

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2022-XXX

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Blocks 157,158, 159, 160, 166, 167, and 168 Registered Plan 43M-2112 and Blocks 183, 184, 200 and 202 Registered Plan 43M-2123; 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 Blocks 157,158, 159, 160, 166, 167, and 168 Registered Plan 43M-2112 and Blocks 183, 184, 200 and 202 Registered Plan 43M-2123for residential and commercial 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
C	664	<div><div></div><div><div>Business Office</div><div>Clinic</div><div>Convenience Store</div><div>Drive-through Service Facility</div><div>Dry Cleaning or Laundromat</div><div>Financial Institution</div><div>Fitness Centre</div><div>Grocery Store</div><div>Hotel</div><div>Merchandise Shop</div><div>Medical Centre</div><div>Motel</div><div>Parking Area, Commercial</div><div>Personal Service Shop</div><div>Place of Assembly</div><div>Place of Entertainment</div><div>Private Club</div><div>Pharmacy</div><div>Restaurant</div><div>Retail Store</div><div>Sales, Service and Repair Shop</div><div>Training Facility</div></div></div>	<div><div>Lot Area (minimum)0.8 ha</div><div>Lot Frontage (minimum)30 m</div><div>Building Area (maximum)50%</div><div>Front Yard (minimum)5.0 m</div><div>Rear Yard (minimum)5.0 m</div><div>Exterior Side Yard abutting a residential zone (minimum)5.0 m</div><div>Interior Side Yard abutting a residential zone (minimum)12.0 m</div><div>Building Height (maximum)10.5 m</div><div>Non-Residential Parking Requirements (minimum)<div>For all uses except Hotel, Place of Assembly and Place of Entertainment</div><div>1 space per 25 sq. m of net floor area</div><div>For the purpose of this zone, an outdoor patio associated with a permitted restaurant shall not require additional parking spaces.</div></div></div> <div>Planting Strip Location<div>A 3.0-meter-wide planting strip shall be required along any lot line which abuts a Residential use</div></div> <div>Driveway and Parking Area Setbacks (minimum)3.0 m</div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RT	665	<ul style="list-style-type: none">- <i>Day Care, Private Home</i>- <i>Dwelling, Townhouse,</i>- <i>Dwelling, Townhouse Rear Lane</i>- <i>Live-Work Unit</i>	<p>Building Height 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.</p> <p>Dwelling, Townhouse, Rear-Lane For the purpose of this zone, <i>Dwelling, Townhouse, Rear-Lane</i> means a <i>dwelling</i> with a <i>driveway</i> access to a lane adjacent to the <i>rear lot line</i>.</p> <p>Live-Work Unit For the purpose of this zone, the following <i>uses</i> may be permitted within the work component of a <i>Live-Work Unit</i>:</p> <ul style="list-style-type: none">- <i>Adult Day Centre</i>- <i>Apartment, Accessory</i>- <i>Art Gallery</i>- <i>Artist Studio</i>- <i>Bakery</i>- <i>Business Office</i>- <i>Convenience Store</i>- <i>Day Care, Private Home</i>- <i>Dry Cleaning or Laundry Outlet</i>- <i>Personal Service Shop</i>- <i>Pharmacy</i>- <i>Specialty Food Store/Specialty Restaurant</i>- <i>Training Facility</i> <p>Specialty Food Store/Specialty Restaurant For the purpose of this zone, <i>Specialty Food Store/Specialty Restaurant</i> means a business specializing in the sale and/or preparation of a specific type or class of foods, such as but not limited to a bakeshop, butcher, delicatessen, coffee shop, ice cream, fish and seafood, vegetables, salads, or similar foods, and may include a seating area for no more than 10 persons, but does not include a <i>restaurant</i> or on-site food preparation that involves frying.</p> <p>Training Facility For the purpose of this zone, <i>Training Facility</i> means an establishment where training is conducted for profit or gain, which is not under the jurisdiction of a Board as defined in the Education Act and which is not otherwise defined herein. It is limited to 10 students at any one time, and not be of a nature that causes nuisance to adjacent <i>uses</i>. But does not include any <i>cannabis</i> or <i>industrial hemp</i> use defined in this By-law.</p> <p>Established Grade For the purposes of this zone, <i>Established Grade</i>, with reference to a <i>building</i>, shall be calculated using the average elevation of the finished surface of the ground where it</p>

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			<p>meets the exterior of the front of such <i>building</i>.</p> <p>Lot Depth For the purpose of this <i>zone</i>, <i>Lot Depth</i> means the shortest horizontal distance between the <i>front lot line</i> and <i>rear lot line</i>.</p> <p>Lot Frontage For the purpose of this <i>zone</i>, <i>Lot Frontage</i> means the horizontal distance between the two <i>lot lines</i> which intersect the <i>front lot line</i>, with such distance being measured along a line which is parallel to, and at a distance of 4.5m from the <i>front lot line</i>.</p> <p>In the case of a <i>corner lot</i> with a daylight rounding or triangle, the <i>lot frontage</i> shall be calculated as if the <i>front lot line</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 <i>zone</i>, the <i>lot line</i> abutting Tim Manley Avenue will be considered the <i>Front Lot Line</i>.</p> <p>Outdoor Amenity Space For the purpose of this <i>zone</i>, <i>Outdoor Amenity Space</i> shall mean an outdoor area, used exclusively for the enjoyment of the outdoor environment in the form of a rear yard, covered or uncovered porch, courtyard, balcony or <i>deck</i>.</p> <p>Porch For the purposes of this <i>zone</i>, <i>Porch</i> 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.</p> <p>Live-work Regulations For the purpose of this <i>zone</i>, uses on the ground floor are restricted to either one <i>live-work</i> use or the ground floor of a <i>townhouse dwelling</i> and no combination thereof.</p> <p>For the purpose of this <i>zone</i>, all perishable waste (green bin and garbage) must be stored internally within the <i>live-work unit</i>.</p> <p>Access Regulations</p> <p>For the purpose of this <i>zone</i>, Sections 4.3.3 (minimum entrance setback) and 4.3.4 (minimum entrance separation) shall not apply.</p> <p>Notwithstanding Section 4.3.1., a <i>rear-lane</i> or <i>dual-frontage townhouse dwelling</i> and associated <i>accessory structures</i> may be erected on a <i>lot</i> without frontage on a <i>public</i></p>

