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**BY EMAIL (kevin.klingenberg@caledon.ca)**

March 25, 2024

The Corporation of the Town of Caledon  
6311 Old Church Rd  
Caledon, ON  
L7C 1J6

Attn: Mr. Kevin Klingenberg, Town Clerk

Dear Mr. Klingenberg:

**Re: Strong Mayor Powers Direction to Council and Staff**

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Pursuant to instructions received from Mayor Groves, please find attached to this letter a Council and Staff Direction for the information of council at the meeting of March 26, 2024. This direction is being provided pursuant to section 284.3 of the *Municipal Act*, 2001, S.O. 2001, c. 25. Under the *Municipal Act*, no vote is required for this direction, and it is being provided for the information of council only.

Similarly, please find proposed Zoning By-laws A1 to A12 attached to the direction. These Zoning By-laws are being proposed by Mayor Groves pursuant to section 284.11.1 of the *Municipal Act*, which allows the Mayor to propose by-laws and require council to vote on same, despite any procedural by-law, if the Mayor is of the opinion that such by-laws could advance a prescribed provincial priority. Pursuant to the foregoing, these by-laws are required to be considered at the council meeting of April 30, 2024. A vote of council pursuant to section 284.11.1 of the *Municipal Act* will pass if more than one-third of the members of council vote in favour of the by-law at the April 30, 2024 meeting.

I trust this is satisfactory, however please do not hesitate to contact the undersigned should you require anything further.

Yours very truly,

**LOOPSTRA NIXON LLP**

A handwritten signature in black ink, appearing to read "Quinto M. Annibale". The signature is fluid and cursive, with the first name "Quinto" being the most prominent part.

Per: Quinto M. Annibale

Cc: Nathan Hyde, CAO; [Nathan.hyde@caledon.ca](mailto:Nathan.hyde@caledon.ca)

Annette Groves, Mayor; [Annette.groves@caledon.ca](mailto:Annette.groves@caledon.ca)

Catherine Monast, Chief of Staff; [catherine.monast@caledon.ca](mailto:catherine.monast@caledon.ca)

## STRONG MAYOR POWERS – COUNCIL AND STAFF DIRECTION

Subject: Zoning By-law Amendments to meet Provincial Housing Priorities and Caledon’s Housing Pledge using the Strong Mayor Powers pursuant to the *Municipal Act, 2001, S.O. 1001, c. 25*.

Member of Council: Mayor A. Groves

Meeting Considered At: March 26, 2024

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**WHEREAS** the Town of Caledon has been designated under O. Reg. 530/22 for the purposes of exercising the Strong Mayor Powers granted under section 284.2 of the *Municipal Act, 2001, S.O. 2001, c. 25* (“Municipal Act”);

**WHEREAS** the Ministry of Municipal Affairs and Housing (“MMAH”) has assigned the Town of Caledon a housing target of 13,000 new homes by 2031;

**WHEREAS** O. Reg. 580/22 under the *Municipal Act* prescribes the building of 1.5 million new residential units by December 31, 2031 as a provincial priority (the “Provincial Housing Priority”);

**WHEREAS** the Town of Caledon seeks to advance the provincial priorities prescribed in O. Reg. 580/22 under the *Municipal Act*;

**WHEREAS** the Mayor of Caledon is empowered under the Strong Mayor Powers granted by section 284.11.1 of the *Municipal Act* to propose by-laws to the council and to require the council to consider and vote on the proposed by-laws at a meeting, if the Mayor is of the opinion that the by-law could potentially advance a prescribed provincial priority;

**WHEREAS** on March 21, 2023 the Town of Caledon Council endorsed a Housing Pledge for Caledon, outlining how the Town of Caledon will meet the target of 13,000 new homes by 2031 as set by the MMAH (“Housing Pledge”);

**WHEREAS** the construction of Additional Residential Units are a component of the Housing Pledge;

**WHEREAS** the Mayor is of the opinion that the Subject Lands are a key component of future residential growth and development within the Town of Caledon and the by-laws attached to this resolution at Schedule “A1” through “A12” (the “Zoning By-laws”) would advance the Provincial Housing Priority and the Housing Pledge (the “Mayor’s Reasons for the Proposal”);

**WHEREAS** the Town of Caledon desires to meet its obligations under the Housing Pledge and advance the Provincial Housing Priority;

**WHEREAS** the Subject Lands are located within the Regional Urban Boundary, either as an existing Delineated Built-up Area, an existing Delineated Greenfield Area, or a New Urban Area;

**WHEREAS** the Subject Lands have been designated for residential development in the draft Future Caledon Official Plan (“COP”) and in the Regional of Peel Official Plan (“ROP”);

**WHEREAS** the Town of Caledon seeks to zone the Subject Lands in compliance with the COP and ROP;

**WHEREAS** development on the Subject Lands is required to meet *Planning Act* requirements, including but not limited to Plan of Subdivision and/or Site Plan Approval;

**WHEREAS** the Town of Caledon desires to zone the Subject Lands to permit residential mixed-use development in order to advance the Provincial Housing Priority and meet the requirements of the Housing Pledge;

**WHEREAS** the Mayor, pursuant to her powers under section 284.3 of the *Municipal Act*, the Mayor may, in writing, exercise the powers of the Town to direct municipal employees to carry out duties related to the exercise of the power or performance of the duty, including implementing any decisions made by the head of council under Part VI.1 of the *Municipal Act*;

**WHEREAS** the Mayor, pursuant to her powers under section 284.11.1 of the *Municipal Act*, proposes the passage of the Zoning By-laws, being of the opinion that the by-law would advance a prescribed provincial priority, being the building of 1.5 million new residential units by December 31, 2031;

**WHEREAS** pursuant to subsection 34(12) of the *Planning Act*, the Town will ensure that sufficient information has been made available to the public, and one public meeting will be held on the matter;

**WHEREAS** pursuant to subsection 34(14.1) of the *Planning Act*, the statutory public meeting will be held no earlier than 20 days after the requirements for giving notice in *O. Reg. 545/06* have been complied with;

**WHEREAS** the Town Clerk and each member of Council will be provided with a copy of the Zoning By-laws and the Mayor's Reasons for the Proposal pursuant to section 284.11.1(3) of the *Municipal Act*;

**WHEREAS** a vote brought pursuant to section 284.11.1 of the *Municipal Act* requires more than one-third of votes in favour to be passed pursuant to section 284.11.1(4) of the *Municipal Act*;

**WHEREAS** pursuant to subsection 34(18) of the *Planning Act* Council shall give written notice of the passing of the by-law is given in the prescribed manner, no later than 15 days after the day the by-law is passed;

**WHEREAS** pursuant to subsection 34(19) of the *Planning Act*, a person or public body who, before the by-law was passed, made oral submissions at a public meeting or written submissions to the council may appeal the passing of the by-law not later than 20 days after the giving of notice as detailed above;

**WHEREAS** if an appeal is received by the Town, the clerk shall ensure that a record that includes the prescribed information and material in *O. Reg. 545/06* is compiled, and the notice of appeal, record and fee are forwarded to the Tribunal within 15 days after the last day for filing a notice of appeal.

**I, ANETTE GROVES, MAYOR OF THE TOWN OF CALEDON, HEREBY DIRECT AS FOLLOWS;**

1. Council shall consider passage of the Zoning By-laws at its regular meeting of April 30, 2024;
2. The Clerk shall schedule and Council shall hold a statutory public meeting with respect to the Zoning By-laws pursuant to section 34(12)(a)(ii) and (14.1) of the *Planning Act, R.S.O. 1990, c. P.13* at a Planning and Development Committee meeting of April 25, 2024 at 7:00 pm;
3. The Clerk is directed to give notice of the statutory public meeting pursuant to section 34(13) of the *Planning Act* and in accordance with section 5 of *O. Reg 545/06*, by no later than April 4, 2024 by publication in the Caledon Citizen on April 4, 2024;
4. The Clerk and planning staff are directed to comply with section 34(12) of the *Planning Act* by ensuring that sufficient information and material are made available to the public to understand generally the proposed Zoning By-laws;
5. If a greater than one-third majority of Council votes to approve the Zoning By-laws at its regular meeting of April 30, 2024, the Clerk is directed to give notice of the passing of the Zoning By-laws in accordance with subsection 34(18) of the *Planning Act* and section 6 of *O. Reg. 545/06* made pursuant to the *Planning Act*, by no later than May 14, 2024; and
6. The Mayor is directed, as required by section 2 of *O. Reg. 530/22*, to ensure that a copy of this direction, which contains the Mayor's Reasons for the Proposal, shall be given to the Clerk and the Chief Administrative Officer by no later than March 27, 2024
7. If, at the April 30, 2024 council meeting, the Zoning By-laws are passed pursuant to section 284.11.1 of the *Municipal Act*, the Mayor is directed, as required by section 284.4(1) and (2) of the *Municipal Act* and section 3 of *O. Reg. 530/22*, to ensure that a copy of the exercised power or performed duty shall be given to the Clerk, each member of Council, and shall be posted on the Town's website to ensure that it is available to the public by no later than May 1, 2024.



Name: **Annette Groves**  
Title: **Mayor of the Town of Caledon**

A1

**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 Lots 18, 19, 20, 21, and 22, Concessions 3, and 4, West of Hurontario Street (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 Lots 18, 19, 20, 21, and 22, Concessions 3 and 4, West of Hurontario Street (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. By adding the following subsections to Section 13 – EXCEPTIONS
  - 1.1 Notwithstanding any other provisions of by-law 2006-50, the following provisions shall apply to the lands as shown on Schedule “A” of this By-law 2024-XXXX. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.
  - 1.2 The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RMD	AAA	Additional Permitted Uses: - <i>Adult Day Centre</i> - <i>Amusement Arcade</i> - <i>Animal Hospital</i> - <i>Art Gallery</i> - <i>Artist Studio and Gallery</i> - <i>Bakery</i> - <i>Building, Apartment</i> - <i>Building, Apartment, Senior Citizens</i> - <i>Building, Mixed Use</i> - <i>Business Office</i> - <i>Clinic</i> - <i>Conference Centre</i> - <i>Convenience Store</i> - <i>Crisis Care Facility</i> - <i>Cultural Centre</i> - <i>Day Nursery</i> - <i>Dry Cleaning or Laundry Outlet</i> - <i>Dwelling, Back-to-Back Townhouse</i> - <i>Dwelling, Detached</i> - <i>Dwelling, Detached, Rear-Lane</i> - <i>Dwelling, Semi-Detached</i> - <i>Dwelling, Semi-Detached, Rear-Lane</i> - <i>Dwelling, Stacked Townhouse</i> - <i>Dwelling, Townhouse, Rear-Lane</i> - <i>Environmental Management</i>	<p style="text-align: center;"><b>DEFINITIONS</b></p> <p><b>Amenity Space</b> For the purposes of this <i>zone</i>, 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.</p> <p><b>Dwelling, Stacked Townhouse</b> For the purposes of this <i>zone</i>, 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;</p> <p><b>Live-Work Unit</b> means a dwelling unit within a building divided vertically, containing not more than 8 units, in which the portion of the building at grade level may be used as a business establishment and whereby each “live” and “work” component within the dwelling unit may have independent entrances from the outside. “Live” and “Work” components may share common hallways, stairways and rooms for mechanical systems on the ground floor.</p> <p><b>Lot Depth</b> For the purposes of this <i>zone</i>, means the shortest horizontal distance between the <i>front lot</i></p>



Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> <li>- Farmers Market</li> <li>- Financial Institution</li> <li>- Fitness Centre</li> <li>- Funeral Home</li> <li>- Furniture Showroom</li> <li>- Grocery Store</li> <li>- Hotel</li> <li>- Laboratory, Medical</li> <li>- Laundromat</li> <li>- Live-Work Unit</li> <li>- Long-Term Care Facility</li> <li>- Medical Centre</li> <li>- Merchandise Service Shop</li> <li>- Museum</li> <li>- Non-market Housing</li> <li>- Outdoor Seasonal Garden Centre, Accessory</li> <li>- Outdoor Display or Sales Area, Accessory</li> <li>- Patio, Outdoor</li> <li>- Personal Service Shop</li> <li>- Pharmacy</li> <li>- Place of Assembly</li> <li>- Place of Entertainment</li> <li>- Place of Worship</li> <li>- Printing and Processing Service Shop</li> <li>- Private Club</li> <li>- Recreation, Non-Intensive</li> <li>- Restaurant</li> <li>- Retail Store</li> <li>- Retail Store, Accessory</li> <li>- Sales, Service and Repair Shop</li> <li>- School</li> <li>- Seniors Retirement Facility</li> <li>- Shopping Centre</li> <li>- Supermarket</li> <li>- Training Facility</li> <li>- Veterinary Hospital</li> <li>- Video Outlet/Rental Store</li> <li>- Wellness Centre</li> </ul>	<p>line and the rear lot line.</p> <p><b>Lot Line, Front</b> 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><b>Non-Market Housing</b></p> <p><b>Rear-Lane</b> For the purposes of this zone, means a <i>dwelling</i> with a <i>driveway</i> access to a private or public <i>street</i> or <i>Lane</i> adjacent to the <i>rear lot line</i>.</p> <p style="text-align: center;"><b>REGULATIONS</b></p> <p><b>Access Regulations</b> Notwithstanding Section 4.3.1, a <i>rear-lane dwelling</i> and associated accessory structures may be erected on a <i>lot</i> without frontage and access to a public or private <i>street</i>, provided driveway access to the rear lot line is available from a public or private <i>street</i> or <i>Lane</i>.</p> <p>For the purposes 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>Air Conditioners and Heat Pumps</b> 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><b>Detached or Dual Garage</b> For the purposes of this zone, a detached or <i>dual garage</i> with <i>driveway</i> access to a <i>lane</i> shall:</p> <ol style="list-style-type: none"> <li>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>.</li> <li>b) Not be subject to Section 4.2.2</li> <li>c) Not exceed the <i>Building Height</i> of the <i>main building</i> on the <i>lot</i>.</li> </ol> <p><b>Model Homes and Temporary Sales Structure</b> Notwithstanding Section 4.24 (Model Homes and Temporary Sales Structures), for the purposes of this zone:</p> <ol style="list-style-type: none"> <li>a) a maximum of ten (10) dry or serviced model homes shall be permitted on lands with draft plan approval.</li> <li>b) Any number of temporary sales structures may be located on lands</li> </ol>



Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>which are the subject of a draft approved plan of subdivision subject to Subsections 4.24.5 a), b), and c).</p> <p><b>Sight Triangles</b> 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><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 5.8m in length.</p> <p><b>Residential Parking Requirements</b> Notwithstanding Section 5.2.2 (<i>Residential Parking Requirements</i>), no visitor parking spaces are required for a <i>dwelling, back-to-back townhouse</i>, having frontage on a public <i>street</i>.</p> <p><b>Visitor Parking</b> In the case of dwellings tied to a common element condominium or on a <i>lot</i> with four or more dwelling units, visitor parking shall be provided at a rate of 0.25 spaces per <i>unit</i>, unless otherwise specified in this <i>zone</i>.</p> <p style="text-align: center;"><b>ZONE STANDARDS</b></p> <p><b>For a Dwelling, Detached and Dwelling, Detached, Rear-Lane:</b></p> <p><b>Lot Area</b> (minimum): nil  <b>Lot Frontage</b> (minimum):  <i>Dwelling, Detached:</i> 8m  <i>Dwelling, Detached, Rear-Lane:</i> 7.8m  <b>Building Area</b> (maximum): N/A  <b>Backyard Amenity Area</b> (minimum): nil  <b>Front Yard</b> (minimum)  Front wall of attached <i>private garage:</i> 5.5m  Front wall of <i>main building:</i> 2.5m  <b>Exterior Side Yard</b> (minimum)  To a <i>private garage</i> facing an <i>exterior side lot line:</i> 5.5m  To a <i>main building:</i> 2.0m  <b>Exterior Side Yard abutting a Lane</b> (minimum)  To a <i>private garage</i> facing an <i>exterior side lot line:</i> 5.5m  To a <i>main building:</i> 1.2m  <b>Rear Yard</b> (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> abutting a <i>Lane:</i> nil  For a <i>Dwelling, Detached, Rear-Lane</i> abutting a <i>Street:</i>  To an attached <i>private garage:</i> 5.5m  To a <i>main building:</i> 2.5m  <b>Interior Side Yard</b> (minimum):  One side: 0.6m  Other side: 1.2m  Abutting a non-residential land use: 1.2m  <b>Building Height</b> (maximum) 14m  <b>Landscape Area</b> (minimum) 10% of <i>Front Yard</i></p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><b>Driveway Width</b> (minimum) 2.75m</p> <p><b>Parking Requirements</b> (minimum): 1 parking space per dwelling unit</p> <p><b>For a Dwelling, Semi-Detached and Dwelling, Semi-Detached, Rear-Lane:</b></p> <p><b>Lot Area</b> (minimum) nil</p> <p><b>Lot Frontage</b> (minimum) Interior Lot: 5m Corner Lot: 6.5m</p> <p><b>Building Area</b> (maximum): N/A</p> <p><b>Backyard Amenity Area</b> (minimum): nil</p> <p><b>Front Yard</b> (minimum) Front wall of attached private garage: 5.5m Front wall of main building: 2.5m</p> <p><b>Exterior Side Yard</b> (minimum): To a private garage facing an exterior side lot line: 5.5m To a main building: 2.0m</p> <p><b>Exterior Side Yard abutting a Lane</b> (minimum) To a private garage facing an exterior side lot line: 5.5m To a main building: 1.2m</p> <p><b>Rear Yard</b> (minimum) For lots with a lot depth of 20m or greater: 6.0m For lots with a lot depth less than 20m: 4.7m To the side wall of a private garage: 0.6m For a Dwelling, Semi-Detached, Rear-Lane abutting a Lane: nil For a Dwelling, Semi-Detached, Rear-Lane abutting a Street: To an attached private garage: 5.5m To a main building: 2.5m</p> <p><b>Interior Side Yard</b> (minimum): To a main building: 0.9m Between attached dwelling units: nil Abutting a non-residential land use: 1.2m</p> <p><b>Building Height</b> (maximum) 14m</p> <p><b>Landscape Area</b> (minimum) 10% of Front Yard</p> <p><b>Driveway Width</b> (minimum) 2.75m</p> <p><b>Parking Requirements</b> (minimum): 1 parking space per dwelling unit</p> <p><b>For a Dwelling, Townhouse:</b></p> <p><b>Lot Area</b> (minimum) nil</p> <p><b>Lot Frontage</b> (minimum) Interior Lot: 4.5m End Lot or Corner Lot: 5.5m</p> <p><b>Building Area</b> (maximum): N/A</p> <p><b>Backyard Amenity Area</b> (minimum): nil</p> <p><b>Front Yard</b> (minimum) Front wall of attached private garage: 5.5m Front wall of main building: 2.5m</p> <p><b>Exterior Side Yard</b> (minimum): To a private garage facing an exterior side lot line: 5.5m To a main building: 2.0m</p> <p><b>Exterior Side Yard abutting a Lane</b> (minimum) To a private garage facing an exterior side lot line: 5.5m To a main building: 1.2m</p> <p><b>Rear Yard</b> (minimum) To a main building: 4.7m To the side wall of a private garage: 0.6m</p> <p><b>Interior Side Yard</b> (minimum): To a main building: 1.2m Between attached dwelling units: nil</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Abutting a non-residential land use: 1.2m</p> <p><b>Building Height</b> (maximum) 14m</p> <p><b>Landscape Area</b> (minimum) 10% of <i>Front Yard</i></p> <p><b>Driveway Width</b> (minimum) 2.75m</p> <p><b>Parking Requirements</b> (minimum): 1 <i>parking space per dwelling unit</i></p> <p><b>For a Dwelling, Townhouse, Rear-Lane:</b></p> <p><b>Lot Area</b> (minimum) nil</p> <p><b>Lot Frontage</b> (minimum)</p> <p style="padding-left: 20px;"><i>Interior Lot:</i> 4.0m</p> <p style="padding-left: 20px;"><i>End Lot or Corner Lot:</i> 5.5m</p> <p><b>Building Area</b> (maximum): N/A</p> <p><b>Backyard Amenity Area</b> (minimum): nil</p> <p><b>Front Yard</b> (minimum): 2m</p> <p><b>Exterior Side Yard</b> (minimum): 2m</p> <p><b>Exterior Side Yard abutting a Lane</b> (minimum) 1.2m</p> <p><b>Rear Yard</b> (minimum)</p> <p style="padding-left: 20px;"><i>For a Dwelling, Townhouse, Rear-Lane abutting a Lane:</i> 0.0m</p> <p style="padding-left: 20px;"><i>For a Dwelling, Townhouse, Rear-Lane abutting a Street:</i></p> <p style="padding-left: 40px;"><i>To an attached private garage:</i> 5.5m</p> <p style="padding-left: 40px;"><i>To a main building:</i> 2.5m</p> <p><b>Interior Side Yard</b> (minimum):</p> <p style="padding-left: 20px;"><i>To a main building:</i> 1.2m</p> <p style="padding-left: 20px;"><i>Between attached dwelling units:</i> nil</p> <p style="padding-left: 20px;"><i>Between attached private garages:</i> nil</p> <p style="padding-left: 20px;"><i>Abutting a non-residential land use:</i> 1.2m</p> <p><b>Building Height</b> (maximum) 14m</p> <p><b>Landscape Area</b> (minimum) 10% of <i>Front Yard</i></p> <p><b>Driveway Width</b> (minimum) 2.75m</p> <p><b>Parking Requirements</b> (minimum): 1 <i>parking space per dwelling unit</i></p> <p><b>Amenity Space</b> (minimum): 3.5m<sup>2</sup> per <i>dwelling unit</i></p> <p><b>For a Dwelling, Back-to-Back Townhouse:</b></p> <p><b>Lot Area</b> (minimum) nil</p> <p><b>Lot Frontage</b> (minimum)</p> <p style="padding-left: 20px;"><i>Interior Lot:</i> 5.5m</p> <p style="padding-left: 20px;"><i>End Lot or Corner Lot:</i> 6.7m</p> <p><b>Building Area</b> (maximum): N/A</p> <p><b>Backyard Amenity Area</b> (minimum): nil</p> <p><b>Front Yard</b> (minimum)</p> <p style="padding-left: 20px;"><i>Front wall of attached private garage:</i> 5.5m</p> <p style="padding-left: 20px;"><i>Front wall of main building:</i> 2.5m</p> <p><b>Exterior Side Yard</b> (minimum): 2.0m</p> <p><b>Exterior Side Yard abutting a Lane</b> (minimum)</p> <p style="padding-left: 20px;"><i>To a private garage facing an exterior side lot line:</i> 5.5m</p> <p style="padding-left: 20px;"><i>To a main building:</i> 1.2m</p> <p><b>Rear Yard</b> (minimum) nil</p> <p><b>Interior Side Yard</b> (minimum):</p> <p style="padding-left: 20px;"><i>To a main building:</i> 1.2m</p> <p style="padding-left: 20px;"><i>Between attached dwelling units:</i> nil</p> <p style="padding-left: 20px;"><i>Abutting a non-residential land use:</i> 1.2m</p> <p><b>Building Height</b> (maximum) 14m</p> <p><b>Landscape Area</b> (minimum) 10% of <i>Front Yard</i></p> <p><b>Driveway Width</b> (minimum) 2.75m</p> <p><b>Parking Requirements</b> (minimum): 1 <i>parking space per dwelling unit</i></p> <p><b>Contiguous Dwelling Units</b> (maximum): 16</p> <p><b>Dimensions of a Contiguous Structure</b> (maximum): 8 <i>dwelling units</i> wide by 2 <i>dwelling units</i> deep</p> <p><b>Amenity Space</b> (minimum): 3.5m<sup>2</sup> per <i>dwelling unit</i></p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards																																																																																										
			<p><b>For a Dwelling, Stacked Townhouse:</b></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 <i>Lane</i>  <i>Interior Side Yard</i> (minimum): 0.9m  <i>Building Height</i> (maximum) 20m  <i>Landscape Area</i> (minimum) 10% of the <i>lot</i>  <i>Driveway Width</i> (minimum) 2.75m  <b>Parking Requirements</b> (minimum):  Residents: 1 <i>parking space</i> per <i>dwelling unit</i>  Visitors: 0.15 <i>parking space</i> per <i>dwelling unit</i>  <b>Amenity Space</b> (minimum): 2m<sup>2</sup> per <i>dwelling unit</i></p> <p><b>For a Building, Apartment; Building, Apartment, Senior Citizen, and Building, Mixed Use:</b></p> <p><i>Lot Area</i> (minimum) nil  <i>Lot Frontage</i> (minimum) nil  <i>Building Area</i> (maximum): N/A  <i>Front Yard</i> (minimum) nil  <i>Exterior Side Yard</i> (minimum): nil  <i>Rear Yard</i> (minimum): 3m  <i>Interior Side Yard</i> (minimum): 3m  <i>Building Height</i> (maximum) N/A  <i>Landscape Area</i> (minimum) 10% of the <i>lot</i>  <b>Parking Requirements</b> (minimum):  Residents: 1 <i>parking space</i> per <i>dwelling unit</i>  Visitors: 0.15 <i>parking space</i> per <i>dwelling unit</i>  <b>Bicycle Parking Requirements</b> (minimum):  Residents: 0.5 spaces per <i>dwelling unit</i>  Visitors: 0.1 spaces per <i>dwelling unit</i>  <b>Amenity Space</b> (minimum): 2m<sup>2</sup> per <i>dwelling unit</i></p> <p><b>For a Building, Mixed Use</b>, the number of <i>parking spaces</i> required shall be calculated in accordance with the above requirements for residential uses as well as the standards set out in Table 5.2 for non-residential <i>uses</i> multiplied by the percent of the peak period for each time period contained in the following tables:</p> <table border="1" data-bbox="808 1795 1377 2158"> <thead> <tr> <th colspan="5">Percentage of Peak Period (Weekday)</th> </tr> <tr> <th>Use</th> <th>Morning</th> <th>Noon</th> <th>Afternoon</th> <th>Evening</th> </tr> </thead> <tbody> <tr> <td><i>Business Office</i></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><i>Clinic</i></td> <td>100</td> <td>90</td> <td>95</td> <td>10</td> </tr> <tr> <td><i>Financial Institution</i></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><i>Retail Store</i></td> <td>80</td> <td>90</td> <td>90</td> <td>90</td> </tr> <tr> <td><i>Service Shop</i></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><i>Restaurant</i></td> <td>20</td> <td>100</td> <td>30</td> <td>100</td> </tr> <tr> <td><i>Hotel</i></td> <td>70</td> <td>70</td> <td>70</td> <td>100</td> </tr> <tr> <td>Residential – Resident</td> <td>90</td> <td>65</td> <td>90</td> <td>100</td> </tr> <tr> <td>Residential - Visitor</td> <td>20</td> <td>20</td> <td>60</td> <td>100</td> </tr> </tbody> </table> <table border="1" data-bbox="808 2190 1377 2405"> <thead> <tr> <th colspan="5">Percentage of Peak Period (Weekend)</th> </tr> <tr> <th>Use</th> <th>Morning</th> <th>Noon</th> <th>Afternoon</th> <th>Evening</th> </tr> </thead> <tbody> <tr> <td><i>Business Office</i></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><i>Clinic</i></td> <td>10</td> <td>10</td> <td>10</td> <td>10</td> </tr> <tr> <td><i>Financial Institution</i></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><i>Retail Store</i></td> <td>80</td> <td>100</td> <td>100</td> <td>70</td> </tr> <tr> <td><i>Service Shop</i></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Percentage of Peak Period (Weekday)					Use	Morning	Noon	Afternoon	Evening	<i>Business Office</i>					<i>Clinic</i>	100	90	95	10	<i>Financial Institution</i>					<i>Retail Store</i>	80	90	90	90	<i>Service Shop</i>					<i>Restaurant</i>	20	100	30	100	<i>Hotel</i>	70	70	70	100	Residential – Resident	90	65	90	100	Residential - Visitor	20	20	60	100	Percentage of Peak Period (Weekend)					Use	Morning	Noon	Afternoon	Evening	<i>Business Office</i>					<i>Clinic</i>	10	10	10	10	<i>Financial Institution</i>					<i>Retail Store</i>	80	100	100	70	<i>Service Shop</i>				
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Zone Prefix	Exception Number	Permitted Uses	Special Standards				
			<i>Restaurant</i>	20	100	50	100
			<i>Hotel</i>	70	70	70	100
			Residential – Resident	90	65	90	100
			Residential - Visitor	20	20	60	100
			<p>Each column shall be totalled for weekday and weekend periods. The highest figure obtained from all time periods shall become the required parking for a <i>building, mixed use</i>.</p>				
			<p><b>For a Seniors Retirement Facility, and Long-Term Care Facility</b></p>				
			<b>Lot Area</b> (minimum)	nil			
			<b>Lot Frontage</b> (minimum)	nil			
			<b>Building Area</b> (maximum):	N/A			
			<b>Front Yard</b> (minimum)	nil			
			<b>Exterior Side Yard</b> (minimum):	nil			
			<b>Rear Yard</b> (minimum):	3m			
			<b>Interior Side Yard</b> (minimum):	3m			
			<b>Building Height</b> (maximum)	N/A			
			<b>Landscape Area</b> (minimum)	10% of the <i>lot</i>			
			<b>Parking Requirements</b> (minimum):				
			For a <i>Seniors Retirement Facility</i> :				
			Residents: 0.5 <i>parking space per dwelling unit</i>				
			Visitors: 0.15 <i>parking space per dwelling unit</i>				
			<b>Amenity Space</b> (minimum):	2m <sup>2</sup> per <i>dwelling unit</i>			
			<b>For a Live-Work Unit:</b>				
			<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>				
			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>				
			<b>Lot Area</b> (minimum)	nil			
			<b>Lot Frontage</b> (minimum)				
			Interior Lot:	6.0m			
			End Lot or Corner Lot:	7.2m			
			<b>Building Area</b> (maximum):	N/A			
			<b>Backyard Amenity Area</b> (minimum):	nil			
			<b>Front Yard</b> (minimum):	2m			
			<b>Exterior Side Yard</b> (minimum):	2m			
			<b>Exterior Side Yard abutting a Lane</b> (minimum)	1.2m			
			<b>Rear Yard</b> (minimum)				
			Abutting a <i>Lane</i> :	nil			
			Abutting a <i>Street</i> :				
			To an attached <i>private garage</i> :	5.5m			
			To a <i>main building</i> :	2.5m			
			<b>Interior Side Yard</b> (minimum):				
			To a <i>main building</i> :	1.2m			
			Between attached <i>Live-Work units</i> :	nil			
			Abutting another land use:	1.2m			
			<b>Building Height</b> (maximum)	14m			
			<b>Landscape Area</b> (minimum)	nil			
			<b>Parking Requirements</b> (minimum):				
			1 <i>parking space per Live-Work unit</i>				
			<b>Amenity Space</b> (minimum):	3.5m <sup>2</sup> per <i>dwelling unit</i>			
			<b>Non-Residential Floor Area, Gross Leasable</b> (minimum):	50m <sup>2</sup> per <i>Live-Work Unit</i>			

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><b>For a <i>Shopping Centre</i> or non-residential use not otherwise regulated in this zone:</b></p> <p><b>Setback to a <i>Street Line</i></b> (minimum): 3m  <b>Setback to another <i>lot line</i></b> (minimum): 6m  <b>Building Height</b> (maximum): 18m  <b>Planting Strip</b> (minimum):  3m along a <i>street line</i> or a <i>lot line</i> adjacent to another zone.  <b>Entrance Width</b> (maximum): N/A  <b>Parking Requirements for a <i>Shopping Centre</i></b> (minimum): 1 <i>parking space</i> per 23m<sup>2</sup> of <i>net floor area</i> or portion thereof</p> <p>No part of a lighting fixture shall be closer than 2.5m to a <i>lot line</i>.</p> <p>A <i>loading space</i> shall not be closer than 6m to a <i>street line</i> or 12m to a residential land use.</p> <p><b>Where a <i>lot</i> is used exclusively for a <i>Community Centre, Emergency Service Facility, Hospital, Library, Place of Worship, or School</i>, the provisions of Section 9 (<i>Institutional Zone</i>) shall apply.</b></p> <p><b>Where a <i>lot</i> is used for Environmental Management, Forest Management, and Recreation, Non-Intensive uses, the provisions of Section 11 (Environmental Policy Area Zones) shall apply.</b></p> <p><b>Where a <i>lot</i> is used for a Park purpose, the provisions of Section 12 (Open Space Zone) shall apply.</b></p> <p style="text-align: center;"><b>PERMITTED ENCROACHMENTS</b></p> <p><b>Into a required <i>Yard, Front</i>:</b></p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, terrace, canopy or portico, including stairs or steps (maximum):  2m provided a <i>setback</i> of 0.5m is maintained to the <i>lot line, front</i>.</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p><b>For a <i>dwelling, townhouse, back-to-back</i> with no <i>private garage</i>:</b></p> <p>A <i>carport</i> or <i>garbage enclosure, private</i> (maximum): 2m, provided a <i>setback</i> of 0.5m is maintained to the <i>lot line, front</i>.</p> <p><b>Into a required <i>Yard, Exterior Side</i>:</b></p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, terrace, canopy or portico, including stairs or steps (maximum):  2m provided a <i>setback</i> of 0.5m is maintained to the <i>lot line, exterior side</i>.</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p>Exterior below grade stairs (maximum): 1m</p> <p>A fireplace, chimney or vent (maximum): 0.6m</p> <p>Any type of encroachment where the <i>yard, exterior side</i> abuts a <i>lane</i> (maximum): 0.5m</p> <p><b>Into a required Yard, Rear:</b></p> <p><b>In the case of a <i>dwelling, detached, dwelling semi-detached, and dwelling, townhouse:</i></b></p> <p>A one-storey component of a <i>main building</i> on a lot with a <i>lot depth</i> less than 20m (maximum): 3.5m up to a maximum width of 60% of the lot</p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum): 1m</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p>An open-roofed porch, uncovered terrace, deck off the main floor, or exterior below grade stairs: To within 1.2m of a <i>lot line, rear</i>.</p> <p>Stairs or steps associated with an open-roofed porch, uncovered terrace or deck: To within 0.6m of a <i>lot line, rear</i>.</p> <p>A fireplace, chimney or vent (maximum): 1.2m</p> <p><b>In the case of a <i>dwelling, rear-lane</i> where the <i>lot line, rear</i> abuts a <i>street</i> that is not a <i>lane:</i></b></p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum): 2m provided a <i>setback</i> of 0.5m is maintained to the <i>lot line, front</i>.</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p><b>Into a Yard, Interior Side:</b></p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum): 0.6m provided a <i>setback</i> of 0.6m is maintained to the <i>lot line, interior side</i>.</p> <p>A fireplace, chimney or vent (maximum): 0.6m</p> <p><b>In the case of a <i>dwelling, rear-lane:</i></b></p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 0.5m</p> <p><b>Into all Yards:</b></p> <p>Sills, cornices, parapets, or other similar ornamental architectural features (maximum): 0.6m extending from a <i>main building</i> wall or permitted encroachment provided that a minimum <i>setback</i> of 0.5m is maintained</p>



