5% of the site area;</p> <p>m) the maximum encroachment for eaves, sills, fireplaces, cornices, parapets, pilasters, shadow boxes or other similar ornamental architecture features is 0.6 m extending from a main building wall, a bay, box or bow window, a covered or uncovered porch or balcony into a required yard.</p> <p>3.13 ZONE STANDARDS For a <i>Building, Apartment; Building, Mixed Use; Building, Apartment, Senior Citizen; Seniors Retirement Facility, and Long-Term Care Facility:</i></p> <p><i>Lot Area</i> (minimum) nil</p> <p><i>Lot Frontage</i> (minimum) nil</p> <p><i>Building Area</i> (maximum): N/A</p> <p><i>Front Yard</i> (minimum) nil</p> <p><i>Exterior Side Yard</i> (minimum): nil</p> <p><i>Rear Yard</i> (minimum): 3m</p> <p><i>Interior Side Yard</i> (minimum): 3m</p> <p><i>Setback to a Sight Triangle</i> (minimum) nil</p> <p><i>Driveway and Parking Space setback</i> (minimum): 3m</p> <p><i>Building Height</i> (maximum): Greater of 48m or 12 storeys excluding rooftop mechanical rooms and equipment</p> <p><i>Parking Requirements</i> (minimum): For a <i>Building, Apartment</i> or <i>Building, Apartment, Mixed Use:</i> Residents: 0.7 <i>parking space</i> per <i>dwelling unit</i> Visitors: 0.15 <i>parking space</i> per <i>dwelling unit</i> Visitor and non-residential use parking spaces may be shared.</p> <p>For a <i>Seniors Retirement Facility:</i> Residents: 0.5 <i>parking space</i> per <i>dwelling unit</i> Visitors: 0.15 <i>parking space</i> per <i>dwelling unit</i></p> <p>For a <i>Long-Term Care Facility:</i> Residents: 0.3 <i>parking space</i> per <i>bed</i> Visitors: 0.15 <i>parking space</i> per <i>dwelling unit</i></p> <p>Non-Residential Use: 1 <i>parking space</i> per non-residential <i>unit</i></p> <p><i>Landscaped Open Space</i> (minimum): 15% of the <i>lot</i></p> <p><i>Planting Strip</i> (minimum): 3m along a <i>street line</i> adjacent to a parking area</p> <p><i>Amenity Area</i> (minimum): 2m² per unit or 10% of the site area.</p> <p>All garbage shall be stored inside the <i>building</i>; A <i>convenience store</i> shall not exceed a maximum</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>of 160m² net floor area;</p> <p>3.15 ZONE STANDARDS For a <i>Live-Work Unit</i>:</p> <p>A <i>Live-Work Unit</i> shall be limited to the following non-residential uses in addition to a <i>dwelling unit</i>:</p> <ul style="list-style-type: none"> a) <i>Art Gallery</i> b) <i>Artist Studio and Gallery</i> c) <i>Business Office</i> d) <i>Clinic</i> e) <i>Dry Cleaning or Laundry Outlet</i> f) <i>Personal Service Shop</i> g) <i>Restaurant</i> h) <i>Retail Store</i> <p><i>Lot Area</i> (minimum) N/A</p> <p><i>Lot Frontage</i> (minimum)</p> <p style="padding-left: 20px;"><i>Interior Lot:</i> 6.0m</p> <p style="padding-left: 20px;"><i>End Lot or Corner Lot:</i> 7.2m</p> <p><i>Building Area</i> (maximum): N/A</p> <p><i>Backyard Amenity Area</i> (minimum): nil</p> <p><i>Front Yard</i> (minimum): 2m</p> <p><i>Exterior Side Yard</i> (minimum): 2m</p> <p><i>Exterior Side Yard abutting a Lane</i> (minimum): 1.2m</p> <p><i>Rear Yard</i> (minimum)</p> <p style="padding-left: 20px;"><i>Abutting a Lane:</i> 0.5m</p> <p style="padding-left: 20px;"><i>Abutting a Street:</i></p> <p style="padding-left: 40px;"><i>To an attached private garage:</i></p> <p style="padding-left: 20px;">5.5m</p> <p style="padding-left: 40px;"><i>To a main building:</i> 2.5m</p> <p><i>Interior Side Yard</i> (minimum):</p> <p style="padding-left: 20px;"><i>To a main building:</i> 1.5m</p> <p style="padding-left: 20px;"><i>Between attached Live-Work units:</i> nil</p> <p style="padding-left: 20px;"><i>Abutting another land use:</i> 1.5m</p> <p><i>Building Height</i> (maximum) 17m</p> <p><i>Landscape Area</i> (minimum) nil</p> <p><i>Parking Requirements</i> (minimum):</p> <p style="padding-left: 40px;">3 <i>parking spaces</i> per <i>Live-Work unit</i></p> <p><i>Amenity Space</i> (minimum): 3.5m² per <i>dwelling unit</i></p> <p><i>Non-Residential Floor Area, Gross Leasable</i> (minimum): 50m² per <i>Live-Work Unit</i></p> <p>3.14 PERMITTED ENCROACHMENTS for a <i>Live Work Unit</i>:</p> <p>The Permitted Encroachments in the Townhouse Residential -Exception 615 (RT-615) zone of the Zoning By-Law apply to the uses, buildings and structures permitted in this zone, in addition to the following:</p> <ul style="list-style-type: none"> a) a required third floor egress balcony may project a maximum of 1.0 m beyond the building into a rear yard backing onto a street, exterior side yard and/or front yard; b) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required front, exterior side, or rear yard; c) the maximum encroachment for steps, stairs, landings, ramp, or barrier-free access feature is

