

**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 19, Concession 1, East of Hurontario Street (Chinguacousy), Part 5, 43R-32579; Parts 1 and 2, 43R-32579; Parts 3 and 4, 43R-40376, Town of Caledon, Regional Municipality of Peel, municipally known as 12211, 12213 and 12231 Hurontario Street.

**WHEREAS** Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

**AND WHEREAS** the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of Part of Lot 19, Concession 1, East of Hurontario Street (Chinguacousy), Part 5, 43R-32579; Parts 1 and 2, 43R-32579; Parts 3 and 4, 43R-40376, Town of Caledon, Regional Municipality of Peel, for residential 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
R1	680	<ul style="list-style-type: none"> <li>- <i>Apartment Accessory</i></li> <li>- <i>Day Care, Private Home</i></li> <li>- <i>Dwelling, Detached Home Occupation</i></li> </ul>	<p><b>Finished Grade</b>  For the purposes of this zone, <i>Finished 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>, including an attached garage but not including building encroachments.</p> <p><b>Lot Frontage</b>  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><b>Porch</b>  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</p>

		<p>except by railings and stairs with access to grade.</p> <p><b>Access Regulations</b> For the purpose of this zone, Sections 4.3.3 (minimum <i>entrance setback</i>) and 4.3.4 (minimum <i>entrance separation</i>) shall not apply.</p> <p><b>Accessory Building Location</b> For the purpose of this zone, an <i>accessory building</i> or <i>structure</i> in a <i>rear yard</i> shall be located a minimum of 0.6m from any <i>lot line</i>.</p> <p><b>Model Homes</b> Notwithstanding 4.24.4 (Model Homes and Temporary Sales Structures), for the purpose of this zone, the maximum number of model homes permitted on lands which have received draft plan of subdivision approval shall not exceed 10% of the total number of <i>dwelling units</i> within the draft-approved plan of subdivision, up to a maximum of 10 model homes.</p> <p><b>Sight Triangles</b> With respect to any <i>corner lots</i> zoned R1-680 on Schedule 'A', the <i>sight triangle</i> distances shall be as identified on Schedule 'B' of this By-law.</p> <p>Notwithstanding the above, for the purposes of this zone, Section 4.38.2 shall continue to apply to all <i>corner lot sight triangles</i>.</p> <p><b>Size of Parking Spaces</b> For the purpose of this zone, the minimum size of a <i>parking space</i> shall be 2.75m in width and 5.5m in length.</p> <p><b>Zone Standards</b></p> <table data-bbox="824 1633 1427 1801"> <tr> <td><b>Lot Area</b> (minimum)</td> <td>N/A</td> </tr> <tr> <td><b>Lot Frontage</b> (minimum)</td> <td></td> </tr> <tr> <td>    <i>interior lot.</i></td> <td>9.1m</td> </tr> <tr> <td>    <i>corner lot.</i></td> <td>10.3m</td> </tr> </table> <p><b>Front Yard</b> (minimum) to a <i>main building</i>: 2.5m to a vehicular door</p>	<b>Lot Area</b> (minimum)	N/A	<b>Lot Frontage</b> (minimum)		<i>interior lot.</i>	9.1m	<i>corner lot.</i>	10.3m
<b>Lot Area</b> (minimum)	N/A									
<b>Lot Frontage</b> (minimum)										
<i>interior lot.</i>	9.1m									
<i>corner lot.</i>	10.3m									