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			<p><i>lane</i> or <i>private street</i>, provided <i>driveway</i> access to the <i>rear lot line</i> is available from a <i>public</i> or <i>private street</i> or <i>lane</i>.</p> <p>For the purpose of this <i>zone</i>, the <i>townhouse dwelling</i> or <i>townhouse dwelling, rear lane</i> and <i>live-work unit</i> must have independent entrances to the outside.</p> <p>For the purpose of this <i>zone</i>, access to the work component must allow for entry by someone using a wheelchair or other accessibility aid.</p> <p>For the purpose of this <i>zone</i>, the <i>live work-unit</i> must front a municipal street.</p> <p>Accessory Buildings For the purpose of this <i>zone</i>, an <i>accessory building</i> shall not be permitted in the <i>front yard</i> or <i>exterior side yard</i>.</p> <p>For the purpose of this <i>zone</i>, (an) <i>accessory building(s)</i>, not including a <i>detached garage</i> or <i>dual garage</i>, shall have a total maximum <i>building area</i> of 10 m².</p> <p>For the purpose of this <i>zone</i>, any <i>accessory building</i>, not including a <i>detached garage</i> shall be located a minimum of 0.6m from any <i>lot line</i>.</p> <p>Air Conditioners and Heat Pumps For the purposes of this <i>zone</i>, no air conditioner or heat pump may be located in the <i>front yard</i> or <i>exterior side yard</i>.</p> <p>Parking Spaces (minimum) For the purposes of this <i>zone</i>, the only <i>parking space</i> requirements that apply are:</p> <p><i>Dwelling, Townhouse – 2 parking spaces</i></p> <p><i>Dwelling, Townhouse Rear-Lane – 2 parking spaces</i></p> <p>Live-Work Unit – 1 <i>parking space</i></p> <p>Sight Triangles For the purposes of this <i>zone</i>, Section 4.35 (Sight Triangles) shall not apply.</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 2.75 m in width and 5.5 m in length.</p> <p>Width of Driveways Accessing Individual Residential Dwellings:</p> <p>For the purpose of this <i>zone</i>, Section 5.2.15 shall not apply to <i>rear-lane townhouse dwellings</i>.</p> <p>i. Notwithstanding the maximum <i>driveway</i> width permitted for a</p>

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			<div>Townhouse Dwelling in Section 5.2.15, the maximum driveway width for a semi-detached dwelling on a corner lot is 6.0m.</div> <div>ZONE STANDARDS</div> <div><div>Lot Area (minimum)</div><div>N/A</div></div> <div><div>Lot Frontage (minimum)</div><div></div><div><div>Interior lot</div><div>5.5 m per dwelling unit</div></div><div><div>End lot</div><div>7.0 m per dwelling unit</div></div><div><div>Corner lot</div><div>7.9 m per dwelling unit</div></div></div> <div><div>Building Area (maximum)</div><div>N/A</div></div> <div><div>Yard, Front (minimum)</div><div>1.0 m</div></div> <div><div>Yard, Rear (minimum)</div><div></div><div><div>To a main building with an attached private garage</div><div>4.5 m</div></div><div><div>To a main building with no attached private garage</div><div>12.5 m</div></div></div> <div><div>Yard, Interior Side (minimum)</div><div></div><div><div>To a main building</div><div>1.5 m</div></div><div><div>Between attached dwelling units</div><div>nil</div></div></div> <div><div>Yard, Exterior Side (minimum)</div><div></div><div><div>To a main building</div><div>1.5 m</div></div></div> <div><div>Building Height (maximum)</div><div>12.5 m</div></div> <div><div>Landscaping Area (minimum)</div><div>N/A</div></div> <div><div>Outdoor Amenity Area (minimum)</div><div>7 m²</div></div> <div><div>Permitted Encroachments</div><div>Bay, Box or Bow Windows with or without Foundation:<div><div>i.</div><div>1.0m into a required Front Yard, Exterior Side Yard or Rear Yard</div></div></div><div>Covered or Uncovered Porch or Balcony, Canopy or Portico<div><div>i.</div><div>2.07m into any required yard, provided a minimum setback of 0.6m to the lot line is maintained.</div></div></div><div>Covered or Uncovered Steps or Stairs, Ramp or Barrier-free Access Feature not associated with a Deck<div><div>i.</div><div>2.7m provided a minimum setback of 0.3m to the lot line is maintained.</div></div></div><div>Deck≥0.75m in Height<div><div>i.</div><div>Nil</div></div></div><div>Deck <0.75m in Height<div><div>i.</div><div>Nil</div></div></div></div> </