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>0.5 m into a required parking space in a private garage.</p> <p>d) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into a required front yard, 2.5m into a required rear yard, 1.5m into a required exterior side yard, and 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line.</p> <p>e) Steps associated with a porch or deck may encroach up to 0.5m from the front lot line</p> <p>f) Decks, terraces, balconies may encroach a distance equal to the minimum yards of the main dwelling and equal to the permitted porch encroachment in front yard.</p> <p>g) fireplaces may encroach a maximum 0.6m into the required side yard or 50% of the minimum required side yard provided a minimum setback of 0.6 m is maintained to an interior side yard lot line.</p> <p>h) Chimneys or vents may encroach a maximum of 0.6m into any required yard, provided that a minimum setback of 0.6m is maintained to the lot line.</p> <p>i) Sills, Cornices, Parapets or other similar ornamental architectural features may encroach a maximum of 0.6m extending from a main building wall or permitted encroachment provided that a minimum setback of 0.5m is maintained to a lot line.</p> <p>j) Eaves may encroach a maximum of 0.6m from a main building wall or permitted encroachment provided that a minimum setback of 0.2m is maintained to an interior side lot line</p> <p>4.0 COMMUNITY CENTRE, EMERGENCY SERVICE FACILITY, HOSPITAL, LIBRARY, PLACE OF WORSHIP, SCHOOL, PUBLIC TRANSIT DEPOT</p> <p><i>Where a lot is used for a Community Centre, Emergency Service Facility, Hospital, Library, Place of Worship, School, or Public Transit Depot, the provisions for Building, Mixed Use of this By-Law shall apply.</i></p> <p>5.0 PARK / OPEN SPACE USES</p> <p><i>Where a lot is used for a Park purposes, the provisions of Section 12 (Open Space Zone) shall apply.</i></p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
EPA 2	BBB	- <i>Stormwater Management Facility</i>	

2. Schedule “A”, Zone Map 22 of By-law 2006-50, as amended is further amended for Part of Lot 22, Concession 2, EHS (Chinguacousy), Town of Caledon, Regional Municipality of Peel from Agricultural (A1) and Environmental Policy Area 2 (EPA2) to Mixed Density Residential – Exception AAA (RMD-AAA), Environmental Policy Area 1 – 405 (EPA1-405), and Environmental Policy Area 1 (EPA1) in accordance with Schedule “A” attached hereto.