			<p>of a <i>private garage</i>: 5.5m</p> <p><b>Interior Side Yard</b> (minimum) one side 0.6m other side 1.2m</p> <p><b>Exterior Side Yard</b> (minimum) to a <i>main building</i>: 2.0m</p> <p>to a vehicular door of a <i>private garage</i>: 5.5m</p> <p>to a chamfer or rounding on a <i>corner lot</i>: 0.0m</p> <p><b>Rear Yard</b> (minimum) 5.0 m</p> <p><b>Backyard Amenity Area</b> (minimum): N/A</p> <p><b>Building Height</b> (maximum) 12.0 m</p> <p><b>Building Area</b> (maximum) N/A</p> <p><b>Landscaped Area</b> (minimum) 30%</p> <p><b>Permitted Encroachments</b></p> <p>Notwithstanding the provisions of Section 4.29 (Permitted Encroachments), for the purpose of this zone, the following encroachment provisions shall apply:</p> <p>Bay, Box or Bow Windows with or without foundations shall be permitted to encroach a maximum 1.0m into a required <i>front, exterior side or rear yard</i>.</p> <p>Covered or Uncovered <i>Porch or Balcony</i>, Canopy or Portico shall be permitted to encroach a maximum:</p> <ul style="list-style-type: none"> <li>(i) 2.0m into a required <i>front yard</i>;</li> <li>(ii) 2.5m into a required <i>rear yard</i>;</li> <li>(iii) 1.5m into a required <i>exterior side yard</i>;</li> <li>(iv) 0.6m into a required <i>interior side yard</i>,</li> </ul>
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			<p>provided a minimum <i>setback</i> of 0.6m is maintained to an <i>interior side lot line</i>.</p> <p>Covered or Uncovered Steps or Stairs, Ramp or Barrier-free Access Feature not associated with a <i>Deck</i> shall be permitted to encroach a maximum:</p> <ul style="list-style-type: none"> <li>(i) 2.0m into a required <i>front</i> or <i>rear yard</i></li> <li>(ii) 2.0m into a required <i>exterior side yard</i></li> </ul> <p><i>Deck</i> ≥ 0.75m in height shall be permitted to encroach a maximum 3.0m inclusive of any stairs, ramp or barrier-free access feature into a required <i>rear yard</i>.</p> <p><i>Deck</i> &lt; 0.75m in height shall be permitted to encroach a maximum 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>.</p> <p>Eaves, Sills, Cornices, Parapets, or other similar Ornamental Architectural features shall be permitted to encroach a maximum 0.6m extending from:</p> <ul style="list-style-type: none"> <li>a) a <i>main building wall</i>;</li> <li>b) a bay, box or bow window; or</li> <li>c) a covered or uncovered <i>porch</i> or <i>balcony</i> into a required <i>yard</i>, provided that: <ul style="list-style-type: none"> <li>i) a minimum setback of 0.6m is maintained to a <i>lot line</i>; and</li> <li>ii) in the case of eaves, a minimum setback of 0.2m is maintained to an <i>interior side lot line</i></li> </ul> </li> </ul> <p>Steps or Stairs, Ramp, Barrier-free access feature and <i>Deck</i> in a <i>private garage</i> shall be permitted to encroach a maximum of 0.5m into a required <i>parking space</i>.</p>
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Zone Prefix	Exception Number	Permitted Uses	Special Standards
R1	681	<ul style="list-style-type: none"> <li>- <i>Apartment Accessory</i></li> <li>- <i>Day Care, Private Home</i></li> <li>- <i>Dwelling, Detached</i></li> <li>- <i>Home Occupation</i></li> </ul>	<p><b>Finished Grade</b>  For the purposes of this zone, <i>Finished 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>, including an attached garage but not including building encroachments.</p> <p><b>Lot Frontage</b>  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><b>Porch</b>  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><b>Access Regulations</b>  For the purpose of this zone, Sections 4.3.3 (minimum <i>entrance setback</i>) and 4.3.4 (minimum <i>entrance separation</i>) shall not apply.</p> <p><b>Accessory Building Location</b>  For the purpose of this zone, an <i>accessory building</i> or <i>structure</i> in a <i>rear yard</i> shall be located a minimum of 7.0m from the <i>rear lot line</i> and 0.6m from a <i>side lot line</i>.</p> <p><b>Model Homes</b>  Notwithstanding 4.24.4 (Model Homes and Temporary Sales Structures), for the purpose of this zone, the maximum number of model homes permitted on lands which have received draft plan of subdivision approval shall not exceed 10% of the total number of <i>dwelling units</i> within the draft- approved plan of subdivision, up to a maximum of 10 model homes.</p> <p><b>Size of Parking Spaces</b>  For the purpose of this zone, the minimum size</p>