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			<p>Chimneys or Vents</p> <p>i. 0.6m into any required yard, provided that a minimum setback of 0.6m is maintained to the lot line</p> <p>Eaves, Sills, Cornices, Parapets, or other similar Ornamental Architectural features</p> <p>i) 0.6m extending from:</p> <p>a) a main building wall;</p> <p>b) a bay, box or bow window; or a covered or uncovered porch or balcony, into a required yard, provided that:</p> <p>c) a minimum setback of 0.6m is maintained to a lot line; and</p> <p>ii) in the case of eaves a minimum setback of 0.2m is maintained to an interior side lot line or rear lot line</p> <p>Steps in an attached private garage</p> <p>i. 0.5m into a required parking space in a private garage</p>

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RT	667	<ul style="list-style-type: none">- Dwelling, Townhouse Stacked- Dwelling, Townhouse Back-to-Back- Dwelling, Townhouse Stacked Back-to-Back- Building, Apartment Affordable	<p>Building, Apartment Affordable</p> <p>For the purpose of this zone <i>Building, Apartment Affordable</i> means a <i>building</i> containing three or more <i>dwelling units</i> that share a common external access to the outside through a common vestibule and a common corridor system or a combination thereof, that is owned, operated or leased by the Region of Peel, a recognized not-for profit organization, an agency for the crown or other recognized public authority.</p> <p>Building Height</p> <p>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.</p> <p>Dwelling, Townhouse Back-to-Back</p> <p>For the purpose of this zone, <i>Dwelling, Townhouse Back-to-Back</i> means a <i>building</i> divided vertically both above and below grade into two or more residential <i>dwelling units</i>. Each such unit must have an independent entrance directly from outside the <i>building</i> and must share at least one side wall and one rear wall with adjacent <i>dwelling units</i>.</p> <p>Dwelling, Townhouse Stacked</p> <p>For the purposes of this zone, <i>Dwelling, Townhouse Stacked</i> means an attached low-rise residential <i>building</i> containing 3</p>

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			<p>or more <i>dwelling units</i>, each of which has (1) direct access from the ground level; (2) one or two party walls with abutting units; and (3) is above or below another <i>dwelling unit</i>.</p> <p>Dwelling, Townhouse Stacked Back-to-Back For the purposes of this zone, <i>Dwelling, Townhouse Stacked Back-to-Back</i> means an attached low-rise residential <i>building</i> containing 3 or more <i>dwelling units</i>, each of which has (1) direct access from the ground level; (2) one to three party walls with abutting units; and (3) is above or below or beside another <i>dwelling unit</i>.</p> <p>Established Grade For the purposes of this zone, <i>Established Grade</i>, with reference to a <i>building</i>, shall be calculated 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>Lot Depth For the purpose of this zone, <i>Lot Depth</i> means the shortest horizontal distance between the <i>front lot line</i> and <i>rear lot line</i>.</p> <p>Lot Frontage For the purpose of this zone, <i>Lot Frontage</i> means the horizontal distance between the two <i>lot lines</i> which intersect the <i>front lot line</i>, with such distance being measured along a line which is parallel to, and at a distance of 4.5m from the <i>front lot line</i>.</p> <p>In the case of a <i>corner lot</i> with a daylight rounding or triangle, the <i>lot frontage</i> shall be calculated as if the front and exterior side <i>lot lines</i> were extended to their point of intersection.</p> <p>Outdoor Amenity Space For the purpose of this zone, <i>Outdoor Amenity Space</i> shall mean an outdoor area, used exclusively for the enjoyment of the outdoor environment in the form of a <i>rear yard</i>, covered or uncovered <i>porch</i>, courtyard, <i>balcony</i> or <i>deck</i>.</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>Mechanical Penthouse</p>

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			<p>For the purpose of this <i>zone</i>, <i>Mechanical Penthouse</i> shall mean a room or rooms constructed on the roof of a <i>building</i> that when combined do not exceed 60% of the roof area; are setback a minimum of 2.0m from the edge of the building, and contain mechanical equipment and controls such as elevator machinery, HVAC equipment, access stairs, building controls etc., but does not include any <i>habitable rooms</i>; living space, recreation rooms or resident amenity space.</p> <p>Residential Parking Requirements Notwithstanding Section 5.2.2, no visitor parking spaces are required for back-to-back, stacked and stacked back-to-back townhouse dwellings having frontage on a public street.</p> <p>Entrances Per Residential Lot Notwithstanding Section 4.3.2, the maximum number of <i>entrances</i> per residential <i>lot</i> shall be 3.</p> <p>Air Conditioners and Heat Pumps For the purposes of this <i>zone</i>, air conditioners and heat pumps may be permitted in any required <i>yard</i>.</p> <p>Lot Line, Front For the purposes of this zone, the lot line abutting Tim Manley Avenue will be considered the Front Lot Line.</p> <p>Site Plan Approval For the purpose of this <i>zone</i>, site plan approval, pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended, is required for blocks on a plan of subdivision prior to the <i>use</i> of any land or development of the land as defined in Section 41 of the Planning Act.</p> <p>Zone Standards</p> <p>For Back-to-Back Townhouse Dwelling, Stacked Townhouse Dwelling, Stacked Back-to-Back Townhouse Dwelling</p> <table><tr><td>Lot Area (minimum)</td><td>N/A</td></tr><tr><td>Lot Frontage (minimum)</td><td>40.0 m</td></tr><tr><td>Yard, Front (minimum)</td><td>3.0 m</td></tr><tr><td>To vehicular door of <i>private garage</i>:</td><td>5.5 m</td></tr><tr><td>Yard, Rear (minimum)</td><td>2.0 m</td></tr><tr><td>Yard, Exterior Side (minimum)</td><td>3.0 m</td></tr><tr><td>Yard, Interior Side (minimum)</td><td></td></tr><tr><td>To a main <i>building</i></td><td>3.0 m</td></tr></table>	Lot Area (minimum)	N/A	Lot Frontage (minimum)	40.0 m	Yard, Front (minimum)	3.0 m	To vehicular door of <i>private garage</i> :	5.5 m	Yard, Rear (minimum)	2.0 m	Yard, Exterior Side (minimum)	3.0 m	Yard, Interior Side (minimum)		To a main <i>building</i>	3.0 m
Lot Area (minimum)	N/A																		
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Yard, Rear (minimum)	2.0 m																		
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To a main <i>building</i>	3.0 m																		