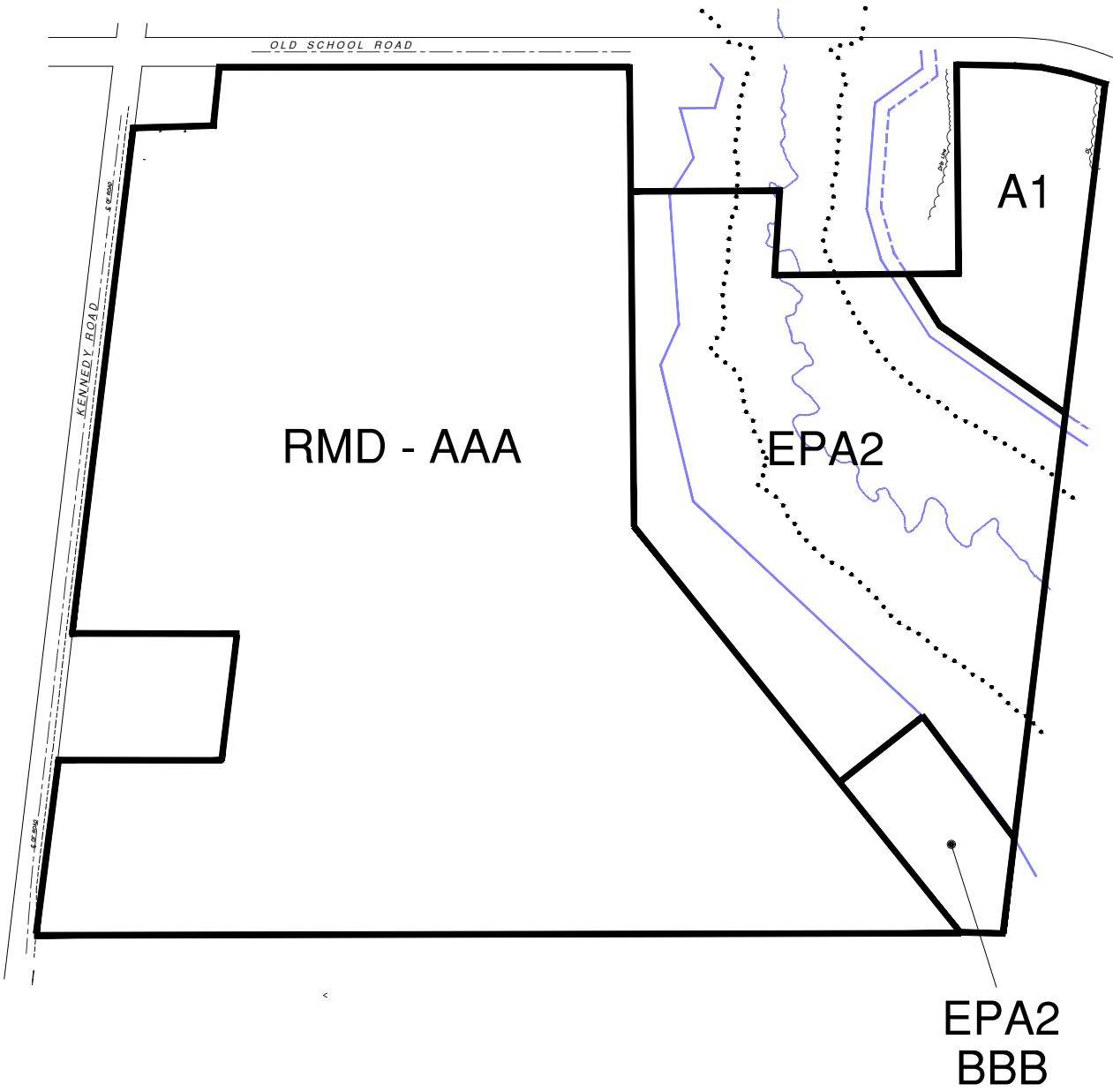
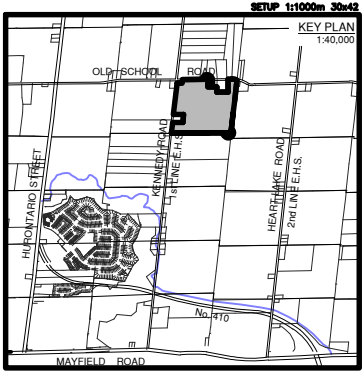
Read three times and finally passed in
open Council on the
[XX] day of [XXXXXX], [2024].

Annette Groves, Mayor

Kevin Klingenberg, Clerk

TOWN OF CALEDON
PLANNING
RECEIVED

Nov 26, 2024



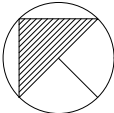
TRENDS DEVELOPMENT INC.
PART OF LOT 22 , CONC. 2 E.H.S.
TOWN OF CALEDON

BY-LAW

By-Law

SCHEDULE A

schedule A



1:5000



CANDEVCON GROUP INC.
CONSULTING ENGINEERS AND PLANNERS

TEL. (905) 794-0600

FAX (905) 794-0611

Date: JULY 26th 2024

Drawn By: S.G.

