THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2020-XX

A by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to lands municipally known as 12046 McLaughlin Road, 2068, 2412 and 0 Mayfield 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 for lands municipally known as 12046 McLaughlin Road, 2068, 2412 and 0 Mayfield Road, and legally described as Part of Lot 18, Concession 2 WHS (Chinguacousy), designated as Part 1 on Plan 43R-30852, Parts 1 and 2 on Plan 43R-35226 save and except Parts 1 and 3 on Plan 43R-39369, Part 1 on Plan 43R-35227 and Part 1 on Plan 43R-37918, Town of Caledon, Regional Municipality of Peel, for residential, institutional, open space, environmental and stormwater management purposes.

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

General

Zoning By-law 2006-50 as amended, is hereby amended as follows:

1. The following is added to Table 13.1

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RT	636	- *Dwelling, Townhouse, Stacked* - *Home Occupation (1)*	***Lot*** For the purpose of this *zone,* the entirety of Blocks 232 and 233 on Draft Approved Plan 21T-16006C shall be deemed to be one *lot,* regardless of the number of *buildings* constructed thereon and regardless of any subdivision thereof by any means. ***Stacked Townhouse Dwelling*** For the purpose of this *zone, Stacked Townhouse Dwelling* means a *building* divided vertically and horizontally into 6 or more separate *dwelling units.* Each such *dwelling unit* shall have an independent entrance directly from outside the *building.* ***Front Lot Line*** For the purpose of this *zone,* the *Front Lot Line* shall be the *lot line* adjacent to McLaughlin Road but does not include a *lot line* abutting a daylight triangle. ***Exterior Side Lot Line*** For the purpose of this *zone,* the *Exterior Side Lot Line* shall be the *lot line* adjacent to Madawaska Road or Moorhart Crescent but does not include a *lot line* abutting a daylight triangle. ***Porch*** For the purpose of this *zone, Porch* shall mean a platform with or without foundation or cold cellar, extending from

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Zone Prefix	Exception Number	Permitted Uses	Special Standards
			an exterior wall of a *building* 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. ***Building Height*** For the purpose of this *zone, Building Height* shall be calculated using the vertical distance measured from the average elevation of the established grade at the front of such *building* to the median level between the eaves and ridge on a gabel, gambrel or hip roof. ***Established Grade*** For the purpose of this *zone, Established Grade*, 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.* **Access Regulations** For the purpose of this *zone,* Section 4.3.3 (minimum *entrance setback)* and Section 4.3.4 (minimum *entrance separation)* shall not apply. ***Accessory Buildings*** For the purpose of this *zone,* an *accessory building,* shall not be permitted in the *front, rear* or *exterior side yard.* ***Accessory Building* Size** For the purpose of this *zone,* an *accessory building*, not including a detached garage or *dual garage*, shall have a total maximum *building area* of 20 m^2. ***Accessory Building Location*** For the purpose of this *zone,* an *accessory building*, not including a detached garage shall be located a minimum of 0.6 m from any *lot line.* **Air Conditioners and Heat Pumps** For the purpose of this *zone*, Section 4.4 (air conditioners and heat pumps) shall not apply. ***Sight Triangles*** For the purpose of this *zone,* Section 4.34 (*Sight Triangles*) shall not apply. ***Dwelling Units* per *Lot*** For the purpose of this *zone,* 18 *dwelling units* shall be permitted per *lot.* **Site Plan Control** For the purpose of this *zone,* site plan approval, pursuant to Section 41 of the *Planning Act*, R.S.O. 1990, as amended, is required. ***Lot Area* (minimum)** N/A