			<p>of a <i>parking space</i> shall be 2.75m in width and 5.5m in length.</p> <p><b>Zone Standards</b></p> <p><b>Lot Area</b> (minimum) N/A</p> <p><b>Lot Frontage</b> (minimum)  <i>interior lot:</i> 9.1m  <i>corner lot:</i> 10.3m</p> <p><b>Front Yard</b> (minimum)  to a <i>main building:</i> 2.5m  to a vehicular door of a <i>private garage:</i> 5.5m</p> <p><b>Interior Side Yard</b> (minimum)  one side 0.6m  other side 1.2m</p> <p><b>Exterior Side Yard</b> (minimum)  to a <i>main building:</i> 2.0m  to a vehicular door of a <i>private garage:</i> 5.5m</p> <p><b>Rear Yard</b> (minimum) 6.0 m</p> <p><b>Backyard Amenity Area</b> (minimum): N/A</p> <p><b>Building Height</b> (maximum) 12.0 m</p> <p><b>Building Area</b> (maximum) N/A</p> <p><b>Landscaped Area</b> (minimum) 30%</p> <p><b>Permitted Encroachments</b></p> <p>Notwithstanding the provisions of Section 4.29 (Permitted Encroachments), for the purpose of this zone, the following encroachment provisions shall apply:</p> <p>Bay, Box or Bow Windows with or without foundations shall be permitted to encroach a maximum 1.0m into a required <i>front</i> or <i>exterior side yard</i>.</p> <p>Covered or Uncovered <i>Porch</i> or <i>Balcony</i>, Canopy or Portico shall be permitted to</p>
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		<p>encroach a maximum:</p> <ul style="list-style-type: none"><li>(i) 2.0m into a required <i>front yard</i>;</li><li>(ii) 1.0m into a required <i>rear yard</i>;</li><li>(iii) 1.5m into a required <i>exterior side yard</i>;</li><li>(iv) 0.6m into a required <i>interior side yard</i>, provided a minimum <i>setback</i> of 0.6m is maintained to an <i>interior side lot line</i>.</li></ul> <p>Covered or Uncovered Steps or Stairs, Ramp or Barrier-free Access Feature not associated with a <i>Deck</i> shall be permitted to encroach a maximum:</p> <ul style="list-style-type: none"><li>(i) 2.0 m into a required <i>front yard</i></li><li>(ii) 1.0 m into a required <i>rear yard</i></li><li>(iii) 2.0m into a required <i>exterior side yard</i></li></ul> <p><i>Deck</i> <math>\geq</math> 0.75m in height shall be permitted to encroach a maximum 3.0m inclusive of any stairs, ramp or barrier-free access feature into a required <i>rear yard</i>.</p> <p><i>Deck</i> <math>&lt;</math> 0.75m in height shall be permitted to encroach a maximum 4.7m into a required <i>rear yard</i>, provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>side lot line</i>.</p> <p>Eaves, Sills, Cornices, Parapets, or other similar Ornamental Architectural features shall be permitted to encroach a maximum 0.6m extending from:</p> <ul style="list-style-type: none"><li>a) a <i>main building wall</i>;</li><li>b) a bay, box or bow window; or</li><li>c) a covered or uncovered <i>porch</i> or <i>balcony</i> into a required <i>yard</i>, provided that:<ul style="list-style-type: none"><li>i) a minimum setback of 0.6m is maintained to a <i>lot line</i>; and</li><li>ii) in the case of eaves, a minimum</li></ul></li></ul>
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			<p>setback of 0.2m is maintained to an <i>interior side lot line</i></p> <p>Steps or Stairs, Ramp, Barrier-free access feature and <i>Deck</i> in a <i>private garage</i> shall be permitted to encroach a maximum of 0.5m into a required <i>parking space</i>.</p>
R1	682	<ul style="list-style-type: none"> <li>- <i>Apartment Accessory</i></li> <li>- <i>Day Care, Private Home</i></li> <li>- <i>Dwelling, Detached</i></li> <li>- <i>Home Occupation</i></li> </ul>	<p><b>Finished Grade</b> For the purposes of this zone, <i>Finished 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>, including an attached garage but not including building encroachments.</p> <p><b>Lot Frontage</b> 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><b>Porch</b> 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><b>Access Regulations</b> For the purpose of this zone, Sections 4.3.3 (minimum <i>entrance setback</i>) and 4.3.4 (minimum <i>entrance separation</i>) shall not apply.</p> <p><b>Accessory Building Location</b> For the purpose of this zone, an <i>accessory building</i> or <i>structure</i> in a <i>rear yard</i> shall be located a minimum of 8.0m from the <i>rear lot line</i> and 0.6m from a <i>side lot line</i>.</p> <p><b>Model Homes</b> Notwithstanding 4.24.4 (Model Homes and Temporary Sales Structures), for the purpose of this zone, the maximum number of model homes permitted on lands which have received draft plan of subdivision approval shall not exceed 10% of the total number of <i>dwelling units</i> within the draft- approved plan</p>