File No. W22068

Plan No. ZP-1

12909 Kennedy Road

Application for Zoning By-law Amendment and Draft Plan of Subdivision

Application by:

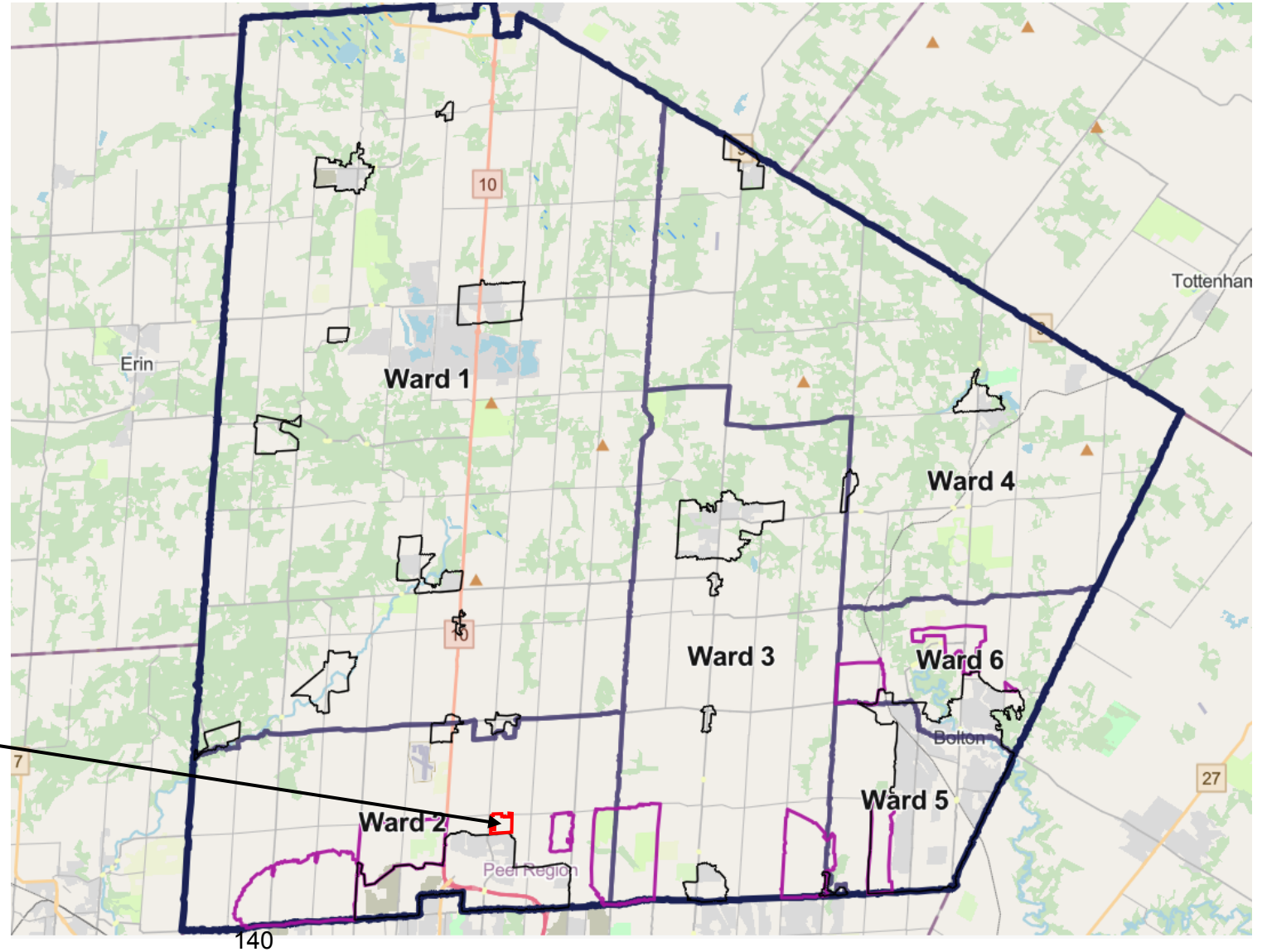
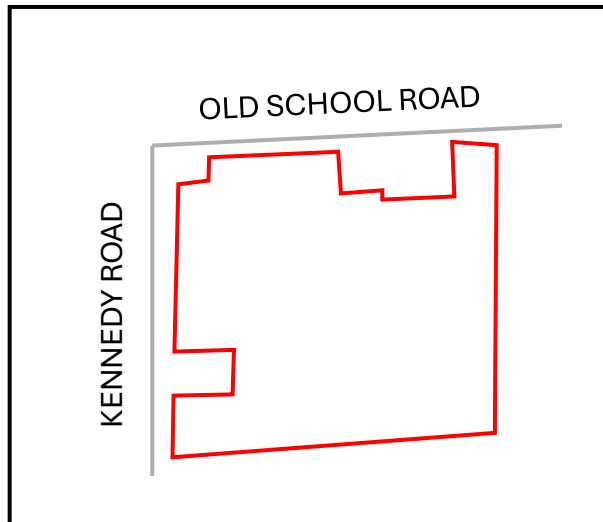
CANDEVCON GROUP INC. on behalf of Trends Development Inc.