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Zone Prefix	Exception Number	Permitted Uses	Special Standards
			Lot Frontage* (minimum)** N/A ***Building Area* (maximum)** N/A ***Backyard Amenity Area* (minimum)** N/A ***Front Yard* (minimum)** 3 m ***Exterior Side Yard* (minimum)** - Adjacent to Madawaska Road 2.4 m - Adjacent to Moorhart Crescent 5 m ***Building Height* (maximum)** 11 m ***Landscape Area* (minimum)** 20% ***Building* Setback to a Daylight Triangle (minimum)** 0.5 m **Minimum Off-Street *Parking* Requirements** 1 *parking space* per *dwelling unit* **Size of *Parking Spaces For the purpose of this *zone*, the minimum size of a *parking space* shall be 2.5 m in width and 5.5 m in length, with the exception of a barrier-free *parking space* which shall have a width and length which complies with the Town's Traffic By-law, as amended. **Permitted Ornamental Structure** / **Maximum Permitted Distance of Encroachment** a) Bay, Box or Bow Windows with or Without Foundations — 1 m into a required *front, exterior side or rear yard* b) Covered or Uncovered Porch or Balcony, Canopy or Portico — i) 2 m into a required *front* or *rear yard*; ii) 1.5 m into a required *exterior side yard*; iii) 0.6 m into a required *interior side yard,* provided a minimum *setback* of 0.6 m is maintained to an *interior side lot line* c) Covered or Uncovered Steps or Stairs, Ramp or Barrier-free Access Feature not associated with a Deck — i) 2.7 m into a required *front* or *rear yard*; ii) 2.1 m into a required *exterior side yard* d) Chimneys or Vents — 0.6 m into any required *yard*, provided that a minimum *setback* of

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			0.6 m is maintained to the *lot line* e) Eaves, Sills, Cornices, Parapets, or other similar Ornamental Architectural features. — 0.6 m extending from: i) a *main building* wall; ii) a bay, box or bow window; or iii) a covered or uncovered *porch* or *balcony* into a required *yard*, provided that: i) a minimum setback of 0.6 m is maintained to a *lot line*; and ii) in the case of eaves, a minimum setback of 0.2 m is maintained to an *interior side lot line* f) Steps in an attached private garage — 0.5 m into a required *parking space* in a *private garage*
RT	637	- *Apartment, Accessory* - *Day Care, Private Home* - *Dwelling, Townhouse, Rear Lane* - *Home Occupation (1)*	***Lot Depth*** For the purpose of this *zone,* the *Lot Depth* means the shortest horizontal distance between the *front lot line* and *rear lot line.* ***Lot Frontage*** For the purpose of this *zone*, *Lot Frontage* means the horizontal distance between the two *lot lines* which intersect the *front lot line*, with such distance being measured along a line which is parallel to, and at a distance of 4.5m from the *front lot line.* In the case of a *corner lot* with a daylight rounding or triangle, the *lot frontage* shall be calculated as if the front and exterior side *lot lines* were extended to their point of intersection. ***Rear Lane*** For the purpose of this *zone, Rear Lane* means a *dwelling* with a *driveway* access to a *lane* adjacent to a *lot line* which is not considered to be a *front lot line.* ***Front Lot Line*** For the purpose of this *zone,* the *Front Lot Line* shall be the *lot line* opposite to the *lot line* intersected by a *driveway.* ***Porch*** For the purpose of this *zone, Porch* shall mean a platform with or without foundation or cold cellar, extending from an exterior wall of a *building* 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. ***Building Height***

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			For the purpose of this *zone, Building Height* shall be calculated using the vertical distance measured from the average elevation of the established grade at the front of such *building* to the median level between the eaves and ridge on a gabel, gambrel or hip roof. ***Established Grade*** For the purpose of this *zone, Established Grade*, 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.* **Access Regulations** For the purpose of this *zone,* Section 4.3.3 (minimum *entrance setback)* and Section 4.3.4 (minimum *entrance separation)* shall not apply. ***Accessory Buildings*** For the purpose of this *zone,* an *accessory building,* shall not be permitted in the *front, rear* or *exterior side yard.* ***Accessory Building* Size** For the purpose of this *zone,* an *accessory building*, not including a detached garage or *dual garage*, shall have a total maximum *building area* of 20 m^2. ***Accessory Building Location*** For the purpose of this *zone,* an *accessory building*, not including a detached garage shall be located a minimum of 0.6 m from any *lot line.* ***Accessory Apartment*** For the purpose of this *zone,* the maximum size of an *accessory apartment* shall be 35% of the *floor area* of the *dwelling* to which it is *accessory.* **Air Conditioners and Heat Pumps** For the purpose of this *zone*, Section 4.4 (air conditioners and heat pumps) shall not apply. ***Sight Triangles*** For the purpose of this *zone,* Section 4.34 (*Sight Triangles*) shall not apply. ***Lot Area* (minimum)** N/A ***Lot Frontage* (minimum)** N/A ***Building Area* (maximum)** N/A ***Backyard Amenity Area* (minimum)** N/A ***Front Yard* (minimum)** 3 m ***Exterior Side Yard* (minimum)** 2.4 m