Zone Prefix	Exception Number	Permitted Uses	Special Standards																												
			<p style="text-align: right;">to a <i>lot line</i>;</p> <p>Eaves (maximum): 0.6m from a <i>main building</i> wall or permitted encroachment provided that a minimum <i>setback</i> of 0.2m is maintained to an interior side lot line.</p> <p><b>Within a <i>Private Garage</i>:</b></p> <p>Steps, Stairs, Landings, Ramp, or barrier-free access feature (maximum): 0.5m into a required parking space.</p> <p>Refuse Bins (maximum): Entirely within a required parking space.</p>																												
C	BBB	<p>Additional permitted Uses:</p> <ul style="list-style-type: none"> <li>- <i>Automotive Store</i></li> <li>- <i>Bakery</i></li> <li>- <i>Building, Mixed Use</i></li> <li>- <i>Day Nursery</i></li> <li>- <i>Department Store</i></li> <li>- <i>Furniture Showroom</i></li> <li>- <i>Home Improvement Centre</i></li> <li>- <i>Motor Vehicle Gas Bar</i></li> <li>- <i>Motor Vehicle Service Centre</i></li> <li>- <i>Motor Vehicle Washing Establishment</i></li> <li>- <i>Outdoor Patio</i></li> <li>- <i>Outdoor Seasonal Garden Centre</i></li> <li>- <i>Outside Display or Sales Area, Accessory</i></li> <li>- <i>Printing and Processing Service Shop</i></li> <li>- <i>Retail Warehouse</i></li> <li>- <i>Shopping Centre</i></li> <li>- <i>Supermarket</i></li> </ul>	<p style="text-align: center;"><b>DEFINITIONS</b></p> <p style="text-align: center;"><b>REGULATIONS</b></p> <p><b>Convenience Store</b> A <i>Convenience Store</i> shall not exceed 300 m<sup>2</sup> <i>net floor area</i>.</p> <p><b>Grocery Store</b> A <i>Grocery Store</i> shall not exceed 2,230 m<sup>2</sup> <i>net floor area</i>.</p> <p><b>Illumination</b> No part of a lighting fixture shall be closer than 2.5m to a <i>lot line</i>.</p> <p><b>Lot Line, Front</b> The <i>lot line</i> abutting Mayfield Road shall be deemed the <i>Lot Line, Front</i>.</p> <p><b>Outdoor Seasonal Garden Centre, Display or Sales Area, Accessory</b> An <i>Outdoor Seasonal Garden Centre, Accessory</i> or <i>Outdoor Display or Sales Area, Accessory</i> may occupy up to 10% of required parking spaces.</p> <p style="text-align: center;"><b>ZONE STANDARDS</b></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;"><b>Lot Area</b> (Minimum)</td> <td style="width: 20%;">Nil</td> </tr> <tr> <td><b>Lot Frontage</b> (Minimum)</td> <td>Nil</td> </tr> <tr> <td><b>Building Area</b> (Maximum)</td> <td>N/A</td> </tr> <tr> <td><b>Yard, Front</b> (Minimum)</td> <td>3m</td> </tr> <tr> <td><b>Yard, Exterior Side</b> (Minimum)</td> <td>3m</td> </tr> <tr> <td><b>Yard, Interior Side</b> (Minimum)</td> <td>3m</td> </tr> <tr> <td><b>Yard, Rear</b> (Minimum)</td> <td>3m</td> </tr> <tr> <td><b>Setback to a Lot Line adjacent to another zone</b> (minimum):</td> <td>6m</td> </tr> <tr> <td><b>Building Height</b> (Maximum)</td> <td>N/A</td> </tr> <tr> <td><b>Landscape Area</b> (Minimum)</td> <td>Nil</td> </tr> <tr> <td><b>Entrance Width</b> (maximum):</td> <td>N/A</td> </tr> <tr> <td><b>Planting Strip</b> (minimum):</td> <td>3m along a <i>street line</i> or a <i>lot line</i> adjacent to another zone.</td> </tr> <tr> <td><b>Entrance Width</b> (maximum):</td> <td>N/A</td> </tr> <tr> <td><b>Driveway Setback:</b></td> <td>3m</td> </tr> </table>	<b>Lot Area</b> (Minimum)	Nil	<b>Lot Frontage</b> (Minimum)	Nil	<b>Building Area</b> (Maximum)	N/A	<b>Yard, Front</b> (Minimum)	3m	<b>Yard, Exterior Side</b> (Minimum)	3m	<b>Yard, Interior Side</b> (Minimum)	3m	<b>Yard, Rear</b> (Minimum)	3m	<b>Setback to a Lot Line adjacent to another zone</b> (minimum):	6m	<b>Building Height</b> (Maximum)	N/A	<b>Landscape Area</b> (Minimum)	Nil	<b>Entrance Width</b> (maximum):	N/A	<b>Planting Strip</b> (minimum):	3m along a <i>street line</i> or a <i>lot line</i> adjacent to another zone.	<b>Entrance Width</b> (maximum):	N/A	<b>Driveway Setback:</b>	3m
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<b>Yard, Rear</b> (Minimum)	3m																														
<b>Setback to a Lot Line adjacent to another zone</b> (minimum):	6m																														
<b>Building Height</b> (Maximum)	N/A																														
<b>Landscape Area</b> (Minimum)	Nil																														
<b>Entrance Width</b> (maximum):	N/A																														
<b>Planting Strip</b> (minimum):	3m along a <i>street line</i> or a <i>lot line</i> adjacent to another zone.																														
<b>Entrance Width</b> (maximum):	N/A																														
<b>Driveway Setback:</b>	3m																														

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><b>Parking Requirements</b> (minimum):  1 parking space per 23m<sup>2</sup> of net floor area or portion thereof</p> <p><b>Loading</b>  A loading space shall not be closer than 6m to a street line or 12m to a residential land use.</p> <p><b>For a Building, Mixed Use, the definitions, regulations, zone standards and permitted encroachments for the RMD-AAA zone shall apply.</b></p>
EPA1	CCC	<ul style="list-style-type: none"> <li>- Additional Permitted Uses:</li> <li>- Flood or Erosion Control</li> <li>- Park</li> <li>- Public Right-of-Way</li> <li>- Stormwater Management Facility</li> </ul>	

2. Schedule "A", Zone Maps 8 and 9 of By-law 2006-50, as amended is further amended for Part of Lots 18, 19, 20, 21, and 22 Concessions 3 and 4, West of Hurontario Street (Chinguacousy), Town of Caledon, Regional Municipality of Peel from Agricultural (A1), Small Agricultural Holdings (A3) and Environmental Policy Area 2 (EPA2) to Mixed Density Residential – Exception AAA – HOLDING DD (RMD-AAA-HDD), General Commercial – Exception BBB – HOLDING DD (C-BBB-HDD), and Environmental Policy Area 1 – Exception CCC (EPA1-CCC) in accordance with Schedule "A" attached hereto.
  
3. A holding provision (H) shall apply to the lands shown on Schedule "A" to this By-law and shall not be lifted until the following conditions have been met:
  - a) A subdivision agreement or a site plan agreement (as applicable) between the landowner and the Town has been executed, including but limited to a determination of the limits and extent of the Environmental Policy Area zone as described in the note on Schedule "A" to this By-law;
  
4. Pursuant to subsections 24(2) and 24(2.1) of the of the *Planning Act*, this By-law shall only come into full force and effect upon Official Plan Amendment No. \_\_\_ coming into full force and effect.

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


\_\_\_\_\_  
Annette Groves, Mayor

\_\_\_\_\_  
Kevin Klingenberg, Clerk

**Schedule A  
By-law 2024-\_\_\_**

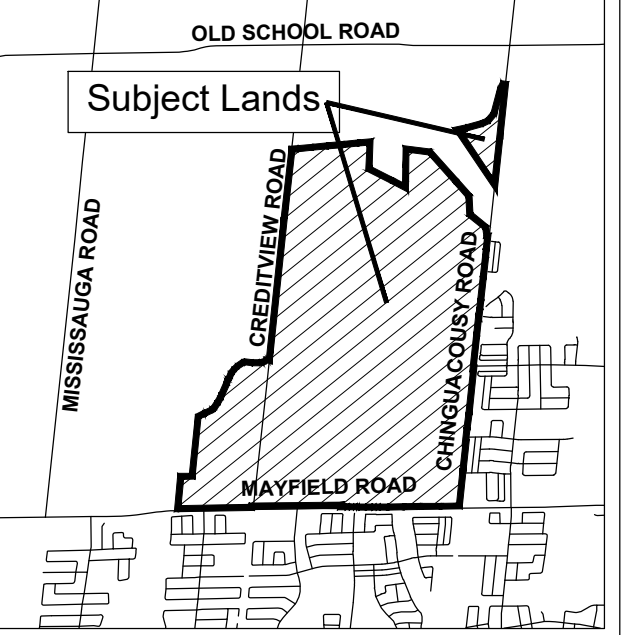
Part of Lots 18,19,20,21 & 22  
Concessions 3 & 4,  
(Township of Chinguacousy)  
Town of Caledon  
Regional Municipality of Peel

**Legend**

 Lands to be rezoned to the zones identified on this Schedule

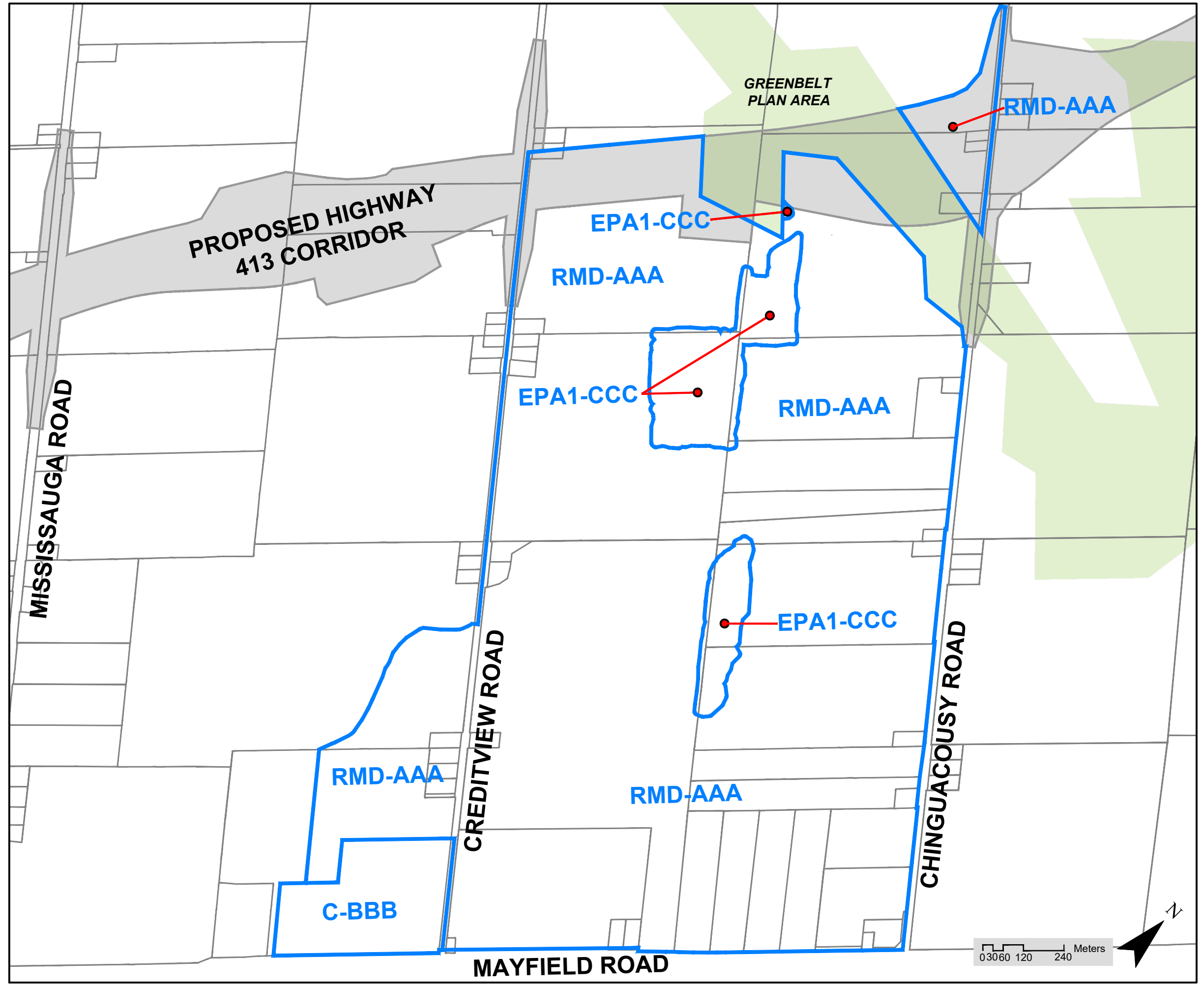
The "Environmental Policy Area" (EPA1) shown on Schedule "A" to this By-law is conceptual only and shall be further refined through the subdivision or site plan process (as applicable).

**Key Map**



Date: March 8, 2024

File:



A2

**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 Lots 21, and 22, Concessions 1 and 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 Lots 21, and 22, Concessions 1 and 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. By adding the following subsections to Section 13 – EXCEPTIONS.
  - 1.1 Notwithstanding any other provisions of by-law 2006-50, the following provisions shall apply to the lands as shown on Schedule “A” of this By-law 2024-XXXX. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.
  - 1.2 The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RMD	AAA	Additional Permitted Uses: - <i>Amusement Arcade</i> - <i>Animal Hospital</i> - <i>Art Gallery</i> - <i>Artist Studio and Gallery</i> - <i>Automotive Store</i> - <i>Bakery</i> - <i>Building, Apartment</i> - <i>Building, Apartment, Senior Citizens</i> - <i>Building, Mixed Use</i> - <i>Business Office</i> - <i>Clinic</i> - <i>Conference Centre</i> - <i>Convenience Store</i> - <i>Cultural Centre</i> - <i>Day Nursery</i> - <i>Department Store</i> - <i>Dry Cleaning or Laundry Outlet</i> - <i>Dwelling, Back-to-Back Townhouse</i> - <i>Dwelling, Detached</i> - <i>Dwelling, Detached, Rear-Lane</i> - <i>Dwelling, Semi-Detached</i> - <i>Dwelling, Semi-Detached, Rear-Lane</i> - <i>Dwelling, Stacked Townhouse</i> - <i>Dwelling, Townhouse, Rear-Lane</i>	<b>1.0 DEFINITIONS</b>  <b>Amenity Space</b> 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.  <b>Dwelling, Stacked Townhouse</b> 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;  <b>Established Grade</b> 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> .  <b>Lane</b> For the purposes of this zone, means a right-of-way less than 12 metres in width.  <b>Lot Depth</b> 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> .  <b>Lot Line, Front</b> For the purposes of this zone, where a lot contains a <i>Rear-</i>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> <li>- Farmers Market</li> <li>- Financial Institution</li> <li>- Fitness Centre</li> <li>- Funeral Home</li> <li>- Furniture Showroom</li> <li>- Grocery Store</li> <li>- Home Improvement Centre</li> <li>- Home Occupation</li> <li>- Hotel</li> <li>- Laboratory, Medical</li> <li>- Laundromat</li> <li>- Live-Work Unit</li> <li>- Long-Term Care Facility</li> <li>- Medical Centre</li> <li>- Merchandise Service Shop</li> <li>- Mixed Use Building</li> <li>- Museum</li> <li>- Outdoor Seasonal Garden Centre, Accessory</li> <li>- Outdoor Display or Sales Area, Accessory</li> <li>- Patio, Outdoor</li> <li>- Parking Area, Commercial</li> <li>- Parking Garage</li> <li>- Personal Service Shop</li> <li>- Pharmacy</li> <li>- Place of Assembly</li> <li>- Place of Entertainment</li> <li>- Place of Worship</li> <li>- Printing and Processing Service Shop</li> <li>- Private Club</li> <li>- Recreation, Non-Intensive</li> <li>- Research Establishment</li> <li>- Restaurant</li> <li>- Retail Store</li> <li>- Retail Store, Accessory</li> <li>- Sales, Service and Repair Shop</li> <li>- Schools</li> <li>- Seniors Retirement Facility</li> <li>- Shopping Centre</li> <li>-</li> <li>- Supermarket</li> <li>- Training Facility</li> <li>- Veterinary Hospital</li> <li>- Video Outlet/Rental Store</li> <li>- Wellness Centre</li> </ul>	<p><i>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><b>Dwelling, Rear-Lane</b> For the purposes of this zone, means a <i>dwelling</i> with a <i>driveway</i> access to a private or public street or <i>Lane</i> adjacent to the <i>rear lot line</i>.</p> <p><b>2.0 REGULATIONS</b></p> <p><b>Access Regulations</b> Notwithstanding Section 4.3.1, a <i>rear-lane</i> associated accessory structures may be erected on a <i>lot</i> without frontage and access to a public or private <i>street</i>, provided driveway access to the rear lot line is available from a public or private <i>street</i> or <i>Lane</i>.</p> <p>For the purposes 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, 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><b>Air Conditioners and Heat Pumps</b> 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><b>Detached or Dual Garage</b> For the purposes of this zone, a detached or <i>dual garage</i> with <i>driveway</i> access to a <i>lane</i> shall:</p> <ol style="list-style-type: none"> <li>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>.</li> <li>b) Not be subject to Section 4.2.2</li> <li>c) Not exceed the <i>Building Height</i> of the <i>main building</i> on the <i>lot</i>.</li> </ol> <p><b>Model Homes and Temporary Sales Structure</b> Notwithstanding Section 4.24 (Model Homes and Temporary Sales Structures), for the purposes of this zone:</p> <ol style="list-style-type: none"> <li>a) a maximum of ten (10) dry or serviced model homes shall be permitted on lands with draft plan approval.</li> <li>b) Any number of temporary sales <i>structures</i> 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).</li> </ol> <p><b>Private, Garage</b> The minimum dimensions of a double car garage accommodating 2 <i>parking spaces</i> shall be 5.5m in width and 5.8m in length.</p> <p><b>Residential Parking Requirements</b></p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards																																																										
			<p>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><b>Sight Triangles</b> 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><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 5.8m in length.</p> <p><b>3.0 ZONE STANDARDS</b></p> <p><b>3.1 ZONE STANDARDS For a Dwelling, Detached and Dwelling, Detached, Rear-Lane:</b></p> <table border="0"> <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>Dwelling, Detached:</i></td> <td>9m</td> </tr> <tr> <td>    <i>Dwelling, Detached, Rear-Lane:</i></td> <td>7.8m</td> </tr> <tr> <td><b>Building Area</b> (maximum):</td> <td>N/A</td> </tr> <tr> <td><b>Backyard Amenity Area</b> (minimum):</td> <td>nil</td> </tr> <tr> <td><b>Front Yard</b> (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><b>Exterior Side Yard</b> (minimum):</td> <td></td> </tr> <tr> <td>    To a <i>private garage</i> facing an <i>exterior side lot line:</i></td> <td>5.5m</td> </tr> <tr> <td>    To a <i>main building:</i></td> <td>2.0m</td> </tr> <tr> <td><b>Exterior Side Yard abutting a Lane</b> (minimum)</td> <td></td> </tr> <tr> <td>    To a <i>private garage</i> facing an <i>exterior side lot line:</i></td> <td>5.5m</td> </tr> <tr> <td>    To a <i>main building:</i></td> <td>1.2m</td> </tr> <tr> <td><b>Rear Yard</b> (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> abutting a <i>Lane:</i></td> <td>nil</td> </tr> <tr> <td>    For a <i>Dwelling, Detached, Rear-Lane</i> abutting a <i>Street:</i></td> <td></td> </tr> <tr> <td>        To an attached <i>private garage:</i></td> <td>5.5m</td> </tr> <tr> <td>        To a <i>main building:</i></td> <td>2.5m</td> </tr> <tr> <td><b>Interior Side Yard</b> (minimum):</td> <td></td> </tr> <tr> <td>    One side:</td> <td>0.6m</td> </tr> <tr> <td>    Other side:</td> <td>1.2m</td> </tr> <tr> <td>    Abutting a non-residential land use:</td> <td>1.2m</td> </tr> <tr> <td><b>Building Height</b> (maximum)</td> <td>14m</td> </tr> <tr> <td><b>Landscape Area</b> (minimum)</td> <td>N/A</td> </tr> </table> <p><b>3.2 PERMITTED ENCROACHMENTS for Dwelling, Detached and Dwelling, Detached, Rear-Lane, and Dwelling:</b></p> <p>The Permitted Encroachments in the Residential Two-Exception 614 (R2-614) zone of the Zoning By-Law apply to the uses, buildings and structures permitted in this zone, in addition to the following:</p> <ol style="list-style-type: none"> <li>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;</li> <li>the maximum encroachment for steps, stairs, landings, ramp, or barrier-free access feature is 0.5 m into a</li> </ol>	<b>Lot Area</b> (minimum)	N/A	<b>Lot Frontage</b> (minimum)		<i>Dwelling, Detached:</i>	9m	<i>Dwelling, Detached, Rear-Lane:</i>	7.8m	<b>Building Area</b> (maximum):	N/A	<b>Backyard Amenity Area</b> (minimum):	nil	<b>Front Yard</b> (minimum)		Front wall of attached <i>private garage:</i>	5.5m	Front wall of <i>main building:</i>	2.5m	<b>Exterior Side Yard</b> (minimum):		To a <i>private garage</i> facing an <i>exterior side lot line:</i>	5.5m	To a <i>main building:</i>	2.0m	<b>Exterior Side Yard abutting a Lane</b> (minimum)		To a <i>private garage</i> facing an <i>exterior side lot line:</i>	5.5m	To a <i>main building:</i>	1.2m	<b>Rear Yard</b> (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> abutting a <i>Lane:</i>	nil	For a <i>Dwelling, Detached, Rear-Lane</i> abutting a <i>Street:</i>		To an attached <i>private garage:</i>	5.5m	To a <i>main building:</i>	2.5m	<b>Interior Side Yard</b> (minimum):		One side:	0.6m	Other side:	1.2m	Abutting a non-residential land use:	1.2m	<b>Building Height</b> (maximum)	14m	<b>Landscape Area</b> (minimum)	N/A
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			<p>required parking space in a private garage.</p> <p>c) 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>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><b>3.3 ZONE STANDARDS For a Dwelling, Semi-Detached, and Dwelling, Semi-Detached, Rear-Lane:</b></p> <table border="0"> <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>5m</td> </tr> <tr> <td>    <i>Corner Lot:</i></td> <td>6.5m</td> </tr> <tr> <td><b>Building Area</b> (maximum):</td> <td>N/A</td> </tr> <tr> <td><b>Backyard Amenity Area</b> (minimum):</td> <td>nil</td> </tr> <tr> <td><b>Front Yard</b> (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><b>Exterior Side Yard</b> (minimum):</td> <td></td> </tr> <tr> <td>    To a <i>private garage</i> facing an <i>exterior side lot line</i>:</td> <td>5.5m</td> </tr> <tr> <td>    To a <i>main building</i>:</td> <td>2.0m</td> </tr> <tr> <td><b>Exterior Side Yard abutting a Lane</b> (minimum)</td> <td></td> </tr> <tr> <td>    To a <i>private garage</i> facing an <i>exterior side lot line</i>:</td> <td>5.5m</td> </tr> <tr> <td>    To a <i>main building</i>:</td> <td>1.2m</td> </tr> <tr> <td><b>Rear Yard</b> (minimum)</td> <td></td> </tr> <tr> <td>Dwelling, Semi-Detached, Back-to-Back</td> <td>nil</td> </tr> <tr> <td>To a <i>main building</i>:</td> <td>6.0m</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, Semi-Detached, Rear-Lane</i> abutting a <i>Lane</i>:</td> <td>nil</td> </tr> <tr> <td>For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Street</i>:</td> <td></td> </tr> <tr> <td>    To an attached <i>private garage</i>:</td> <td>5.5m</td> </tr> <tr> <td>    To a <i>main building</i>:</td> <td>2.5m</td> </tr> <tr> <td><b>Interior Side Yard</b> (minimum):</td> <td></td> </tr> <tr> <td>    To a <i>main building</i>:</td> <td>0.9m</td> </tr> <tr> <td>    Between attached <i>dwelling units</i>:</td> <td>nil</td> </tr> <tr> <td>    Abutting a non-residential land use:</td> <td>1.2m</td> </tr> <tr> <td><b>Building Height</b> (maximum)</td> <td>14m</td> </tr> <tr> <td><b>Landscape Area</b> (minimum)</td> <td>N/A</td> </tr> </table> <p><b>3.4 PERMITTED ENCROACHMENTS for Dwelling, Semi-Detached and Dwelling, Semi-Detached, Rear-Lane</b></p> <p>The Permitted Encroachments in the Residential Two-Exception 614 (R2-614) zone of the Zoning By-Law apply to the uses, buildings and structures permitted in this zone, in</p>	<b>Lot Area</b> (minimum)	N/A	<b>Lot Frontage</b> (minimum)		<i>Interior Lot:</i>	5m	<i>Corner Lot:</i>	6.5m	<b>Building Area</b> (maximum):	N/A	<b>Backyard Amenity Area</b> (minimum):	nil	<b>Front Yard</b> (minimum)		Front wall of attached <i>private garage</i> :	5.5m	Front wall of <i>main building</i> :	2.5m	<b>Exterior Side Yard</b> (minimum):		To a <i>private garage</i> facing an <i>exterior side lot line</i> :	5.5m	To a <i>main building</i> :	2.0m	<b>Exterior Side Yard abutting a Lane</b> (minimum)		To a <i>private garage</i> facing an <i>exterior side lot line</i> :	5.5m	To a <i>main building</i> :	1.2m	<b>Rear Yard</b> (minimum)		Dwelling, Semi-Detached, Back-to-Back	nil	To a <i>main building</i> :	6.0m	To the side wall of a <i>private garage</i> :	0.6m	For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Lane</i> :	nil	For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Street</i> :		To an attached <i>private garage</i> :	5.5m	To a <i>main building</i> :	2.5m	<b>Interior Side Yard</b> (minimum):		To a <i>main building</i> :	0.9m	Between attached <i>dwelling units</i> :	nil	Abutting a non-residential land use:	1.2m	<b>Building Height</b> (maximum)	14m	<b>Landscape Area</b> (minimum)	N/A
<b>Lot Area</b> (minimum)	N/A																																																												
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Zone Prefix	Exception Number	Permitted Uses	Special Standards																																																		
			<p>addition to the following:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b) 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.</li> <li>c) 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.</li> <li>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.</li> <li>e) Steps associated with a porch or deck may encroach up to 0.5m from the front lot line</li> <li>f) A deck in the rear yard may encroach up to 1.2 m from the rear lot line</li> <li>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.</li> <li>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.</li> </ul> <p><b>3.5 ZONE STANDARDS For a Dwelling, Townhouse</b></p> <table border="0"> <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>4.5m</td> </tr> <tr> <td>    <i>End Lot or Corner Lot:</i></td> <td>5.5m</td> </tr> <tr> <td><b>Building Area</b> (maximum):</td> <td>N/A</td> </tr> <tr> <td><b>Backyard Amenity Area</b> (minimum):</td> <td>nil</td> </tr> <tr> <td><b>Front Yard</b> (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><b>Exterior Side Yard</b> (minimum):</td> <td></td> </tr> <tr> <td>    To a <i>private garage</i> facing an <i>exterior side lot line</i>:</td> <td>5.5m</td> </tr> <tr> <td>    To a <i>main building</i>:</td> <td>2.0m</td> </tr> <tr> <td><b>Exterior Side Yard abutting a Lane</b> (minimum)</td> <td></td> </tr> <tr> <td>    To a <i>private garage</i> facing an <i>exterior side lot line</i>:</td> <td>5.5m</td> </tr> <tr> <td>    To a <i>main building</i>:</td> <td>1.2m</td> </tr> <tr> <td><b>Rear Yard</b> (minimum)</td> <td></td> </tr> <tr> <td>    To a <i>main building</i>:</td> <td>5.0m</td> </tr> <tr> <td>    To the side wall of a <i>private garage</i>:</td> <td>0.6m</td> </tr> <tr> <td><b>Interior Side Yard</b> (minimum):</td> <td></td> </tr> <tr> <td>    To a <i>main building</i>:</td> <td>1.5m</td> </tr> <tr> <td>    Between attached <i>dwelling units</i>:</td> <td>nil</td> </tr> <tr> <td>    Abutting a non-residential land use:</td> <td>1.2m</td> </tr> <tr> <td><b>Building Height</b> (maximum)</td> <td>14m</td> </tr> <tr> <td><b>Landscape Area</b> (minimum)</td> <td>N/A</td> </tr> <tr> <td><b>Driveway Width</b> (minimum)</td> <td>2.75m</td> </tr> </table> <p><b>3.6 PERMITTED ENCROACHMENTS for Dwelling, Townhouse:</b></p>	<b>Lot Area</b> (minimum)	N/A	<b>Lot Frontage</b> (minimum)		<i>Interior Lot:</i>	4.5m	<i>End Lot or Corner Lot:</i>	5.5m	<b>Building Area</b> (maximum):	N/A	<b>Backyard Amenity Area</b> (minimum):	nil	<b>Front Yard</b> (minimum)		Front wall of attached <i>private garage</i> :	5.5m	Front wall of <i>main building</i> :	2.5m	<b>Exterior Side Yard</b> (minimum):		To a <i>private garage</i> facing an <i>exterior side lot line</i> :	5.5m	To a <i>main building</i> :	2.0m	<b>Exterior Side Yard abutting a Lane</b> (minimum)		To a <i>private garage</i> facing an <i>exterior side lot line</i> :	5.5m	To a <i>main building</i> :	1.2m	<b>Rear Yard</b> (minimum)		To a <i>main building</i> :	5.0m	To the side wall of a <i>private garage</i> :	0.6m	<b>Interior Side Yard</b> (minimum):		To a <i>main building</i> :	1.5m	Between attached <i>dwelling units</i> :	nil	Abutting a non-residential land use:	1.2m	<b>Building Height</b> (maximum)	14m	<b>Landscape Area</b> (minimum)	N/A	<b>Driveway Width</b> (minimum)	2.75m
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			<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"> <li>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;</li> <li>b) 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.</li> <li>c) 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.</li> <li>d) Steps associated with a porch or deck may encroach up to 0.5m from the front lot line</li> <li>e) A deck in the rear yard may encroach up to 1.2 m from the rear lot line</li> <li>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.</li> <li>g) 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.</li> <li>h) 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</li> </ul> <p><b>3.7 ZONE STANDARDS For a Dwelling, Townhouse, Rear-Lane:</b></p> <table border="0"> <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>4m</td> </tr> <tr> <td>    <i>End Lot or Corner Lot:</i></td> <td>5.5m</td> </tr> <tr> <td><b>Building Area</b> (maximum):</td> <td>N/A</td> </tr> <tr> <td><b>Backyard Amenity Area</b> (minimum):</td> <td>nil</td> </tr> <tr> <td><b>Front Yard</b> (minimum):</td> <td>2m</td> </tr> <tr> <td><b>Exterior Side Yard</b> (minimum):</td> <td>2m</td> </tr> <tr> <td><b>Exterior Side Yard abutting a Lane</b> (minimum)</td> <td>1.2m</td> </tr> <tr> <td><b>Rear Yard</b> (minimum)</td> <td></td> </tr> <tr> <td>    For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Lane</i>:</td> <td>0.5m</td> </tr> <tr> <td>    For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Street</i>:</td> <td></td> </tr> <tr> <td>        To an attached <i>private garage</i>:</td> <td>5.5m</td> </tr> <tr> <td>        To a <i>main building</i>:</td> <td>2.5m</td> </tr> <tr> <td><b>Interior Side Yard</b> (minimum):</td> <td></td> </tr> <tr> <td>    To a <i>main building</i>:</td> <td>1.5m</td> </tr> <tr> <td>    Between attached <i>dwelling units</i>:</td> <td>nil</td> </tr> <tr> <td>    Between attached <i>private garages</i>:</td> <td>nil</td> </tr> <tr> <td>    Abutting a non-residential land use:</td> <td>1.2m</td> </tr> <tr> <td><b>Building Height</b> (maximum)</td> <td>14m</td> </tr> <tr> <td><b>Landscape Area</b> (minimum)</td> <td>N/A</td> </tr> <tr> <td><b>Driveway Width</b> (minimum)</td> <td>2.75m</td> </tr> </table>	<b>Lot Area</b> (minimum)	N/A	<b>Lot Frontage</b> (minimum)		<i>Interior Lot:</i>	4m	<i>End Lot or Corner Lot:</i>	5.5m	<b>Building Area</b> (maximum):	N/A	<b>Backyard Amenity Area</b> (minimum):	nil	<b>Front Yard</b> (minimum):	2m	<b>Exterior Side Yard</b> (minimum):	2m	<b>Exterior Side Yard abutting a Lane</b> (minimum)	1.2m	<b>Rear Yard</b> (minimum)		For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Lane</i> :	0.5m	For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Street</i> :		To an attached <i>private garage</i> :	5.5m	To a <i>main building</i> :	2.5m	<b>Interior Side Yard</b> (minimum):		To a <i>main building</i> :	1.5m	Between attached <i>dwelling units</i> :	nil	Between attached <i>private garages</i> :	nil	Abutting a non-residential land use:	1.2m	<b>Building Height</b> (maximum)	14m	<b>Landscape Area</b> (minimum)	N/A	<b>Driveway Width</b> (minimum)	2.75m
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			<p><b>Parking Requirements</b> (minimum): 1 <i>parking space</i> per <i>dwelling unit</i></p> <p><b>Amenity Space</b> (minimum): 3.5m<sup>2</sup> per <i>dwelling unit</i></p> <p><b>3.8 PERMITTED ENCROACHMENTS for Dwelling, Townhouse, Rear Lane</b></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"> <li>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;</li> <li>b) 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.</li> <li>c) 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.</li> <li>d) Steps associated with a porch or deck may encroach up to 0.5m from the front lot line</li> <li>e) 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.</li> <li>f) 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.</li> </ul> <p><b>3.9 ZONE STANDARDS For a Dwelling, Back-to-Back Townhouse:</b></p> <table border="0"> <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>5.5m</td> </tr> <tr> <td>    <i>End Lot or Corner Lot:</i></td> <td>6.7m</td> </tr> <tr> <td><b>Building Area</b> (maximum):</td> <td>N/A</td> </tr> <tr> <td><b>Backyard Amenity Area</b> (minimum):</td> <td>nil</td> </tr> <tr> <td><b>Front Yard</b> (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><b>Exterior Side Yard</b> (minimum):</td> <td>2.0m</td> </tr> <tr> <td><b>Exterior Side Yard abutting a Lane</b> (minimum)</td> <td></td> </tr> <tr> <td>    To a <i>private garage</i> facing an <i>exterior side lot line</i>:</td> <td>5.5m</td> </tr> <tr> <td>    To a <i>main building</i>:</td> <td>1.2m</td> </tr> <tr> <td><b>Rear Yard</b> (minimum)</td> <td>nil</td> </tr> <tr> <td><b>Interior Side Yard</b> (minimum):</td> <td></td> </tr> <tr> <td>    To a <i>main building</i>:</td> <td>1.5m</td> </tr> <tr> <td>    Between attached <i>dwelling units</i>:</td> <td>nil</td> </tr> <tr> <td>    Abutting a non-residential land use:</td> <td>1.2m</td> </tr> <tr> <td><b>Building Height</b> (maximum)</td> <td>14m</td> </tr> <tr> <td><b>Landscape Area</b> (minimum)</td> <td>N/A</td> </tr> <tr> <td><b>Driveway Width</b> (minimum)</td> <td>2.75m</td> </tr> <tr> <td><b>Parking Requirements</b> (minimum):</td> <td></td> </tr> <tr> <td>    1 <i>parking space</i> per <i>dwelling unit</i></td> <td></td> </tr> <tr> <td><b>Contiguous Dwelling Units</b> (maximum):</td> <td>16</td> </tr> </table>	<b>Lot Area</b> (minimum)	N/A	<b>Lot Frontage</b> (minimum)		<i>Interior Lot:</i>	5.5m	<i>End Lot or Corner Lot:</i>	6.7m	<b>Building Area</b> (maximum):	N/A	<b>Backyard Amenity Area</b> (minimum):	nil	<b>Front Yard</b> (minimum)		Front wall of attached <i>private garage</i> :	5.5m	Front wall of <i>main building</i> :	2.5m	<b>Exterior Side Yard</b> (minimum):	2.0m	<b>Exterior Side Yard abutting a Lane</b> (minimum)		To a <i>private garage</i> facing an <i>exterior side lot line</i> :	5.5m	To a <i>main building</i> :	1.2m	<b>Rear Yard</b> (minimum)	nil	<b>Interior Side Yard</b> (minimum):		To a <i>main building</i> :	1.5m	Between attached <i>dwelling units</i> :	nil	Abutting a non-residential land use:	1.2m	<b>Building Height</b> (maximum)	14m	<b>Landscape Area</b> (minimum)	N/A	<b>Driveway Width</b> (minimum)	2.75m	<b>Parking Requirements</b> (minimum):		1 <i>parking space</i> per <i>dwelling unit</i>		<b>Contiguous Dwelling Units</b> (maximum):	16
<b>Lot Area</b> (minimum)	N/A																																																		
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Zone Prefix	Exception Number	Permitted Uses	Special Standards																								
			<p><b>Dimensions of a Contiguous Structure</b> (maximum):  <i>8 dwelling units wide by 2 dwelling units deep</i>  <b>Amenity Space</b> (minimum): <i>3.5m<sup>2</sup> per dwelling unit</i></p> <p><b>3.10 PERMITTED ENCROACHMENTS for Dwelling, Back-to-Back Townhouse</b></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"> <li>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;</li> <li>b) 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.</li> <li>c) 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.</li> <li>d) Steps associated with a porch or deck may encroach up to 0.5m from the front lot line</li> <li>e) 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.</li> <li>f) 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.</li> <li>g) For units without a private garage, an enclosed garbage structure is permitted in front yard to the depth of the allowable porch encroachment.</li> </ul> <p><b>3.11 ZONE STANDARDS For a Dwelling, Stacked Townhouse:</b></p> <table border="0"> <tr> <td><b>Lot Area</b> (minimum)</td> <td>nil</td> </tr> <tr> <td><b>Lot Frontage</b> (minimum)</td> <td>nil</td> </tr> <tr> <td><b>Building Area</b> (maximum):</td> <td>N/A</td> </tr> <tr> <td><b>Backyard Amenity Area</b> (minimum):</td> <td>nil</td> </tr> <tr> <td><b>Front Yard</b> (minimum)</td> <td>2.5m</td> </tr> <tr> <td><b>Exterior Side Yard</b> (minimum):</td> <td>2.4m</td> </tr> <tr> <td><b>Rear Yard</b> (minimum):</td> <td>2.4m but 0.5m is permitted to a Lane</td> </tr> <tr> <td><b>Interior Side Yard</b> (minimum):</td> <td>1.5m</td> </tr> <tr> <td><b>Building Height</b> (maximum):</td> <td>Greater of 20m or 5 storeys</td> </tr> <tr> <td><b>Landscaped Area</b> (minimum):</td> <td>nil</td> </tr> <tr> <td><b>Parking Requirements</b> (minimum):</td> <td>1.15 parking space per dwelling unit, inclusive of visitor parking, as applicable</td> </tr> <tr> <td><b>Amenity Space</b> (minimum):</td> <td>2m<sup>2</sup> per dwelling unit</td> </tr> </table> <p><b>3.12 PERMITTED ENCROACHMENTS for Dwelling, Stacked Townhouse</b></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"> <li>a) the minimum setback from front wall of a building to a</li> </ul>	<b>Lot Area</b> (minimum)	nil	<b>Lot Frontage</b> (minimum)	nil	<b>Building Area</b> (maximum):	N/A	<b>Backyard Amenity Area</b> (minimum):	nil	<b>Front Yard</b> (minimum)	2.5m	<b>Exterior Side Yard</b> (minimum):	2.4m	<b>Rear Yard</b> (minimum):	2.4m but 0.5m is permitted to a Lane	<b>Interior Side Yard</b> (minimum):	1.5m	<b>Building Height</b> (maximum):	Greater of 20m or 5 storeys	<b>Landscaped Area</b> (minimum):	nil	<b>Parking Requirements</b> (minimum):	1.15 parking space per dwelling unit, inclusive of visitor parking, as applicable	<b>Amenity Space</b> (minimum):	2m <sup>2</sup> per dwelling unit
<b>Lot Area</b> (minimum)	nil																										
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Zone Prefix	Exception Number	Permitted Uses	Special Standards																								
			<p>public or private street, sidewalk, walkway or parking space not located in a driveway is 3.0 m;</p> <p>b) 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>c) 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>d) 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>e) the minimum setback from the side wall of any building to a walkway is 1.5 m;</p> <p>f) 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>g) despite paragraphs above, there is no minimum setback between attached units;</p> <p>h) the minimum setback from a front or rear wall of any building to any other building on the same lot is 9.0 m;</p> <p>i) 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>j) 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>k) the minimum outdoor amenity area is the greater of 2.5 sq.m per dwelling unit or 5% of the site area;</p> <p>l) 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><b>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></b></p> <table> <tr> <td><b>Lot Area</b> (minimum)</td> <td>nil</td> </tr> <tr> <td><b>Lot Frontage</b> (minimum)</td> <td>nil</td> </tr> <tr> <td><b>Building Area</b> (maximum):</td> <td>N/A</td> </tr> <tr> <td><b>Front Yard</b> (minimum)</td> <td>nil</td> </tr> <tr> <td><b>Exterior Side Yard</b> (minimum):</td> <td>nil</td> </tr> <tr> <td><b>Rear Yard</b> (minimum):</td> <td>3m</td> </tr> <tr> <td><b>Interior Side Yard</b> (minimum):</td> <td>3m</td> </tr> <tr> <td><b>Setback to a Sight Triangle</b> (minimum)</td> <td>nil</td> </tr> <tr> <td><b>Driveway and Parking Space setback</b> (minimum):</td> <td>3m</td> </tr> <tr> <td><b>Building Height</b> (maximum):</td> <td>Greater of 48m or 12 storeys excluding rooftop mechanical rooms and equipment</td> </tr> </table> <p><b>Parking Requirements</b> (minimum): For a <i>Building, Apartment</i> or <i>Building, Apartment, Mixed Use:</i></p> <table> <tr> <td>Residents:</td> <td>0.7 parking space per dwelling unit</td> </tr> <tr> <td>Visitors:</td> <td>0.15 parking space per dwelling unit</td> </tr> </table>	<b>Lot Area</b> (minimum)	nil	<b>Lot Frontage</b> (minimum)	nil	<b>Building Area</b> (maximum):	N/A	<b>Front Yard</b> (minimum)	nil	<b>Exterior Side Yard</b> (minimum):	nil	<b>Rear Yard</b> (minimum):	3m	<b>Interior Side Yard</b> (minimum):	3m	<b>Setback to a Sight Triangle</b> (minimum)	nil	<b>Driveway and Parking Space setback</b> (minimum):	3m	<b>Building Height</b> (maximum):	Greater of 48m or 12 storeys excluding rooftop mechanical rooms and equipment	Residents:	0.7 parking space per dwelling unit	Visitors:	0.15 parking space per dwelling unit
<b>Lot Area</b> (minimum)	nil																										
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Zone Prefix	Exception Number	Permitted Uses	Special Standards																																																		
			<p>Visitor and non-residential use parking spaces may be shared.</p> <p>For a <i>Seniors Retirement Facility</i>:  Residents: 0.5 parking space per dwelling unit  Visitors: 0.15 parking space per dwelling unit</p> <p>For a <i>Long-Term Care Facility</i>:  Residents: 0.3 parking space per bed  Visitors: 0.15 parking space per dwelling unit</p> <p>Non-Residential Use:  1 parking space per non-residential unit</p> <p><b>Landscaped Open Space</b> (minimum): 15% of the lot  <b>Planting Strip</b> (minimum): 3m along a street line adjacent to a parking area</p> <p><b>Amenity Area</b> (minimum):  2m<sup>2</sup> 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 of 160m<sup>2</sup> net floor area;</p> <p><b>3.15 ZONE STANDARDS For a Live-Work Unit:</b></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"> <li>a) <i>Art Gallery</i></li> <li>b) <i>Artist Studio and Gallery</i></li> <li>c) <i>Business Office</i></li> <li>d) <i>Clinic</i></li> <li>e) <i>Dry Cleaning or Laundry Outlet</i></li> <li>f) <i>Personal Service Shop</i></li> <li>g) <i>Restaurant</i></li> <li>h) <i>Retail Store</i></li> </ul> <table border="0" style="width: 100%;"> <tr> <td><b>Lot Area</b> (minimum)</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td><b>Lot Frontage</b> (minimum)</td> <td></td> </tr> <tr> <td style="padding-left: 20px;"><i>Interior Lot:</i></td> <td style="text-align: right;">6.0m</td> </tr> <tr> <td style="padding-left: 20px;"><i>End Lot or Corner Lot:</i></td> <td style="text-align: right;">7.2m</td> </tr> <tr> <td><b>Building Area</b> (maximum):</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td><b>Backyard Amenity Area</b> (minimum):</td> <td style="text-align: right;">nil</td> </tr> <tr> <td><b>Front Yard</b> (minimum):</td> <td style="text-align: right;">2m</td> </tr> <tr> <td><b>Exterior Side Yard</b> (minimum):</td> <td style="text-align: right;">2m</td> </tr> <tr> <td><b>Exterior Side Yard abutting a Lane</b> (minimum):</td> <td style="text-align: right;">1.2m</td> </tr> <tr> <td><b>Rear Yard</b> (minimum)</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Abutting a <i>Lane</i>:</td> <td style="text-align: right;">0.5m</td> </tr> <tr> <td style="padding-left: 20px;">Abutting a <i>Street</i>:</td> <td></td> </tr> <tr> <td style="padding-left: 40px;">To an attached <i>private garage</i>:</td> <td style="text-align: right;">5.5m</td> </tr> <tr> <td style="padding-left: 40px;">To a <i>main building</i>:</td> <td style="text-align: right;">2.5m</td> </tr> <tr> <td><b>Interior Side Yard</b> (minimum):</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">To a <i>main building</i>:</td> <td style="text-align: right;">1.5m</td> </tr> <tr> <td style="padding-left: 20px;">Between attached <i>Live-Work units</i>:</td> <td style="text-align: right;">nil</td> </tr> <tr> <td style="padding-left: 20px;">Abutting another land use:</td> <td style="text-align: right;">1.5m</td> </tr> <tr> <td><b>Building Height</b> (maximum)</td> <td style="text-align: right;">17m</td> </tr> <tr> <td><b>Landscape Area</b> (minimum)</td> <td style="text-align: right;">nil</td> </tr> <tr> <td><b>Parking Requirements</b> (minimum):</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">3 parking spaces per <i>Live-Work unit</i></td> <td></td> </tr> <tr> <td><b>Amenity Space</b> (minimum):</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">3.5m<sup>2</sup> per <i>dwelling unit</i></td> <td></td> </tr> <tr> <td><b>Non-Residential Floor Area, Gross Leasable</b> (minimum):</td> <td style="text-align: right;">50m<sup>2</sup> per <i>Live-Work Unit</i></td> </tr> </table> <p><b>3.16 PERMITTED ENCROACHMENTS for a Live Work Unit:</b></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>	<b>Lot Area</b> (minimum)	N/A	<b>Lot Frontage</b> (minimum)		<i>Interior Lot:</i>	6.0m	<i>End Lot or Corner Lot:</i>	7.2m	<b>Building Area</b> (maximum):	N/A	<b>Backyard Amenity Area</b> (minimum):	nil	<b>Front Yard</b> (minimum):	2m	<b>Exterior Side Yard</b> (minimum):	2m	<b>Exterior Side Yard abutting a Lane</b> (minimum):	1.2m	<b>Rear Yard</b> (minimum)		Abutting a <i>Lane</i> :	0.5m	Abutting a <i>Street</i> :		To an attached <i>private garage</i> :	5.5m	To a <i>main building</i> :	2.5m	<b>Interior Side Yard</b> (minimum):		To a <i>main building</i> :	1.5m	Between attached <i>Live-Work units</i> :	nil	Abutting another land use:	1.5m	<b>Building Height</b> (maximum)	17m	<b>Landscape Area</b> (minimum)	nil	<b>Parking Requirements</b> (minimum):		3 parking spaces per <i>Live-Work unit</i>		<b>Amenity Space</b> (minimum):		3.5m <sup>2</sup> per <i>dwelling unit</i>		<b>Non-Residential Floor Area, Gross Leasable</b> (minimum):	50m <sup>2</sup> per <i>Live-Work Unit</i>
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<b>Non-Residential Floor Area, Gross Leasable</b> (minimum):	50m <sup>2</sup> per <i>Live-Work Unit</i>																																																				