Town File Nos.: RZ 2024-0029 & 21T-24010C

July 15, 2025

Location of Subject Property

Ward 2
Mayfield West Secondary Plan



Area Context



North: Across Old School Road are Prime Agricultural lands and environmental lands.







South: Immediately south of the property is the existing residential subdivision of Mayfield West Secondary Plan.

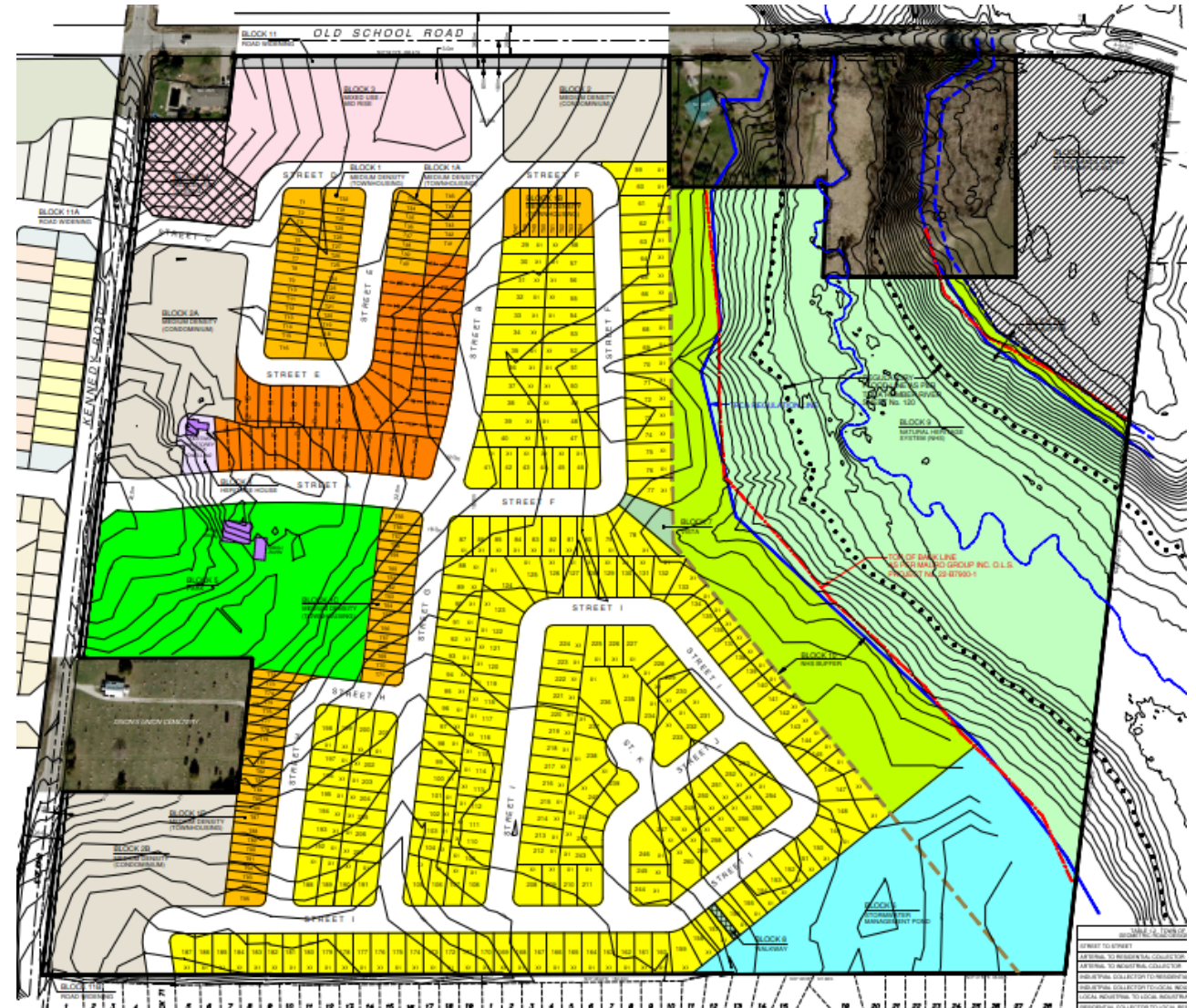
East: Natural Heritage System and agricultural lands

West: Across Kennedy Road are part in the Mayfield West Secondary Plan Expansion and Official Plan Amendment containing a variety of residential types.