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Zone Prefix	Exception Number	Permitted Uses	Special Standards
			Interior Side Yard* (minimum)** 1.5 m ***Rear Yard* (minimum)** 3 m ***Building Height* (maximum)** 14 m ***Landscape Area* (minimum)** N/A ***Building* Setback to a Daylight Triangle (minimum)** Nil **Minimum Off-Street *Parking* Requirements** a) 1 *parking space* per *accessory apartment* **Size of *Parking Spaces For the purpose of this *zone*, the minimum size of a *parking space* shall be 2.75 m in width and 5.5 m in length, with the exception of a barrier-free *parking space* which shall have a width and length which complies with the Town's Traffic By-law, as amended. **Permitted Ornamental Structure** / **Maximum Permitted Distance of Encroachment** a) Bay, Box or Bow Windows with or Without Foundations — i) 1 m into a required *front, exterior side* or *rear yard*; ii) 0.6 m into a required *rear yard* where a *main building* has no attached *private garage* b) Covered or Uncovered Porch or Balcony, Canopy or Portico — i) 2 m into a required *front* or *rear yard*; ii) 2.5 m into a required *rear yard* where a *main building* has no attached *private garage*; iii) 1.5 m into a required *exterior side yard*; iv) 0.6 m into a required *interior side yard,* provided a minimum *setback* of 0.6 m is maintained to an *interior side lot line* c) Covered or Uncovered Steps — i) 2.7 m into a required *front*

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			or Stairs, Ramp or Barrier-free Access Feature not associated with a Deck: *yard* ii) 2.5 m into a required *rear yard* where a *main building* has no attached *private garage* iii) 2.1 m into a required *exterior side yard* d) Deck ≥ 0.75 m in Height: Where a *main building* has no attached *private garage,* 3 m inclusive of any stairs, ramp or barrier-free access feature into a required *rear yard.* e) Deck < 0.75 m in Height: Where a *main building* has no attached garage, 4.5 m inclusive of any stairs, ramp or barrier-free access feature into a required *rear yard*. f) Chimneys or Vents: 0.6 m into any required *yard*, provided that a minimum *setback* of 0.6 m is maintained to the *lot line* g) Eaves, Sills, Cornices, Parapets, or other similar Ornamental Architectural features.: 0.6 m extending from: i) a *main building* wall*;* ii) a bay, box or bow window; or iii) a covered or uncovered *porch* or *balcony* into a required *yard*, provided that: i) a minimum setback of 0.6 m is maintained to a *lot line*; and ii) in the case of eaves, a minimum setback of 0.2 m is maintained to an *interior side lot line* h) Steps in an attached private garage: 0.5 m into a required *parking space* in a *private garage*
RT	638	- *Apartment, Accessory* - *Day Care, Private Home* - *Dwelling, Townhouse, Rear Lane* - *Home Occupation (1)*	***Lot Depth*** For the purpose of this *zone,* the *Lot Depth* means the shortest horizontal distance between the *front lot line* and *rear lot line.* ***Lot Frontage*** For the purpose of this *zone*, *Lot Frontage* means the horizontal distance between the two *lot lines* which intersect the *front lot line*, with such distance being measured along a line which is parallel to, and at a distance of 4.5m from the *front lot line.* In the case of a

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Zone Prefix	Exception Number	Permitted Uses	Special Standards
			corner lot with a daylight rounding or triangle, the *lot frontage* shall be calculated as if the front and exterior side *lot lines* were extended to their point of intersection. ***Rear Lane*** For the purpose of this *zone, Rear Lane* means a *dwelling* with a *driveway* access to a *lane* adjacent to a *lot line* which is not considered to be a *front lot line.* ***Front Lot Line*** For the purpose of this *zone,* the *Front Lot Line* shall be the *lot line* opposite to the *lot line* intersected by a *driveway.* ***Porch*** For the purpose of this *zone, Porch* shall mean a platform with or without foundation or cold cellar, extending from an exterior wall of a *building* 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. ***Building Height*** For the purpose of this *zone, Building Height* shall be calculated using the vertical distance measured from the average elevation of the established grade at the front of such *building* to the median level between the eaves and ridge on a gabel, gambrel or hip roof. ***Established Grade*** For the purpose of this *zone, Established Grade*, 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.* **Access Regulations** For the purpose of this *zone,* Section 4.3.3 (minimum *entrance setback)* and Section 4.3.4 (minimum *entrance separation)* shall not apply. ***Accessory Buildings*** For the purpose of this *zone,* an *accessory building,* shall not be permitted in the *front, rear* or *exterior side yard.* ***Accessory Building* Size** For the purpose of this *zone,* an *accessory building*, not including a detached garage or *dual garage*, shall have a total maximum *building area* of 20 m^2. ***Accessory Building Location*** For the purpose of this *zone,* an *accessory building*, not including a detached garage shall be located a minimum of 0.6 m from any *lot line.*