Zone Prefix	Exception Number	Permitted Uses	Special Standards																								
			<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) 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>c) 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>d) Steps associated with a porch or deck may encroach up to 0.5m from the front lot line</p> <p>e) 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>f) 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><b>3.17 ZONE STANDARDS For a <i>Shopping Centre or non-residential use not otherwise regulated in this zone:</i></b></p> <table border="0"> <tr> <td><b>Lot Area (minimum)</b></td> <td>nil</td> </tr> <tr> <td><b>Lot Frontage (minimum)</b></td> <td>nil</td> </tr> <tr> <td><b>Front Yard (minimum):</b></td> <td>3m</td> </tr> <tr> <td><b>Exterior Side Yard (minimum)</b></td> <td>3m</td> </tr> <tr> <td><b>Rear Yard (minimum):</b></td> <td>3m</td> </tr> <tr> <td><b>Interior Side Yard (minimum):</b></td> <td>3m</td> </tr> <tr> <td><b>Setback to a Sight Triangle (minimum)</b></td> <td>nil</td> </tr> <tr> <td><b>Building Height (maximum):</b></td> <td>Greater of 18m or 6 storeys excluding rooftop mechanical rooms and equipment</td> </tr> <tr> <td><b>Landscaped Open Space (minimum)</b></td> <td>10%</td> </tr> <tr> <td><b>Planting Strip (minimum):</b></td> <td>nil</td> </tr> <tr> <td><b>Entrance Width (maximum):</b></td> <td>N/A</td> </tr> <tr> <td><b>Parking Requirements (minimum):</b></td> <td>1 parking space per 23m<sup>2</sup> of net floor area or portion thereof</td> </tr> </table> <p>An <i>Outdoor Seasonal Garden Centre, Accessory or Outdoor Display or Sales Area, Accessory</i> may encroach up to 10% within a required parking area.</p> <p>No part of a lighting fixture shall be closer than 2.5m to a <i>lot line</i>.</p> <p>A <i>loading space</i> shall not be closer than 6m to a <i>street line</i> or 12m to a residential land use and shall be screened from street lines.</p> <p><b>4.0 COMMUNITY CENTRE, EMERGENCY SERVICE FACILITY, HOSPITAL, LIBRARY, PLACE OF WORSHIP, SCHOOL, PUBLIC TRANSIT DEPOT</b></p> <p>Where a <i>lot</i> is used for a <i>Community Centre, Emergency Service Facility, Hospital, Library, Place of Worship, School, or Public Transit Depot</i>, the provisions for <i>Building, Mixed Use</i> of this By-Law shall</p>	<b>Lot Area (minimum)</b>	nil	<b>Lot Frontage (minimum)</b>	nil	<b>Front Yard (minimum):</b>	3m	<b>Exterior Side Yard (minimum)</b>	3m	<b>Rear Yard (minimum):</b>	3m	<b>Interior Side Yard (minimum):</b>	3m	<b>Setback to a Sight Triangle (minimum)</b>	nil	<b>Building Height (maximum):</b>	Greater of 18m or 6 storeys excluding rooftop mechanical rooms and equipment	<b>Landscaped Open Space (minimum)</b>	10%	<b>Planting Strip (minimum):</b>	nil	<b>Entrance Width (maximum):</b>	N/A	<b>Parking Requirements (minimum):</b>	1 parking space per 23m <sup>2</sup> of net floor area or portion thereof
<b>Lot Area (minimum)</b>	nil																										
<b>Lot Frontage (minimum)</b>	nil																										
<b>Front Yard (minimum):</b>	3m																										
<b>Exterior Side Yard (minimum)</b>	3m																										
<b>Rear Yard (minimum):</b>	3m																										
<b>Interior Side Yard (minimum):</b>	3m																										
<b>Setback to a Sight Triangle (minimum)</b>	nil																										
<b>Building Height (maximum):</b>	Greater of 18m or 6 storeys excluding rooftop mechanical rooms and equipment																										
<b>Landscaped Open Space (minimum)</b>	10%																										
<b>Planting Strip (minimum):</b>	nil																										
<b>Entrance Width (maximum):</b>	N/A																										
<b>Parking Requirements (minimum):</b>	1 parking space per 23m <sup>2</sup> of net floor area or portion thereof																										

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>apply.</p> <p><b>5.0 PARK / OPEN SPACE USES</b></p> <p>Where a <i>lot</i> is used for a Park purposes, the provisions of Section 12 (Open Space Zone) shall apply.</p>

1. Schedule "A", Zone Map 22 of By-law 2006-50, as amended is further amended for Part of Lots 21, and 22, Concessions 1 and 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 – HOLDING DD (RMD-AAA-HDD), Environmental Policy Area 1 – 405 (EPA1-405), and Environmental Policy Area 1 (EPA1) in accordance with Schedule "A" attached hereto.
2. A holding provision (H) shall apply to the lands shown on Schedule "A" to this By-law and shall not be lifted until the following conditions have been met:
  - a) A subdivision agreement or a site plan agreement (as applicable) between the landowner and the Town has been executed, including but limited to a determination of the limits and extent of the Environmental Policy Area zone, as described in the note on Schedule "A" to this By-law;
3. Pursuant to subsections 24(2) and (2.1) of the of the *Planning Act*, this By-law shall only come into full force and effect upon Official Plan Amendment No. coming into full force and effect.

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


\_\_\_\_\_  
Annette Groves, Mayor

\_\_\_\_\_  
Kevin Klingenberg, Clerk

**Schedule A  
By-law 2024-\_\_\_**

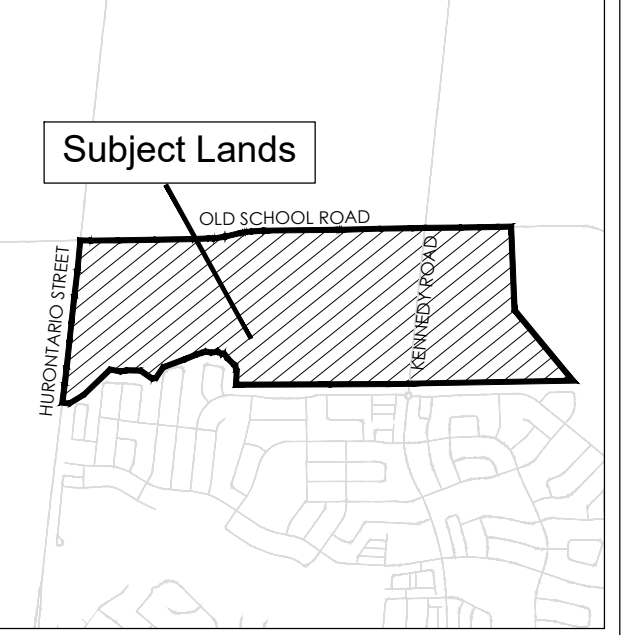
Part of Lots 21 & 22,  
Concessions 1 & 2, E.H.S.  
(Township of Chinguacousy)  
Town of Caledon  
Regional Municipality of Peel

**Legend**

 Lands to be rezoned to the zones identified on this Schedule

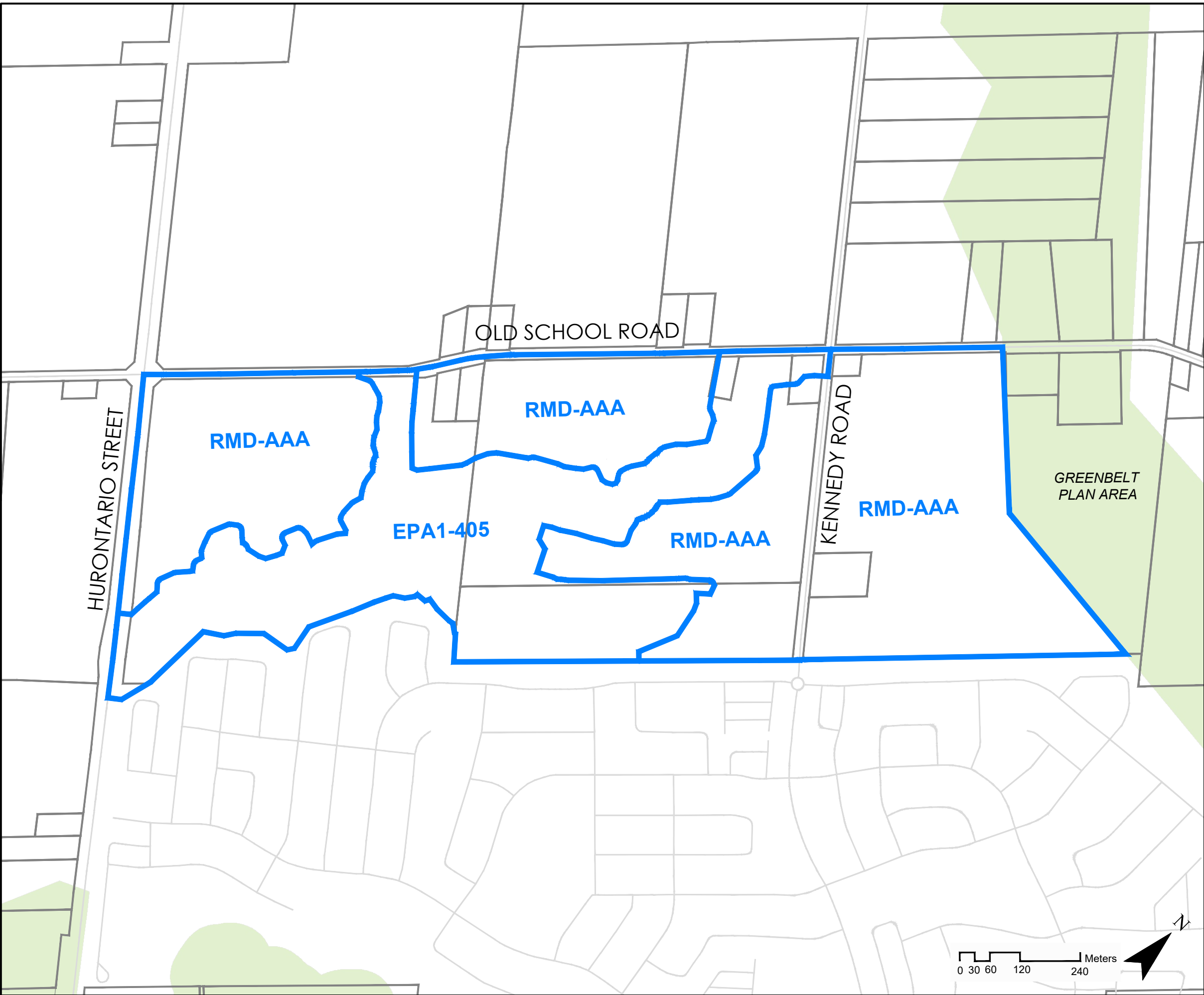
The "Environmental Policy Area" (EPA1) shown on Schedule "A" to this By-law is conceptual only and shall be further refined through the subdivision or site plan process (as applicable).

**Key Map**



Date: March 11, 2024

File:



A3

**THE CORPORATION OF THE TOWN OF CALEDON  
BY-LAW NO. 20XX-XXX**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,  
with respect to [INSERT LEGAL DESCRIPTION] (Bolton North Hill),  
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 [INSERT LEGAL DESCRIPTION] (Bolton North Hill), Town of Caledon, Regional Municipality of Peel, for residential 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. By adding the following subsections to Section 13 – EXCEPTIONS.
  - 1.1 Notwithstanding any other provisions of by-law 2006-50, the following provisions shall apply to the lands as shown on Schedule “A” of this By-law 2024-XXXX. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.
  - 1.2 The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Zone Standards
R2	XXX	(a) uses identified within the Residential Two — Exception 614 Zone of the Zoning By-law; (b) uses identified within the Townhouse Residential — Exception 615 Zone of the Zoning By-law; (c) a stacked townhouse; (d) a long-term care home; (e) a retirement home; (f) a live-work unit; (g) a convenience store; (h) a day nursery;	(1) The zoning requirements in the Residential Two — Exception 614 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in (a). (2) The zoning requirements in the Townhouse Residential — Exception 615 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in (b). (3) The zoning requirements for a back-to-back townhouse in the Townhouse Residential — Exception 615 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in (c). (4) The zoning requirements for a townhouse in the Townhouse Residential — Exception 615 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in clause (f). (5) Despite subsections (1) to (4), the following zoning requirements apply to the uses, buildings and structures referred to in (a) to (c)

			<p>and (f).</p> <ol style="list-style-type: none"> <li>1. The maximum width for an individual driveway accessing a dwelling on a corner lot is six metres.</li> <li>2. The maximum encroachment for decks greater than or equal to 0.75 metres in height is four metres into a required rear yard inclusive of any stairs, ramp or barrier-free access feature, if the rear lot line abuts an Environmental Policy Area Zone designated in the Zoning By-law.</li> <li>3. For all lots containing a semi-detached dwelling or townhouse dwelling, the following are not permitted in the front or exterior side yard: <ol style="list-style-type: none"> <li>i. An accessory building, and</li> <li>ii. An air conditioner or heat pump, unless it is screened from public view or located on a balcony above the ground floor.</li> </ol> </li> <li>4. A stacked townhouse shall have one parking space per dwelling unit.</li> <li>5. The maximum building height for any type of townhouse dwelling is 16 metres.</li> <li>(6) All legally existing uses shall be permitted</li> <li>(7)</li> </ol> <p>Definitions</p> <p>“long-term care home” has the same meaning as in the <i>Long-Term Care Homes Act, 2007</i>;</p> <p>“retirement home” has the same meaning as in the <i>Retirement Homes Act, 2010</i>;</p> <p>“stacked townhouse” means a building containing four or more dwelling units in which each dwelling unit is divided both horizontally and vertically from another dwelling unit by a common wall;</p> <p>“</p>
RM	XXX	<ol style="list-style-type: none"> <li>(a) uses identified within the Residential Two — Exception 614 Zone of the Zoning By-law;</li> <li>(b) uses identified within the Townhouse Residential — Exception 615 Zone of the Zoning By-law;</li> <li>(c) a stacked townhouse;</li> <li>(d) uses identified within the Multiple Residential Zone of the Zoning By-law;</li> <li>(e) a long-term care home;</li> </ol>	<ol style="list-style-type: none"> <li>(1) The zoning requirements in the Residential Two — Exception 614 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in (a).</li> <li>(2) The zoning requirements in the Townhouse Residential — Exception 615 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in (b).</li> <li>(3) The zoning requirements for a back-to-back townhouse in the Townhouse Residential — Exception 615 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in (c).</li> </ol>

		<p>(f) a retirement home;</p> <p>(g) a mixed-use building;</p> <p>(h) a live-work unit;</p> <p>(i) an animal hospital;</p> <p>(j) an art gallery;</p> <p>(k) an artist studio and gallery;</p> <p>(l) a bakery;</p> <p>(m) a business office;</p> <p>(n) a clinic;</p> <p>(o) a convenience store;</p> <p>(p) a day nursery;</p> <p>(q) a dry cleaning or laundry outlet;</p> <p>(r) a dwelling unit;</p> <p>(s) a financial institution;</p> <p>(t) a fitness centre;</p> <p>(u) a grocery store;</p> <p>(v) a hotel;</p> <p>(w) a laundromat;</p> <p>(x) a medical centre;</p> <p>(y) a merchandise service shop;</p> <p>(z) a museum;</p> <p>(z.1) a personal service shop;</p> <p>(z.2) a place of assembly;</p> <p>(z.3) a place of entertainment, excluding a cinema or theatre;</p> <p>(z.4) a place of worship;</p> <p>(z.5) a private club;</p> <p>(z.6) a retail store;</p> <p>(z.7) an accessory retail store;</p> <p>(z.8) a sales, service and repair shop;</p> <p>(z.9) a supermarket;</p> <p>(z.10) a restaurant;</p> <p>(z.11) a training facility;</p> <p>(</p>	<p>(4) The zoning requirements for a townhouse in the Townhouse Residential — Exception 615 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in clause (h).</p> <p>(5) Despite subsections (1) to (4), the following zoning requirements apply to the uses, buildings and structures referred to in (a) to (c) and (h).</p> <ol style="list-style-type: none"> <li>1. The maximum width for an individual driveway accessing a dwelling on a corner lot is six metres.</li> <li>2. The maximum encroachment for decks greater than or equal to 0.75 metres in height is four metres into a required rear yard inclusive of any stairs, ramp or barrier-free access feature, if the rear lot line abuts an Environmental Policy Area Zone designated in the Zoning By-law.</li> <li>3. For all lots containing a semi-detached dwelling or townhouse dwelling, the following are not permitted in the front or exterior side yard: <ol style="list-style-type: none"> <li>i. An accessory building, and</li> <li>ii. An air conditioner or heat pump, unless it is screened from public view or located on a balcony above the ground floor.</li> </ol> </li> <li>4. A stacked townhouse shall have one parking space per dwelling unit.</li> <li>5. The maximum building height for any type of townhouse dwelling is 16 metres.</li> </ol> <p>(6) The uses set out in (d), (f), (i) to (z.11) and (z.13) are permitted on the ground floor of a mixed-use building.</p> <p>(7) The uses set out in (j), (k), (m), (o) to (t), (y), (z.1), (z.2), (z.4) to (z.8) and (z.10) are permitted on the ground floor of a live-work unit.</p> <p>(8) The zoning requirements that apply to the Multiple Residential Zone of the Zoning By-law apply to the uses, buildings and structures referred to in clauses (d) to (h).</p> <p>(9) The zoning requirements of the Village Core Commercial Zone of the Zoning By-law apply to the uses referred to in clauses (i) to (z.13).</p> <p>(10) Despite subsections (8) and (9), the following requirements apply to the uses, buildings and structures referred to in (d) to (g) and (i) to (z.13):</p> <ol style="list-style-type: none"> <li>1. There is no minimum lot area.</li> <li>2. There is no minimum lot frontage.</li> <li>3. There is no maximum building area.</li> <li>4. The front yard setback is,</li> </ol>
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			<p>i. if the ground floor contains non-residential uses, at least 0.3 metres, and</p> <p>ii. if the ground floor contains residential uses, at least 2 metres.</p> <p>5. The minimum interior side yard setback is 3 metres.</p> <p>6. The minimum rear yard setback is 3 metres.</p> <p>7. The minimum setback to a sight triangle is 0 metres.</p> <p>8. The maximum building height is 65 metres.</p> <p>9. The minimum hard and soft landscaped area is 10 per cent.</p> <p>10. A three-metre-wide planting strip shall be located along each street line adjacent to a parking area.</p> <p>11. The minimum driveway setback is 3 metres.</p> <p>12. The minimum parking space setback is 3 metres.</p> <p>13. All garbage shall covered or concealed from public view.</p> <p>14. No air conditioning units or heat pumps shall be located in the front yard or exterior side yard or if in the side yard covered or concealed from public view.</p> <p>(11) All legally existing uses shall be permitted</p> <p>(12) .</p> <p>Definitions</p> <p>“long-term care home” has the same meaning as in the <i>Long-Term Care Homes Act, 2007</i>;</p> <p>“retirement home” has the same meaning as in the <i>Retirement Homes Act, 2010</i>;</p> <p>“stacked townhouse” means a building containing four or more dwelling units in which each dwelling unit is divided both horizontally and vertically from another dwelling unit by a common wall;</p> <p>“</p>



2. Schedule "A", Zone Maps 20 and 21 of By-law 2006-50, as amended is further amended for [INSERT LEGAL DESCRIPTION], Town of Caledon, Regional Municipality of Peel, from Rural Residential (RR) to Residential Multiple - Exception - Holding DD (RM-XXX-H-DD) in accordance with Schedule "A" attached hereto.
3. A holding provision (H) shall apply to the lands shown on Schedule "A" to this By-law and shall not be lifted until the following conditions have been met:
  - a) A subdivision agreement or a site plan agreement (as applicable) between the landowner and the Town has been executed, including but not limited to a determination of the limits and extent of the Environmental Policy Area zone, as described in the note on Schedule "A" to this By-law;
4. Pursuant to subsections 24(2) and 24(2.1) of the of the *Planning Act*, this By-law shall only come into full force and effect upon Official Plan Amendment No. XXX coming into full force and effect.

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

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Annette Groves, Mayor


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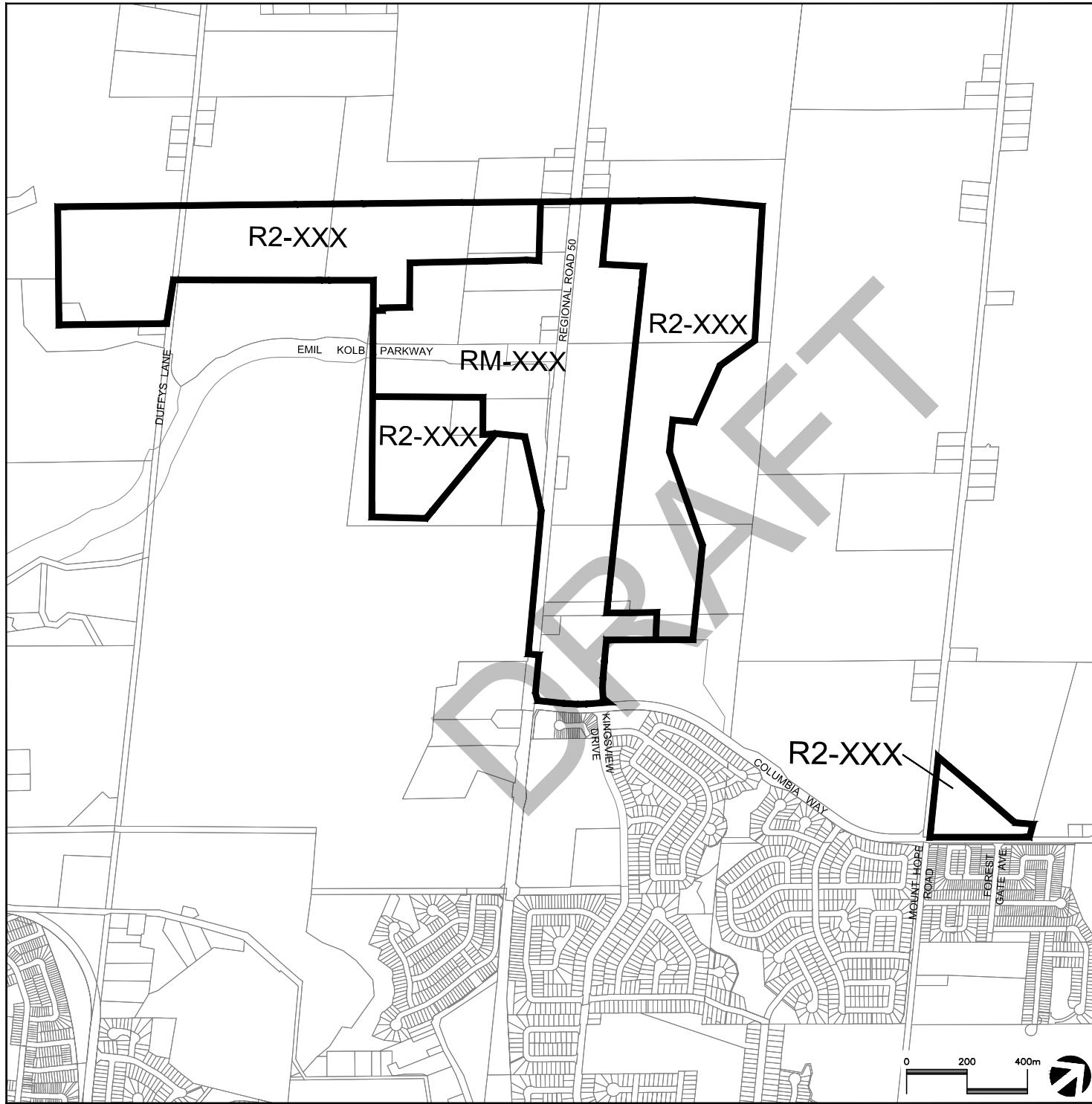
Kevin Klingenberg, Clerk

# Schedule A By-law XXXX-2024

Town of Caledon  
Regional Municipality of Peel

## Legend

 Lands to be rezoned to Residential Multiple (RM) - Exception XXX and Residential 2 (R2) - Exception XXX



Date: March 7, 2024

File:

A4

**THE CORPORATION OF THE TOWN OF  
CALEDON BY-LAW NO. 202X-xxx**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended with respect to Lots 21 and 22 and Part of Lot 20, Concession 1 and Lots 21 and 22 and Part of Lots 19 and 20, Concession 2 West of Hurontario Street, (Geographic Township of 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 Lots 19-21, Concession 5 for a development consisting of residential, commercial, institutional and recreational uses;

**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:

**1.0** THAT AT Schedule A to Comprehensive Zoning By-law 2006-50 is hereby amended by changing the existing “Agricultural” (A1), “Environmental Policy Area 2” (EPA2) and “Institutional” (I) to “Urban Residential” (UR), “Rural Lands” (RU), and “Environmental Protection” (EP) as shown on Schedule 1 to this By-law; and

**2.0** THAT the following subsection is added to Section 13.0

**13.X            Mayfield West 2-3 Lands**

**13.X.1          Definitions**

Notwithstanding Section 3 of By-law 2006-50, as amended, the following definitions shall apply to lands in Mayfield West 2-3 as delineated on Schedule A to Bylaw 202x-xxx. Where a use is defined, it shall not be interpreted to include any other defined use unless it is stated in the definitions to the contrary. Where a word or term is not herein defined, the definitions of Section 3, as amended, shall apply.