Development Proposal

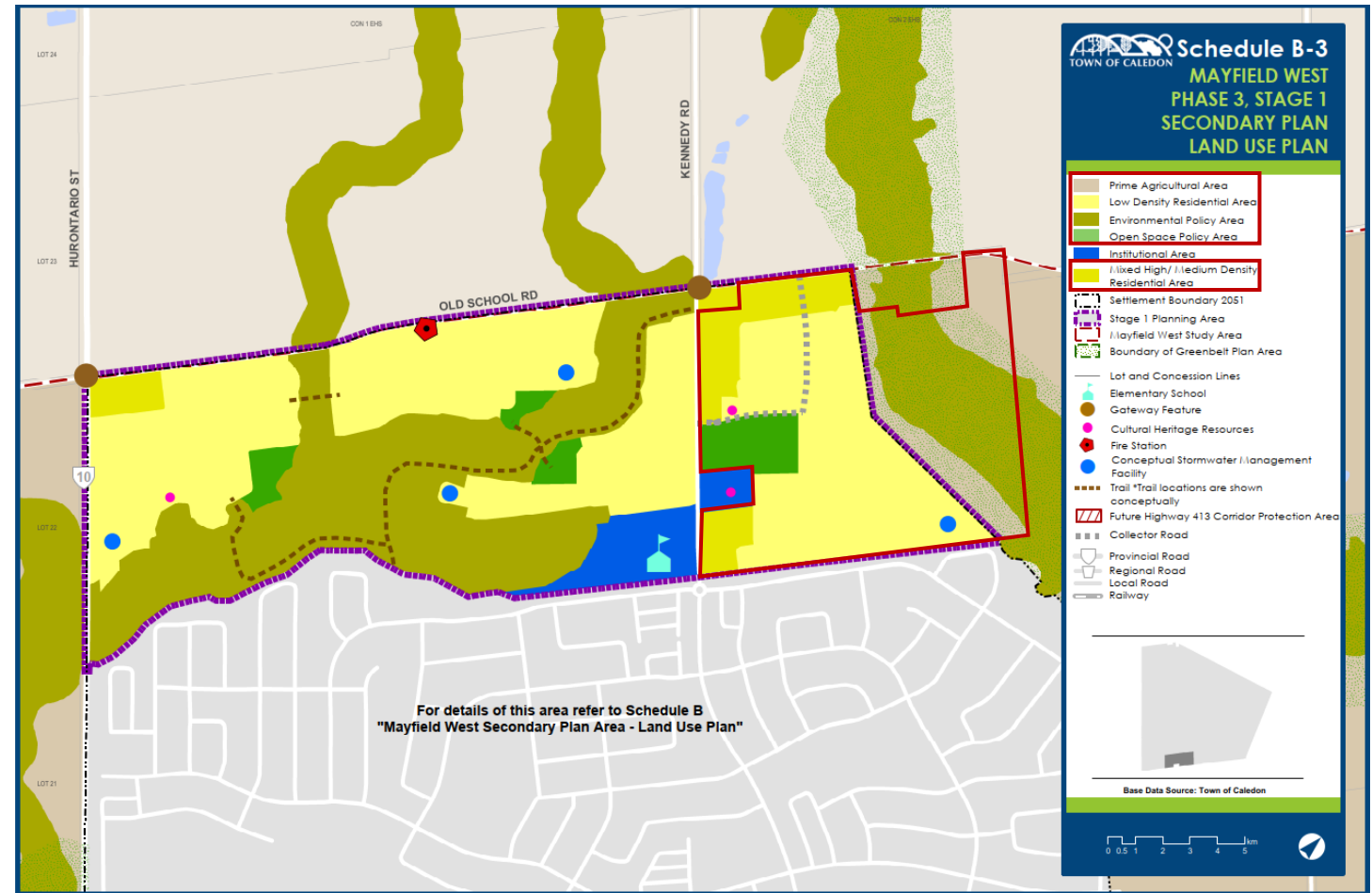
Zoning By-law Amendment and Draft Plan of Subdivision Applications

-  232 single-detached dwellings
-  28 semi-detached dwellings
-  95 street townhouse dwellings
-  Condominium townhouses
-  Mixed-Use Mid-rise Apartment
-  Park
-  Natural Heritage System / Buffer
-  Stormwater Management Pond