			<p>of subdivision, up to a maximum of 10 model homes.</p> <p><b>Size of Parking Spaces</b> 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><b>Zone Standards</b></p> <p><b>Lot Area</b> (minimum) N/A</p> <p><b>Lot Frontage</b> (minimum) <i>interior lot:</i> 9.1m <i>corner lot:</i> 10.3m</p> <p><b>Front Yard</b> (minimum) to a <i>main building:</i> 2.5m to a vehicular door of a <i>private garage:</i> 5.5m</p> <p><b>Interior Side Yard</b> (minimum) one side 0.6m other side 1.2m</p> <p><b>Exterior Side Yard</b> (minimum) to a <i>main building:</i> 2.0m to a vehicular door of a <i>private garage:</i> 5.5m</p> <p><b>Rear Yard</b> (minimum) 6.0 m</p> <p><b>Backyard Amenity Area</b> (minimum): N/A</p> <p><b>Building Height</b> (maximum) 12.0 m</p> <p><b>Building Area</b> (maximum) N/A</p> <p><b>Landscaped Area</b> (minimum) 30%</p> <p><b>Permitted Encroachments</b></p> <p>Notwithstanding the provisions of Section 4.29 (Permitted Encroachments), for the purpose of this zone, the following encroachment provisions shall apply:</p> <p>Bay, Box or Bow Windows with or without</p>
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		<p>foundations shall be permitted to encroach a maximum 1.0m into a required <i>front</i> or <i>exterior side yard</i></p> <p>Covered or Uncovered <i>Porch</i> or <i>Balcony</i>, Canopy or Portico shall be permitted to encroach a maximum:</p> <ul style="list-style-type: none"> <li>(i) 2.0m into a required <i>front yard</i>;</li> <li>(ii) 1.0m into a required <i>rear yard</i>;</li> <li>(iii) 1.5m into a required <i>exterior side yard</i>;</li> <li>(iv) 0.6m into a required <i>interior side yard</i>, provided a minimum <i>setback</i> of 0.6m is maintained to an <i>interior side lot line</i>.</li> </ul> <p>Covered or Uncovered Steps or Stairs, Ramp or Barrier-free Access Feature not associated with a <i>Deck</i> shall be permitted to encroach a maximum:</p> <ul style="list-style-type: none"> <li>(iv) 2.0m into a required <i>front yard</i></li> <li>(v) 1.0m into a required <i>rear yard</i></li> <li>(vi) 2.0m into a required <i>exterior side yard</i></li> </ul> <p><i>Deck</i> <math>\geq</math> 0.75m in height shall be permitted to encroach a maximum 3.0m inclusive of any stairs, ramp or barrier-free access feature into a required <i>rear yard</i>.</p> <p><i>Deck</i> <math>&lt;</math> 0.75m in height shall be permitted to encroach a maximum 4.7m into a required <i>rear yard</i>, provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>side lot line</i>.</p> <p>Eaves, Sills, Cornices, Parapets, or other similar Ornamental Architectural features shall be permitted to encroach a maximum 0.6m extending from:</p> <ul style="list-style-type: none"> <li>a) a <i>main building wall</i>;</li> <li>b) a bay, box or bow window; or</li> <li>c) a covered or uncovered <i>porch</i> or <i>balcony</i> into a required <i>yard</i>, provided that:</li> </ul>
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			<p>i) a minimum setback of 0.6m is maintained to a <i>lot line</i>; and</p> <p>ii) in the case of eaves, a minimum setback of 0.2m is maintained to an <i>interior side lot line</i></p> <p>Steps or Stairs, Ramp, Barrier-free access feature and <i>Deck</i> in a <i>private garage</i> shall be permitted to encroach a maximum of 0.5m into a required <i>parking space</i>.</p>
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2. Schedule "A", Zone Map 7 of By-law 2006-50, as amended is further amended for PART OF LOT 19 CONCESSION 1 EAST OF HURONTARIO STREET CHINGUACOUSY, PART 5, 43R32579; PARTS 1 AND 2, 43R32579; PARTS 3 AND 4, 43R40376, Town of Caledon, Regional Municipality of Peel, from Agricultural (A1) and Highway Commercial (CH) to Residential One - Exception 680 (R1-680), Residential One - Exception 681 (R1-681), Residential One - Exception 682 (R1-682) and Open Space (OS) in accordance with Schedule "A" attached hereto.
3. Schedule "B" of this amending By-law, with notations and references shown thereon, is hereby declared to be part of this By-law.