“Additional Residential Dwelling” means a residential dwelling within a detached house, semi-detached house or townhouse or a residential dwelling in a building or structure ancillary to a detached house, semi-detached house or townhouse.

“Apartment Building” means a building containing four or more dwelling units which takes access from a common hall or space internal to a building.

“Balcony” means a platform with or without roofs and without a foundation attached to, and extended horizontally from, one or more main walls of a dwelling.

“Child Care Centre” means a child care centre as defined in the Child Care and Early Years Act, as amended.

“Commercial Use” means any use for the purpose of buying and selling goods and services.

“Deck” means an attached or freestanding platform or series of platforms on a foundation or footings, not covered by a roof or building and which has direct access to the ground.

"Duplex" means a building that contains two dwelling units divided horizontally and having an independent entrance either directly to the outside or through a common vestibule.

"Dwelling Unit" means one or more habitable rooms, occupied or capable of being occupied as an independent and separate housekeeping establishment, in which separate kitchen and sanitary facilities are provided for the exclusive use of the occupant, and which has a private entrance from outside the building or from a common hallway or stairway inside the building but does not include a tent, cabin, trailer, or a room or suite of rooms in an inn.

"Environmental Protection and Conservation Use" means the use of land for the protection, stewardship and management of natural heritage features and functions and hydrological features and functions. This includes the erection of buildings and structures required for recreation and trails, storm water management, flood and natural hazard control, bank stabilization and slope control, and erosion protection.

"Home Occupation" means any occupation which is carried on as an accessory use and conducted wholly within a Dwelling Unit.

"Institutional Use" means any use that will serve the community by providing essential services, educational opportunities, healthcare, and cultural enrichment such as, but not limited to, educational institutions, religious facilities, government offices, medical facilities, and cultural institutions.

"Linked Dwelling" means a dwelling unit that is attached to another dwelling unit below grade but is not attached above grade.

"Lot Frontage" means the horizontal distance between the side lot lines measured at right angles. Where the front lot line is not a straight line, or where the side lot lines are not parallel, the lot frontage shall be measured by a line 6 m back from and parallel to the chord of the lot frontage. The chord of the lot frontage is a straight line joining the two points where the side lot lines intersect the front lot lines

"Multiplex Building" means a building divided vertically and/or horizontally that has three or more dwelling units, with each dwelling unit having an independent entrance at grade.

"Porch" means an unenclosed, covered platform with direct access to the ground that is attached to a dwelling.

"Public Use" means the use of land or the erection or use of any building or structure, including strata stormwater management facilities, by The Town of Caledon, Region of Peel, Government of Canada, Government of Ontario, utilities, charitable organization, non-for-profit organizations, or any public agency or board or authority.

"Recreational Use" means the use of land for public or private parks, playgrounds, tennis courts, basketball courts, soccer fields, lawn bowling greens, indoor and outdoor skating rinks, athletic fields, picnic areas, indoor and outdoor swimming pools, splash pads, and similar uses, together with necessary and accessory buildings and structures which may include a refreshment booth and pavilion.

"Rowhouse Dwelling" means a building divided vertically or horizontally that has three or more Dwelling Units, with each Dwelling Unit having an independent entrance at grade.

"Single Detached Dwelling" means the principal detached Dwelling Unit on a lot.

"Semi-Detached Dwelling" means a building that is divided vertically into two Dwelling Units each of which has an independent entrance either directly or through a common vestibule.

"Rural Tourism Use" means agricultural-related tourism uses that promote the enjoyment, education or activities related to agricultural uses such as, but not limited to, farm machinery and equipment exhibitions (on a temporary basis), farm tours, petting zoos, hay

rides and sleigh rides, processing demonstrations, pick-your-own produce operations, small-scale farm theme playgrounds and small-scale educational establishments that focus on farming instruction, and may include accessory small-scale vendors associated with the agri-tourism use

### **13.X.2 General Provisions**

13.X.2.1 Notwithstanding Section 4 of By-law 2006-50, as amended, the following general provisions shall apply to lands in Mayfield West 2-3 as delineated on Schedule A to Bylaw 202x-xxx.

13.X.2.2 Nothing in this By-law shall prevent the use of land in any part of the Zoned area for the following Public Uses:

- a Community Centre;
- an Emergency Service Facility;
- a Government Office;
- a Hospital;
- a Post Office;
- a Public Library;
- a Public Park or Recreational Facility;
- a School;
- a Stormwater Management Facility, approved by the appropriate approval authority and where applicable, the Conservation Authority;
- a Storm Sewer System, approved by the appropriate approval authority and where applicable, the Conservation Authority;
- a Public Works Yard.

Any Public Use shall comply with all zone provisions for the zone in which it is located.

13.X.2.3 In calculating building height, the following shall be exempt:

- a. Cupolas, finials and weather vanes, or similar architectural, landscape or ornamental features
- b. Light standards
- c. Lightning rods
- d. Parapets
- e. Mechanical penthouses
- f. Unenclosed mechanical equipment
- g. Skylights
- h. Hydro, radio, television or microwave towers, antennae, and similar features
- i. Steeples

13.X.2.4 The minimum dimensions of a parking space shall be 2.8 m by 5.8 m, which shall be exclusive of any parking aisles or ingress and egress lanes, useable for the temporary parking or storage of motor vehicles and may include a private garage.

13.X.2.5 Minimum setback from a private lane is 0.5 metres.

13.X.2.6 Model home and/or sales offices are permitted.

13.X.2.7 Swimming Pools are permitted in the rear or side yards.

13.X.2.8 Encroachments into the required yards are permitted as follows:

- a. Building architectural elements, including sills, belt, courses, cornices, gutters, chimneys, pilasters, eaves, parapets, canopies or fireplaces are permitted to encroach in any yard up to 0.6 metres
- b. Window bays are permitted to encroach in the front, rear and exterior side yards up to 0.9 metres
- c. Balconies are permitted to encroach in the front, rear and exterior side yards up to 1.8 metres
- d. Porches and uncovered terraces (including access stairs from grade) are permitted to encroach in the front, rear and exterior side yards, including eaves and cornices, with a minimum setback of 0.6 m from a lot line.
- e. Exterior stairs providing access to a building or structure may encroach into the

- front, rear and exterior side yards up to 2.5 metres
- f. Decks (including access stairs from grade) are permitted to encroach in the rear yard up to 2.5 metres from a lot line and interior side yards up to 0.6 metres from a lot line
  - g. Air conditioners, heat pumps, swimming pool pumps/filters/heaters are permitted to encroach in the rear and exterior side yards up to 0.6 metres from any lot line
  - h. Unenclosed barrier-free access ramps are permitted to encroach in any yard up to 0.3 metres from any lot line
  - i. Rain barrels and rain harvesting system components are permitted to encroach in the rear, exterior side and interior side yards up to 0.6 metres from any lot line
  - j. Commercial patio is permitted to encroach in the front yard or exterior side yard up to 0.0 metres from the front lot line or exterior lot line

13.X.2.9 Section 4.4 – Additional Residential Dwellings are not applicable on lands within the Urban Residential Zone.

13.X.2.10 No setbacks are required from a sight triangle.

### **13.X.3 Urban Residential Zone Regulations**

#### **13.X.3.1 Permitted Use**

13.X.3.1.1 The following uses are the only uses permitted:

- a) Single Detached Dwelling
- b) Semi-Detached Dwelling
- c) Linked Dwellings
- d) Rowhouse Dwelling
- e) Duplex Dwelling
- f) Multiplex Building
- g) Apartment Building
- h) Commercial uses
- i) Child Care Centres
- j) Institutional Use
- k) Home occupation
- l) Additional Residential Dwelling
- m) Public Uses

#### **13.X.3.2 Special Provisions**

13.X.3.2.1 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for Single Detached Dwellings are as follows:

- a) The Minimum Lot Area shall be 200m<sup>2</sup>;
- b) The Minimum Lot Frontage shall be 7.5 metres;
- c) The Minimum Yard Setbacks shall be:
  - i. Front – 6.0 metres (Garage); 3.0 metres (Building)
  - ii. Exterior Side - 3.0 metres
  - iii. Interior Side - 1.2 metre and 0.6 metres on the other side. For clarity, on a corner lot, the interior side yard is 0.6m
  - iv. Rear - 7.0 metres (Garage accessed from front lot line); 0.5m (Garage accessed from rear lot line)
- d) The Maximum Building Height shall be 13.0 metres;
- e) Parking spaces shall be provided on a residential lot or through street parking and maintained in accordance with the following requirements:
  - i. A minimum of 1.0 parking space per dwelling unit.
  - ii. A minimum of 1.0 parking space for each additional residential dwelling

13.X.3.2.2 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for Semi Detached Dwellings and Linked Dwellings are as follows:

- a) The Minimum Lot Area shall be 200m<sup>2</sup>;
- b) The Minimum Lot Frontage shall be 6 metres;
- c) The Minimum Yard Setbacks shall be:
  - i. Front – 6.0 metres (Garage); 3.0 metres (Building)

- ii. Exterior Side - 3.0 metres
- iii. Interior Side – 1.2 metre (this requirement shall not apply to the common wall between units or to a side lot line that coincides with the party wall between two dwellings) For clarity, on a corner lot, the interior side yard is 0.6m
- iv. Rear - 7.0 metres (Garage accessed from front lot line); 0.5m (Garage accessed from rear lot line)
- d) The Maximum Building Height shall be 13.0 metres;
- e) Parking spaces shall be provided on a residential lot or through street parking and maintained in accordance with the following requirements:
  - i. A minimum of 1.0 parking space per dwelling unit.
  - ii. A minimum of 1.0 parking space for each additional residential dwelling

13.X.3.2.3 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for Rowhouse Dwellings are as follows:

- a) The Minimum Lot Area shall be 110m<sup>2</sup>;
- b) The Minimum Lot Frontage shall be 4.5 metres;
- c) The Minimum Yard Setbacks shall be:
  - i. Front – 6.0 metres (Garage); 3.0 metres (Building)
  - ii. Exterior Side – 3.0 metres
  - iii. Interior Side – 1.2 metre (this requirement shall not apply to the common wall between units or to a side lot line that coincides with the party wall between two dwellings)
  - iv. Rear – 7.0 metres (Garage accessed from front lot line); 0.5m (Garage accessed from rear lot line)
- d) The Maximum Building Height shall be 13.0 metres;
- e) Parking spaces shall be provided on a residential lot or through street parking and maintained in accordance with the following requirements:
- f) A minimum of 1.0 parking space per dwelling unit.
  - i. A minimum of 1.0 parking space for each additional residential dwelling
  - ii. An additional minimum of 0.25 visitor parking spaces for required for each dwelling unit that does not have access from a public street

13.X.3.2.4 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for Duplex Dwellings are as follows:

- a) The Minimum Lot Area shall be 180m<sup>2</sup>;
- b) The Minimum Lot Frontage shall be 7.5 metres;
- c) The Minimum Yard Setbacks shall be:
  - i. Front – 6.0 metres (Garage); 3.0 metres (Building)
  - ii. Exterior Side - 3.0 metres
  - iii. Interior Side – 1.2 metres
  - iv. Rear - 7.0 metres (Garage accessed from front lot line); 0.5m (Garage accessed from rear lot line)
- d) The Maximum Building Height shall be 13.0 metres;
- e) Parking spaces shall be provided on a residential lot or through street parking and maintained in accordance with the following requirements:
  - i. A minimum of 1.0 parking space per dwelling unit.
  - ii. A minimum of 1.0 parking space for each additional residential dwelling
  - iii. An additional minimum of 0.25 visitor parking spaces for required for each dwelling unit that does not have access from a public street

13.X.3.2.5 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for Multiplex Dwellings are as follows:

- a) The Minimum Lot Frontage shall be 5.5 metres;
- b) The Minimum Yard Setbacks shall be:
  - i. Front – 3.0 metre
  - ii. Exterior Side - 3.0 metre
  - iii. Interior Side – 3.0 metre
  - iv. Rear - 3.0 metre
- c) The Maximum Building Height shall be 13.0 metres;
- d) Parking spaces shall be provided and maintained in accordance with the following requirements:



- i. A minimum of 1.0 parking space per dwelling unit.
- ii. A minimum of 1.0 parking space for each additional residential dwelling
- iii. An additional minimum of 0.25 visitor parking spaces for required for each dwelling unit that does not have access from a public street

13.X.3.2.6 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for Apartment Dwellings are as follows:

- a) The Minimum Lot Area shall be 1,000m<sup>2</sup>;
- b) The Minimum Lot Frontage shall be 24 metres;
- c) The Minimum Yard Setbacks shall be:
  - i. Front: 3.0 metres
  - ii. Exterior Side – 3.0 metres
  - iii. Interior Side – 4.5 metres
  - iv. Rear – 6.0 metres
- d) The Maximum Building Height shall be 80.0 metres (excluding rooftop mechanical equipment)
- e) The Maximum lot coverage for all buildings shall be 80 per cent;
- f) Parking spaces shall be provided and maintained in accordance with the following requirements:
  - i. A minimum of 1.0 residential parking space per dwelling.
  - ii. A minimum of 0.25 visitor parking spaces per dwelling

13.X.3.2.7 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for commercial uses and child care centres are as follows:

- a) Commercial uses and child care centres are permitted on the ground floor of an Apartment Dwelling. In this case, the zoning requirements of an Apartment Dwelling will apply and the below zoning requirements will not be applicable.
- b) The Minimum Lot Area shall be 700m<sup>2</sup>
- c) The Minimum Lot Frontage shall be 18.0 metres;
- d) The Minimum Yard Setbacks shall be:
  - i. Front: 3.0 metres
  - ii. Exterior Side - 3.0 metres
  - iii. Interior Side – 1.5 metres
  - iv. Rear – 7.5 metres
- e) The Maximum Building Height shall be 11.0 metres;
- f) The Maximum lot coverage shall be 50 per cent;
- g) Parking spaces shall be provided and maintained in accordance with the following requirements:
  - i. A minimum of 3.5 parking spaces for every 100m<sup>2</sup> of gross floor area for commercial uses
  - ii. A minimum of 0.75 parking space per employee, plus 3 visitor parking spaces and/or pick and drop-off, plus 1 parking space per classroom for child care centres

13.X.3.2.8 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for institutional uses are as follows:

- a) Institutional uses are permitted on the ground floor of an Apartment Dwelling. In this case, the zoning requirements of an Apartment Dwelling will apply and the below zoning requirements will not be applicable.
- b) The Minimum Lot Area shall be 700m<sup>2</sup>
- c) The Minimum Lot Frontage shall be 18.0 metres;
- d) The Minimum Yard Setbacks shall be:
  - i. Front – 3.0 metres
  - ii. Exterior Side - 3.0 metres
  - iii. Interior Side – 1.5 metres
  - iv. Rear – 7.5 metres
- e) The Maximum Building Height shall be 25.0 metres;
- f) The Maximum lot coverage shall be 50 per cent;
- g) Parking spaces shall be provided and maintained in accordance with the following requirements:
  - i. Where there are fixed seats, one parking space for every five seats or 3.0 m of bench space. Where there are no fixed seats, one parking space for

every 9.0 m<sup>2</sup> of gross floor area or portion thereof devoted to public use

#### **13.X.4 Rural Area Zone Regulations**

##### **13.X.4.1 Permitted Use**

- 13.X.4.1.1 The following uses are the only uses permitted:
- a) Recreational uses, including trails and parks
  - b) Rural Tourism uses
  - c) Institutional uses
  - d) Resource-based commercial/ industrial uses
  - e) Public Uses, including Stormwater Management Facilities

##### **13.X.4.2 Special Provisions**

- 13.X.4.2.1 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for Rural Uses are as follows:
- a) The Minimum Lot Area shall be 700m<sup>2</sup>
  - b) The Minimum Lot Frontage shall be 18.0 metres;
  - c) The Minimum Yard Setbacks shall be:
    - i. Front – 3.0 metres
    - ii. Exterior Side - 3.0 metres
    - iii. Interior Side – 1.5 metres
    - iv. Rear – 7.5 metres
  - d) The Maximum Building Height shall be 25.0 metres;
  - e) The Maximum lot coverage shall be 50 per cent;
  - f) Parking spaces shall be provided and maintained in accordance with the following requirements:
    - i. Where there are fixed seats, one parking space for every five seats or 3.0 m of bench space. Where there are no fixed seats, one parking space for every 9.0 m<sup>2</sup> of gross floor area or portion thereof devoted to public use

#### **13.X.5 Environmental Protection Area Zone Regulations**

##### **13.X.5.1 Permitted Use**

- 13.X.5.1.1 The following uses are the only uses permitted:
- a) Environmental protection and conservation uses
  - b) Public Uses, including trails, parks and stormwater management facilities

**3.0** Schedule "A", Zone Map 7 and 8 of By-law 2006-50, as amended, are further amended for Lots 21 and 22 and Part of Lot 20, Concession 1 and Lots 21 and 22 and Part of Lots 19 and 20, Concession 2 West of Hurontario Street, (Geographic Township of Chinguacousy) Town of Caledon, Regional Municipality of Peel, from "Agricultural" (A1), "Environmental Policy Area 2" (EPA2) and "Institutional" (I) to "Urban Residential – Holding DD" (UR-H-DD), "Rural Lands" (RU), and "Environmental Protection" (EP) as shown on Schedule 1 attached hereto.

**4.0** A holding provision (H) shall apply to the lands shown on Schedule "A" to this By-law and shall not be lifted until the following conditions have been met:

- a) A subdivision agreement or a site plan agreement (as applicable) between the landowner and the Town has been executed, including but limited to a determination of the limits and extent of the Environmental Policy Area zone, as described in the note on Schedule "A" to this By-law;

**5.0** Pursuant to subsections 24(2) and 24(2.1) of the of the *Planning Act*, this By-law shall only come into full force and effect upon Official Plan Amendment No. XXX coming into full force and effect.

Read a First, Second and  
Third Time and Finally  
Passed this \_\_\_<sup>th</sup> day of  
\_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor


\_\_\_\_\_  
Town Clerk

DRAFT

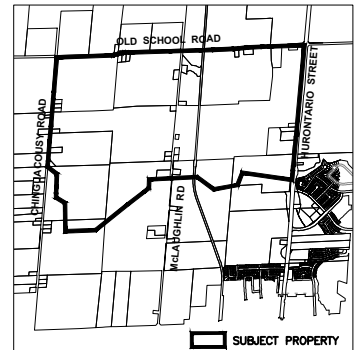
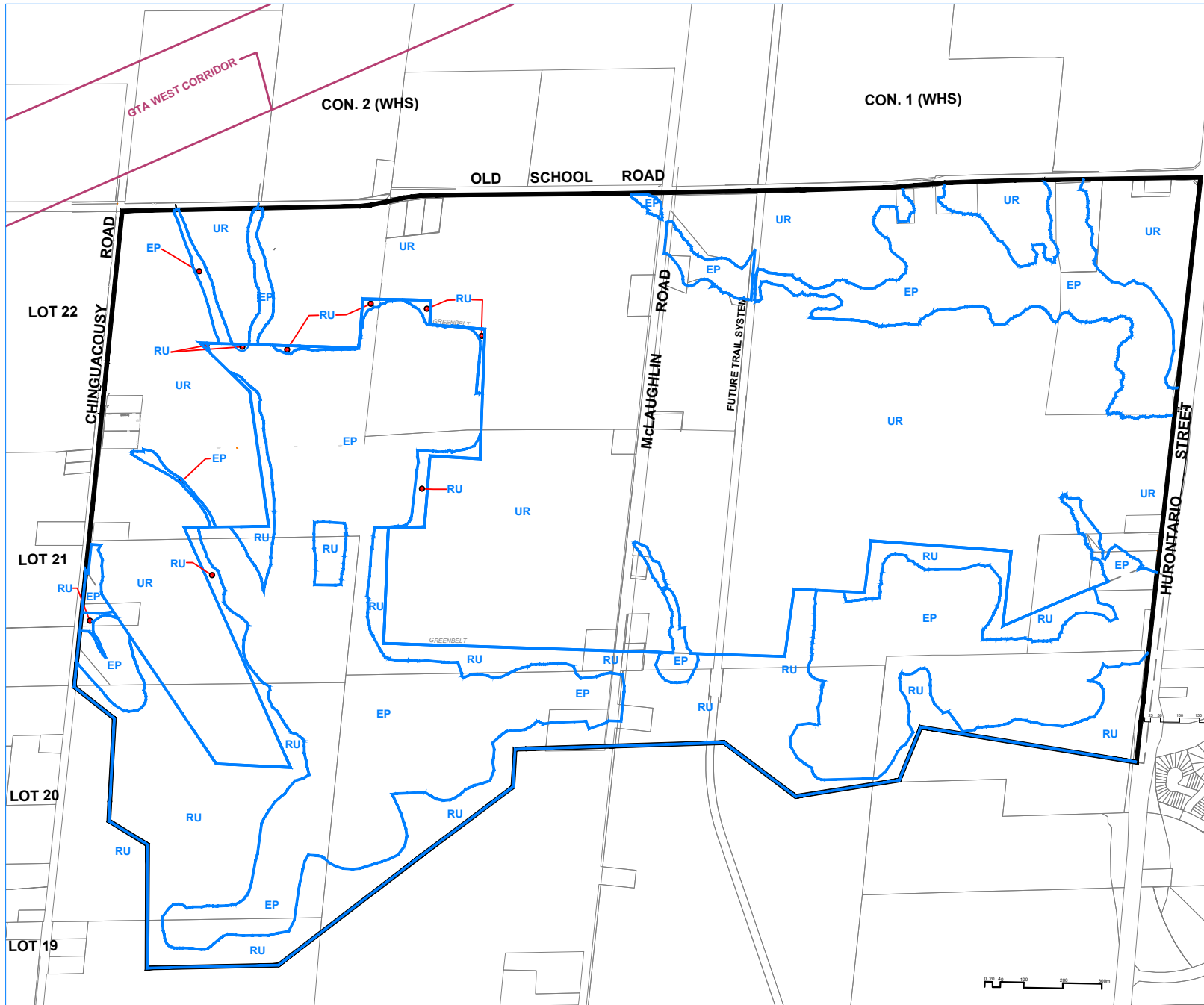
## Schedule A By-law 2024-XXX

Lots 21 and 22 and Part of Lot 20,  
Concession 1 and Lots 21 and 22 and  
Part of Lots 19 and 20, Concession 2  
West of Hurontario Street,  
(Geographic Township of Chinguacousy)  
Town of Caledon,  
Regional Municipality of Peel

### Legend

 Lands to be rezoned to the zones on this Schedule

The "Environmental Policy Area" (EP) shown on Schedule "A" to this By-law is conceptual only and shall be further refined through the subdivision or site plan process (as applicable).



DATE: March 8, 2024

FILE: xx X-XX



**A5**

**THE CORPORATION OF THE TOWN OF CALEDON  
BY-LAW NO. [By-law Number Inserted by Town]**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to lands [INSERT LEGAL DESCRIPTION] bounded by Healey Road to the north, Humber Station Road to the east, the proposed Highway 413 to the south and The Gore Road, and the Greenbelt Plan to the west, within the 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 lands bound by Healey Road to the north, Humber Station Road to the east, the proposed Highway 413 to the south and The Gore Road, and the Greenbelt Plan to the west within the Town of Caledon, Regional Municipality of Peel, for mixed use, residential, and community 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. By adding the following use to the Commercial Zones category in Section 2 – ESTABLISHMENT OF ZONES:

**UC                      Urban Corridor**

2. The areas zoned Urban Corridor – Holding DD “UC-H-DD”, Mixed Density Residential – Exception – AAA – Holding DD “RMD – AAA – H-DD”, and Multiple Residential- Exception – BBB – Holding DD “RM-BBB – H-DD” as shown on Schedule “A” to this By-law 2024 – XXXX shall be subject to the zone provisions in accordance with the following:

- a. New zones established by this By-law are as follows:

**UC                      Urban Corridor**

- b. No person shall, within any UC Zone, use any land, or erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in Table 1.

**TABLE 1: Permitted Uses for the UC Zone**

	<b>ZONE</b>
<b>USE</b>	<b>UC</b>
<i>Additional Residential Unit</i>	✓
<i>Art Gallery</i>	✓
<i>Artist Studio &amp; Gallery</i>	✓
<i>Bakery</i>	✓
<i>Building, Apartment</i>	✓
<i>Building, Mixed Use</i>	✓
<i>Business Office</i>	✓
<i>Clinic</i>	✓
<i>Convenience Store</i>	✓
<i>Drive-Through Service Facility</i>	✓
<i>Dry Cleaning or Laundry Outlet</i>	✓
<i>Dwelling, Back-to-Back Townhouse</i>	✓

<b><i>Dwelling, Common Element Townhouse</i></b>	✓
<b><i>Dwelling, Freehold Townhouse</i></b>	✓
<b><i>Dwelling, Townhouse</i></b>	✓
<b><i>Dwelling, Stacked Townhouse</i></b>	✓
<b><i>Dwelling Unit</i></b>	✓
<b><i>Farmers' Market</i></b>	✓
<b><i>Financial Institution</i></b>	✓
<b><i>Funeral Home</i></b>	✓
<b><i>Grocery Store</i></b>	✓
<b><i>Hotel</i></b>	✓
<b><i>Laundromat</i></b>	✓
<b><i>Long Term Care Home</i></b>	✓
<b><i>Merchandise Service Shop</i></b>	✓
<b><i>Motel</i></b>	✓
<b><i>Park</i></b>	✓
<b><i>Parking Area, Commercial</i></b>	✓
<b><i>Parking Area, Municipal</i></b>	✓
<b><i>Personal Service Shop</i></b>	✓
<b><i>Place of Assembly</i></b>	✓
<b><i>Place of Entertainment</i></b>	✓
<b><i>Place of Worship</i></b>	✓
<b><i>Private Club</i></b>	✓
<b><i>Restaurant</i></b>	✓
<b><i>Retail Store</i></b>	✓
<b><i>Seniors Retirement Home</i></b>	✓
<b><i>Sales, Service and Repair Shop</i></b>	✓
<b><i>School</i></b>	✓
<b><i>Stormwater Management Facility</i></b>	✓
<b><i>Training Facility</i></b>	✓

- c. No person shall, within any UC Zone, use any land, or erect, alter, enlarge, use or maintain any building or structure for any use other in accordance with the standards contained in Table 2, the additional provisions in subsections e) and f), the General Provisions contained in Section 4 and the Parking, Loading & Delivery Standards contained in Section 5.
- d. Notwithstanding section c) back-to-back townhouse dwelling, common element townhouse dwelling, freehold townhouse dwelling, townhouse dwelling and stacked townhouse dwelling, shall be subject to the requirements of the Mixed Density Residential "RMD" zone as set out in Section 2.

**TABLE 2: Provisions for the UC Zone**

<b>STANDARD</b>	<b>ZONES</b>
	<b>UC</b>
<b><i>Lot Area (Minima):</i></b>	N/A
<b><i>Lot Frontages (Minima)</i></b>	Nil
<b><i>Building Area (Maximum)</i></b>	75%
<b><i>Building Setback (Minimum)</i></b>	
<b><i>Front Yard</i></b>	
Minimum	Nil
Maximum	2m (1)
<b><i>Exterior Side Yard</i></b>	
Minimum	Nil
Maximum	2m (1)

<b>Rear Yard (Minima)</b>	6m
<b>Interior Side Yard (Minima)</b>	
From an <i>interior side lot line</i>	1.5m (2)
<b>Building Height</b>	
Minimum	2 storeys
Maximum	12 storeys
<b>Landscaping Area (Minimum)</b>	Nil
<b>Planting Strip Widths (Minima):</b>	
Along an <i>interior side lot line</i>	1.5m
Along a <i>rear lot line</i>	3m
<b>Planting Strip Location</b>	(3) (4)
<b>Driveway Setbacks (Minima)</b>	
From a <i>lot line</i> abutting a Residential Zone	1.5m
From any other <i>lot line</i>	
<b>Parking Space Setback (Minima)</b>	
From any <i>lot line</i> abutting a Residential zone	3m (5)
From any other <i>lot line</i>	1.5m (5)

**Footnotes for Table 2**

- (1) A maximum of 25% of the *building face* can have a greater *yard*.
- (2) Except no *interior side yard* is required where abutting lots share an above grade common wall.
- (3) A *planting strip* shall be required along any portion of a *rear lot line* and any portion of an *interior side lot line* which abuts the Mixed Density Residential "RMD" Zone.
- (4) A planting strip shall be required along each street line adjacent to a *parking area*.
- (5) Parking is only permitted in the *rear yard*, or underground, or within a *parking garage*.

e. The following additional provisions apply to *apartment buildings* and *mixed use buildings*.

- i. The minimum separation distance between buildings that are 6 storeys or less that face each other with windows on the facing walls shall be 15 metres.
- ii. The minimum separation between a building and an internal *driveway* shall be 3.0 metres.
- iii. The minimum separation distance between the tower portions of *apartment buildings* and *mixed*



*use buildings* that face each other with windows on the facing walls shall be 25 metres.

- iv. The minimum setback of the tower component of an *apartment building* and *mixed use building* shall be 12.5 metres to a property line that is not the street.
  - v. The maximum size of the floor plate of a tower component of an *apartment buildings* and *mixed use buildings* above a podium shall be 750 m<sup>2</sup>.
  - vi. In no case shall a parking area be permitted between a building and the front lot line.
  - vii. The maximum building length facing the front lot line shall be 60 meters.
  - viii. The minimum height of the *first storey* for all non-residential uses shall be 3.5 metres.
  - ix. Where buildings are 8 storeys or more in height, a podium shall be provided and the tower portion of the building shall be set back a minimum of 3 metres from the outer edge of the exterior wall of the podium. Podiums shall have a minimum height of 3 storeys and a maximum height of 6 storeys.
  - x. Where the rear yard of a lot containing a building abuts a lot in the Mixed Density Residential "RMD" the building height above 12 metres shall be limited by a 45-degree angular plane measured from a height of 12 metres from finished grade at the 7.5 metre setback from an adjoining Mixed Density Residential "RMD".
  - xi. Where the side yard of a lot containing a building abuts a lot in the Mixed Density Residential "RMD", the building height above 12 metres shall be limited by a 45-degree angular plane measured from a height of 12 metres from finished grade at the 3 metre setback from an adjoining Mixed Density Residential "RMD".
  - xii. The minimum depth of a balcony shall be 1.2 m.
  - xiii. A minimum common amenity space of 5m per dwelling unit shall be provided.
- f. The following additional provisions apply to commercial uses, including those within mixed use buildings.
- i. The maximum elevation of the floor of the *first storey* above *finished grade* at the primary entrance door shall be 0.3 metres.
  - ii. In no case shall a parking area be permitted between a building and the front lot line.
3. No person shall, within any Mixed Density Residential "RMD" Zone or Multiple Residential "RM" Zone use any land, or erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in Table 3 and in accordance with the standards contained in Table 4 and 5, the General Provisions contained in Section 4 and the Parking, Loading & Delivery Standards contained in Section 5.

**TABLE 3: Permitted Uses for the RMD and RM Zone**

USE	ZONE	
	RMD	RM
<i>Additional Residential Unit</i>	✓	✓
<i>Bed and Breakfast Establishments</i>	✓(2)	
<i>Building, Apartment</i>		✓
<i>Community Centre</i>	✓	
<i>Day Care, Private Home</i>	✓	✓
<i>Dwelling, Detached</i>	✓	
<i>Dwelling, Semi Detached</i>	✓	
<i>Dwelling, Townhouse</i>	✓	✓
<i>Dwelling, Stacked Townhouse</i>	✓	✓
<i>Dwelling, Back-to-Back Townhouse</i>	✓	✓
<i>Dwelling, Back-to Back Stacked Townhouse</i>		✓
<i>Home Occupation</i>	✓ (1)	✓ (1)
<i>Library</i>	✓	
<i>Long-Term Care Facility</i>		✓
<i>Park</i>	✓	✓
<i>School</i>	✓	✓
<i>Seniors Retirement Facility</i>		✓
<i>Stormwater Management Facility</i>	✓	✓

**Footnotes for Table 3**

- (1) No more than 6 students are permitted in any one lesson for a *home occupation* involving the instruction of a craft or skill.
- (2) Must comply with the Provisions of Section 4.5 Bed and Breakfast Establishments and Country Inns and Section 5.2.2 Residential Parking Requirements.