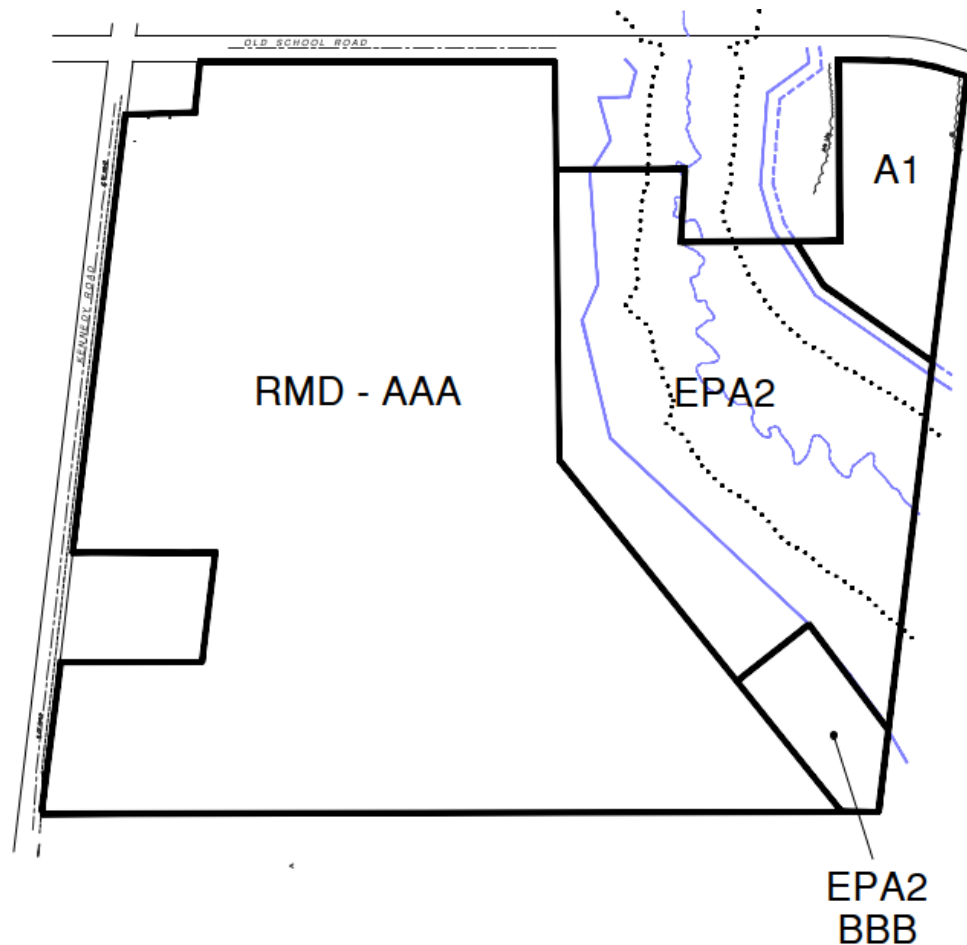


Current Planning Context: Official Plan

- Schedule B-3: Mayfield West Secondary Plan Land Use
 - Low Density Residential
 - Mixed High/Medium Density Residential
 - Open Space Policy Area
 - Environmental Policy Area
 - Prime Agricultural Area
- POPA 2021-0009 was approved by the OLT on March 14, 2025 to permit the uses of Mayfield West Secondary Plan, Phase 3
- A further Amendment to the Official Plan is not required