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

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Annette Groves, Mayor


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Kevin Klingenberg, Clerk

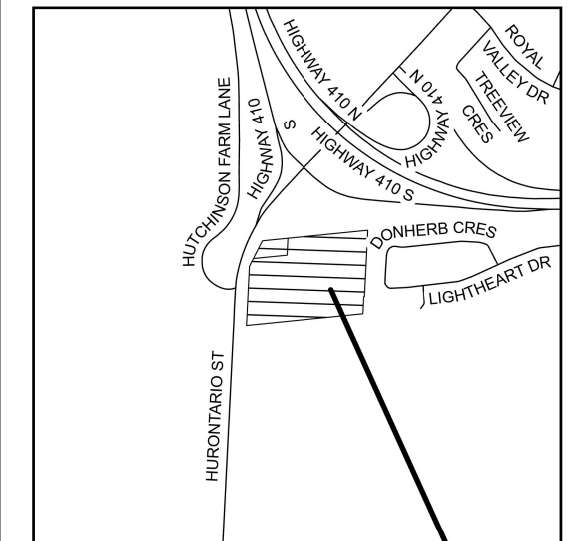
### Schedule A By-law 2024-XXX

Concession 1 Part Lot 19  
East of Hurontario Street  
Town of Caledon,  
Regional Municipality of Peel