**TABLE 4: Provisions for the RMD Zones**

STANDARD	Detached	Semi-Detached	Street Townhouse	Stacked Townhouse	Back-to-Back Townhouse
<i>Lot Areas (Minima, per dwelling unit):</i>	224m <sup>2</sup>	190m <sup>2</sup>	150m <sup>2</sup>	Nil	75m <sup>2</sup>
<i>Lot Frontages (Minima)</i>				30m	
<i>Corner Lot, per dwelling unit</i>	11m	9.75m	9m		8.5m
<i>Other Lots, per dwelling unit</i>	8 m	6.75m	6m		5.5m
<i>Building Area (Maximum)</i>	50%	55%	65%	Nil	Nil
<i>Outdoor Amenity Area (Minima)</i>	40m <sup>2</sup>	30m <sup>2</sup>	30m <sup>2</sup>	8m <sup>2</sup> (per unit)	8m <sup>2</sup> (per unit)
<b>Yards:</b>					
<i>Front Yard (Minima)</i>					
Front wall of attached <i>private garage</i>	6m	6m	6m	6m	6m
Front wall of <i>main building</i>	4.5m	4.5m	3m	3m	3m

<b>Exterior Side Yard (Minimum)</b>	3m	3m	3m	3m	3m
<b>Rear Yard (Minimum)</b>	6m (1)	6m (1)	6m (1)	6m	Nil
<b>Interior Side Yards (Minima)</b>	1.2m and 0.6m	1m (2)	1.2m (2)	1.8m (2)	1.5m (2)
<b>Building Heights (Maxima)</b>	12.5m	12.5m	12.5m	14m	12.5m
<b>Landscape Area (Minimum)</b>	35%	35%	25%	25% (3)	25%(3)

**Footnotes for Table 4**

- (1) Except 1.5 m to a garage abutting a rear lane with a minimum of 5 metres between the detached garage and the dwelling unit.
- (2) Except no interior side yard is required where abutting lots share an above grade common wall.
- (3) Applies to front yard only.

**TABLE 5: Provisions for the RM Zones**

<b>STANDARD</b>	Street Townhouse	Stacked Townhouse	Back-to-Back Townhouse	Back-to Back Stacked Townhouse	Apartment Building
<b>Lot Areas (Minima, per dwelling unit):</b>	150m <sup>2</sup>	Nil	75m <sup>2</sup>	Nil	Nil
<b>Lot Frontages (Minima)</b>		30m		30m	Nil
<i>Corner Lot, per dwelling unit</i>	9m		8.5m		
<i>Other Lots, per dwelling unit</i>	6m		5.5m		
<b>Building Area (Maximum)</b>	65%	Nil	Nil	Nil	Nil
<b>Outdoor Amenity Area (Minima)</b>	30m <sup>2</sup>	8m <sup>2</sup> (per unit)	8m <sup>2</sup> (per unit)	8m <sup>2</sup> (per unit)	Nil
<b>Yards:</b>					
<b>Front Yard (Minima)</b>					3m
Front wall of attached private garage	6m	6m	6m	6m	
Front wall of main building	3m	3m	3m	3m	
<b>Exterior Side Yard (Minimum)</b>	3m	3m	3m	3m	3m
<b>Rear Yard (Minimum)</b>	6m (1)	6m	Nil	Nil	6m
<b>Interior Side Yards (Minima)</b>	1.2m (2)	1.8m (2)	1.5m (2)	1.8m (2)	6m

<b>Building Heights (Maxima)</b>	12.5m	14m	12.5m	14m	6 storeys
<b>Landscape Area (Minimum)</b>	25%	25% (3)	25%(3)	25%(3)	25%

**Footnotes for Table 5**

- (1) Except 1.5 m to a garage abutting a rear lane with a minimum of 5 metres between the detached garage and the dwelling unit.
  - (2) Except no interior side yard is required where abutting lots share an above grade common wall.
  - (3) Applies to front yard only.
4. The following definitions apply:
- i. **Angular Plane** means an imaginary, angled plane extending above the entirety of a lot through which no portion of a building or structure can encroach in order to limit impacts of the building on adjacent areas. The location, angle, and height of the angular plane shall apply as identified in the applicable zone category.
  - ii. **Dwelling, Stacked Townhouse** Means a building containing more than 4 dwelling units, each dwelling unit being separated from the other vertically and horizontally and each dwelling unit having a private entrance from outside.
  - iii. **Dwelling, Back to Back Stacked Townhouse** means a building containing more than six dwelling units, where dwelling units are separated from the each other through a combination of vertically including a common rear wall and horizontally common walls and whereby each dwelling unit has an independent entrance either directly from the outside or through a common vestibule but does not include a common corridor system.
  - iv. **Podium** means the base of an apartment dwelling or mixed use building consisting of a base and a point tower above the base where the base differs from the point tower by being wider in length or width, or both.
  - v. **Tower** means the portion of an apartment dwelling or mixed use building above the podium of the building.
  - vi. **Outdoor Amenity Space** means outdoor space including a *balcony* or a roof area that is for the exclusive use of the occupants of a dwelling unit for their personal recreational or social activities.
5. Schedule "A", Zone Map 3 of By-law 2006-50, as amended is further amended for the lands bound by Healey Road to the north, Humber Station Road to the east, the proposed Highway 413 to the south and The Gore Road, and the Greenbelt Plan to the west within the Town of Caledon, Regional Municipality of Peel, from Agricultural "A1", Environmental Policy Area 2 "EPA2" and Rural Residential "RR" Zones to Urban Corridor – Holding DD "UC-H-DD", Environmental Policy Area 2 "EPA2", Mixed Density Residential – Exception – AAA – Holding DD "RMD – AAA – H-DD", and Multiple Residential – Exception – BBB – Holding DD "RM- BBB – H-DD" zones in accordance with Schedule "A" attached hereto.
6. Notwithstanding any other provisions of by-law 2006-50, the preceding provisions shall apply to the lands as shown on Schedule "A" of this By-law 2024-XXXX. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands.
7. A holding provision (H) shall apply to the lands shown on Schedule "A" to this By-law and shall not be lifted until the following conditions have been met:
- a) A subdivision agreement or a site plan agreement (as applicable)

between the landowner and the Town has been executed, including but limited to a determination of the limits and extent of the Environmental Policy Area zone, as described in the note on Schedule "A" to this By-law;

8. Pursuant to subsections 24(2) and 24(2.1) of the of the *Planning Act*, this By-law shall only come into full force and effect upon Official Plan Amendment No. coming into full force and effect.

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

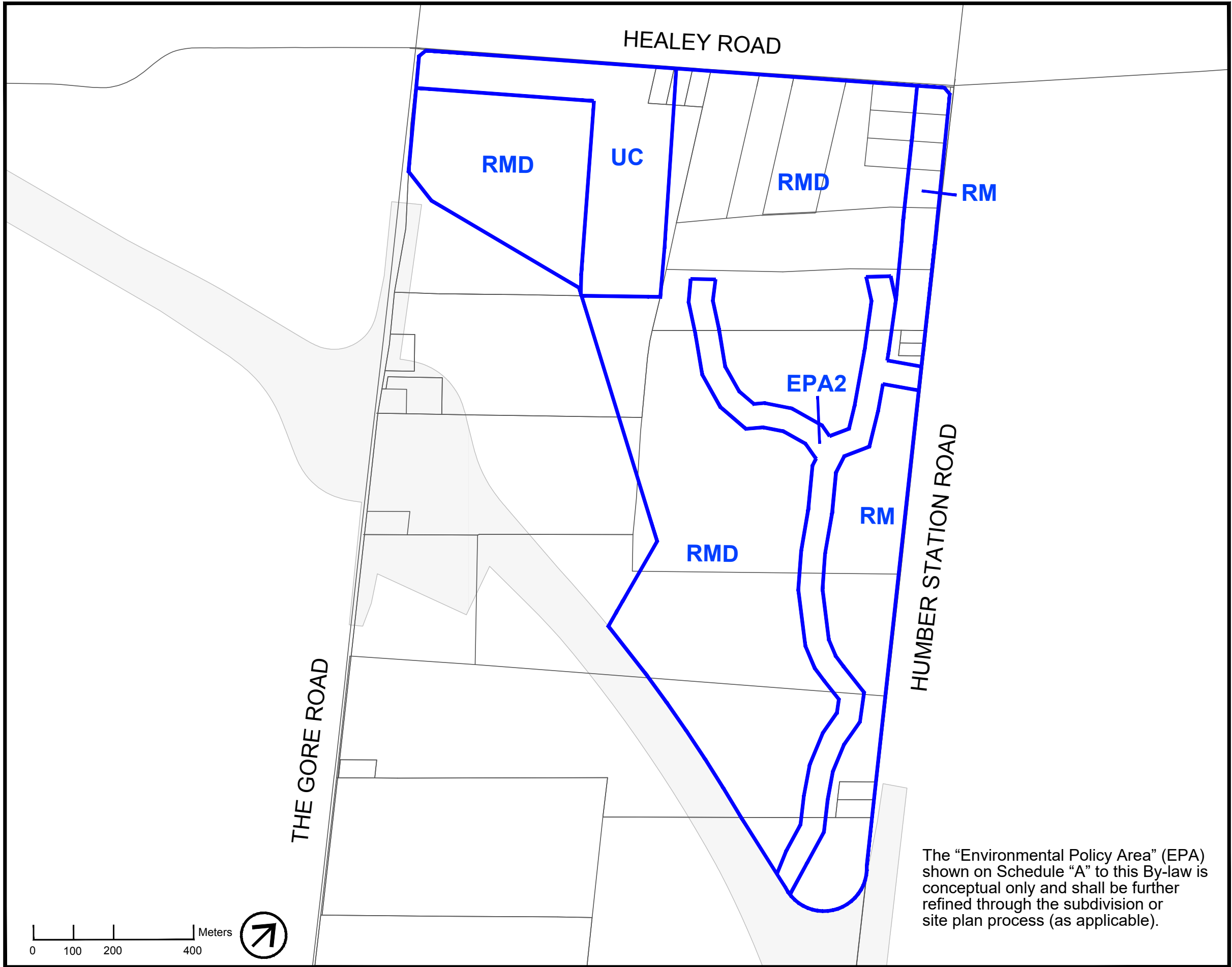
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Annette Groves, Mayor

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Kevin Klingenberg, Clerk

DRAFT





The "Environmental Policy Area" (EPA) shown on Schedule "A" to this By-law is conceptual only and shall be further refined through the subdivision or site plan process (as applicable).

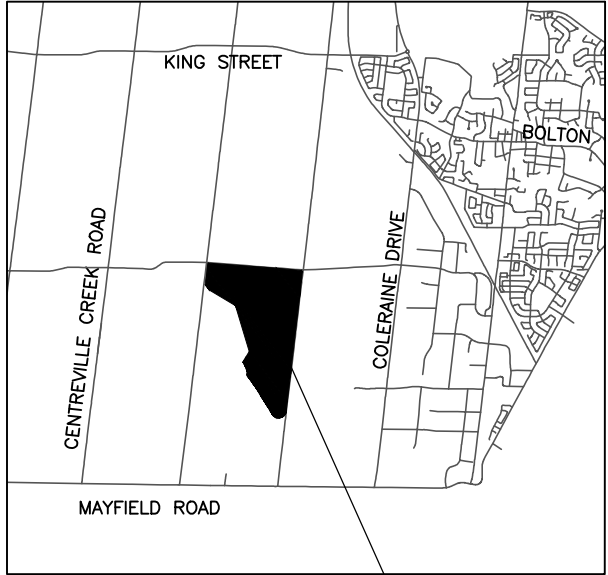
## Schedule A By-law 2024-XXX

Lands bound by Healey Road to the north, Humber Station Road to the east, Mayfield Road to the south and The Gore Road, and the Greenbelt Plan to the west.

### Legend

-  Lands to be rezoned to the zones identified on this Schedule
-  Proposed Highway 413 Overlay

### Key Map



**SUBJECT LANDS**

Date: March 11, 2024

File: XXX

A6

**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 all of Lots 11 and 12, Concession 4 (ALB), Part of Lot 13, Concession 4 (ALB), and Part of Lots 11, 12 and 13, Concession 5 (ALB), 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 all of Lots 11 and 12, Concession 4 (ALB), Part of Lot 13, Concession 4 (ALB), and Part of Lots 11, 12 and 13, Concession 5 (ALB) 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. By adding the following subsections to Section 13 – EXCEPTIONS.
  - 1.1 Notwithstanding any other provisions of by-law 2006-50, the following provisions shall apply to the lands as shown on Schedule “A” of this By-law 2024-XXXX. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.
  - 1.2 The following is added to Table 13.1:



Zone Prefix	Exception Number	Permitted Uses	Special Standards
RMD	AAA	<p>Additional Permitted Uses:</p> <ul style="list-style-type: none"> <li>- Amusement Arcade</li> <li>- Animal Hospital</li> <li>- Art Gallery</li> <li>- Artist Studio and Gallery</li> <li>- Automotive Store</li> <li>- Bakery</li> <li>- Building, Apartment</li> <li>- Building, Apartment, Senior Citizens</li> <li>- Building, Mixed Use</li> <li>- Business Office</li> <li>- Clinic</li> <li>- Conference Centre</li> <li>- Convenience Store</li> <li>- Cultural Centre</li> <li>- Day Nursery</li> <li>- Department Store</li> <li>- Dry Cleaning or Laundry Outlet</li> <li>- Dwelling, Back-to-Back Townhouse</li> <li>- Dwelling, Detached, Rear-Lane</li> <li>- Dwelling, Semi-Detached, Rear-Lane</li> <li>- Dwelling, Stacked Townhouse</li> <li>- Dwelling, Townhouse, Rear-Lane</li> <li>- Farmers Market</li> <li>- Financial Institution</li> <li>- Fitness Centre</li> <li>- Funeral Home</li> <li>- Furniture Showroom</li> <li>- Grocery Store</li> <li>- Home Improvement Centre</li> <li>- Home Occupation</li> <li>- Hotel</li> <li>- Laboratory, Medical</li> <li>- Laundromat</li> <li>- Live-Work Unit</li> <li>- Long-Term Care Facility</li> <li>- Medical Centre</li> <li>- Merchandise Service Shop</li> <li>- Mixed Use Building</li> <li>- Museum</li> <li>- Non-market Housing</li> <li>- Outdoor Seasonal Garden Centre, Accessory</li> <li>- Outdoor Display or Sales Area, Accessory</li> <li>- Patio, Outdoor</li> <li>- Parking Area, Commercial</li> <li>- Parking Garage</li> <li>- Personal Service Shop</li> <li>- Pharmacy</li> <li>- Place of Assembly</li> <li>- Place of Entertainment</li> <li>- Place of Worship</li> <li>- Printing and Processing Service Shop</li> </ul>	<p><b>1.0 DEFINITIONS</b></p> <p><b>Amenity Space</b> 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.</p> <p><b>Dwelling, Back-to-Back Townhouse</b> For the purpose of this zone, <i>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><b>Dwelling, Rear-Lane</b> For the purposes of this zone, means a <i>dwelling</i> with a <i>driveway</i> access to a private or public <i>street</i> or <i>Lane</i> adjacent to the <i>rear lot line</i>.</p> <p><b>Dwelling, Stacked Townhouse</b> 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;</p> <p><b>Lot Depth</b> 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><b>Lot Line, Front</b> 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><b>Non-Market Housing</b> means affordable housing that is owned or subsidized by government, a non-profit society, or a housing cooperative; whereby it is not solely market driven. Examples include transitional housing, emergency housing and rent-g geared-to-income housing.</p> <p><b>2.0 REGULATIONS</b></p> <p><b>Access Regulations</b> Notwithstanding Section 4.3.1, a <i>rear-lane dwelling</i> and associated accessory structures may be erected on a <i>lot</i> without frontage and access to a public or private <i>street</i>, provided driveway access to the rear lot line is available from a public or private <i>street</i> or <i>Lane</i>.</p> <p>For the purposes 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, any <i>accessory building</i>, not including a detached <i>garage</i> shall</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards												
		<ul style="list-style-type: none"> <li>- <i>Private Club</i></li> <li>- <i>Recreation, Non-Intensive</i></li> <li>- <i>Research Establishment</i></li> <li>- <i>Restaurant</i></li> <li>- <i>Retail Store</i></li> <li>- <i>Retail Store, Accessory</i></li> <li>- <i>Sales, Service and Repair Shop</i></li> <li>- <i>Seniors Retirement Facility</i></li> <li>- <i>Shopping Centre</i></li> <li>- <i>Supermarket</i></li> <li>- <i>Training Facility</i></li> <li>- <i>Veterinary Hospital</i></li> <li>- <i>Video Outlet/Rental Store</i></li> <li>- <i>Wellness Centre</i></li> </ul>	<p>be located a minimum of 0.6m from any <i>lot line</i>.</p> <p><b>Air Conditioners and Heat Pumps</b> 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><b>Detached or Dual Garage</b> For the purpose of this <i>zone</i>, a detached or <i>dual garage</i> with driveway access to a <i>lane</i> shall:</p> <ul style="list-style-type: none"> <li>a) i 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>.</li> <li>b) Not be subject to Section 4.2.2</li> <li>c) Not exceed the <i>Building Height</i> of the <i>main building</i> on the <i>lot</i>.</li> </ul> <p><b>Model Homes</b> 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"> <li>a) a maximum of ten (10) dry or serviced model homes shall be permitted on lands with draft plan approval.</li> <li>b) Any number of temporary sales <i>structures</i> 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).</li> </ul> <p><b>Private, Garage</b> The minimum dimensions of a double car garage accommodating 2 <i>parking spaces</i> shall be 5.5m in width and 5.8m in length.</p> <p><b>Residential Parking Requirements</b> 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><b>Sight Triangles</b> 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><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 5.8m in length.</p> <p><b>3.0 ZONE STANDARDS</b></p> <p><b>3.1 ZONE STANDARDS For a <i>Dwelling, Detached and Dwelling, and Detached, Rear-Lane</i></b></p> <table border="0" style="width: 100%;"> <tr> <td><b>Lot Area</b> (minimum)</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td><b>Lot Frontage</b> (minimum)</td> <td></td> </tr> <tr> <td style="padding-left: 20px;"><i>Dwelling, Detached:</i></td> <td style="text-align: right;">9m</td> </tr> <tr> <td style="padding-left: 20px;"><i>Dwelling, Detached, Rear-Lane:</i></td> <td style="text-align: right;">7.8m</td> </tr> <tr> <td><b>Building Area</b> (maximum):</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td><b>Backyard Amenity Area</b> (minimum):</td> <td style="text-align: right;">nil</td> </tr> </table>	<b>Lot Area</b> (minimum)	N/A	<b>Lot Frontage</b> (minimum)		<i>Dwelling, Detached:</i>	9m	<i>Dwelling, Detached, Rear-Lane:</i>	7.8m	<b>Building Area</b> (maximum):	N/A	<b>Backyard Amenity Area</b> (minimum):	nil
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Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><b>Front Yard</b> (minimum)            Front wall of attached <i>private garage</i>: 5.5m            Front wall of <i>main building</i>: 2.5m</p> <p><b>Exterior Side Yard</b> (minimum):            To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.5m            To a <i>main building</i>: 2.0m</p> <p><b>Exterior Side Yard abutting a Lane</b> (minimum)            To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.5m            To a <i>main building</i>: 1.2m</p> <p><b>Rear Yard</b> (minimum)            For lots with a <i>lot depth</i> of 20m or greater: 6.0m            For lots 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> abutting a <i>Lane</i>: nil            For a <i>Dwelling, Detached, Rear-Lane</i> abutting a <i>Street</i>:            To an attached <i>private garage</i>: 5.5m            To a <i>main building</i>: 2.5m</p> <p><b>Interior Side Yard</b> (minimum):            One side: 0.6m            Other side: 1.2m            Abutting a non-residential land use: 1.2m</p> <p><b>Building Height</b> (maximum) 14m  <b>Landscape Area</b> (minimum) N/A</p> <p><b>3.2 PERMITTED ENCROACHMENTS for Dwelling, Detached and Dwelling, and Detached, Rear-Lane</b></p> <p>The Permitted Encroachments in the Residential Two-Exception 614 (R2-614) 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, a rear yard backing onto a lane, exterior side yard and/or front yard;</p> <p>b) the maximum encroachment for decks greater than or equal to 0.75 m in height is 0.5 m into a required parking space in a private garage.</p> <p>c) the maximum encroachment for covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a deck is 0.5 m into a required parking space in a private garage.</p> <p>d) rear yard projections up to a maximum of 60% of lot width are permitted to encroach up to 3.5 m into the required rear yard.</p> <p>e) one garage step may encroach into minimum parking size</p> <p>f) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into 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>g) porch and deck steps may encroach up to 0.5 m from front lot line</p> <p>h) deck in rear yard may encroach up to 1.2 m from lot line</p> <p>i) upper 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>j) fireplaces may encroach maximum 1.2 m into the rear yard</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards																																																										
			<p>and 0.6 m 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><b>3.3 ZONE STANDARDS For a Dwelling, Semi-Detached, Dwelling, Semi-Detached, Rear-Lane, and Dwelling, Semi-Detached, Back-to-Back :</b></p> <table border="0"> <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>5m</td> </tr> <tr> <td>    <i>Corner Lot:</i></td> <td>6.5m</td> </tr> <tr> <td><b>Building Area</b> (maximum):</td> <td>N/A</td> </tr> <tr> <td><b>Backyard Amenity Area</b> (minimum):</td> <td>nil</td> </tr> <tr> <td><b>Front Yard</b> (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><b>Exterior Side Yard</b> (minimum):</td> <td></td> </tr> <tr> <td>    To a <i>private garage</i> facing an <i>exterior side lot line</i>:</td> <td>5.5m</td> </tr> <tr> <td>    To a <i>main building</i>:</td> <td>2.0m</td> </tr> <tr> <td><b>Exterior Side Yard abutting a Lane</b> (minimum)</td> <td></td> </tr> <tr> <td>    To a <i>private garage</i> facing an <i>exterior side lot line</i>:</td> <td>5.5m</td> </tr> <tr> <td>    To a <i>main building</i>:</td> <td>1.2m</td> </tr> <tr> <td><b>Rear Yard</b> (minimum)</td> <td></td> </tr> <tr> <td>Dwelling, Semi-Detached, Back-to-Back</td> <td>nil</td> </tr> <tr> <td>To a <i>main building</i>:</td> <td>6.0m</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, Semi-Detached, Rear-Lane</i> abutting a <i>Lane</i>:</td> <td>nil</td> </tr> <tr> <td>For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Street</i>:</td> <td></td> </tr> <tr> <td>    To an attached <i>private garage</i>:</td> <td>5.5m</td> </tr> <tr> <td>    To a <i>main building</i>:</td> <td>2.5m</td> </tr> <tr> <td><b>Interior Side Yard</b> (minimum):</td> <td></td> </tr> <tr> <td>    To a <i>main building</i>:</td> <td>0.9m</td> </tr> <tr> <td>    Between attached <i>dwelling units</i>:</td> <td>nil</td> </tr> <tr> <td>    Abutting a non-residential land use:</td> <td>1.2m</td> </tr> <tr> <td><b>Building Height</b> (maximum)</td> <td>14m</td> </tr> <tr> <td><b>Landscape Area</b> (minimum)</td> <td>N/A</td> </tr> </table> <p><b>3.4 PERMITTED ENCROACHMENTS for Dwelling, Semi-Detached, Dwelling, Semi-Detached, Rear-Lane, and Dwelling, Semi-Detached, Back-to-Back:</b></p> <p>The Permitted Encroachments in the Residential Two-Exception 614 (R2-614) 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, a rear yard backing onto a lane, exterior side yard and/or front yard;</p> <p>b) the maximum encroachment for decks greater than or equal to 0.75 m in height is 0.5 m into a required parking space in a private garage.</p> <p>c) the maximum encroachment for covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a deck is 0.5 m into a required parking space in a private garage.</p> <p>d) rear yard projections up to a maximum of 60% of lot width are permitted to encroach up to 3.5 m into the required rear yard.</p> <p>e) one garage step may encroach into minimum parking size</p>	<b>Lot Area</b> (minimum)	N/A	<b>Lot Frontage</b> (minimum)		<i>Interior Lot:</i>	5m	<i>Corner Lot:</i>	6.5m	<b>Building Area</b> (maximum):	N/A	<b>Backyard Amenity Area</b> (minimum):	nil	<b>Front Yard</b> (minimum)		Front wall of attached <i>private garage</i> :	5.5m	Front wall of <i>main building</i> :	2.5m	<b>Exterior Side Yard</b> (minimum):		To a <i>private garage</i> facing an <i>exterior side lot line</i> :	5.5m	To a <i>main building</i> :	2.0m	<b>Exterior Side Yard abutting a Lane</b> (minimum)		To a <i>private garage</i> facing an <i>exterior side lot line</i> :	5.5m	To a <i>main building</i> :	1.2m	<b>Rear Yard</b> (minimum)		Dwelling, Semi-Detached, Back-to-Back	nil	To a <i>main building</i> :	6.0m	To the side wall of a <i>private garage</i> :	0.6m	For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Lane</i> :	nil	For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Street</i> :		To an attached <i>private garage</i> :	5.5m	To a <i>main building</i> :	2.5m	<b>Interior Side Yard</b> (minimum):		To a <i>main building</i> :	0.9m	Between attached <i>dwelling units</i> :	nil	Abutting a non-residential land use:	1.2m	<b>Building Height</b> (maximum)	14m	<b>Landscape Area</b> (minimum)	N/A
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			<p>f) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into 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>g) porch and deck steps may encroach up to 0.5 m from front lot line</p> <p>h) deck in rear yard may encroach up to 1.2 m from lot line</p> <p>i) upper 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>j) fireplaces may encroach maximum 1.2 m into the rear yard and 0.6 m 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><b>3.5 ZONE STANDARDS For a Dwelling, Townhouse</b></p> <table> <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>4.5m</td> </tr> <tr> <td>    <i>End Lot or Corner Lot:</i></td> <td>5.5m</td> </tr> <tr> <td><b>Building Area</b> (maximum):</td> <td>N/A</td> </tr> <tr> <td><b>Backyard Amenity Area</b> (minimum):</td> <td>nil</td> </tr> <tr> <td><b>Front Yard</b> (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><b>Exterior Side Yard</b> (minimum):</td> <td></td> </tr> <tr> <td>    To a <i>private garage</i> facing an <i>exterior side lot line</i>:</td> <td>5.5m</td> </tr> <tr> <td>    To a <i>main building</i>:</td> <td>2.0m</td> </tr> <tr> <td><b>Exterior Side Yard abutting a Lane</b> (minimum)</td> <td></td> </tr> <tr> <td>    To a <i>private garage</i> facing an <i>exterior side lot line</i>:</td> <td>5.5m</td> </tr> <tr> <td>    To a <i>main building</i>:</td> <td>1.2m</td> </tr> <tr> <td><b>Rear Yard</b> (minimum)</td> <td></td> </tr> <tr> <td>    To a <i>main building</i>:</td> <td>5.0m</td> </tr> <tr> <td>    To the side wall of a <i>private garage</i>:</td> <td>0.6m</td> </tr> <tr> <td><b>Interior Side Yard</b> (minimum):</td> <td></td> </tr> <tr> <td>    To a <i>main building</i>:</td> <td>1.5m</td> </tr> <tr> <td>    Between attached <i>dwelling units</i>:</td> <td>nil</td> </tr> <tr> <td>    Abutting a non-residential land use:</td> <td>1.2m</td> </tr> <tr> <td><b>Building Height</b> (maximum)</td> <td>14m</td> </tr> <tr> <td><b>Landscape Area</b> (minimum)</td> <td>N/A</td> </tr> <tr> <td><b>Driveway Width</b> (minimum)</td> <td>2.75m</td> </tr> </table> <p><b>3.6 PERMITTED ENCROACHMENTS for Dwelling, Townhouse:</b></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, a rear yard backing onto a lane, exterior side yard and/or front yard;</p> <p>b) the maximum encroachment for decks greater than or equal to 0.75 m in height is 0.5 m into a required parking space in a private garage.</p> <p>c) the maximum encroachment for covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a deck is 0.5 m into a required parking space in a private garage.</p>	<b>Lot Area</b> (minimum)	N/A	<b>Lot Frontage</b> (minimum)		<i>Interior Lot:</i>	4.5m	<i>End Lot or Corner Lot:</i>	5.5m	<b>Building Area</b> (maximum):	N/A	<b>Backyard Amenity Area</b> (minimum):	nil	<b>Front Yard</b> (minimum)		Front wall of attached <i>private garage</i> :	5.5m	Front wall of <i>main building</i> :	2.5m	<b>Exterior Side Yard</b> (minimum):		To a <i>private garage</i> facing an <i>exterior side lot line</i> :	5.5m	To a <i>main building</i> :	2.0m	<b>Exterior Side Yard abutting a Lane</b> (minimum)		To a <i>private garage</i> facing an <i>exterior side lot line</i> :	5.5m	To a <i>main building</i> :	1.2m	<b>Rear Yard</b> (minimum)		To a <i>main building</i> :	5.0m	To the side wall of a <i>private garage</i> :	0.6m	<b>Interior Side Yard</b> (minimum):		To a <i>main building</i> :	1.5m	Between attached <i>dwelling units</i> :	nil	Abutting a non-residential land use:	1.2m	<b>Building Height</b> (maximum)	14m	<b>Landscape Area</b> (minimum)	N/A	<b>Driveway Width</b> (minimum)	2.75m
<b>Lot Area</b> (minimum)	N/A																																																				
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Zone Prefix	Exception Number	Permitted Uses	Special Standards																																																		
			<p>d) an air conditioner or heat pump is permitted in the front yard of a Dwelling, Townhouse, Back-to-Back, provided it is screened from public view or located on a balcony.</p> <p>e) one garage step may encroach into minimum parking size</p> <p>f) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into 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>g) porch and deck steps may encroach up to 0.5 m from front lot line</p> <p>h) deck in rear yard may encroach up to 1.2 m from lot line</p> <p>i) upper 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>j) fireplaces may encroach maximum 1.2 m into the rear yard and 0.6 m 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>k) rear yard projections of one storey with foundation may encroach a maximum of 2.0 m into the rear yard for 50% of the lot frontage.</p> <p><b>3.7 ZONE STANDARDS For a Dwelling, Townhouse, Rear-Lane:</b></p> <table border="0"> <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>4.0m</td> </tr> <tr> <td>    <i>End Lot or Corner Lot:</i></td> <td>5.5m</td> </tr> <tr> <td><b>Building Area</b> (maximum):</td> <td>N/A</td> </tr> <tr> <td><b>Backyard Amenity Area</b> (minimum):</td> <td>nil</td> </tr> <tr> <td><b>Front Yard</b> (minimum):</td> <td>2m</td> </tr> <tr> <td><b>Exterior Side Yard</b> (minimum):</td> <td>2m</td> </tr> <tr> <td><b>Exterior Side Yard abutting a Lane</b> (minimum)</td> <td>1.2m</td> </tr> <tr> <td><b>Rear Yard</b> (minimum)</td> <td></td> </tr> <tr> <td>    For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Lane</i>:</td> <td>0.5m</td> </tr> <tr> <td>    For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Street</i>:</td> <td></td> </tr> <tr> <td>        To an attached <i>private garage</i>:</td> <td>5.5m</td> </tr> <tr> <td>        To a <i>main building</i>:</td> <td>2.5m</td> </tr> <tr> <td><b>Interior Side Yard</b> (minimum):</td> <td></td> </tr> <tr> <td>    To a <i>main building</i>:</td> <td>1.5m</td> </tr> <tr> <td>    Between attached <i>dwelling units</i>:</td> <td>nil</td> </tr> <tr> <td>    Between attached <i>private garages</i>:</td> <td>nil</td> </tr> <tr> <td>    Abutting a non-residential land use:</td> <td>1.2m</td> </tr> <tr> <td><b>Building Height</b> (maximum)</td> <td>14m</td> </tr> <tr> <td><b>Landscape Area</b> (minimum)</td> <td>N/A</td> </tr> <tr> <td><b>Driveway Width</b> (minimum)</td> <td>2.75m</td> </tr> <tr> <td><b>Parking Requirements</b> (minimum):</td> <td></td> </tr> <tr> <td></td> <td>1.0 <i>parking space per dwelling unit</i></td> </tr> <tr> <td><b>Amenity Space</b> (minimum):</td> <td>3.5m<sup>2</sup> <i>per dwelling unit</i></td> </tr> </table> <p><b>3.8 PERMITTED ENCROACHMENTS for Dwelling, Townhouse, Rear Lane</b></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</p>	<b>Lot Area</b> (minimum)	N/A	<b>Lot Frontage</b> (minimum)		<i>Interior Lot:</i>	4.0m	<i>End Lot or Corner Lot:</i>	5.5m	<b>Building Area</b> (maximum):	N/A	<b>Backyard Amenity Area</b> (minimum):	nil	<b>Front Yard</b> (minimum):	2m	<b>Exterior Side Yard</b> (minimum):	2m	<b>Exterior Side Yard abutting a Lane</b> (minimum)	1.2m	<b>Rear Yard</b> (minimum)		For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Lane</i> :	0.5m	For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Street</i> :		To an attached <i>private garage</i> :	5.5m	To a <i>main building</i> :	2.5m	<b>Interior Side Yard</b> (minimum):		To a <i>main building</i> :	1.5m	Between attached <i>dwelling units</i> :	nil	Between attached <i>private garages</i> :	nil	Abutting a non-residential land use:	1.2m	<b>Building Height</b> (maximum)	14m	<b>Landscape Area</b> (minimum)	N/A	<b>Driveway Width</b> (minimum)	2.75m	<b>Parking Requirements</b> (minimum):			1.0 <i>parking space per dwelling unit</i>	<b>Amenity Space</b> (minimum):	3.5m <sup>2</sup> <i>per dwelling unit</i>
<b>Lot Area</b> (minimum)	N/A																																																				
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Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>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) the maximum encroachment for decks greater than or equal to 0.75 m in height is 0.5 m into a required parking space in a private garage.</p> <p>c) the maximum encroachment for covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a deck is 0.5 m into a required parking space in a private garage.</p> <p>d) an air conditioner or heat pump is permitted in the front yard of a Dwelling, Townhouse, Back-to-Back, provided it is screened from public view or located on a balcony.</p> <p>e) one garage step may encroach into minimum parking size</p> <p>f) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into 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>g) porch and deck steps may encroach up to 0.5 m from front lot line</p> <p>h) deck in rear yard may encroach up to 1.2 m from lot line</p> <p>i) upper 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>j) fireplaces may encroach maximum 1.2 m into the rear yard and 0.6 m 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><b>3.9 ZONE STANDARDS For a Dwelling, Back-to-Back Townhouse:</b></p> <p><b>Lot Area</b> (minimum) N/A</p> <p><b>Lot Frontage</b> (minimum)</p> <p style="padding-left: 20px;"><i>Interior Lot:</i> 5.5m</p> <p style="padding-left: 20px;"><i>End Lot or Corner Lot:</i> 6.7m</p> <p><b>Building Area</b> (maximum): N/A</p> <p><b>Backyard Amenity Area</b> (minimum): nil</p> <p><b>Front Yard</b> (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><b>Exterior Side Yard</b> (minimum): 2.0m</p> <p><b>Exterior Side Yard abutting a Lane</b> (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><b>Rear Yard</b> (minimum) nil</p> <p><b>Interior Side Yard</b> (minimum):</p> <p style="padding-left: 20px;">To a <i>main building</i>: 1.5m</p> <p style="padding-left: 20px;">Between attached <i>dwelling units</i>: nil</p> <p style="padding-left: 20px;">Abutting a non-residential land use: 1.2m</p> <p><b>Building Height</b> (maximum) 14m</p> <p><b>Landscape Area</b> (minimum) N/A</p> <p><b>Driveway Width</b> (minimum) 2.75m</p> <p><b>Parking Requirements</b> (minimum):</p> <p style="padding-left: 40px;">1.0 <i>parking space</i> per <i>dwelling unit</i></p> <p><b>Contiguous Dwelling Units</b> (maximum): 16</p> <p><b>Dimensions of a Contiguous Structure</b> (maximum):</p> <p style="padding-left: 20px;">8 <i>dwelling units</i> wide by 2 <i>dwelling units</i> deep</p> <p><b>Amenity Space</b> (minimum): 3.5m<sup>2</sup> per <i>dwelling unit</i></p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards																								
			<p><b>3.10 PERMITTED ENCROACHMENTS for Dwelling, Back-to-Back Townhouse</b></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, a rear yard backing onto a lane, exterior side yard and/or front yard;</p> <p>b) the maximum encroachment for decks greater than or equal to 0.75 m in height is 0.5 m into a required parking space in a private garage.</p> <p>c) the maximum encroachment for covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a deck is 0.5 m into a required parking space in a private garage.</p> <p>d) an air conditioner or heat pump is permitted in the front yard of a Dwelling, Townhouse, Back-to-Back, provided it is screened from public view or located on a balcony.</p> <p>e) one garage step may encroach into minimum parking size</p> <p>f) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into 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>g) porch and deck steps may encroach up to 0.5 m from front lot line</p> <p>h) upper 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) For units without a private garage, an enclosed garbage structure is permitted in front yard to the depth of the allowable porch encroachment.</p> <p><b>3.11 ZONE STANDARDS For a Dwelling, Stacked Townhouse:</b></p> <table border="0"> <tr> <td><b>Lot Area</b> (minimum)</td> <td>nil</td> </tr> <tr> <td><b>Lot Frontage</b> (minimum)</td> <td>nil</td> </tr> <tr> <td><b>Building Area</b> (maximum):</td> <td>N/A</td> </tr> <tr> <td><b>Backyard Amenity Area</b> (minimum):</td> <td>nil</td> </tr> <tr> <td><b>Front Yard</b> (minimum)</td> <td>2.5m</td> </tr> <tr> <td><b>Exterior Side Yard</b> (minimum):</td> <td>2.4m</td> </tr> <tr> <td><b>Rear Yard</b> (minimum):</td> <td>2.4m but 0.5m is permitted to a Lane</td> </tr> <tr> <td><b>Interior Side Yard</b> (minimum):</td> <td>1.5m</td> </tr> <tr> <td><b>Building Height</b> (maximum)</td> <td>Greater of 20 m or 5 storeys</td> </tr> <tr> <td><b>Landscaped Area (minimum)</b></td> <td>nil</td> </tr> <tr> <td><b>Parking Requirements</b> (minimum):</td> <td>1.15 parking space per dwelling unit, inclusive of visitor or on-street parking, as applicable</td> </tr> <tr> <td><b>Amenity Space</b> (minimum):</td> <td>2m<sup>2</sup> per dwelling unit</td> </tr> </table> <p><b>3.12 PERMITTED ENCROACHMENTS for Dwelling, Stacked Townhouse</b></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>	<b>Lot Area</b> (minimum)	nil	<b>Lot Frontage</b> (minimum)	nil	<b>Building Area</b> (maximum):	N/A	<b>Backyard Amenity Area</b> (minimum):	nil	<b>Front Yard</b> (minimum)	2.5m	<b>Exterior Side Yard</b> (minimum):	2.4m	<b>Rear Yard</b> (minimum):	2.4m but 0.5m is permitted to a Lane	<b>Interior Side Yard</b> (minimum):	1.5m	<b>Building Height</b> (maximum)	Greater of 20 m or 5 storeys	<b>Landscaped Area (minimum)</b>	nil	<b>Parking Requirements</b> (minimum):	1.15 parking space per dwelling unit, inclusive of visitor or on-street parking, as applicable	<b>Amenity Space</b> (minimum):	2m <sup>2</sup> per dwelling unit
<b>Lot Area</b> (minimum)	nil																										
<b>Lot Frontage</b> (minimum)	nil																										
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<b>Landscaped Area (minimum)</b>	nil																										
<b>Parking Requirements</b> (minimum):	1.15 parking space per dwelling unit, inclusive of visitor or on-street parking, as applicable																										
<b>Amenity Space</b> (minimum):	2m <sup>2</sup> per dwelling unit																										