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Zone Prefix	Exception Number	Permitted Uses	Special Standards
			Accessory Apartment For the purpose of this *zone,* the maximum size of an *accessory apartment* shall be 35% of the *floor area* of the *dwelling* to which it is *accessory.* **Air Conditioners and Heat Pumps** For the purpose of this *zone*, Section 4.4 (air conditioners and heat pumps) shall not apply. ***Sight Triangles*** For the purpose of this *zone,* Section 4.34 (*Sight Triangles*) shall not apply. ***Lot Area* (minimum)** N/A ***Lot Frontage* (minimum)** N/A ***Building Area* (maximum)** N/A ***Backyard Amenity Area* (minimum)** N/A ***Front Yard* (minimum)** 3 m ***Exterior Side Yard* (minimum)** 2.4 m ***Interior Side Yard* (minimum)** 1.5 m ***Rear Yard* (minimum)** 3 m ***Building Height* (maximum)** 12.5 m ***Landscape Area* (minimum)** N/A ***Building* Setback to a Daylight Triangle (minimum)** Nil **Minimum Off-Street *Parking* Requirements** a) 1 *parking space* per *accessory apartment* **Size of *Parking Spaces*** For the purpose of this *zone*, the minimum size of a *parking space* shall be 2.75 m in width and 5.5 m in length, with the exception of a barrier-free *parking space* which shall have a width and length which complies with the Town's Traffic By-law, as amended. **Permitted Ornamental Structure** / **Maximum Permitted Distance of Encroachment** a) Bay, Box or Bow Windows with or Without Foundations — i) 1 m into a required *front, exterior side* or *rear yard*; ii) 0.6 m into a required *rear yard* where a *main building*

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				has no attached *private garage*
			b) Covered or Uncovered Porch or Balcony, Canopy or Portico	i) 2 m into a required *front* or *rear yard* ii) 2.5 m into a required *rear yard* where a *main building* has no attached *private garage* iii) 1.5 m into a required *exterior side yard* iv) 0.6 m into a required *interior side yard,* provided a minimum *setback* of 0.6 m is maintained to an *interior side lot line*
			c) Covered or Uncovered Steps or Stairs, Ramp or Barrier-free Access Feature not associated with a Deck	i) 2.7 m into a required *front yard* ii) 2.5 m into a required *rear yard* where a *main building* has no attached *private garage* iii) 2.1 m into a required *exterior side yard*
			d) Deck ≥ 0.75 m in Height	Where a *main building* has no attached *private garage,* 3 m inclusive of any stairs, ramp or barrier-free access feature into a required *rear yard.*
			e) Deck < 0.75 m in Height	Where a *main building* has no attached garage, 4.5 m inclusive of any stairs, ramp or barrier-free access feature into a required *rear yard*.
			f) Chimneys or Vents	0.6 m into any required *yard*, provided that a minimum *setback* of 0.6 m is maintained to the *lot line*
			g) Eaves, Sills, Cornices, Parapets, or other similar Ornamental Architectural features.	0.6 m extending from: i) a *main building* wall*;* ii) a bay, box or bow window; or iii) a covered or uncovered *porch* or *balcony*