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			<div>Between attached unitsn/a</div> <div>Separation distance between a Townhouse Block/Building (minimum)3.0m</div> <div>Townhouse Units per Townhouse Block/Building (maximum)30 units</div> <div>Back Yard Amenity Area (minimum)n/a</div> <div>Building Height (maximum)4 storeys</div> <div>Landscaping Area (minimum)n/a</div> <div>Outdoor Amenity Area (minimum)7 m²/unit</div> <div>Setback to a Daylight Triangle (Minimum)0.3m</div> <div>Residential Parking Requirements (minimum) For the purpose of this zone, the only parking requirements that apply are: Dwelling, Townhouse Stacked - 2 parking spaces per unit Dwelling Townhouse Back-to-Back, Dwelling - 2 parking spaces per unit Stacked Back-to-Back - 2 parking spaces per unit Visitor parking - 0.25 parking spaces per unit No Visitor parking spaces shall be required for units fronting on a public road Parking Space Size (minimum) For the purpose of this zone, the minimum unobstructed size of a parking space, whether inside a garage or outside, shall be 2.75 m in width by 5.5 m in length. Parking Space Location Except within a private garage or on a driveway, no part of any parking space shall be located in any part of a front yard. Driveway Setback (minimum) From a lot line bisecting attached dwelling unitsn/a From all other lot lines1.2 m Driveway and Parking Area Setback Parking area does not include a parking space serving a private garage or a driveway of a townhouse unit (minimum)3.0 m</div>

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			<p>Zone Standards for Building, Affordable Apartment</p> <p>Accessory Buildings Shall not permitted in the <i>front yard</i> or <i>exterior side yard</i> or in a required <i>planting strip</i></p> <p>Sight Triangles For the purpose of this <i>zone</i>, Section 4.35 shall not apply.</p> <p>Lot Area (minimum) n/a</p> <p>Lot Frontage (minimum) 9 m</p> <p>Building Area (maximum) n/a</p> <p>Yard, Front i) minimum 4.5m ii) maximum 6m</p> <p>Yard, Exterior Side i) minimum 4.5m ii) maximum 6m</p> <p>Yard, Interior Side (minimum) 7.5m</p> <p>Yard, Rear (minimum) 7.5m</p> <p>Building Height (maximum) 6 storeys, plus a mechanical penthouse</p> <p>Landscaping Area (minimum) 25%</p> <p>Planting Strip A 3.0 m planting strip shall be required for any parking area that is adjacent to any lot line.</p> <p>Driveway Setback (minimum) 3.0 m</p> <p>Parking Space Setback (minimum) From any <i>lot line</i> 3.0 m</p> <p>Parking Spaces (minimum) For the purpose of this <i>zone</i>, the only parking requirements that apply are</p> <p><i>Building, Affordable Apartment</i> – 1.5 per unit Visitor parking - 0.25 per unit</p> <p>Parking Space Size (minimum) For the purpose of this <i>zone</i>, the minimum unobstructed size of a <i>parking space</i>, whether inside a garage or outside, shall be 2.75 m width by 5.5 m in length</p> <p>Amenity Area (minimum) Internal 2.2 m² per unit External 3.5 m² per unit</p> <p>Permitted Encroachments Bay, Box or Bow Windows with or without Foundation</p>

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			<div><div>i) 1.0 m into a required <i>Front Yard</i>, <i>Exterior Side Yard</i> or <i>Rear Yard</i></div><div>Covered or Uncovered Porch or Balcony, Canopy or Portico<div><div>i) 2.0 m into any required <i>yard</i>, provided a minimum <i>setback</i> of 0.6m to the lot line is maintained.</div></div></div><div>Covered or Uncovered Steps or Stairs, Ramp or Barrier-free Access Feature not associated with a Deck<div><div>i) 2.7 m provided a minimum <i>setback</i> of 0.3 m to the lot line is maintained</div></div></div><div>Deck≥0.75m in Height<div><div>i) Nil</div></div></div><div>Deck <0.75m in Height<div><div>i) Nil</div></div></div><div>Chimneys or Vents<div><div>i) 0.6m into any required <i>yard</i>, provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>lot line</i></div></div></div><div>Eaves, Sills, Cornices, Parapets, or other similar Ornamental Architectural features<div><div>iii) 0.6m extending from:<div><div>a) a main building wall;</div><div>b) a bay, box or bow window; or a covered or uncovered porch or balcony, into a required <i>yard</i>, provided that:</div><div>c) a minimum setback of 0.6m is maintained to a <i>lot line</i>; and</div></div><div>iv) in the case of eaves a minimum <i>setback</i> of 0.2m is maintained to an <i>interior side lot line</i> or rear <i>lot line</i></div></div></div><div>Steps in an attached <i>private garage</i><div><div>i) 0.5m into a required <i>parking space</i> in a <i>private garage</i></div></div></div></div></div>