Zone Prefix	Exception Number	Permitted Uses	Special Standards																						
			<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) 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>c) 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>d) 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>e) the minimum setback from the side wall of any building to a walkway is 1.5 m;</p> <p>f) 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>g) despite paragraphs above, there is no minimum setback between attached units;</p> <p>h) the minimum setback from a front or rear wall of any building to any other building on the same lot is 9.0 m;</p> <p>i) 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>j) 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>k) an air conditioner or heat pump is permitted in the front yard, provided it is screened from public view or located on a balcony;</p> <p>l) 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><b>3.13 ZONE STANDARDS For a <i>Building, Apartment, Building, Mixed Use, Building, Apartment - Senior Citizen, Retirement Homes, Long Term Care</i> and:</b></p> <table data-bbox="743 1822 1448 2182"> <tr> <td><b>Lot Area</b> (minimum)</td> <td>nil</td> </tr> <tr> <td><b>Lot Frontage</b> (minimum)</td> <td>nil</td> </tr> <tr> <td><b>Building Area</b> (maximum):</td> <td>N/A</td> </tr> <tr> <td><b>Front Yard</b> (minimum)</td> <td>nil</td> </tr> <tr> <td><b>Exterior Side Yard</b> (minimum):</td> <td>nil</td> </tr> <tr> <td><b>Rear Yard</b> (minimum):</td> <td>3m</td> </tr> <tr> <td><b>Interior Side Yard</b> (minimum):</td> <td>3m</td> </tr> <tr> <td><b>Setback to a Sight Triangle</b> (minimum)</td> <td>nil</td> </tr> <tr> <td><b>Building Height</b> (maximum) (excluding rooftop mechanical rooms and equipment)</td> <td></td> </tr> <tr> <td>for buildings within MTSA</td> <td>20 storeys</td> </tr> <tr> <td>for all buildings outside of the MTSA</td> <td>Greater of 12 storeys (48 m)</td> </tr> </table> <p><b>Parking Requirements</b> (minimum):</p> <p>Residents: 0.7 parking space per dwelling unit  Visitors: 0.15 parking space per dwelling unit  Visitor and non-residential use parking spaces may be shared.</p> <p>For a <i>Seniors Retirement Facility</i>:</p> <p>Residents: 0.5 parking space per dwelling unit  Visitors: 0.15 parking space per dwelling unit</p>	<b>Lot Area</b> (minimum)	nil	<b>Lot Frontage</b> (minimum)	nil	<b>Building Area</b> (maximum):	N/A	<b>Front Yard</b> (minimum)	nil	<b>Exterior Side Yard</b> (minimum):	nil	<b>Rear Yard</b> (minimum):	3m	<b>Interior Side Yard</b> (minimum):	3m	<b>Setback to a Sight Triangle</b> (minimum)	nil	<b>Building Height</b> (maximum) (excluding rooftop mechanical rooms and equipment)		for buildings within MTSA	20 storeys	for all buildings outside of the MTSA	Greater of 12 storeys (48 m)
<b>Lot Area</b> (minimum)	nil																								
<b>Lot Frontage</b> (minimum)	nil																								
<b>Building Area</b> (maximum):	N/A																								
<b>Front Yard</b> (minimum)	nil																								
<b>Exterior Side Yard</b> (minimum):	nil																								
<b>Rear Yard</b> (minimum):	3m																								
<b>Interior Side Yard</b> (minimum):	3m																								
<b>Setback to a Sight Triangle</b> (minimum)	nil																								
<b>Building Height</b> (maximum) (excluding rooftop mechanical rooms and equipment)																									
for buildings within MTSA	20 storeys																								
for all buildings outside of the MTSA	Greater of 12 storeys (48 m)																								

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>For a <i>Long-Term Care Facility</i>:</p> <p style="padding-left: 40px;">0.3 <i>parking space</i> per bed</p> <p style="padding-left: 40px;">Visitors: 0.15 <i>parking space</i> per bed</p> <p>Non-Residential Use:</p> <p style="padding-left: 40px;">1 <i>parking space</i> per non-residential unit</p> <p><b>Landscaped Open Space (minimum)</b> 15% of the lot</p> <p><b>Planting Strip (minimum)</b> 3m along a street line adjacent to parking area</p> <p><b>Amenity Area (minimum):</b> 2m<sup>2</sup> per <i>dwelling unit</i> or 10% of site area</p> <p>All garbage shall be stored inside the building;  <b>Convenience store</b> shall not exceed a maximum of 160 sq.m. net floor area.</p> <p><b>3.14 ZONE STANDARDS For a <i>Live-Work Unit</i>:</b></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"> <li>a) <i>Art Gallery</i></li> <li>b) <i>Artist Studio and Gallery</i></li> <li>c) <i>Business Office</i></li> <li>d) <i>Clinic</i></li> <li>e) <i>Dry Cleaning or Laundry Outlet</i></li> <li>f) <i>Personal Service Shop</i></li> <li>g) <i>Restaurant</i></li> <li>h) <i>Retail Store</i></li> </ul> <p><b>Lot Area (minimum)</b> N/A</p> <p><b>Lot Frontage (minimum)</b></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><b>Building Area (maximum):</b> N/A</p> <p><b>Backyard Amenity Area (minimum):</b> nil</p> <p><b>Front Yard (minimum):</b> 2m</p> <p><b>Exterior Side Yard (minimum):</b> 2m</p> <p><b>Exterior Side Yard abutting a Lane (minimum)</b> 1.2m</p> <p><b>Rear Yard (minimum)</b></p> <p style="padding-left: 20px;">Abutting a <i>Lane</i>: 0.5m</p> <p style="padding-left: 20px;">Abutting a <i>Street</i>:</p> <p style="padding-left: 40px;">To an attached <i>private garage</i>: 5.5m</p> <p style="padding-left: 40px;">To a <i>main building</i>: 2.5m</p> <p><b>Interior Side Yard (minimum):</b></p> <p style="padding-left: 20px;">To a <i>main building</i>: 1.5m</p> <p style="padding-left: 20px;">Between attached <i>Live-Work units</i>: nil</p> <p style="padding-left: 20px;">Abutting another land use: 1.5m</p> <p><b>Building Height (maximum)</b> 17m</p> <p><b>Landscape Area (minimum)</b> nil</p> <p><b>Parking Requirements (minimum):</b> 3 <i>parking spaces</i> per <i>Live-Work unit</i></p> <p><b>Amenity Space (minimum):</b> 3.5m<sup>2</sup> per <i>dwelling unit</i></p> <p><b>Non-Residential Floor Area, Gross Leasable (minimum):</b> 50m<sup>2</sup> per <i>Live-Work Unit</i></p> <p><b>3.15 PERMITTED ENCROACHMENTS for a <i>Live Work Unit</i>:</b></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"> <li>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;</li> <li>b) the maximum encroachment for decks greater than or</li> </ul>

Zone Prefix	Exception Number	Permitted Uses	Special Standards																								
			<p>equal to 0.75 m in height is 0.5 m into a required parking space in a private garage.</p> <p>c) the maximum encroachment for covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a deck is 0.5 m into a required parking space in a private garage.</p> <p>d) an air conditioner or heat pump is permitted in the front yard of a Dwelling, Townhouse, Back-to-Back, provided it is screened from public view or located on a balcony.</p> <p>e) one garage step may encroach into minimum parking size</p> <p>f) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into 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>g) porch and deck steps may encroach up to 0.5 m from front lot line</p> <p><b>3.16 ZONE STANDARDS For a <i>Shopping Centre or non-residential use not otherwise regulated in this zone:</i></b></p> <table data-bbox="732 1021 1458 1518"> <tr> <td><i>Lot Area (minimum)</i></td> <td><i>nil</i></td> </tr> <tr> <td><i>Lot Frontage (minimum)</i></td> <td><i>3m</i></td> </tr> <tr> <td><i>Setback to a Street Line (minimum):</i></td> <td><i>3m</i></td> </tr> <tr> <td><i>Exterior Side Yard (minimum)</i></td> <td><i>3m</i></td> </tr> <tr> <td><i>Rear Yard (minimum):</i></td> <td><i>3m</i></td> </tr> <tr> <td><i>Interior Side Yard (minimum):</i></td> <td><i>3m</i></td> </tr> <tr> <td><i>Setback to a Sight Triangle (minimum)</i></td> <td><i>nil</i></td> </tr> <tr> <td><i>Building Height (maximum)</i> (excluding rooftop mechanical rooms and equipment)</td> <td>Greater of 18 m or 6 storeys</td> </tr> <tr> <td><i>Landscaped Open Space (minimum)</i></td> <td><i>10%</i></td> </tr> <tr> <td><i>Planting Strip (minimum):</i></td> <td><i>nil</i></td> </tr> <tr> <td><i>Entrance Width (maximum):</i></td> <td><i>N/A</i></td> </tr> <tr> <td><i>Parking Requirements (minimum):</i></td> <td><i>1 parking space per 23m<sup>2</sup> of net floor area or portion thereof</i></td> </tr> </table> <p>An <i>Outdoor Seasonal Garden Centre, Accessory or Outdoor Display or Sales Area, Accessory</i> may encroach up to 10% within a required parking area.</p> <p>No part of a lighting fixture shall be closer than 2.5m to a <i>lot line</i>.</p> <p>A <i>loading space</i> shall not be closer than 6m to a <i>street line</i> or 12m to a residential land use and shall be screened from street lines.</p> <p><b>4.0 COMMUNITY CENTRE, EMERGENCY SERVICES, HOSPITAL, LIBRARY, PLACE OF WORSHIP, SCHOOL USES, PUBLIC TRANSIT DEPOT</b></p> <p>Where a <i>lot</i> is used for a <i>Community Centre, Emergency Service Facility, Hospital, Library, Place of Worship, or School, or Public Transit Depot, or other public use</i> the provisions for <i>Building, Mixed Use</i> of this By-Law shall apply.</p> <p><b>5.0 PARK / OPEN SPACE USES</b></p> <p>Where a <i>lot</i> is used for a <i>Park</i> purposes, the provisions of Section 12 (Open Space Zone) shall apply.</p>	<i>Lot Area (minimum)</i>	<i>nil</i>	<i>Lot Frontage (minimum)</i>	<i>3m</i>	<i>Setback to a Street Line (minimum):</i>	<i>3m</i>	<i>Exterior Side Yard (minimum)</i>	<i>3m</i>	<i>Rear Yard (minimum):</i>	<i>3m</i>	<i>Interior Side Yard (minimum):</i>	<i>3m</i>	<i>Setback to a Sight Triangle (minimum)</i>	<i>nil</i>	<i>Building Height (maximum)</i> (excluding rooftop mechanical rooms and equipment)	Greater of 18 m or 6 storeys	<i>Landscaped Open Space (minimum)</i>	<i>10%</i>	<i>Planting Strip (minimum):</i>	<i>nil</i>	<i>Entrance Width (maximum):</i>	<i>N/A</i>	<i>Parking Requirements (minimum):</i>	<i>1 parking space per 23m<sup>2</sup> of net floor area or portion thereof</i>
<i>Lot Area (minimum)</i>	<i>nil</i>																										
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<i>Entrance Width (maximum):</i>	<i>N/A</i>																										
<i>Parking Requirements (minimum):</i>	<i>1 parking space per 23m<sup>2</sup> of net floor area or portion thereof</i>																										

1. Schedule "A", Zone Map 22 of By-law 2006-50, as amended is further amended for all of Lots 11 and 12, Concession 4 (ALB), Part of Lot 13, Concession 4 (ALB), and Part of Lots 11, 12 and 13, Concession 5 (ALB), Town of Caledon, Regional Municipality of Peel from Agricultural (A1) (per Town of Caledon Zoning By-Law No. 2006-50) and from "Mixed Use Residential Zone and "Mobility Transit Hub Zone" (per MZO O'Reg 171/21) to Mixed Density Residential – Exception AAA – Holding - DD (RMD-AAA-H-DD) and "Environmental Policy Area 1 – 405" (EPA1-405) in accordance with Schedule "A" attached hereto.
  
2. A holding provision (H) shall apply to the lands shown on Schedule "A" to this By-law and shall not be lifted until the following conditions have been met:
  - a) A subdivision agreement or a site plan agreement (as applicable) between the landowner and the Town has been executed, including but limited to a determination of the limits and extent of the Environmental Policy Area zone, as described in the note on Schedule "A" to this By-law;
  
3. Pursuant to subsections 24(2) and 24(2.1) of the of the *Planning Act*, this By-law shall only come into full force and effect upon Official Plan Amendment No. coming into full force and effect.

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


\_\_\_\_\_  
Annette Groves, Mayor

\_\_\_\_\_  
Kevin Klingenberg, Clerk

**Schedule A  
By-law 2024-\_\_\_**

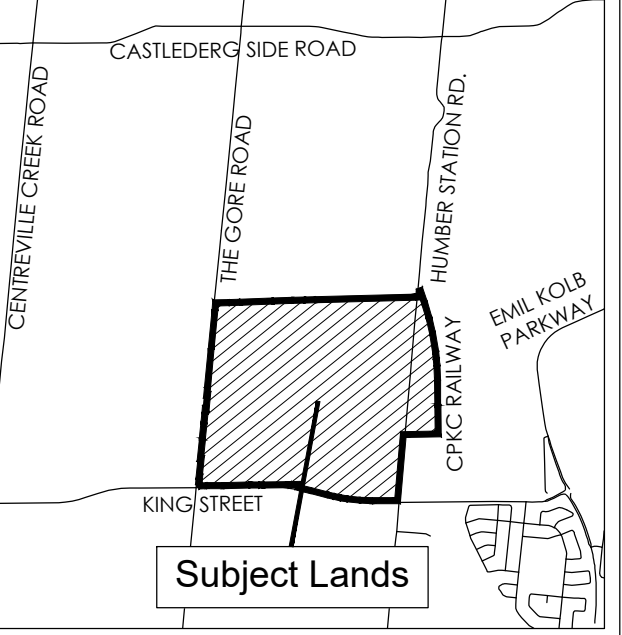
Part of Lots 11, 12 & 13,  
Concessions 4 & 5,  
(Township of Albion)  
Town of Caledon  
Regional Municipality of Peel

**Legend**

 Lands to be rezoned to the zones identified on this Schedule

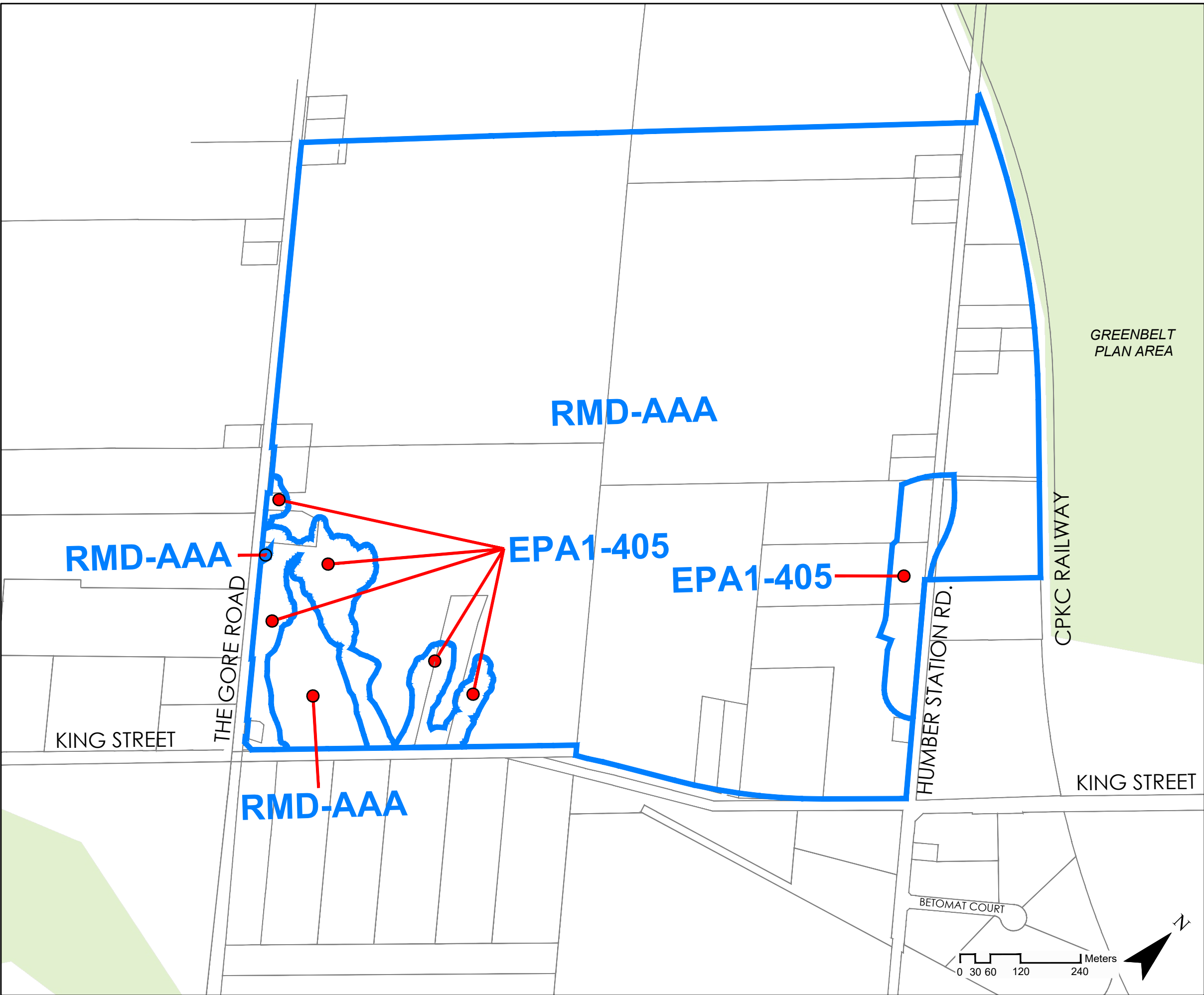
The "Environmental Policy Area" (EPA) shown on Schedule "A" to this By-law is conceptual only and shall be further refined through the subdivision or site plan process (as applicable).

**Key Map**



Date: March 8, 2024

File:



**A7**

**THE CORPORATION OF THE TOWN OF  
CALEDON BY-LAW NO. 202X-xxx**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended with respect to Part of Lots 19-21, Concession 5, Town of Caledon, Regional Municipality of Peel, and municipally known as 12522 and 12580 Torbram 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 Part of Lots 19-21, Concession 5, Town of Caledon, Regional Municipality of Peel, for a development consisting of residential, commercial, institutional and recreational 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. THAT the following subsection is added to Section 13

**13.X Former Mayfield Golf Course Lands**

**13.X.1 Definitions**

Notwithstanding Section 3 of By-law 2006-50, as amended, the following definitions shall apply to lands in the Former Mayfield Golf Course as delineated on Schedule A to Bylaw 202x-xxx. Where a use is defined, it shall not be interpreted to include any other defined use unless it is stated in the definitions to the contrary. Where a word or term is not herein defined, the definitions of Section 3, as amended, shall apply.

“Additional Residential Dwelling” means a residential dwelling within a detached house, semi-detached house or townhouse or a residential dwelling in a building or structure ancillary to a detached house, semi-detached house or townhouse.

“Balcony” means a platform with or without roofs and without a foundation attached to, and extended horizontally from, one or more main walls of a dwelling.

“Child Care Centre” means a child care centre as defined in the Child Care and Early Years Act, as amended.

“Commercial Use” means any use for the purpose of buying and selling goods and services.

“Deck” means an attached or freestanding platform or series of platforms on a foundation or footings, not covered by a roof or building and which has direct access to the ground.

“Environmental Protection and Conservation Use” means the use of land for the protection, stewardship and management of natural heritage features and functions and hydrological features and functions. This includes the erection of buildings and structures required for recreation and trails, storm water management, flood and natural hazard control, bank stabilization and slope control, and erosion protection.

“Home Occupation” means any occupation which is carried on as an accessory use and conducted wholly within a Dwelling Unit.

“Institutional Use” means any use that will serve the community by providing essential

services, educational opportunities, healthcare, and cultural enrichment such as, but not limited to, educational institutions, religious facilities, government offices, medical facilities, and cultural institutions.

“Linked Dwelling” means a dwelling unit that is attached to another dwelling unit below grade but is not attached above grade.

“Lot Frontage” means the horizontal distance between the side lot lines measured at right angles. Where the front lot line is not a straight line, or where the side lot lines are not parallel, the lot frontage shall be measured by a line 6 m back from and parallel to the chord of the lot frontage. The chord of the lot frontage is a straight line joining the two points where the side lot lines intersect the front lot lines

“Multiplex Building” means a building divided vertically and/or horizontally that has three or more dwelling units, with each dwelling unit having an independent external access.

“Porch” means an unenclosed, covered platform with direct access to the ground that is attached to a dwelling.

“Public Use” means the use of land or the erection or use of any building or structure, including strata stormwater management facilities, by The Town of Caledon, Region of Peel, Government of Canada, Government of Ontario, utilities, charitable organization, non-for-profit organizations, or any public agency or board or authority.

“Recreational Use” means the use of land for public or private parks, playgrounds, tennis courts, basketball courts, soccer fields, lawn bowling greens, indoor and outdoor skating rinks, athletic fields, picnic areas, indoor and outdoor swimming pools, splash pads, and similar uses, together with necessary and accessory buildings and structures which may include a refreshment booth and pavilion.

“Rowhouse Dwelling” means a building divided vertically or horizontally that has three or more Dwelling Units, with each Dwelling Unit having an independent entrance at grade.

“Rural Tourism Use” means agricultural-related tourism uses that promote the enjoyment, education or activities related to agricultural uses such as, but not limited to, farm machinery and equipment exhibitions (on a temporary basis), farm tours, petting zoos, hay rides and sleigh rides, processing demonstrations, pick-your-own produce operations, small-scale farm theme playgrounds and small-scale educational establishments that focus on farming instruction, and may include accessory small-scale vendors associated with the agri-tourism use



## 13.X.2 General Provisions

13.X.2.1 Notwithstanding Section 4 of By-law 2006-50, as amended, the following general provisions shall apply to lands in the Former Mayfield Golf Course Lands as delineated on Schedule A to Bylaw 202x-xxx.

13.X.2.2 Nothing in this By-law shall prevent the use of land in any part of the Zoned area for the following Public Uses:

- a Community Centre;
- an Emergency Service Facility;
- a Government Office;
- a Hospital;
- a Post Office;
- a Public Library;
- a Public Park or Recreational Facility;
- a School;
- a Stormwater Management Facility, approved by the appropriate approval authority and where applicable, the Conservation Authority;
- a Storm Sewer System, approved by the appropriate approval authority and where applicable, the Conservation Authority;
- a Public Works Yard.

Any Public Use shall comply with all zone provisions for the zone in which it is located.

13.X.2.3 In calculating building height, the following shall be exempt:

- a. Cupolas, finials and weather vanes, or similar architectural, landscape or ornamental features
- b. Light standards
- c. Lightning rods
- d. Parapets
- e. Mechanical penthouses
- f. Unenclosed mechanical equipment
- g. Skylights
- h. Hydro, radio, television or microwave towers, antennae, and similar features
- i. Steeples

13.X.2.4 The minimum dimensions of a parking space shall be 2.8 m by 5.8 m, which shall be exclusive of any parking aisles or ingress and egress lanes, useable for the temporary parking or storage of motor vehicles and may include a private garage.

13.X.2.5 Minimum setback from a private lane is 0.5 metres.

13.X.2.6 Model home and/or sales offices are permitted.

13.X.2.7 Swimming Pools are permitted in the rear or side yards.

13.X.2.8 Encroachments into the required yards are permitted as follows:

- a. Building architectural elements, including sills, belt, courses, cornices, gutters, chimneys, pilasters, eaves, parapets, canopies or fireplaces are permitted to encroach in any yard up to 0.6 metres
- b. Window bays are permitted to encroach in the front, rear and exterior side yards up to 0.9 metres
- c. Balconies are permitted to encroach in the front, rear and exterior side yards up to 1.8 metres
- d. Porches and uncovered terraces (including access stairs from grade) are permitted to encroach in the front, rear and exterior side yards, including eaves and cornices, with a minimum setback of 0.6 m from a lot line.
- e. Exterior stairs providing access to a building or structure may encroach into the front, rear and exterior side yards up to 2.5 metres
- f. Decks (including access stairs from grade) are permitted to encroach in the rear yard up to 2.5 metres from a lot line and interior side yards up to 0.6 metres from a lot line

- g. Air conditioners, heat pumps, swimming pool pumps/filters/heaters are permitted to encroach in the rear and exterior side yards up to 0.6 metres from any lot line
- h. Unenclosed barrier-free access ramps are permitted to encroach in any yard up to 0.3 metres from any lot line
- i. Rain barrels and rain harvesting system components are permitted to encroach in the rear, exterior side and interior side yards up to 0.6 metres from any lot line
- j. Commercial patio is permitted to encroach in the front yard or exterior side yard up to 0.0 metres from the front lot line or exterior lot line

13.X.2.9 Section 4.4 – Additional Residential Dwellings are not applicable on lands within the Urban Residential Zone.

13.X.2.10 No setbacks are required from a sight triangle.

### **13.X.3 Urban Residential Zone Regulations**

#### **13.X.3.1 Permitted Use**

13.X.3.1.1 The following uses are the only uses permitted:

- a) Detached Dwelling
- b) Semi-Detached Dwelling
- c) Linked Dwellings
- d) Rowhouse Dwelling
- e) Duplex Dwelling
- f) Multiplex Building
- g) Apartment Building
- h) Commercial uses
- i) Child Care Centres
- j) Institutional Use
- k) Home occupation
- l) Additional Residential Dwelling
- m) Public Uses

#### **13.X.3.2 Special Provisions**

13.X.3.2.1 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for Detached Dwellings are as follows:

- a) The Minimum Lot Area shall be 200m<sup>2</sup>;
- b) The Minimum Lot Frontage shall be 7.5 metres;
- c) The Minimum Yard Setbacks shall be:
  - i. Front – 6.0 metres (Garage); 3.0 metres (Building)
  - ii. Exterior Side - 3.0 metres
  - iii. Interior Side - 1.2 metre and 0.6 metres on the other side. For clarity, on a corner lot, the interior side yard is 0.6m
  - iv. Rear - 7.0 metres (Garage accessed from front lot line); 0.5m (Garage accessed from rear lot line)
- d) The Maximum Building Height shall be 13.0 metres;
- e) Parking spaces shall be provided on a residential lot or through street parking and maintained in accordance with the following requirements:
  - i. A minimum of 1.0 parking space per dwelling unit.
  - ii. A minimum of 1.0 parking space for each additional residential dwelling

13.X.3.2.2 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for Semi Detached Dwellings and Linked Dwellings are as follows:

- a) The Minimum Lot Area shall be 200m<sup>2</sup>;
- b) The Minimum Lot Frontage shall be 6 metres;
- c) The Minimum Yard Setbacks shall be:
  - i. Front – 6.0 metres (Garage); 3.0 metres (Building)
  - ii. Exterior Side - 3.0 metres
  - iii. Interior Side – 1.2 metre (this requirement shall not apply to the common wall between units or to a side lot line that coincides with the party wall between two dwellings) For clarity, on a corner lot, the interior side yard is

- iv. 0.6m  
Rear - 7.0 metres (Garage accessed from front lot line); 0.5m (Garage accessed from rear lot line)
- d) The Maximum Building Height shall be 13.0 metres;
- e) Parking spaces shall be provided on a residential lot or through street parking and maintained in accordance with the following requirements:
  - i. A minimum of 1.0 parking space per dwelling unit.
  - ii. A minimum of 1.0 parking space for each additional residential dwelling

13.X.3.2.3 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for Rowhouse Dwellings are as follows:

- a) The Minimum Lot Area shall be 110m<sup>2</sup>;
- b) The Minimum Lot Frontage shall be 4.5 metres;
- c) The Minimum Yard Setbacks shall be:
  - i. Front – 6.0 metres (Garage); 3.0 metres (Building)
  - ii. Exterior Side – 3.0 metres
  - iii. Interior Side – 1.2 metre (this requirement shall not apply to the common wall between units or to a side lot line that coincides with the party wall between two dwellings)
  - iv. Rear – 7.0 metres (Garage accessed from front lot line); 0.5m (Garage accessed from rear lot line)
- d) The Maximum Building Height shall be 13.0 metres;
- e) Parking spaces shall be provided on a residential lot or through street parking and maintained in accordance with the following requirements:
- f) A minimum of 1.0 parking space per dwelling unit.
  - i. A minimum of 1.0 parking space for each additional residential dwelling
  - ii. An additional minimum of 0.25 visitor parking spaces for required for each dwelling unit that does not have access from a public street

13.X.3.2.4 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for Duplex Dwellings are as follows:

- a) The Minimum Lot Area shall be 180m<sup>2</sup>;
- b) The Minimum Lot Frontage shall be 7.5 metres;
- c) The Minimum Yard Setbacks shall be:
  - i. Front – 6.0 metres (Garage); 3.0 metres (Building)
  - ii. Exterior Side - 3.0 metres
  - iii. Interior Side – 1.2 metres
  - iv. Rear - 7.0 metres (Garage accessed from front lot line); 0.5m (Garage accessed from rear lot line)
- d) The Maximum Building Height shall be 13.0 metres;
- e) Parking spaces shall be provided on a residential lot or through street parking and maintained in accordance with the following requirements:
  - i. A minimum of 1.0 parking space per dwelling unit.
  - ii. A minimum of 1.0 parking space for each additional residential dwelling
  - iii. An additional minimum of 0.25 visitor parking spaces for required for each dwelling unit that does not have access from a public street

13.X.3.2.5 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for Multiplex Dwellings are as follows:

- a) The Minimum Lot Frontage shall be 5.5 metres;
- b) The Minimum Yard Setbacks shall be:
  - i. Front – 3.0 metre
  - ii. Exterior Side - 3.0 metre
  - iii. Interior Side – 3.0 metre
  - iv. Rear - 3.0 metre
- c) The Maximum Building Height shall be 13.0 metres;
- d) Parking spaces shall be provided and maintained in accordance with the following requirements:
  - i. A minimum of 1.0 parking space per dwelling unit.
  - ii. A minimum of 1.0 parking space for each additional residential dwelling
  - iii. An additional minimum of 0.25 visitor parking spaces for required for each dwelling unit that does not have access from a public street

- 13.X.3.2.6 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for Apartment Dwellings are as follows:
- a) The Minimum Lot Area shall be 1,000m<sup>2</sup>;
  - b) The Minimum Lot Frontage shall be 24 metres;
  - c) The Minimum Yard Setbacks shall be:
    - i. Front: 3.0 metres
    - ii. Exterior Side – 3.0 metres
    - iii. Interior Side – 4.5 metres
    - iv. Rear – 6.0 metres
  - d) The Maximum Building Height shall be 80.0 metres (excluding rooftop mechanical equipment)
  - e) The Maximum lot coverage for all buildings shall be 80 per cent;
  - f) Parking spaces shall be provided and maintained in accordance with the following requirements:
    - i. A minimum of 1.0 residential parking space per dwelling.
    - ii. A minimum of 0.25 visitor parking spaces per dwelling
- 13.X.3.2.7 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for commercial uses and child care centres are as follows:
- a) Commercial uses and child care centres are permitted on the ground floor of an Apartment Dwelling. In this case, the zoning requirements of an Apartment Dwelling will apply and the below zoning requirements will not be applicable.
  - b) The Minimum Lot Area shall be 700m<sup>2</sup>
  - c) The Minimum Lot Frontage shall be 18.0 metres;
  - d) The Minimum Yard Setbacks shall be:
    - i. Front: 3.0 metres
    - ii. Exterior Side - 3.0 metres
    - iii. Interior Side – 1.5 metres
    - iv. Rear – 7.5 metres
  - e) The Maximum Building Height shall be 11.0 metres;
  - f) The Maximum lot coverage shall be 50 per cent;
  - g) Parking spaces shall be provided and maintained in accordance with the following requirements:
    - i. A minimum of 3.5 parking spaces for every 100m<sup>2</sup> of gross floor area for commercial uses
    - ii. A minimum of 0.75 parking space per employee, plus 3 visitor parking spaces and/or pick and drop-off, plus 1 parking space per classroom for child care centres
- 13.X.3.2.8 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for institutional uses are as follows:
- a) Institutional uses are permitted on the ground floor of an Apartment Dwelling. In this case, the zoning requirements of an Apartment Dwelling will apply and the below zoning requirements will not be applicable.
  - b) The Minimum Lot Area shall be 700m<sup>2</sup>
  - c) The Minimum Lot Frontage shall be 18.0 metres;
  - d) The Minimum Yard Setbacks shall be:
    - i. Front – 3.0 metres
    - ii. Exterior Side - 3.0 metres
    - iii. Interior Side – 1.5 metres
    - iv. Rear – 7.5 metres
  - e) The Maximum Building Height shall be 25.0 metres;
  - f) The Maximum lot coverage shall be 50 per cent;
  - g) Parking spaces shall be provided and maintained in accordance with the following requirements:
    - i. Where there are fixed seats, one parking space for every five seats or 3.0 m of bench space. Where there are no fixed seats, one parking space for every 9.0 m<sup>2</sup> of gross floor area or portion thereof devoted to public use

### **13.X.4 Rural Area Zone Regulations**

#### **13.X.4.1 Permitted Use**

- 13.X.4.1.1 The following uses are the only uses permitted:
- a) Recreational uses, including trails and parks
  - b) Rural Tourism uses
  - c) Institutional uses
  - d) Resource-based commercial/ industrial uses
  - e) Public Uses, including Stormwater Management Facilities

#### **13.X.4.2 Special Provisions**

- 13.X.4.2.1 Notwithstanding the General Provisions as set out in Section 13.X.2, the only zoning requirements for Rural Uses are as follows:
- a) The Minimum Lot Area shall be 700m<sup>2</sup>
  - b) The Minimum Lot Frontage shall be 18.0 metres;
  - c) The Minimum Yard Setbacks shall be:
    - i. Front – 3.0 metres
    - ii. Exterior Side - 3.0 metres
    - iii. Interior Side – 1.5 metres
    - iv. Rear – 7.5 metres
  - d) The Maximum Building Height shall be 25.0 metres;
  - e) The Maximum lot coverage shall be 50 per cent;
  - f) Parking spaces shall be provided and maintained in accordance with the following requirements:
    - i. Where there are fixed seats, one parking space for every five seats or 3.0 m of bench space. Where there are no fixed seats, one parking space for every 9.0 m<sup>2</sup> of gross floor area or portion thereof devoted to public use

### **13.X.5 Environmental Protection Area Zone Regulations**

#### **13.X.5.1 Permitted Use**

- 13.X.5.1.1 The following uses are the only uses permitted:
- a) Environmental protection and conservation uses
  - b) Public Uses, including trails, parks and stormwater management facilities

2. Schedule "A", Zone Map 7 and 8 of By-law 2006-50, as amended, are further amended for Part of Lots 19-21, Concession 5 and municipally known as 12522 and 12580 Torbram Road, Town of Caledon, Regional Municipality of Peel, from "Agricultural" (A1), "Environmental Policy Area 2" (EPA2) and "Open Space" (OS/OS-416-E) to "Urban Residential" Holding DD (UR-H-DD), "Rural Lands" Holding DD (RU-H-DD), and "Environmental Protection" (EP) as shown on Schedule 1 attached hereto.
3. A holding provision (H) shall apply to the lands shown on Schedule "A" to this By-law and shall not be lifted until the following conditions have been met:
  - a) A subdivision agreement or a site plan agreement (as applicable) between the landowner and the Town has been executed, including but not limited to a determination of the limits and extent of the Environmental Policy Area zone, as described in the note on Schedule "A" to this By-law;
4. Pursuant to subsections 24(2) and 24(2.1) of the of the *Planning Act*, this By-law shall only come into full force and effect upon Official Plan Amendment No. coming into full force and effect.