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Zone Prefix	Exception Number	Permitted Uses	Special Standards
			into a required *yard*, provided that: i) a minimum setback of 0.6 m is maintained to a *lot line*; and ii) in the case of eaves, a minimum setback of 0.2 m is maintained to an *interior side lot line* h) Steps in an attached private garage: 0.5 m into a required *parking space* in a *private garage*
I	639	- *Apartment, Accessory* - *Adult Day Centre* - *Cemetery* - *Community Centre* - *Crisis Care Facility* - *Day Care, Private Home* - *Day Nursery* - *Dwelling, Accessory* - *Dwelling Unit, Accessory* - *Dwelling, Detached* - *Dwelling, Detached, Dual-Frontage* - *Dwelling, Detached, Rear-Lane* - *Dwelling, Semi-Detached* - *Dwelling, Semi-Detached, Dual-Frontage* - *Dwelling, Semi-Detached, Rear-Lane* - *Dwelling, Townhouse* - *Dwelling, Townhouse, Dual-Frontage* - *Dwelling, Townhouse, Rear-Lane* - *Dwelling, Townhouse, Back-to-Back* - *Emergency Service Facility* - *Home Occupation (1)* - *Hospital* - *Library* - *Long Term Care Facility* - *Museum* - *Park*	The zoning requirements for the Residential Two – Exception 614 (R2-614) zone set out in Section 13 of the Zoning By-law shall apply to the *uses, buildings* and *structures* permitted as follows: - *Dwelling, Detached* - *Dwelling, Detached, Dual-Frontage* - *Dwelling, Detached, Rear-Lane* - *Dwelling, Semi-Detached* - *Dwelling, Semi-Detached, Dual-Frontage* - *Dwelling, Semi-Detached, Rear-Lane* The zoning requirements for the Townhouse Residential – Exception 615 (R2-615) zone set out in Section 13 of the Zoning By-law shall apply to the *uses, buildings* and *structures* permitted as follows: - *Dwelling, Townhouse* - *Dwelling, Townhouse, Dual-Frontage* - *Dwelling, Townhouse, Rear-Lane* - *Dwelling, Townhouse, Back-to-Back* For the purpose of this *zone*, the following *uses* shall not be permitted in a *dwelling*: - *Adult Day Centre* - *Cemetery* - *Community Centre* - *Crisis Care Facility* - *Day Nursery* - *Dwelling Unit, Accessory* - *Emergency Service Facility* - *Hospital* - *Library* - *Long Term Care Facility* - *Museum* - *Park* - *Place of Worship* - *School* - *Sports Arena* - *Wellness Centre*

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Zone Prefix	Exception Number	Permitted Uses	Special Standards
		- *Place of Worship* - *School* - *Sports Arena* - *Wellness Centre*	

2. Schedule “A”, Zone Map 7 of By-law 2006-50, as amended is further amended for lands municipally known as 12046 McLaughlin Road, 2068, 2412 and 0 Mayfield Road, and legally described as Part of Lot 18, Concession 2 WHS (Chinguacousy), designated as Part 1 on Plan 43R-30852, Parts 1 and 2 on Plan 43R-35226 save and except Parts 1 and 3 on Plan 43R-39369, Part 1 on Plan 43R-35227 and Part 1 on Plan 43R-37918, Town of Caledon, Regional Municipality of Peel, from Agricultural (A1) to Residential Two - Exception 614 (R2-614), Residential Townhouse – Exception 636 (RT-636), Residential Townhouse – Exception 637 (RT-637), Residential Townhouse – Exception 638 (RT-638), Institutional – Exception 639 (I-639), Environmental Policy Area 1 (EPA1), Environmental Policy Area 1 Exception 405 (EPA1-405) and Open Space (OS) in accordance with Schedule “A” attached hereto.

Enacted by the Town of Caledon Council this 24th day of November, 2020.