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RT	666	<div><div>- <i>Dwelling, Townhouse Stacked</i></div><div>- <i>Dwelling, Townhouse Back-to-Back</i></div><div>- <i>Dwelling, Townhouse Stacked Back-to-Back</i></div></div>	<div><div>Building Height For the purpose of this <i>zone</i>, <i>Building Height</i> shall be calculated using the vertical distance measured from the average elevation of the established grade 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>Dwelling, Townhouse Back-to-Back For the purpose of this <i>zone</i>, <i>Dwelling, Townhouse Back-to-Back</i> means a <i>building</i> divided vertically both above and below grade into two or more residential <i>dwelling units</i>. Each such unit must have an independent entrance directly from outside the <i>building</i> and must share at least one side wall and one rear wall with adjacent <i>dwelling units</i>.</div></div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Dwelling, Townhouse Stacked For the purposes of this zone, <i>Dwelling, Townhouse Stacked</i> means an attached low-rise residential building form containing 3 or more <i>dwelling units</i>, each of which has (1) direct access from the ground level; (2) one or two party walls with abutting units; and (3) is above or below another <i>dwelling unit</i>.</p> <p>Dwelling, Townhouse Stacked Back-to-Back For the purposes of this zone, <i>Dwelling, Townhouse Stacked Back-to-Back</i> means an attached low-rise residential building form containing 3 or more <i>dwelling units</i>, each of which has (1) direct access from the ground level; (2) one to three party walls with abutting units; and (3) is above or below or beside another <i>dwelling unit</i>.</p> <p>Established Grade For the purposes of this zone, <i>Established Grade</i>, with reference to a <i>building</i>, shall be calculated 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>Lot Depth For the purpose of this zone, <i>Lot Depth</i> means the shortest horizontal distance between the <i>front lot line</i> and <i>rear lot line</i>.</p> <p>Lot Frontage For the purpose of this zone, <i>Lot Frontage</i> means the horizontal distance between the two <i>lot lines</i> which intersect the <i>front lot line</i>, with such distance being measured along a line which is parallel to, and at a distance of 4.5m from the <i>front lot line</i>.</p> <p>In the case of a <i>corner lot</i> with a daylight rounding or triangle, the <i>lot frontage</i> shall be calculated as if the front and <i>exterior side lot lines</i> were extended to their point of intersection.</p> <p>Outdoor Amenity Space For the purpose of this zone, <i>Outdoor Amenity Space</i> shall mean an outdoor area, used exclusively for the enjoyment of the outdoor environment in the form of a <i>rear yard</i>, covered or uncovered <i>porch</i>, courtyard, <i>balcony</i> or <i>deck</i>.</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>