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

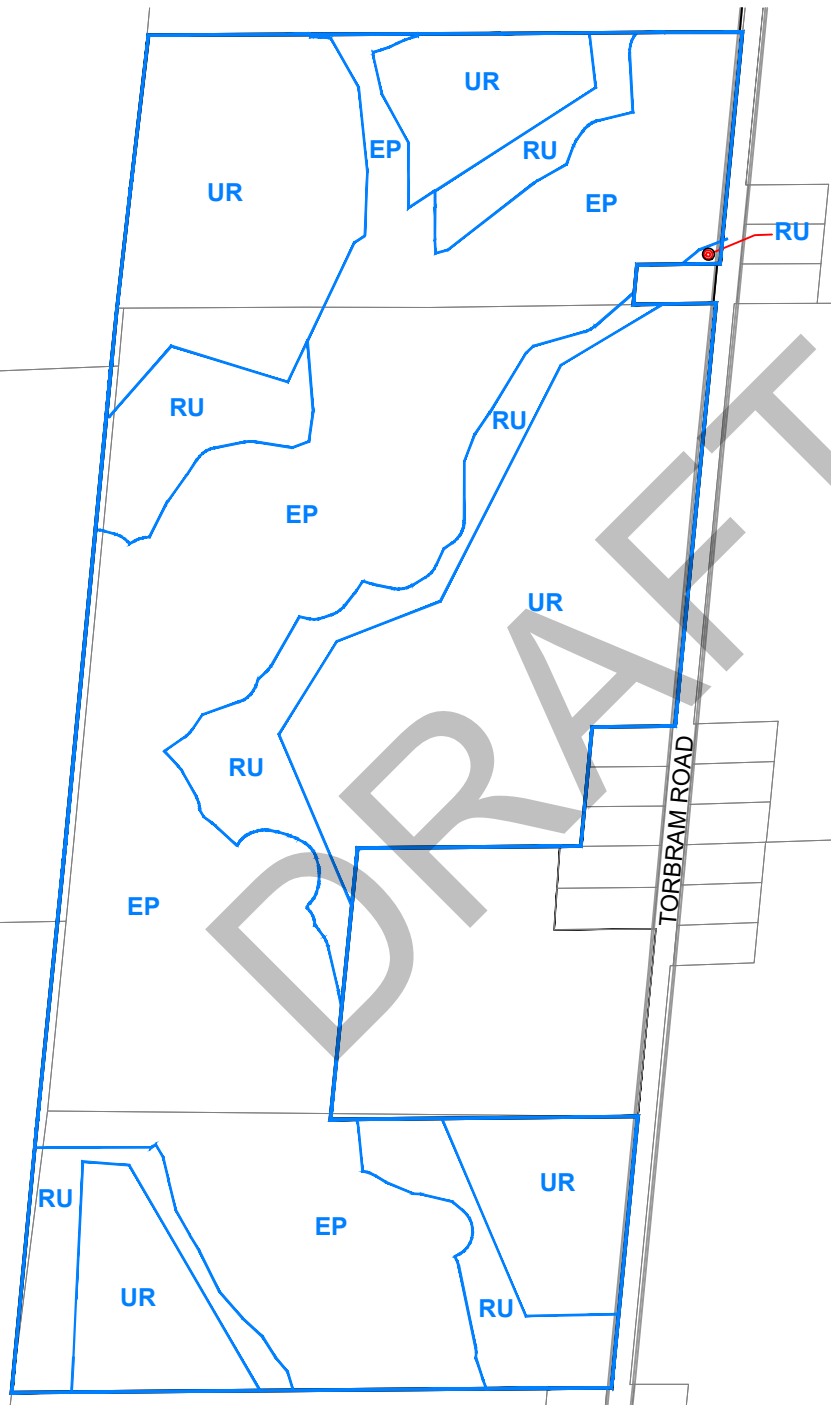
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Annette Groves, Mayor

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Kevin Klingenberg, Clerk


DRAFT



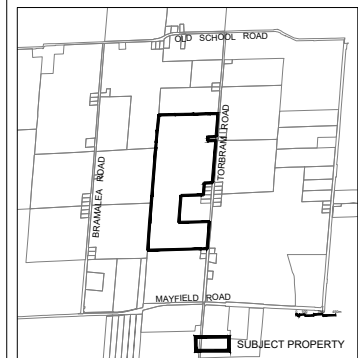
## Schedule A By-law 2024-XXX

Part of Lots 19, 20 and 21  
Concession 5,  
East of Hurontario Street  
Town of Caledon  
Regional Municipality of Peel

### Legend

 Lands to be rezoned to the zones on this Schedule

The "Environmental Policy Area" (EP) shown on Schedule "A" to this By-law is conceptual only and shall be further refined through the subdivision or site plan process (as applicable).



DATE: March 19, 2024

FILE: xx X-XX

A8



**THE CORPORATION OF THE TOWN OF CALEDON  
BY-LAW NO. [By-law Number Inserted by Town]**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part 1 Plan 43R-37026, Part 1 Plan 43R-37027, Part 1 Plan 43R 4880, Part 1 Plan 43R-18117, Parts 1, 2, 3 & 4 on Plan 43R-17592 and Parts 1 & 2 on Plan 43R-22592, Parts 1, 2 & 3 on Plan 43R-7218, Parts 4 & 5 on Plan 43R- 7218  
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 1 Plan 43R-37026, Part 1 Plan 43R-37027, Part 1 Plan 43R 4880, Part 1 Plan 43R-18117, Parts 1, 2, 3 & 4 on Plan 43R-17592 and Parts 1 & 2 on Plan 43R-22592, Parts 1, 2 & 3 on Plan 43R-7218, Parts 4 & 5 on Plan 43R- 7218 Town of Caledon, Regional Municipality of Peel, for commercial, residential and community 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 areas zoned Mixed Density Residential “RMD”, Multiple Residential “RM” and Core Commercial “CC” Zone as shown on Schedule “A” of this By-law 2024-XXXX shall be subject to the zone provisions in accordance with the following:
  - a. No person shall, within any Mixed Density Residential “RMD” Zone or Multiple Residential “RM” Zone use any land, or erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in Table 1 and in accordance with the standards contained in Table 2 and Table 3, the General Provisions contained in Section 4 and the Parking, Loading & Delivery Standards contained in Section 5.

**TABLE 1: Permitted Uses for the RMD and RM Zone**

USE	ZONE	
	RMD	RM
<i>Additional Residential Unit</i>	✓	✓
<i>Bed and Breakfast Establishments</i>	✓(2)	
<i>Building, Apartment</i>		✓
<i>Day Care, Private Home</i>	✓	✓
<i>Dwelling, Detached</i>	✓	
<i>Dwelling, Semi Detached</i>	✓	
<i>Dwelling, Townhouse</i>	✓	✓
<i>Dwelling, Stacked Townhouse</i>	✓	✓
<i>Dwelling, Back-to-Back Townhouse</i>	✓	✓
<i>Dwelling, Back-to Back Stacked Townhouse</i>		✓
<i>Home Occupation</i>	✓ (1)	✓ (1)
<i>Long-Term Care Facility</i>		✓
<i>Park</i>	✓	✓
<i>School</i>	✓	✓
<i>Seniors Retirement Facility</i>		✓
<i>Stormwater Management Facility</i>	✓	✓

**Footnotes for Table 1**

- (1) No more than 6 students are permitted in any one lesson for a *home occupation* involving the instruction of a craft or skill.

- (2) Must comply with the Provisions of Section 4.5 Bed and Breakfast Establishments and Country Inns and Section 5.2.2 Residential Parking Requirements.

**TABLE 2: Provisions for the RMD Zones**

<b>STANDARD</b>	Detached	Semi-Detached	Street Townhouse	Stacked Townhouse	Back-to-Back Townhouse
<b>Lot Areas (Minima, per dwelling unit):</b>	224m <sup>2</sup>	190m <sup>2</sup>	150m <sup>2</sup>	Nil	75m <sup>2</sup>
<b>Lot Frontages (Minima)</b>				30m	
<i>Corner Lot, per dwelling unit</i>	11 m	9.75m	9m		8.5m
<i>Other Lots, per dwelling unit</i>	8 m	6.75m	6m		5.5m
<b>Building Area (Maximum)</b>	50%	55%	65%	Nil	Nil
<b>Outdoor Amenity Area (Minima)</b>	40m <sup>2</sup>	30m <sup>2</sup>	30m <sup>2</sup>	8m <sup>2</sup> (per unit)	8m <sup>2</sup> (per unit)
<b>Yards:</b>					
<b>Front Yard (Minima)</b>					
Front wall of attached <i>private garage</i>	6m	6m	6m	6m	6m
Front wall of <i>main building</i>	4.5m	4.5m	3m	3m	3m
<b>Exterior Side Yard (Minimum)</b>	3m	3m	3m	3m	3m
<b>Rear Yard (Minimum)</b>	6m (1)	6m (1)	6m (1)	6m	Nil
<b>Interior Side Yards (Minima)</b>	1.2m and 0.6m	1m (2)	1.2m (2)	1.8m (2)	1.5m (2)
<b>Building Heights (Maxima)</b>	12.5m	12.5m	12.5m	14m	12.5m
<b>Landscape Area (Minimum)</b>	35%	35%	25%	25% (3)	25%(3)

**Footnotes for Table 2**

- (1) Except 1.5 m to a garage abutting a rear lane with a minimum of 5 metres between the detached garage and the dwelling unit.
- (2) Except no interior side yard is required where abutting lots share an above grade common wall.
- (3) Applies to front yard only.

**TABLE 3: Provisions for the RM Zones**

<b>STANDARD</b>	Street Townhouse	Stacked Townhouse	Back-to-Back Townhouse	Back-to Back Stacked Townhouse	Apartment Building
<b>Lot Areas (Minima, per dwelling unit):</b>	150m <sup>2</sup>	Nil	75m <sup>2</sup>	Nil	Nil
<b>Lot Frontages (Minima)</b>		30m		30m	Nil
<i>Corner Lot, per dwelling unit</i>	9m		8.5m		
Other Lots, per dwelling unit	6m		5.5m		
<b>Building Area (Maximum)</b>	65%	Nil	Nil	Nil	Nil
<b>Outdoor Amenity Area (Minima)</b>	30m <sup>2</sup>	8m <sup>2</sup> (per unit)	8m <sup>2</sup> (per unit)	8m <sup>2</sup> (per unit)	Nil
<b>Yards:</b>					
<b>Front Yard (Minima)</b>					3m
Front wall of attached private garage	6m	6m	6m	6m	
Front wall of main building	3m	3m	3m	3m	
<b>Exterior Side Yard (Minimum)</b>	3m	3m	3m	3m	3m
<b>Rear Yard (Minimum)</b>	6m (1)	6m	Nil	Nil	6m
<b>Interior Side Yards (Minima)</b>	1.2m (2)	1.8m (2)	1.5m (2)	1.8m (2)	6m
<b>Building Heights (Maxima)</b>	12.5m	14m	12.5m	14m	6 storeys
<b>Landscape Area (Minimum)</b>	25%	25% (3)	25%(3)	25%(3)	25%

**Footnotes for Table 3**

- (1) Except 1.5 m to a garage abutting a rear lane with a minimum of 5 metres between the detached garage and the dwelling unit.
  - (2) Except no interior side yard is required where abutting lots share an above grade common wall.
  - (3) Applies to front yard only.
2. In addition to those listed in Table 7.1, the following additional uses are permitted in the Core Commercial "CC" Zone:
- i. Bakery
  - ii. Day Nursery
  - iii. Pharmacy
  - iv. Commercial School

3. Notwithstanding Table 5 of Zoning By-law 2006-50, the uses permitted in the Core Commercial "CC" Zone shall be subject to a parking rate of 3.5 spaces per 100 m<sup>2</sup> of *gross floor area*.
4. The following definitions apply:
  - i. **Commercial School** mean a teaching and training center, operated for gain or profit, in which instruction in a trade, skill or service is provided.
  - ii. **Dwelling, Stacked Townhouse** means a building containing more than 4 dwelling units, each dwelling unit being separated from the other vertically and horizontally and each dwelling unit having a private entrance from outside.
  - iii. **Dwelling, Back to Back Stacked Townhouse** means a building containing more than six dwelling units, where dwelling units are separated from the each other through a combination of vertically including a common rear wall and horizontally common walls and whereby each dwelling unit has an independent entrance either directly from the outside or through a common vestibule but does not include a common corridor system.
  - iv. **Outdoor Amenity Space** means outdoor space including a *balcony* or a roof area that is for the exclusive use of the occupants of a dwelling unit for their personal recreational or social activities.
5. Schedule "A", Zone Map 21 of By-law 2006-50, as amended is further amended for Part 1 Plan 43R-37026, Part 1 Plan 43R-37027, Part 1 Plan 43R 4880, Part 1 Plan 43R-18117, Parts 1, 2, 3 & 4 on Plan 43R-17592 and Parts 1 & 2 on Plan 43R-22592, Parts 1, 2 & 3 on Plan 43R-7218, Parts 4 & 5 on Plan 43R- 7218 Town of Caledon, Regional Municipality of Peel, from Agricultural "A1" and Environmental Policy Area 2 "EPA2" to Mixed Density Residential "RMD-H-DD", Multiple Residential "RM-H-DD", Environmental Policy Area 1 "EPA1" and Core Commercial "CC-H-DD" Zones in accordance with Schedule "A" attached hereto. Minor adjustments to the Zone Boundaries shown Schedule "A" can be made without amendment to the by-law to reflect the final approved plan.
6. A holding provision (H) shall apply to the lands shown on Schedule "A" to this By-law and shall not be lifted until the following conditions have been met:
  - a) A subdivision agreement or a site plan agreement (as applicable) between the landowner and the Town has been executed, including but limited to a determination of the limits and extent of the Environmental Policy Area zone, as described in the note on Schedule "A" to this By-law;
7. Pursuant to subsections 24(2) and 24(2.1) of the of the *Planning Act*, this By-law shall only come into full force and effect upon Official Plan Amendment No. coming into full force and effect

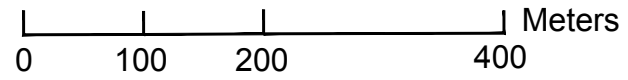
Read three times and finally passed in open Council on the [XX] day of [XXXXXX], [20XX].

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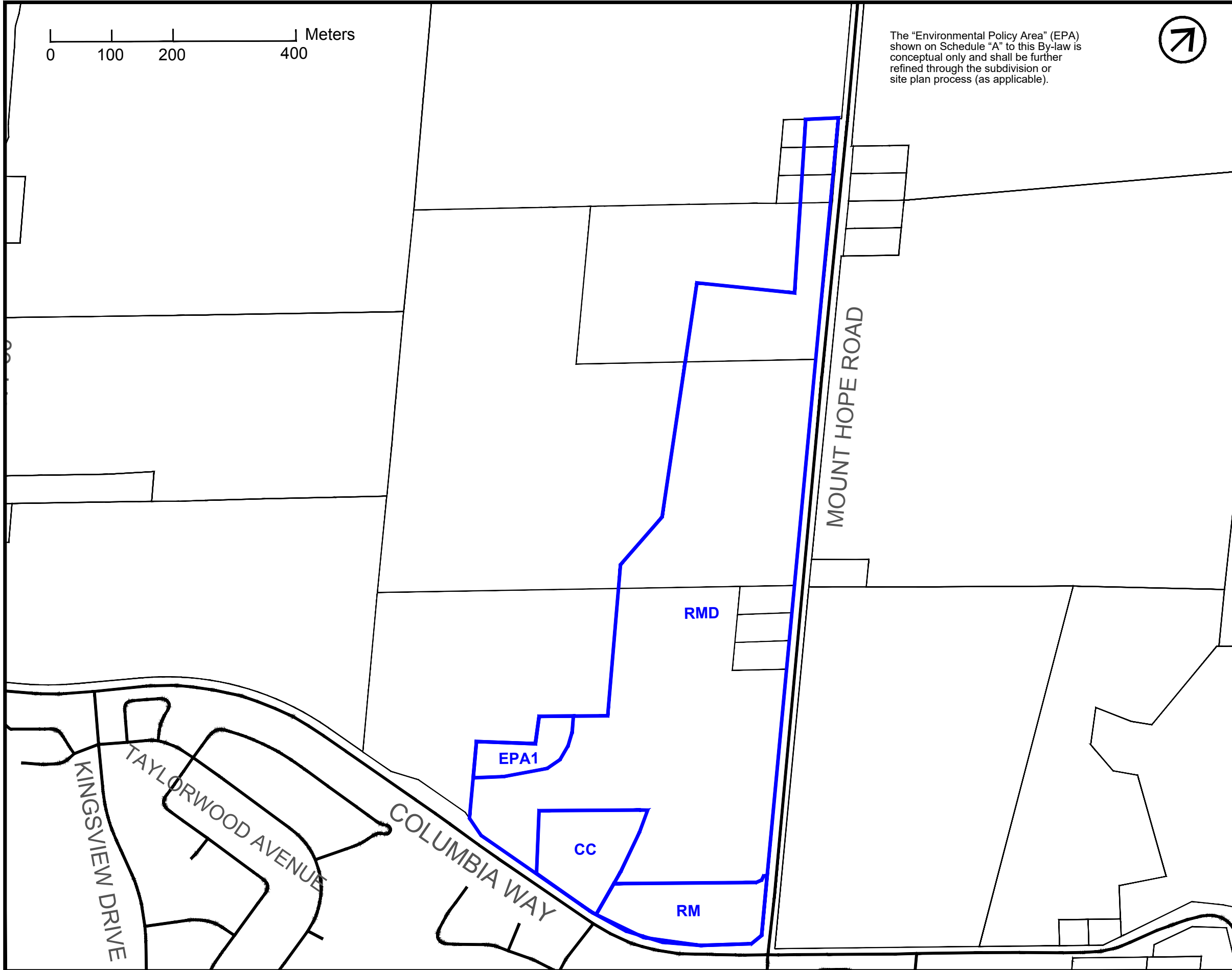
Annette Groves, Mayor

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Kevin Klingenberg, Clerk




The "Environmental Policy Area" (EPA) shown on Schedule "A" to this By-law is conceptual only and shall be further refined through the subdivision or site plan process (as applicable).



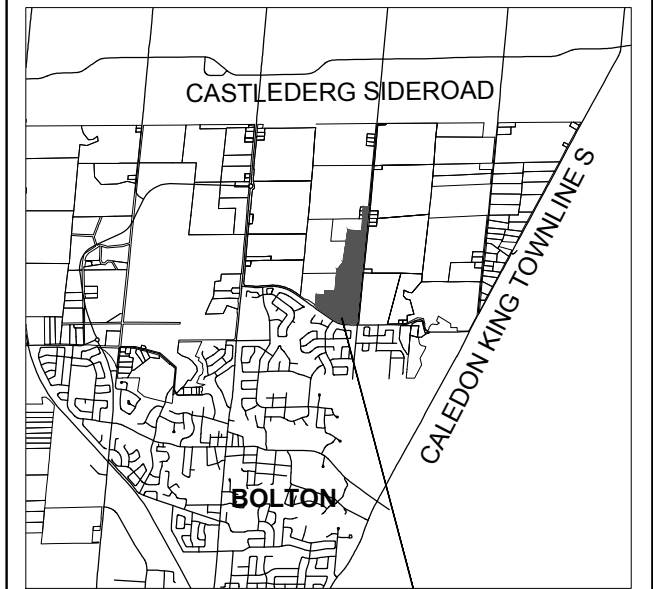
## Schedule A By-law 2024-XXX

Part 1 Plan 43R-37026, Part 1 Plan 43R-37027, Part 1 Plan 43R 4880, Part 1 Plan 43R-18117, Parts 1, 2, 3 & 4 on Plan 43R-17592 and Parts 1 & 2 on Plan 43R-22592, Parts 1, 2 & 3 on Plan 43R-7218, Parts 4 & 5 on Plan 43R- 7218  
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 11, 2024

File: XXX

A9

**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 18, Concessions 2 and 3, East of Hurontario Street (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 18, Concessions 2 and 3, East of Hurontario Street (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. By adding the following subsections to Section 13 – EXCEPTIONS.

1.1 Notwithstanding any other provisions of by-law 2006-50, the following provisions shall apply to the lands as shown on Schedule “A” of this By-law 2024-XXXX. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

1.2 The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RMD	AAA	Additional Permitted Uses: - <i>Art Gallery</i> - <i>Artist Studio and Gallery</i> - <i>Business Office</i> - <i>Clinic</i> - <i>Dry Cleaning or Laundry Outlet</i> - <i>Dwelling, Back-to-Back Townhouse</i> - <i>Dwelling, Detached, Rear-Lane</i> - <i>Dwelling, Semi-Detached, Rear-Lane</i> - <i>Dwelling, Stacked Townhouse</i> - <i>Dwelling, Townhouse, Rear-Lane</i> - <i>Home Occupation</i> - <i>Live-Work Unit</i> - <i>Outdoor Display or Sales Area, Accessory</i> - <i>Patio, Outdoor</i> - <i>Personal Service Shop</i> - <i>Recreation, Non-Intensive</i> - <i>Restaurant</i> - <i>Retail Store</i>	<p style="text-align: center;"><b>DEFINITIONS</b></p> <p><b>Amenity Space</b> 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.</p> <p><b>Dwelling, Stacked Townhouse</b> 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;</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>Lot Line, Front</b> 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><b>Rear-Lane</b> For the purposes of this zone, means a <i>dwelling</i> with a <i>driveway</i> access to a private or public</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><i>street or Lane adjacent to the rear lot line.</i></p> <p style="text-align: center;"><b>REGULATIONS</b></p> <p><b>Access Regulations</b> Notwithstanding Section 4.3.1, a <i>rear-lane dwelling</i> and associated accessory structures may be erected on a <i>lot</i> without frontage and access to a public or private <i>street</i>, provided driveway access to the rear lot line is available from a public or private <i>street or Lane</i>.</p> <p>For the purposes of this <i>zone</i>, Sections 4.3.3 (minimum <i>entrance setback</i>) and 4.3.4 (minimum <i>entrance separation</i>) shall not apply.</p> <p><b>Air Conditioners and Heat Pumps</b> 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><b>Detached or Dual Garage</b> 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"> <li>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>.</li> <li>b) Not be subject to Section 4.2.2</li> <li>c) Not exceed the <i>Building Height</i> of the <i>main building</i> on the <i>lot</i>.</li> </ul> <p><b>Model Homes and Temporary Sales Structure</b> 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"> <li>a) a maximum of ten (10) dry or serviced model homes shall be permitted on lands with draft plan approval.</li> <li>b) Any number of temporary sales <i>structures</i> 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).</li> </ul> <p><b>Sight Triangles</b> 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><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 5.8m in length.</p> <p><b>Residential Parking Requirements</b> Notwithstanding Section 5.2.2 (<i>Residential</i></p>



Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><i>Parking Requirements</i>), no visitor parking spaces are required for a <i>dwelling, back-to-back townhouse</i>, having frontage on a public <i>street</i>.</p> <p><b>Visitor Parking</b> In the case of dwellings tied to a common element condominium or on a <i>lot</i> with four or more dwelling units, visitor parking shall be provided at a rate of 0.25 spaces per <i>unit</i>, unless otherwise specified in this <i>zone</i>.</p> <p style="text-align: center;"><b>ZONE STANDARDS</b></p> <p><b>For a Dwelling, Detached and Dwelling, Detached, Rear-Lane:</b></p> <p><b>Lot Area</b> (minimum): nil  <b>Lot Frontage</b> (minimum):  <i>Dwelling, Detached:</i> 9m  <i>Dwelling, Detached, Rear-Lane:</i> 7.8m  <b>Building Area</b> (maximum): N/A  <b>Backyard Amenity Area</b> (minimum): nil  <b>Front Yard</b> (minimum)  Front wall of attached <i>private garage:</i> 5.5m  Front wall of <i>main building:</i> 2.5m  <b>Exterior Side Yard</b> (minimum)  To a <i>private garage</i> facing an <i>exterior side lot line:</i> 5.5m  To a <i>main building:</i> 2.0m  <b>Exterior Side Yard abutting a Lane</b> (minimum)  To a <i>private garage</i> facing an <i>exterior side lot line:</i> 5.5m  To a <i>main building:</i> 1.2m  <b>Rear Yard</b> (minimum):  For a <i>Dwelling, Detached:</i> 6m  For a <i>Dwelling, Detached, Rear-Lane</i> abutting a <i>Lane:</i> 0.5m  For a <i>Dwelling, Detached, Rear-Lane</i> abutting a <i>Street:</i>  To an attached <i>private garage:</i> 5.5m  To a <i>main building:</i> 2.5m  <b>Interior Side Yard</b> (minimum):  One side: 0.6m  Other side: 1.2m  <b>Building Height</b> (maximum) 14m  <b>Landscape Area</b> (minimum) nil</p> <p><b>For a Dwelling, Semi-Detached and Dwelling, Semi-Detached, Rear-Lane:</b></p> <p><b>Lot Area</b> (minimum) nil  <b>Lot Frontage</b> (minimum)  <i>Interior Lot:</i> 6.8m  <i>Corner Lot:</i> 7.6m  <b>Building Area</b> (maximum): N/A  <b>Backyard Amenity Area</b> (minimum): nil  <b>Front Yard</b> (minimum)  Front wall of attached <i>private garage:</i> 5.5m  Front wall of <i>main building:</i> 2.5m  <b>Exterior Side Yard</b> (minimum):  To a <i>private garage</i> facing an <i>exterior side lot line:</i> 5.5m  To a <i>main building:</i> 2.0m  <b>Exterior Side Yard abutting a Lane</b> (minimum)  To a <i>private garage</i> facing an <i>exterior side lot line:</i> 5.5m  To a <i>main building:</i> 1.2m  <b>Rear Yard</b> (minimum)  For a <i>Dwelling, Demi-Detached:</i> 6m  For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Lane:</i> 0.5m</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<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  To a <i>main building</i>: 2.5m</p> <p><b>Interior Side Yard</b> (minimum):</p> <p>To a <i>main building</i>: 0.9m  Between attached <i>dwelling units</i>: nil</p> <p><b>Building Height</b> (maximum) 14m  <b>Landscape Area</b> (minimum) nil</p> <p><b>For a Dwelling, Townhouse and Dwelling, Townhouse, Rear-Lane:</b></p> <p><b>Lot Area</b> (minimum) nil  <b>Lot Frontage</b> (minimum)</p> <p><i>Interior Lot</i>: 5.5m  <i>End Lot or Corner Lot</i>: 7m</p> <p><b>Building Area</b> (maximum): N/A  <b>Backyard Amenity Area</b> (minimum): nil  <b>Front Yard</b> (minimum)</p> <p>Front wall of attached <i>private garage</i>: 5.5m  Front wall of <i>main building</i>: 2.5m</p> <p><b>Exterior Side Yard</b> (minimum):</p> <p>To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.5m  To a <i>main building</i>: 2.0m</p> <p><b>Exterior Side Yard abutting a Lane</b> (minimum)</p> <p>To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.5m  To a <i>main building</i>: 1.2m</p> <p><b>Rear Yard</b> (minimum)</p> <p>For a <i>Dwelling, Townhouse</i>: 6m  For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Lane</i>: 0.5m  For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Street</i>:</p> <p>To an attached <i>private garage</i>: 5.5m  To a <i>main building</i>: 2.5m</p> <p><b>Interior Side Yard</b> (minimum):</p> <p>To a <i>main building</i>: 1.5m  Between attached <i>dwelling units</i>: nil</p> <p><b>Building Height</b> (maximum) 14m  <b>Landscape Area</b> (minimum) nil  <b>Amenity Space</b> (minimum):  3.5m<sup>2</sup> per rear-lane dwelling unit</p> <p><b>For a Dwelling, Back-to-Back Townhouse:</b></p> <p><b>Lot Area</b> (minimum) nil  <b>Lot Frontage</b> (minimum)</p> <p><i>Interior Lot</i>: 5.5m  <i>End Lot or Corner Lot</i>: 7m</p> <p><b>Building Area</b> (maximum): N/A  <b>Backyard Amenity Area</b> (minimum): nil  <b>Front Yard</b> (minimum)</p> <p>Front wall of attached <i>private garage</i>: 5.5m  Front wall of <i>main building</i>: 2.5m</p> <p><b>Exterior Side Yard</b> (minimum): 2.0m  <b>Exterior Side Yard abutting a Lane</b> (minimum)</p> <p>To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.5m  To a <i>main building</i>: 1.2m</p> <p><b>Rear Yard</b> (minimum) nil  <b>Interior Side Yard</b> (minimum):</p> <p>To a <i>main building</i>: 1.2m  Between attached <i>dwelling units</i>: nil</p> <p><b>Building Height</b> (maximum) 14m  <b>Landscape Area</b> (minimum) nil  <b>Contiguous Dwelling Units</b> (maximum): 16  <b>Dimensions of a Contiguous Structure</b> (maximum):  8 dwelling units wide by 2 dwelling units deep  <b>Amenity Space</b> (minimum):</p>

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			<p style="text-align: right;">3.5m<sup>2</sup> per <i>dwelling unit</i></p> <p><b>For a Dwelling, Stacked Townhouse:</b></p> <p><b>Lot Area</b> (minimum) nil  <b>Lot Frontage</b> (minimum) nil  <b>Building Area</b> (maximum): N/A  <b>Backyard Amenity Area</b> (minimum): nil  <b>Front Yard</b> (minimum) 3m  <b>Exterior Side Yard</b> (minimum): 3m  <b>Rear Yard</b> (minimum): 3m  <b>Interior Side Yard</b> (minimum): 3m  <b>Building Height</b> (maximum) 18m  <b>Landscape Area</b> (minimum) nil  <b>Parking Requirements</b> (minimum):  Residents: 1 <i>parking space</i> per <i>dwelling unit</i>  Visitors: 0.15 <i>parking space</i> per <i>dwelling unit</i>  <b>Amenity Space</b> (minimum):  3.5m<sup>2</sup> per <i>dwelling unit</i></p> <p><b>For a Live-Work Unit:</b></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"> <li>a) <i>Art Gallery</i></li> <li>b) <i>Artist Studio and Gallery</i></li> <li>c) <i>Business Office</i></li> <li>d) <i>Clinic</i></li> <li>e) <i>Dry Cleaning or Laundry Outlet</i></li> <li>f) <i>Personal Service Shop</i></li> <li>g) <i>Restaurant</i></li> <li>h) <i>Retail Store</i></li> </ul> <p><b>Lot Area</b> (minimum) nil  <b>Lot Frontage</b> (minimum)  <i>Interior Lot:</i> 6.0m  <i>End Lot or Corner Lot:</i> 7.5m  <b>Building Area</b> (maximum): N/A  <b>Backyard Amenity Area</b> (minimum): nil  <b>Front Yard</b> (minimum): 2.5m  <b>Exterior Side Yard</b> (minimum): 2m  <b>Exterior Side Yard abutting a Lane</b> (minimum) 1.2m  <b>Rear Yard</b> (minimum)  <i>Abutting a Lane:</i> 0.5m  <i>Abutting a Street:</i>  To an attached <i>private garage:</i> 5.5m  To a <i>main building:</i> 2.5m  <b>Interior Side Yard</b> (minimum):  To a <i>main building:</i> 1.5m  Between attached <i>Live-Work units:</i> nil  <b>Building Height</b> (maximum) 14m  <b>Landscape Area</b> (minimum) nil  <b>Parking Requirements</b> (minimum):  3 <i>parking spaces</i> per <i>Live-Work unit</i>  <b>Amenity Space</b> (minimum):  3.5m<sup>2</sup> per <i>dwelling unit</i>  <b>Non-Residential Floor Area, Gross Leasable</b>  (minimum): 50m<sup>2</sup> per <i>Live-Work Unit</i></p> <p><b>Where a lot is used for a Park purpose, the provisions of Section 12 (Open Space Zone) shall apply.</b></p> <p style="text-align: center;"><b>PERMITTED ENCROACHMENTS</b></p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><b>Into a required Yard, Front:</b></p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, terrace, canopy or portico, including stairs or steps (maximum):  2m provided a <i>setback</i> of 0.5m is maintained to the <i>lot line, front</i>.</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p><b>Into a required Yard, Exterior Side:</b></p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, terrace, canopy or portico, including stairs or steps (maximum):  2m provided a <i>setback</i> of 0.5m is maintained to the <i>lot line, exterior side</i>.</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p>A fireplace, chimney or vent (maximum): 0.6m</p> <p><b>Into a required Yard, Rear:</b></p> <p><b>In the case of a <i>dwelling, detached, dwelling semi-detached, and dwelling, townhouse</i>:</b></p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum): 2.5m</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p>An open-roofed porch, uncovered terrace, deck off the main floor, inclusive of stairs or steps:  To within 1.2m of a <i>lot line, rear</i>.</p> <p>A fireplace, chimney or vent (maximum): 1.2m</p> <p><b>In the case of a <i>dwelling, rear-lane</i> where the <i>lot line, rear</i> abuts a <i>street</i> that is not a <i>lane</i>:</b></p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum):  2m provided a <i>setback</i> of 0.5m is maintained to the <i>lot line, front</i>.</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p><b>Into a Yard, Interior Side:</b></p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum):  0.6m provided a <i>setback</i> of 0.6m is maintained to the <i>lot line, interior side</i>.</p> <p>A fireplace, chimney or vent (maximum): 0.6m</p> <p><b>In the case of a <i>dwelling, rear-lane</i>:</b></p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 0.5m</p> <p><b>Into all Yards:</b>  Sills, cornices, parapets, or other similar</p>