#### Legend

 Lands to be rezoned to the zones identified on this Schedule

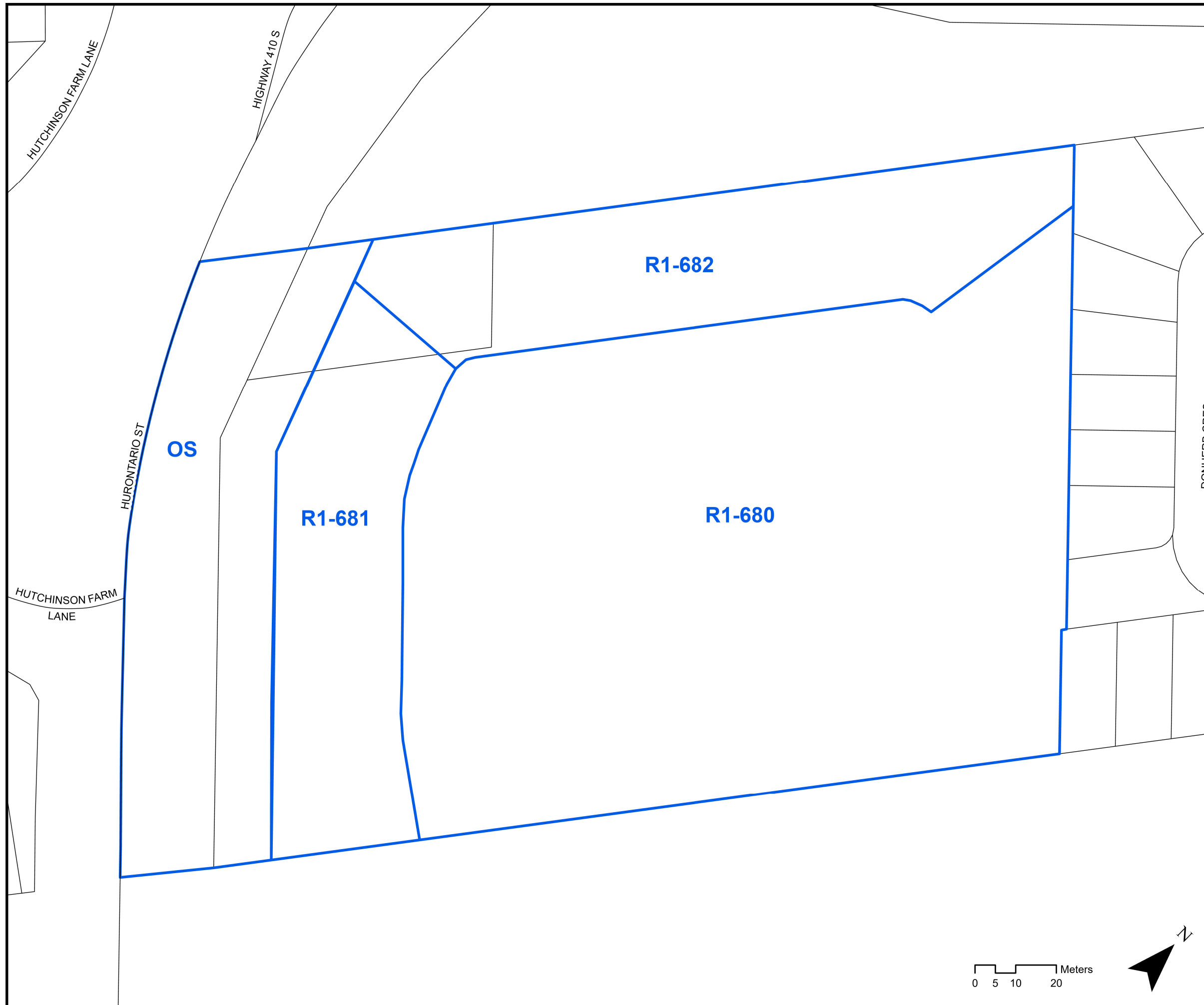
#### Key Map



Subject Lands

Date: March 05, 2024

File: RZ 2022-0008





0 5 10 20 Meters



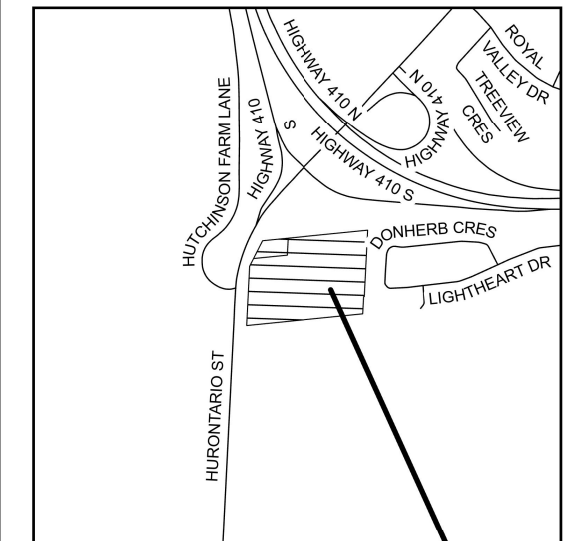
### Schedule B By-law 2024-XXX

Concession 1 Part Lot 19  
East of Hurontario Street  
Town of Caledon,  
Regional Municipality of Peel

#### Legend

-  Denotes 5.0m x 5.0m Sight Triangle
-  Denotes 6.0m x 6.0m Sight Triangle

#### Key Map



Subject Lands

Date: February 26, 2024

File: RZ 2022-0008