Zone Prefix	Exception Number	Permitted Uses	Special Standards																														
			<p>Residential Parking Requirements Notwithstanding Section 5.2.2, no visitor <i>parking spaces</i> are required for <i>back-to-back, stacked and stacked back-to-back townhouse dwellings</i> having frontage on a <i>public street</i>.</p> <p>Entrances per Residential Lot Notwithstanding Section 4.3.2, the maximum number of <i>entrances</i> per residential lot shall be 3.</p> <p>Air Conditioners and Heat Pumps For the purposes of this <i>zone</i>, air conditioners and heat pumps may be permitted in any required <i>yard</i>.</p> <p>Lot Line, Front For the purposes of this <i>zone</i>, the <i>lot line</i> abutting Tim Manley Avenue will be considered the <i>front lot line</i>.</p> <p>Site Plan Approval For the purpose of this <i>zone</i>, site plan approval, pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended, is required for blocks on a plan of subdivision prior to the <i>use</i> of any land or development of the land as defined in Section 41 of the Planning Act.</p> <p>Zone Standards</p> <table><tr><td>Lot Area (minimum)</td><td>N/A</td></tr><tr><td>Lot Frontage (minimum)</td><td>40.0 m</td></tr><tr><td>Yard, Front (minimum)</td><td>3.0 m</td></tr><tr><td>To vehicular door of <i>private garage</i></td><td>5.5 m</td></tr><tr><td>Yard, Rear (minimum)</td><td>2.0 m</td></tr><tr><td>Yard, Exterior Side (minimum)</td><td>3.0 m</td></tr><tr><td>Yard, Interior Side (minimum)</td><td></td></tr><tr><td>To a main building</td><td>3.0 m</td></tr><tr><td>Between attached units</td><td>n/a</td></tr><tr><td>Separation distance between a Townhouse Block/Building (minimum)</td><td>3.0 m</td></tr><tr><td>Townhouse Units per Townhouse Block/Building (maximum)</td><td>30 units</td></tr><tr><td>Back Yard Area (minimum)</td><td>N/A</td></tr><tr><td>Building Height (maximum)</td><td>4 storeys</td></tr><tr><td>Landscaping Area (minimum)</td><td>N/A</td></tr><tr><td>Outdoor Amenity Area (minimum)</td><td>7 m2/unit</td></tr></table>	Lot Area (minimum)	N/A	Lot Frontage (minimum)	40.0 m	Yard, Front (minimum)	3.0 m	To vehicular door of <i>private garage</i>	5.5 m	Yard, Rear (minimum)	2.0 m	Yard, Exterior Side (minimum)	3.0 m	Yard, Interior Side (minimum)		To a main building	3.0 m	Between attached units	n/a	Separation distance between a Townhouse Block/Building (minimum)	3.0 m	Townhouse Units per Townhouse Block/Building (maximum)	30 units	Back Yard Area (minimum)	N/A	Building Height (maximum)	4 storeys	Landscaping Area (minimum)	N/A	Outdoor Amenity Area (minimum)	7 m2/unit
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Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Setback to a daylight triangle (Minimum) 0.3 m</p> <p>Residential Parking Requirements (minimum) For the purpose of this <i>zone</i>, the only parking requirements that apply are:</p> <p>2 <i>Parking Spaces</i>, per unit for:</p> <p><i>Dwelling, Townhouse Stacked; Dwelling, Townhouse Back-to-Back; Dwelling, Townhouse Stacked Back-to-Back</i></p> <p>Visitor <i>parking spaces</i> - 0.25 <i>parking spaces</i> per unit</p> <p>No Visitor <i>parking spaces</i> for units fronting on a public road shall be required.</p> <p>Parking Space Size (minimum) For the purpose of this <i>zone</i>, the minimum unobstructed size of a <i>parking space</i>, whether inside a garage or outside, shall be 2.75 m width by 5.5 m in length.</p> <p>Parking Space Location Except within a <i>private garage</i> or on a <i>driveway</i>, no part of any <i>parking space</i> shall be located in any part of a <i>front yard</i>.</p> <p>Driveway Setback (minimum)</p> <ul style="list-style-type: none">i) from a <i>lot line</i> bisecting attached dwelling units - nilii) from all other <i>lot lines</i> - 1.2m <p>Driveway and Parking Area Setback A <i>parking area</i> does not include a <i>parking space</i> serving a <i>private garage</i> or a <i>driveway</i> of a townhouse unit (min)</p> <p>i) 3.0 m</p> <p>Permitted Encroachments Bay, Box or Bow Windows with or without Foundation</p> <ul style="list-style-type: none">o 1.0m into a required <i>Front, Exterior Side or Rear Yard</i> <p>Covered or Uncovered Porch or Balcony, Canopy or Portico</p> <p>i) 2.0m into any required <i>yard</i>, provided a minimum <i>setback</i> of 0.6m to the <i>lot line</i> is maintained.</p> <p>Covered or Uncovered Steps or Stairs, Ramp or Barrier-free Access Feature not associated with a Deck</p> <p>i) 2.7m provided a minimum <i>setback</i> of 0.3m to the <i>lot line</i> is maintained</p> <p>Deck≥0.75m in Height</p> <p>i) Nil</p> <p>Deck <0.75m in Height</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<div><div>i) Nil</div><div>Chimneys or Vents<div>i) 0.6m into any required <i>yard</i>, provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>lot line</i></div></div><div>Eaves, Sills, Cornices, Parapets, or other similar Ornamental Architectural features<div>i) 0.6m extending from:<div>a) a main building wall;<div>b) a bay, box or bow window; or a covered or uncovered porch or balcony, into a required <i>yard</i>, provided that:<div>c) a minimum setback of 0.6m is maintained to a <i>lot line</i>; and</div></div></div><div>ii) in the case of eaves a minimum <i>setback</i> of 0.2m is maintained to an interior side lot line or rear <i>lot line</i></div></div><div>Steps in an attached private garage<div>i) 0.5m into a required <i>parking space</i> in a <i>private garage</i></div></div></div></div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RT	668	<div><div>- <i>Dwelling, Townhouse Stacked</i></div><div>- <i>Dwelling, Townhouse Back-to-Back</i></div><div>- <i>Dwelling, Townhouse Stacked Back-to-Back</i></div></div>	<div><div>Building Height<div>For the purpose of this <i>zone</i>, <i>Building Height</i> shall be calculated using the vertical distance measured from the average elevation of the established grade 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>Dwelling, Townhouse Back-to-Back<div>For the purpose of this <i>zone</i>, <i>Dwelling, Townhouse Back-to-Back</i> means a <i>building</i> divided vertically both above and below grade into two or more residential <i>dwelling units</i>. Each such unit must have an independent entrance directly from outside the <i>building</i> and must share at least one side wall and one rear wall with adjacent <i>dwelling units</i>.