Proposed Planning Context: Zoning By-law Amendment



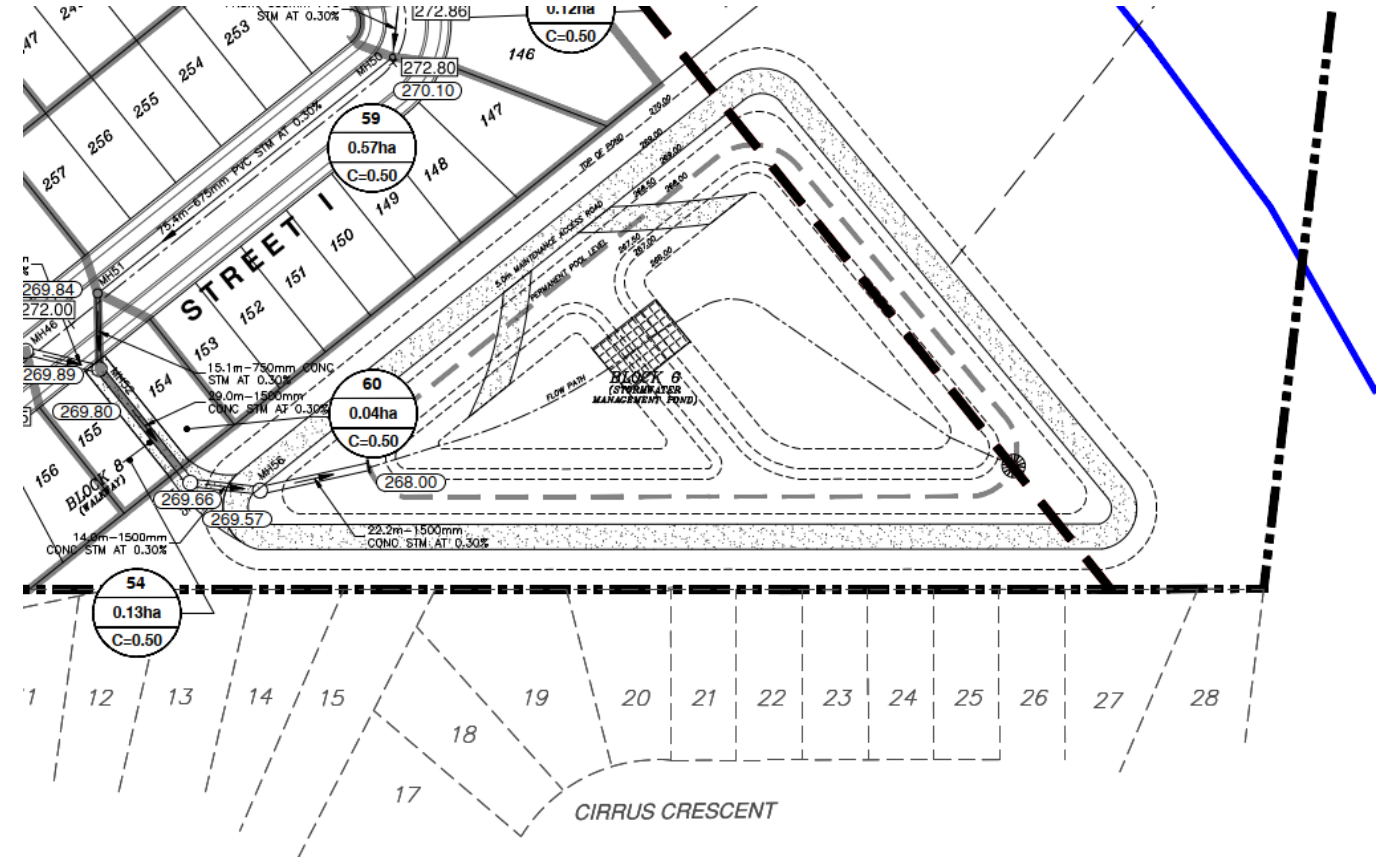
- Zoning By-Law Amendment for the entire Mayfield West Secondary Plan Expansion (Stage 2) lands have been prepared (RZ 2024-0013)
- A hold (H) has been placed on the zone
- **“Mixed Density Residential – Special Section 688”** (RMD-688) has been proposed for the developable area of the site

Zoning By-law Provisions

Zoning Matrix	Single Detached	Semi-Detached	Street Townhouse	Stacked Townhouse	Mixed -Use Apartments
Min Lot Area	N/A	N/A	N/A	N/A	N/A
Min Lot Frontage	9 metres	Interior: 5 m Corner: 6.5m	Interior: 4.5 m Corner/End: 5.5m	N/A	N/A
Min Front Yard	5.75 metres	5.75 metres	5.75 metres	2.5 metres	N/A
Min Interior Yard	0.6 metres & 1.2 metres	0.9 metres	1.5 metres to main building	1.5 metres	3.0 metres
Min Exterior Yard	5.75 metres	5.75 metres	5.75 metres	2.4 metres	N/A
Min Rear Yard	6.0 metres	6.0 metres	5.0 metres	2.4 m but 0.5 m to a lane	3.0 metres
Max Height	14.0 metres	14.0 metres	14.0 metres	20 m or 5 storeys	48m or 12 storeys

Servicing and Stormwater Management

- New water and sanitary infrastructure are proposed throughout the subdivision, connecting from Kennedy Road and south of the site in Mayfield West
- The existing sanitary sewers adjacent to the draft plan lands have been sized to accommodate sanitary flows from the proposed development
- Storm drainage will be accommodated within the proposed stormwater management pond located in the subdivision



Storm Drainage Plan, Candevcon Group Inc.

Key Considerations



- The development of a diversified housing stock that meets the intent of the town policies and is compatible with the overall character of the Secondary Plan
- A Community Park 1.92 hectares in size will provide various recreation opportunities
- A 0.4ha affordable housing block will be conveyed to the Region of Peel to construct apartment units
- Mixed-use blocks will contain ground floor commercial retail
- Brampton transit will potentially utilize the subdivision for a north end bus loop

Thank you!

Contact Information:

Town:

Harsh Padhya

Senior Planner

harsh.padhya@caledon.ca

Applicant:

Maria Jones

Candevcon Group Inc.

maria@candevcon.com