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Allan Thompson, Mayor

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Laura Hall, Town Clerk

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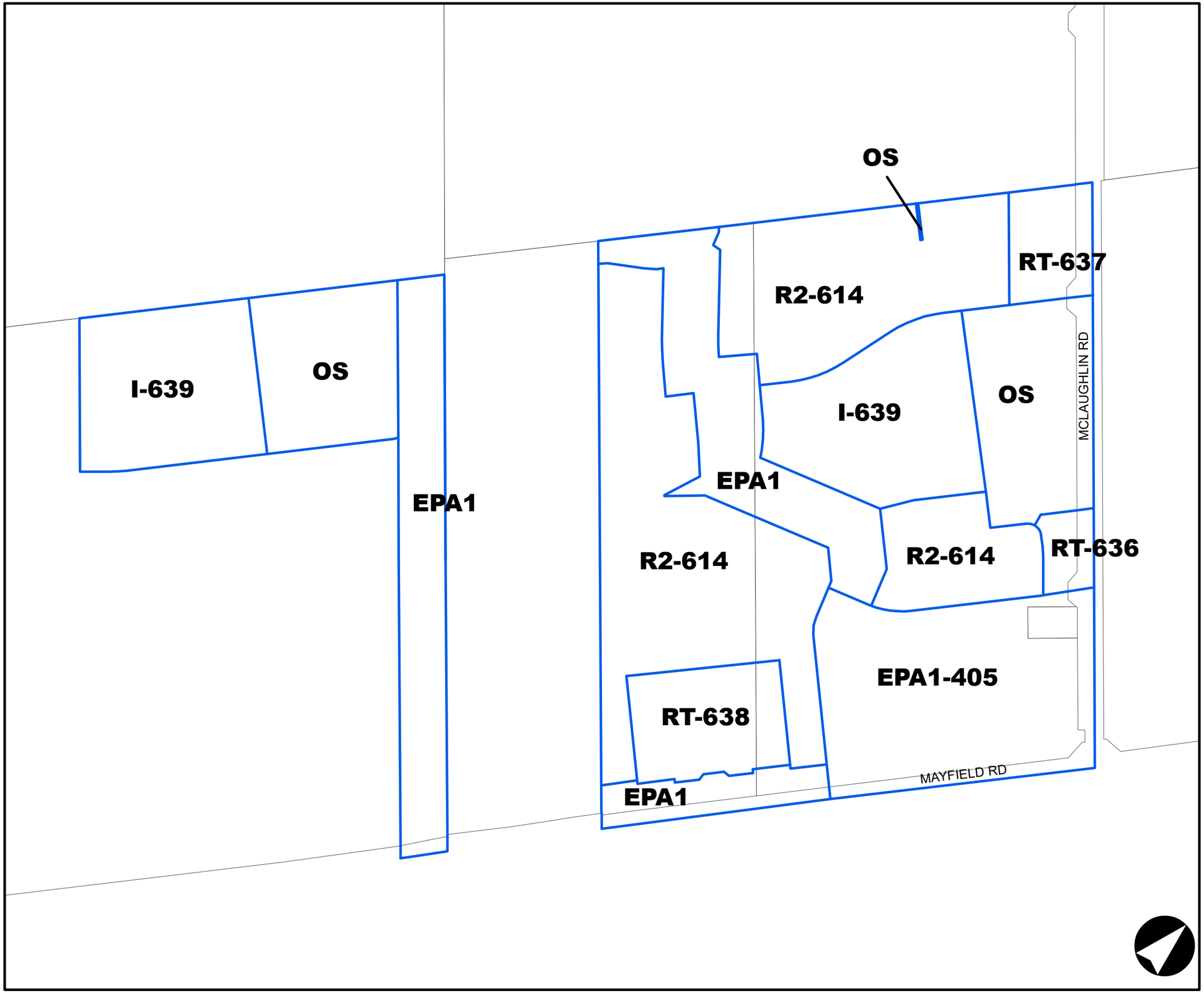
Schedule A
By-law 2020-XXX

12046 McLaughlin Road, 2068, 2412 and 0 Mayfield Road

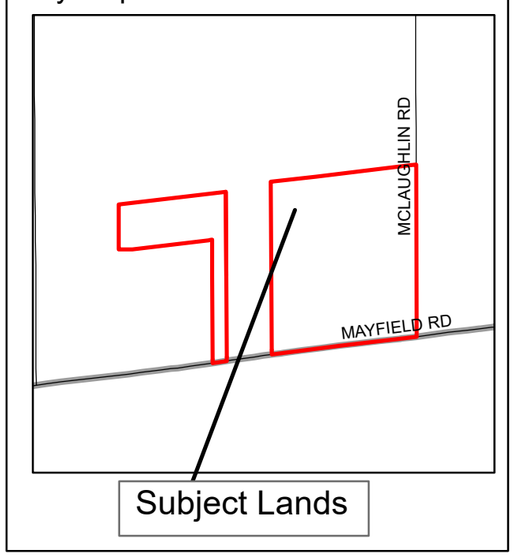
Part of Lot 18, Concession 2 WHS (Chinguacousy), designated as Part 1 on Plan 43R-30852, Parts 1 and 2 on Plan 43R-35226 save and except Parts 1 and 3 on Plan 43R-39369, Part 1 on Plan 43R-35227 and Part 1 on Plan 43R-37918, Town of Caledon,
Regional Municipality of Peel



Legend

Lands to be rezoned from Agricultural (A1), to the zones identified on this Schedule

Key Map



Date: October 27, 2020

File: RZ 16-11