</div></div><div>Dwelling, Townhouse Stacked<div>For the purposes of this <i>zone</i>, <i>Dwelling, Townhouse Stacked</i> means an attached low-rise residential <i>building</i> containing 3 or more <i>dwelling units</i>, each of which has (1) direct access from the ground level; (2) one or two party walls with abutting units; and (3) is above or below another <i>dwelling unit</i>.</div></div><div>Dwelling, Townhouse Stacked Back-to-Back<div>For the purposes of this <i>zone</i>, <i>Dwelling, Townhouse Stacked Back-to-Back</i> means an attached low-rise residential <i>building</i> containing 3 or more <i>dwelling units</i>, each of which has (1) direct access from the ground level; (2) one to three party walls with</div></div></div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>abutting units; and (3) is above or below or beside another <i>dwelling unit</i>.</p> <p>Established Grade For the purposes of this <i>zone</i>, <i>Established Grade</i>, with reference to a <i>building</i>, shall be calculated 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>Lot Depth For the purpose of this <i>zone</i>, <i>Lot Depth</i> means the shortest horizontal distance between the <i>front lot line</i> and <i>rear lot line</i>.</p> <p>Lot Frontage For the purpose of this <i>zone</i>, <i>Lot Frontage</i> means the horizontal distance between the two <i>lot lines</i> which intersect the <i>front lot line</i>, with such distance being measured along a line which is parallel to, and at a distance of 4.5m from the <i>front lot line</i>.</p> <p>In the case of a <i>corner lot</i> with a daylight rounding or triangle, the <i>lot frontage</i> shall be calculated as if the front and exterior side <i>lot lines</i> were extended to their point of intersection.</p> <p>Outdoor Amenity Space For the purpose of this <i>zone</i>, <i>Outdoor Amenity Space</i> shall mean an outdoor area, used exclusively for the enjoyment of the outdoor environment in the form of a <i>rear yard</i>, covered or uncovered <i>porch</i>, courtyard, <i>balcony</i> or <i>deck</i>.</p> <p>Porch For the purposes of this <i>zone</i>, <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>Residential Parking Requirements Notwithstanding Section 5.2.2, no visitor <i>parking spaces</i> are required for <i>back-to-back</i>, <i>stacked</i> and <i>stacked back-to-back townhouse dwellings</i> having frontage on a <i>public street</i>.</p> <p>Entrances Per Residential Lot Notwithstanding Section 4.3.2, the maximum number of <i>entrances</i> per residential <i>lot</i> shall be 3.</p> <p>Air Conditioners and Heat Pumps For the purposes of this <i>zone</i>, air conditioners and heat pumps may be permitted in any required <i>yard</i>.</p> <p>Lot Line, Front</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards																																		
			<p>For the purposes of this <i>zone</i>, the <i>lot line</i> abutting Tim Manley Avenue will be considered the <i>Front Lot Line</i>.</p> <p>Lot Line, Interior Side For the purposes of this <i>zone</i>, the lot line abutting the open space <i>zone</i> will be considered an <i>interior side lot line</i>.</p> <p>Lot Line, Rear For the purposes of this <i>zone</i>, only the lot line abutting a residential <i>zone</i> will be considered a <i>rear lot line</i>.</p> <p>Site Plan Approval For the purpose of this <i>zone</i>, site plan approval, pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended, is required for blocks on a plan of subdivision prior to the <i>use</i> of any land or development of the land as defined in Section 41 of the Planning Act.</p> <p>Zone Standards</p> <table><tr><td>Lot Area (minimum)</td><td>N/A</td></tr><tr><td>Lot Frontage (minimum)</td><td>40.0 m</td></tr><tr><td>Yard, Front (minimum)</td><td>3.0 m</td></tr><tr><td>To vehicular door of <i>private garage</i></td><td>5.5 m</td></tr><tr><td>Yard, Rear (minimum)</td><td>2.0 m</td></tr><tr><td>Yard, Exterior Side (minimum)</td><td>3.0 m</td></tr><tr><td>Yard, Interior Side (minimum)</td><td></td></tr><tr><td>To a main <i>building</i></td><td>3.0 m</td></tr><tr><td>Between attached <i>dwelling units</i></td><td>n/a</td></tr><tr><td>Separation distance between a Townhouse Block/Building (min.)</td><td>3.0 m</td></tr><tr><td>Townhouse Units per Townhouse Block/Building (maximum)</td><td>30 units</td></tr><tr><td>Back Yard Amenity Area, (minimum)</td><td>n/a</td></tr><tr><td>Building Height (maximum)</td><td>4 storeys</td></tr><tr><td>Landscaping Area (minimum)</td><td>n/a</td></tr><tr><td>Outdoor Amenity Area (min)</td><td>7 m²/unit</td></tr><tr><td>Setback to a daylight triangle (minimum)</td><td>0.3 m</td></tr><tr><td>Parking Spaces (minimum)</td><td></td></tr></table> <p>For the purpose of this <i>zone</i>, the only parking requirements that apply are:</p> <p>2 <i>Parking Spaces</i>, per unit for:</p>	Lot Area (minimum)	N/A	Lot Frontage (minimum)	40.0 m	Yard, Front (minimum)	3.0 m	To vehicular door of <i>private garage</i>	5.5 m	Yard, Rear (minimum)	2.0 m	Yard, Exterior Side (minimum)	3.0 m	Yard, Interior Side (minimum)		To a main <i>building</i>	3.0 m	Between attached <i>dwelling units</i>	n/a	Separation distance between a Townhouse Block/Building (min.)	3.0 m	Townhouse Units per Townhouse Block/Building (maximum)	30 units	Back Yard Amenity Area , (minimum)	n/a	Building Height (maximum)	4 storeys	Landscaping Area (minimum)	n/a	Outdoor Amenity Area (min)	7 m ² /unit	Setback to a daylight triangle (minimum)	0.3 m	Parking Spaces (minimum)	
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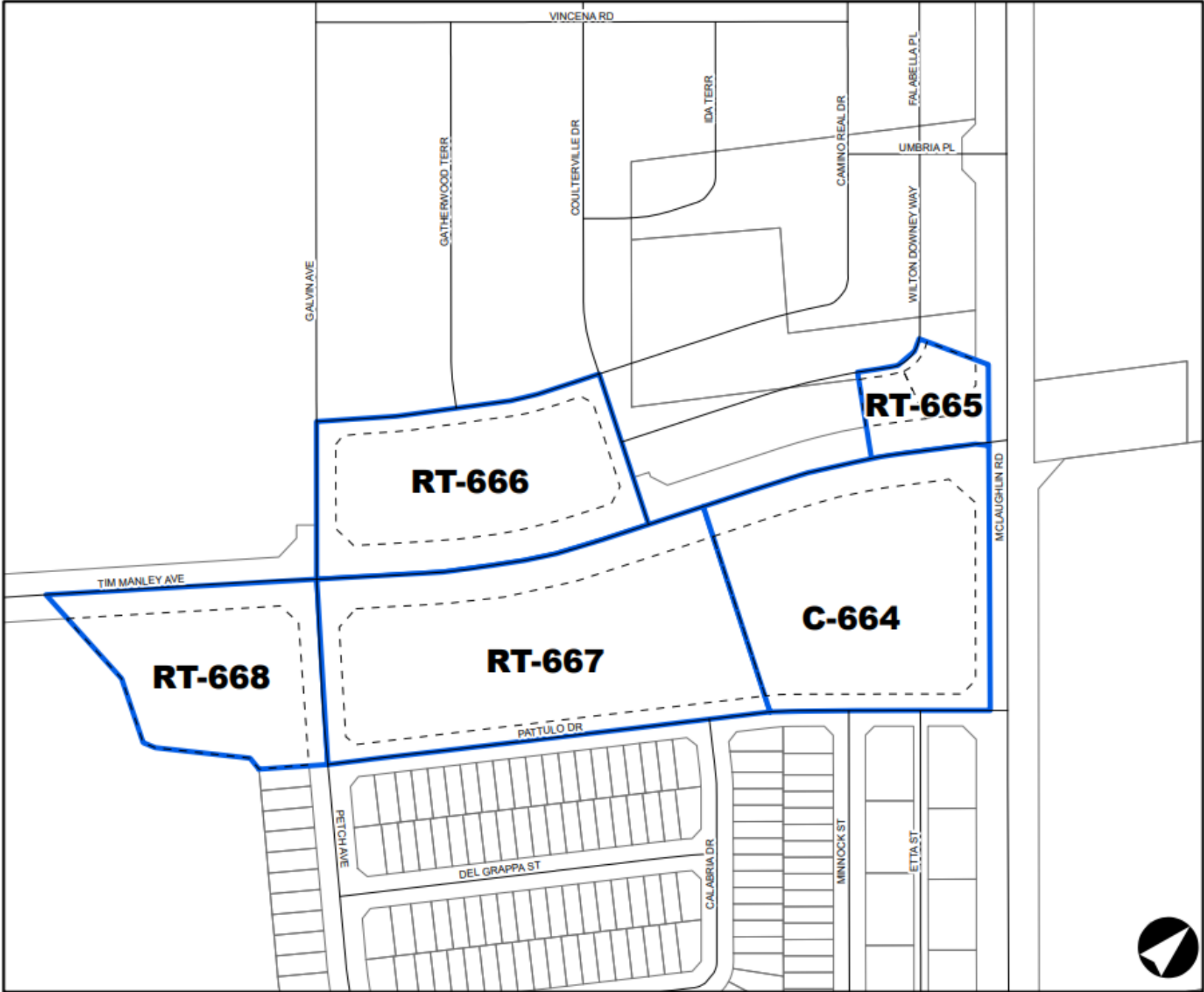
Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<div>b) a bay, box or bow window; or a covered or uncovered <i>porch</i> or balcony, into a required yard, provided that:</div> <div>c) a minimum setback of 0.6m is maintained to a <i>lot line</i>; and</div> <div>ii) in the case of eaves a minimum <i>setback</i> of 0.2m is maintained to an <i>interior side lot line</i> or <i>rear lot line</i></div> <div>Steps in an attached private garage</div> <div>i. 0.5m into a required parking space in a private garage</div>

2. Schedule “A”, Zone Map 8 of By-law 2006-50, as amended is further amended for lands legally described as Blocks 157,158, 159, 160, 166, 167, and 168 Registered Plan 43M-2112 and Blocks 183, 184, 200 and 202 Registered Plan 43M-2123 from “Agricultural (A1)” and Residential Townhouse - Exception 615 to Townhouse Residential - Exception 665 (RT-665), “Townhouse Residential - Exception 666 (RT-666)”, “Townhouse Residential - Exception 667 (RT-667)”, “Townhouse Residential - Exception 668 (RT-668)” and “Commercial - Exception 664 (C-664)” and from “Residential Townhouse Exception 615” to “Townhouse Residential Exception 665 (RT-665)” in accordance with Schedule “A” attached hereto.

Read three times and finally passed in open Council on the 28th day of June, 2022.

Allan Thompson, Mayor


Laura Hall, Clerk



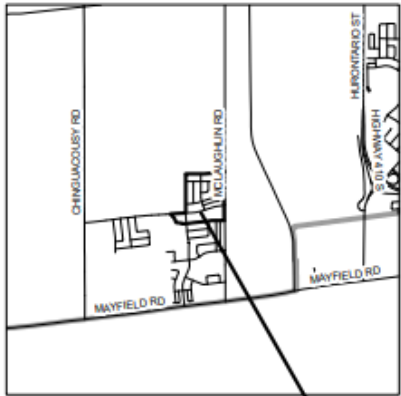
Schedule A
By-law 2022-XXX

Part of Lots 19 and 20 Concession 2
West of Hurontario Street
Town of Caledon,
Regional Municipality of Peel

Legend

 Lands to be rezoned to the zones
identified on this Schedule

Key Map



Subject Lands

Date: June 8, 2022

File: RZ 2016-008