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			<p>ornamental architectural features (maximum):</p> <p style="padding-left: 40px;">0.6m extending from a <i>main building</i> wall or permitted encroachment provided that a minimum <i>setback</i> of 0.5m is maintained to a <i>lot line</i>;</p> <p>Eaves (maximum):</p> <p style="padding-left: 40px;">0.6m from a <i>main building</i> wall or permitted encroachment provided that a minimum <i>setback</i> of 0.2m is maintained to an interior side lot line.</p> <p><b>Within a Private Garage:</b></p> <p>Steps, Stairs, Landings, Ramp, or barrier-free access feature (maximum):</p> <p style="padding-left: 40px;">0.5m into a required parking space.</p> <p>Refuse Bins (maximum):</p> <p style="padding-left: 40px;">Entirely within a required parking space.</p>
RMD	BBB	<p>Additional permitted Uses:</p> <ul style="list-style-type: none"> <li>- <i>Art Gallery</i></li> <li>- <i>Artist Studio and Gallery</i></li> <li>- <i>Building, Apartment</i></li> <li>- <i>Business Office</i></li> <li>- <i>Clinic</i></li> <li>-</li> <li>- <i>Dry Cleaning or Laundry Outlet</i></li> <li>- <i>Dwelling, Back-to-Back Townhouse</i></li> <li>- <i>Dwelling, Stacked Townhouse</i></li> <li>- <i>Dwelling, Townhouse, Rear-Lane</i></li> <li>- <i>Live-Work Unit</i></li> <li>- <i>Outdoor Display or Sales Area, Accessory</i></li> <li>- <i>Patio, Outdoor</i></li> <li>- <i>Personal Service Shop</i></li> <li>- <i>Recreation, Non-Intensive</i></li> <li>- <i>Restaurant</i></li> <li>- <i>Retail Store</i></li> </ul>	<p style="text-align: center;"><b>DEFINITIONS</b></p> <p><b>Amenity Space</b> For the purposes of this <i>zone</i>, 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.</p> <p><b>Dwelling, Stacked Townhouse</b> For the purposes of this <i>zone</i>, 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;</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>Lot Line, Front</b> For the purposes of this <i>zone</i>, 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><b>Rear-Lane</b> For the purposes of this <i>zone</i>, means a <i>dwelling</i> with a <i>driveway</i> access to a private or public <i>street</i> or <i>Lane</i> adjacent to the <i>rear lot line</i>.</p> <p style="text-align: center;"><b>REGULATIONS</b></p> <p><b>Access Regulations</b> Notwithstanding Section 4.3.1, a <i>rear-lane dwelling</i> and associated accessory structures may be erected on a <i>lot</i> without frontage and access to a public or private <i>street</i>, provided driveway access to the rear lot line is available from a public or private <i>street</i> or <i>Lane</i>.</p> <p>For the purposes of this <i>zone</i>, Sections 4.3.3 (minimum <i>entrance setback</i>) and 4.3.4 (minimum <i>entrance separation</i>) shall not apply.</p>

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			<p><b>Air Conditioners and Heat Pumps</b> Air Conditioners and Heat Pumps are permitted in all yards 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><b>Detached or Dual Garage</b> For the purposes of this zone, a detached or dual garage with driveway access to a lane shall:</p> <ul style="list-style-type: none"> <li>d) Comply with the minimum yard requirements of the lot, except in the case of a dual garage, or portion thereof, no minimum side yard requirement shall apply where a dual garage is divided vertically into 2 separate private garages on a lot line.</li> <li>e) Not be subject to Section 4.2.2</li> <li>f) Not exceed the <i>Building Height</i> of the main building on the lot.</li> </ul> <p><b>Model Homes and Temporary Sales Structure</b> Notwithstanding Section 4.24 (Model Homes and Temporary Sales Structures), for the purposes of this zone:</p> <ul style="list-style-type: none"> <li>c) a maximum of ten (10) dry or serviced model homes shall be permitted on lands with draft plan approval.</li> <li>d) Any number of temporary sales structures 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).</li> </ul> <p><b>Sight Triangles</b> 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 yard or setback is required from a lot line abutting such curved or triangular area of land.</p> <p><b>Size of Parking Spaces</b> For the purpose of this zone, the minimum size of a parking space shall be 2.75m in width and 5.8m in length.</p> <p><b>Residential Parking Requirements</b> Notwithstanding Section 5.2.2 (<i>Residential Parking Requirements</i>), no visitor parking spaces are required for a dwelling, back-to-back townhouse, having frontage on a public street.</p> <p><b>Visitor Parking</b> In the case of dwellings tied to a common element condominium or on a lot with four or more dwelling units, visitor parking shall be provided at a rate of 0.25 spaces per unit, unless otherwise specified in this zone.</p> <p style="text-align: center;"><b>ZONE STANDARDS</b></p> <p><b>For a Dwelling, Townhouse and Dwelling, Townhouse, Rear-Lane:</b></p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><b>Lot Area</b> (minimum) nil</p> <p><b>Lot Frontage</b> (minimum)</p> <p style="padding-left: 20px;"><i>Interior Lot:</i> 5.5m</p> <p style="padding-left: 20px;"><i>End Lot or Corner Lot:</i> 7m</p> <p><b>Building Area</b> (maximum): N/A</p> <p><b>Backyard Amenity Area</b> (minimum): nil</p> <p><b>Front Yard</b> (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><b>Exterior Side Yard</b> (minimum):</p> <p style="padding-left: 20px;">To a <i>private garage</i> facing an</p> <p style="padding-left: 40px;"><i>exterior side lot line</i>: 5.5m</p> <p style="padding-left: 40px;">To a <i>main building</i>: 2.0m</p> <p><b>Exterior Side Yard abutting a Lane</b> (minimum)</p> <p style="padding-left: 20px;">To a <i>private garage</i> facing an</p> <p style="padding-left: 40px;"><i>exterior side lot line</i>: 5.5m</p> <p style="padding-left: 40px;">To a <i>main building</i>: 1.2m</p> <p><b>Rear Yard</b> (minimum)</p> <p style="padding-left: 20px;">For a <i>Dwelling, Townhouse</i>: 6m</p> <p style="padding-left: 20px;">For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Lane</i>: 0.5m</p> <p style="padding-left: 20px;">For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Street</i>:</p> <p style="padding-left: 40px;">To an attached <i>private garage</i>: 5.5m</p> <p style="padding-left: 40px;">To a <i>main building</i>: 2.5m</p> <p><b>Interior Side Yard</b> (minimum):</p> <p style="padding-left: 20px;">To a <i>main building</i>: 1.5m</p> <p style="padding-left: 20px;">Between attached <i>dwelling units</i>: nil</p> <p><b>Building Height</b> (maximum) 14m</p> <p><b>Landscape Area</b> (minimum) nil</p> <p><b>Amenity Space</b> (minimum): 3.5m<sup>2</sup> per rear-lane dwelling unit</p> <p><b>For a Dwelling, Back-to-Back Townhouse:</b></p> <p><b>Lot Area</b> (minimum) nil</p> <p><b>Lot Frontage</b> (minimum)</p> <p style="padding-left: 20px;"><i>Interior Lot:</i> 5.5m</p> <p style="padding-left: 20px;"><i>End Lot or Corner Lot:</i> 7m</p> <p><b>Building Area</b> (maximum): N/A</p> <p><b>Backyard Amenity Area</b> (minimum): nil</p> <p><b>Front Yard</b> (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><b>Exterior Side Yard</b> (minimum): 2.0m</p> <p><b>Exterior Side Yard abutting a Lane</b> (minimum)</p> <p style="padding-left: 20px;">To a <i>private garage</i> facing an</p> <p style="padding-left: 40px;"><i>exterior side lot line</i>: 5.5m</p> <p style="padding-left: 40px;">To a <i>main building</i>: 1.2m</p> <p><b>Rear Yard</b> (minimum) nil</p> <p><b>Interior Side Yard</b> (minimum):</p> <p style="padding-left: 20px;">To a <i>main building</i>: 1.2m</p> <p style="padding-left: 20px;">Between attached <i>dwelling units</i>: nil</p> <p><b>Building Height</b> (maximum) 14m</p> <p><b>Landscape Area</b> (minimum) nil</p> <p><b>Contiguous Dwelling Units</b> (maximum): 16</p> <p><b>Dimensions of a Contiguous Structure</b> (maximum):</p> <p style="padding-left: 20px;">8 <i>dwelling units</i> wide by 2 <i>dwelling units</i> deep</p> <p><b>Amenity Space</b> (minimum): 3.5m<sup>2</sup> per dwelling unit</p> <p><b>For a Dwelling, Stacked Townhouse:</b></p> <p><b>Lot Area</b> (minimum) nil</p> <p><b>Lot Frontage</b> (minimum) nil</p> <p><b>Building Area</b> (maximum): N/A</p> <p><b>Backyard Amenity Area</b> (minimum): nil</p> <p><b>Front Yard</b> (minimum) 3m</p> <p><b>Exterior Side Yard</b> (minimum): 3m</p> <p><b>Rear Yard</b> (minimum): 3m</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><b>Interior Side Yard</b> (minimum): 3m  <b>Building Height</b> (maximum) 18m  <b>Landscape Area</b> (minimum) nil  <b>Parking Requirements</b> (minimum):  Residents: 1 <i>parking space per dwelling unit</i>  Visitors: 0.15 <i>parking space per dwelling unit</i>  <b>Amenity Space</b> (minimum):  3.5m<sup>2</sup> per <i>dwelling unit</i></p> <p><b>For a Building, Apartment:</b></p> <p><b>Lot Area</b> (minimum) nil  <b>Lot Frontage</b> (minimum) nil  <b>Building Area</b> (maximum): N/A  <b>Front Yard</b> (minimum) 4.5m  <b>Exterior Side Yard</b> (minimum): 4.5m  <b>Rear Yard</b> (minimum): 4.5m  <b>Interior Side Yard</b> (minimum): 4.5m  <b>Building Height</b> (maximum) 45m  <b>Landscape Area</b> (minimum) nil  <b>Parking Requirements</b> (minimum):  Residents: 1 <i>parking space per dwelling unit</i>  Visitors: 0.15 <i>parking space per dwelling unit</i>  <b>Bicycle Parking Requirements</b> (minimum):  Residents: 0.5 <i>space per dwelling unit</i>  Visitors: 0.1 <i>space per dwelling unit</i>  <b>Amenity Space</b> (minimum):  2m<sup>2</sup> per <i>dwelling unit</i></p> <p><b>For a Live-Work Unit:</b></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"> <li>i) <i>Art Gallery</i></li> <li>j) <i>Artist Studio and Gallery</i></li> <li>k) <i>Business Office</i></li> <li>l) <i>Clinic</i></li> <li>m) <i>Dry Cleaning or Laundry Outlet</i></li> <li>n) <i>Personal Service Shop</i></li> <li>o) <i>Restaurant</i></li> <li>p) <i>Retail Store</i></li> </ul> <p><b>Lot Area</b> (minimum) nil  <b>Lot Frontage</b> (minimum)  <i>Interior Lot:</i> 6.0m  <i>End Lot or Corner Lot:</i> 7.5m  <b>Building Area</b> (maximum): N/A  <b>Backyard Amenity Area</b> (minimum): nil  <b>Front Yard</b> (minimum): 2.5m  <b>Exterior Side Yard</b> (minimum): 2m  <b>Exterior Side Yard abutting a Lane</b> (minimum) 1.2m  <b>Rear Yard</b> (minimum)  Abutting a <i>Lane:</i> 0.5m  Abutting a <i>Street:</i>  To an attached <i>private garage:</i> 5.5m  To a <i>main building:</i> 2.5m  <b>Interior Side Yard</b> (minimum):  To a <i>main building:</i> 1.5m  Between attached <i>Live-Work units:</i> nil  <b>Building Height</b> (maximum) 14m  <b>Landscape Area</b> (minimum) nil  <b>Parking Requirements</b> (minimum):  3 <i>parking spaces per Live-Work unit</i>  <b>Amenity Space</b> (minimum):  3.5m<sup>2</sup> per <i>dwelling unit</i>  <b>Non-Residential Floor Area, Gross Leasable</b>  (minimum): 50m<sup>2</sup> per <i>Live-Work Unit</i></p> <p><b>Where a lot is used for a Park purpose, the</b></p>



Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><b>provisions of Section 12 (Open Space Zone) shall apply.</b></p> <p style="text-align: center;"><b>PERMITTED ENCROACHMENTS</b></p> <p><b>Into a required Yard, Front:</b></p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, terrace, canopy or portico, including stairs or steps (maximum):</p> <p style="text-align: right;">2m provided a <i>setback</i> of 0.5m is maintained to the <i>lot line, front</i>.</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p><b>Into a required Yard, Exterior Side:</b></p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, terrace, canopy or portico, including stairs or steps (maximum):</p> <p style="text-align: right;">2m provided a <i>setback</i> of 0.5m is maintained to the <i>lot line, exterior side</i>.</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p>A fireplace, chimney or vent (maximum): 0.6m</p> <p><b>Into a required Yard, Rear:</b></p> <p><b>In the case of a <i>dwelling, detached, dwelling semi-detached, and dwelling, townhouse:</i></b></p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum): 2.5m</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p>An open-roofed porch, uncovered terrace, deck off the main floor, inclusive of stairs or steps: To within 1.2m of a <i>lot line, rear</i>.</p> <p>A fireplace, chimney or vent (maximum): 1.2m</p> <p><b>In the case of a <i>dwelling, rear-lane</i> where the <i>lot line, rear</i> abuts a <i>street</i> that is not a <i>lane:</i></b></p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum):</p> <p style="text-align: right;">2m provided a <i>setback</i> of 0.5m is maintained to the <i>lot line, front</i>.</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p><b>Into a Yard, Interior Side:</b></p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum):</p> <p style="text-align: right;">0.6m provided a <i>setback</i> of 0.6m is maintained to the <i>lot line, interior side</i>.</p> <p>A fireplace, chimney or vent (maximum): 0.6m</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><b>In the case of a <i>dwelling, rear-lane</i>:</b></p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 0.5m</p> <p><b>Into all <i>Yards</i>:</b> Sills, cornices, parapets, or other similar ornamental architectural features (maximum):</p> <p>0.6m extending from a <i>main building</i> wall or permitted encroachment provided that a minimum <i>setback</i> of 0.5m is maintained to a <i>lot line</i>;</p> <p>Eaves (maximum): 0.6m from a <i>main building</i> wall or permitted encroachment provided that a minimum <i>setback</i> of 0.2m is maintained to an interior side lot line.</p> <p><b>Within a <i>Private Garage</i>:</b></p> <p>Steps, Stairs, Landings, Ramp, or barrier-free access feature (maximum): 0.5m into a required parking space.</p> <p>Refuse Bins (maximum): Entirely within a required parking space.</p>
RMD	CCC	<p>Additional permitted Uses:</p> <ul style="list-style-type: none"> <li>- <i>Adult Day Centre</i></li> <li>- <i>Amusement Arcade</i></li> <li>- <i>Animal Hospital</i></li> <li>- <i>Art Gallery</i></li> <li>- <i>Artist Studio and Gallery</i></li> <li>- <i>Automotive Store</i></li> <li>- <i>Bakery</i></li> <li>- <i>Establishments</i></li> <li>- <i>Building, Apartment</i></li> <li>- <i>Building, Apartment, Senior Citizens</i></li> <li>- <i>Building, Mixed Use</i></li> <li>- <i>Business Office</i></li> <li>- <i>Clinic</i></li> <li>- <i>Conference Centre</i></li> <li>- <i>Convenience Store</i></li> <li>- <i>Crisis Care Facility</i></li> <li>- <i>Cultural Centre</i></li> <li>- <i>Day Nursery</i></li> <li>- <i>Dry Cleaning or Laundry Outlet</i></li> <li>- <i>Dwelling, Stacked Townhouse</i></li> <li>- <i>Financial Institution</i></li> <li>- <i>Fitness Centre</i></li> <li>- <i>Furniture Showroom</i></li> <li>- <i>Grocery Store</i></li> <li>- <i>Home Occupation</i></li> <li>- <i>Hotel</i></li> <li>- <i>Laboratory, Medical</i></li> <li>- <i>Laundromat</i></li> <li>- <i>Live-Work Unit</i></li> <li>- <i>Long-Term Care Facility</i></li> <li>- <i>Medical Centre</i></li> <li>- <i>Merchandise Service Shop</i></li> <li>- <i>Motor Vehicle Gas Bar</i></li> <li>- <i>Motor Vehicle Service Centre</i></li> <li>- <i>Motor Vehicle Washing</i></li> </ul>	<p style="text-align: center;"><b>DEFINITIONS</b></p> <p><b><i>Amenity Space</i></b> For the purposes of this <i>zone</i>, 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.</p> <p><b><i>Dwelling, Stacked Townhouse</i></b> For the purposes of this <i>zone</i>, 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;</p> <p><b><i>Porch</i></b> 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 style="text-align: center;"><b>REGULATIONS</b></p> <p><b><i>Access Regulations</i></b> For the purposes of this <i>zone</i>, Sections 4.3.3 (minimum <i>entrance setback</i>) and 4.3.4 (minimum <i>entrance separation</i>) shall not apply.</p> <p><b><i>Air Conditioners and Heat Pumps</i></b> 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</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards																																
		<p><i>Establishment</i></p> <ul style="list-style-type: none"> <li>- <i>Museum</i></li> <li>- <i>Outdoor Seasonal Garden Centre, Accessory</i></li> <li>- <i>Outdoor Display or Sales Area, Accessory</i></li> <li>- <i>Patio, Outdoor</i></li> <li>- <i>Personal Service Shop</i></li> <li>- <i>Pharmacy</i></li> <li>- <i>Place of Assembly</i></li> <li>- <i>Place of Entertainment</i></li> <li>- <i>Place of Worship</i></li> <li>- <i>Printing and Processing Service Shop</i></li> <li>- <i>Restaurant</i></li> <li>- <i>Retail Store</i></li> <li>- <i>Retail Store, Accessory</i></li> <li>- <i>Sales, Service and Repair Shop</i></li> <li>- <i>School</i></li> <li>- <i>Seniors Retirement Facility</i></li> <li>- <i>Shopping Centre</i></li> <li>- <i>Supermarket</i></li> <li>- <i>Training Facility</i></li> <li>- <i>Veterinary Hospital</i></li> <li>- <i>Video Outlet/Rental Store</i></li> <li>- <i>Wellness Centre</i></li> </ul>	<p>located on a balcony.</p> <p><b>Convenience Store</b> A <i>Convenience Store</i> shall not exceed 300 m<sup>2</sup> <i>net floor area</i>.</p> <p><b>Drive-Through Service Facilities</b> Notwithstanding Section 4.10.9, no <i>planting strip</i> is required adjacent to a <i>queuing lane</i>.</p> <p><b>Illumination</b> No part of a lighting fixture shall be closer than 2.5m to a <i>lot line</i>.</p> <p><b>Model Homes and Temporary Sales Structure</b> 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"> <li>e) a maximum of ten (10) dry or serviced model homes shall be permitted on lands with draft plan approval.</li> <li>f) Any number of temporary sales structures 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).</li> </ul> <p><b>Sight Triangles</b> 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><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 style="text-align: center;"><b>ZONE STANDARDS</b></p> <p><b>For a Dwelling, Stacked Townhouse:</b></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;"><b>Lot Area</b> (minimum)</td> <td style="text-align: right;">nil</td> </tr> <tr> <td><b>Lot Frontage</b> (minimum)</td> <td style="text-align: right;">nil</td> </tr> <tr> <td><b>Building Area</b> (maximum):</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td><b>Backyard Amenity Area</b> (minimum):</td> <td style="text-align: right;">nil</td> </tr> <tr> <td><b>Front Yard</b> (minimum)</td> <td style="text-align: right;">3m</td> </tr> <tr> <td><b>Exterior Side Yard</b> (minimum):</td> <td style="text-align: right;">3m</td> </tr> <tr> <td><b>Rear Yard</b> (minimum):</td> <td style="text-align: right;">3m</td> </tr> <tr> <td><b>Interior Side Yard</b> (minimum):</td> <td style="text-align: right;">3m</td> </tr> <tr> <td><b>Building Height</b> (maximum)</td> <td style="text-align: right;">18m</td> </tr> <tr> <td><b>Landscape Area</b> (minimum)</td> <td style="text-align: right;">nil</td> </tr> <tr> <td><b>Parking Requirements</b> (minimum):</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Residents: 1 <i>parking space</i> per <i>dwelling unit</i></td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Visitors: 0.15 <i>parking space</i> per <i>dwelling unit</i></td> <td></td> </tr> <tr> <td><b>Amenity Space</b> (minimum):</td> <td style="text-align: right;">3.5m<sup>2</sup> per <i>dwelling unit</i></td> </tr> </table> <p><b>For a Building, Apartment; Building, Apartment, Senior Citizen, and Building, Mixed Use:</b></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;"><b>Lot Area</b> (minimum)</td> <td style="text-align: right;">nil</td> </tr> <tr> <td><b>Lot Frontage</b> (minimum)</td> <td style="text-align: right;">nil</td> </tr> </table>	<b>Lot Area</b> (minimum)	nil	<b>Lot Frontage</b> (minimum)	nil	<b>Building Area</b> (maximum):	N/A	<b>Backyard Amenity Area</b> (minimum):	nil	<b>Front Yard</b> (minimum)	3m	<b>Exterior Side Yard</b> (minimum):	3m	<b>Rear Yard</b> (minimum):	3m	<b>Interior Side Yard</b> (minimum):	3m	<b>Building Height</b> (maximum)	18m	<b>Landscape Area</b> (minimum)	nil	<b>Parking Requirements</b> (minimum):		Residents: 1 <i>parking space</i> per <i>dwelling unit</i>		Visitors: 0.15 <i>parking space</i> per <i>dwelling unit</i>		<b>Amenity Space</b> (minimum):	3.5m <sup>2</sup> per <i>dwelling unit</i>	<b>Lot Area</b> (minimum)	nil	<b>Lot Frontage</b> (minimum)	nil
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<b>Lot Frontage</b> (minimum)	nil																																		

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><b>Building Area</b> (maximum): N/A  <b>Front Yard</b> (minimum): 4.5m  <b>Exterior Side Yard</b> (minimum): 4.5m  <b>Rear Yard</b> (minimum): 4.5m  <b>Interior Side Yard</b> (minimum): 4.5m  <b>Building Height</b> (maximum): 45m  <b>Landscape Area</b> (minimum): nil  <b>Parking Requirements</b> (minimum):  Residents: 1 <i>parking space</i> per <i>dwelling unit</i>  Visitors: 0.15 <i>parking space</i> per <i>dwelling unit</i>  <i>Parking</i> for non-residential uses within a <i>building, mixed use</i> shall be provided in accordance with Section 5.2.3.  <b>Bicycle Parking Requirements</b> (minimum):  Residents: 0.5 space per <i>dwelling unit</i>  Visitors: 0.1 space per <i>dwelling unit</i>  <b>Amenity Space</b> (minimum):  2m<sup>2</sup> per <i>dwelling unit</i></p> <p><b>For a Seniors Retirement Facility, and Long-Term Care Facility</b></p> <p><b>Lot Area</b> (minimum): nil  <b>Lot Frontage</b> (minimum): nil  <b>Building Area</b> (maximum): N/A  <b>Front Yard</b> (minimum): 4.5m  <b>Exterior Side Yard</b> (minimum): 4.5m  <b>Rear Yard</b> (minimum): 4.5m  <b>Interior Side Yard</b> (minimum): 4.5m  <b>Building Height</b> (maximum): 45m  <b>Landscape Area</b> (minimum): nil  <b>Parking Requirements</b> (minimum):  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>  <b>Amenity Space</b> (minimum):  2m<sup>2</sup> per <i>dwelling unit</i></p> <p><b>For a Shopping Centre or non-residential use not otherwise regulated in this zone:</b></p> <p><b>Setback to a Street Line</b> (minimum): 3m  <b>Setback to another lot line</b> (minimum): 6m  <b>Building Height</b> (maximum): 45m  <b>Planting Strip</b> (minimum):  3m along a <i>street line</i> or a <i>lot line</i> adjacent to another <i>zone</i>.  <b>Entrance Width</b> (maximum): N/A  <b>Parking Requirements for a Shopping Centre</b> (minimum): 1 <i>parking space</i> per 23m<sup>2</sup> of <i>net floor area</i> or portion thereof</p> <p>A <i>loading space</i> shall not be closer than 6m to a <i>street line</i> or 12m to a residential land use.</p>

1. Schedule "A", Zone Maps 8 and 9 of By-law 2006-50, as amended is further amended for Part of Lot 18, Concessions 2 and 3, East of Hurontario Street (Chinguacousy), Town of Caledon, Regional Municipality of Peel from Agricultural (A1), and Environmental Policy Area 2 (EPA2) to Mixed Density Residential – Exception AAA Holding DD (RMD-AAA-H-DD), Mixed Density Residential – Exception BBB Holding DD (RMD-BBB-H-DD), Mixed Density Residential – Exception CCC Holding DD (RMD-CCC-H-DD), and Environmental Policy Area 1 (EPA1) in accordance with Schedule "A" attached hereto.

2. A holding provision (H) shall apply to the lands shown on Schedule "A" to this

By-law and shall not be lifted until the following conditions have been met:

- a) A subdivision agreement or a site plan agreement (as applicable) between the landowner and the Town has been executed, including but limited to a determination of the limits and extent of the Environmental Policy Area zone, as described in the note on Schedule "A" to this By-law;
3. Pursuant to subsections 24(2) and 24(2.1) of the of the *Planning Act*, this By-law shall only come into full force and effect upon Official Plan Amendment No. coming into full force and effect.

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

DRAFT

**Schedule A  
By-law 2024-\_\_**

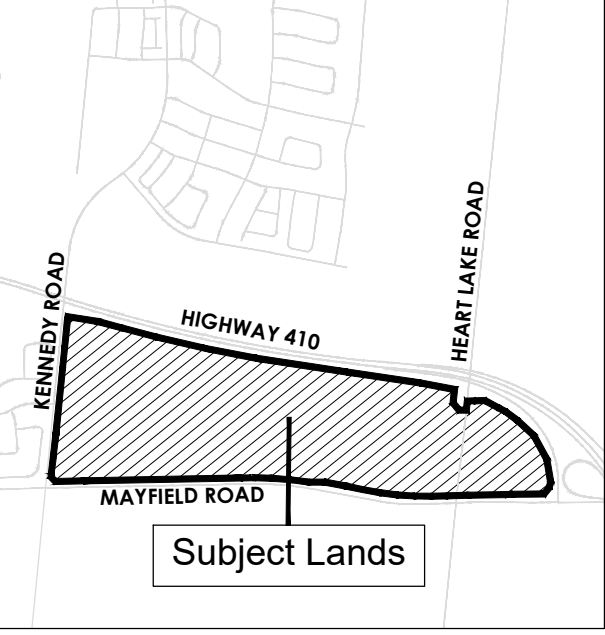
Part of Lot 18,  
Concessions 2 & 3, E.H.S.  
(Township of Chinguacousy)  
Town of Caledon  
Regional Municipality of Peel

**Legend**

 Lands to be rezoned to the zones identified on this Schedule

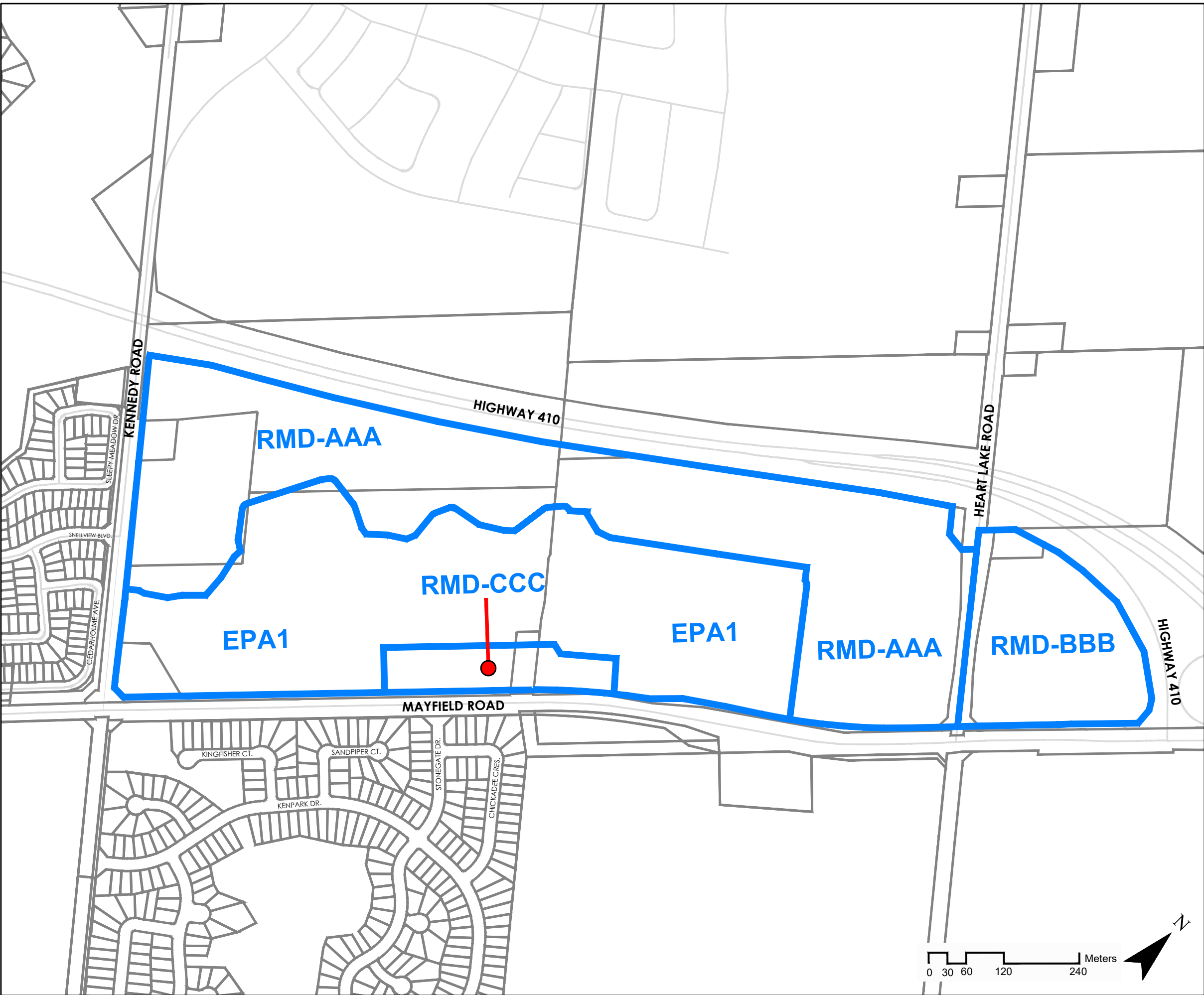
The "Environmental Policy Area" (EPA) shown on Schedule "A" to this By-law is conceptual only and shall be further refined through the subdivision or site plan process (as applicable).

**Key Map**



Date: March 15, 2024

File:



A10

**THE CORPORATION OF THE TOWN OF CALEDON  
BY-LAW NO. 2022-XXXX**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of Lots 3 and 4, Concession 7 (Albion), Town of Caledon, Regional Municipality of Peel, municipally known as 12563 & 12599 Highway 50 and 2 Industrial 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 Part of Lots 3 and 4, Concession 7 (Albion), Town of Caledon, Regional Municipality of Peel, for residential 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. By adding the following subsections to Section 13 – EXCEPTIONS.
  - 1.1 Notwithstanding any other provisions of by-law 2006-50, the following provisions shall apply to the lands as shown on Schedule “A” of this By-law 2024-XXXX. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.
  - 1.2 The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RM	XXX	<ul style="list-style-type: none"> <li>- <i>Animal Hospital</i></li> <li>- <i>Art Gallery</i></li> <li>- <i>Bakery</i></li> <li>- <i>Business Office</i></li> <li>- <i>Building, Apartment</i></li> <li>- <i>Convenience Store</i></li> <li>- <i>Financial Institution</i></li> <li>- <i>Fitness Centre</i></li> <li>- <i>Furniture Showroom</i></li> <li>- <i>Grocery Store</i></li> <li>- <i>Home Sales Office/Presentation Centre/Décor Centre</i></li> <li>- <i>Personal Service Shop</i></li> <li>- <i>Restaurant</i></li> <li>- <i>Retail Store</i></li> </ul>	<p><b>Definitions</b> For the purpose of this zone, <i>Home Sales Office/Presentation Centre/Décor Centre</i> means a <i>building</i> or <i>structure</i> used for the sole purpose of selling or leasing land or buildings associated with a Draft Plan of Condominium or an approved Site Plan on Schedule “A” for the lands zoned RM-XXX.</p> <p><b>Structure Envelope</b> In addition to complying with applicable provisions, all <i>buildings</i> and <i>structures</i> shall only be located within the structure envelope shown on Schedule “B” S.E. Map XX.</p> <p><b>Permitted Encroachments</b> Structural projections from a principal <i>building</i> are permitted to encroach, into the minimum setbacks as shown on Schedule “B” S.E. Map XX, in accordance with Table 4.2 of Section 4.26.</p> <p><b>Lot</b> For the purposes of the RM-XXX zone, “lot” means the lands zoned RM-XXX, notwithstanding any subdivision of such lands.</p> <p><b>Lot Area</b> (minimum) <span style="float: right;">35,000 m<sup>2</sup></span></p> <p><b>Lot Line, Front</b></p>



Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>The <i>street line</i> abutting Highway 50 shall be considered the <i>front lot line</i>.</p> <p><b>Lot Line, Exterior</b> The <i>street line</i> abutting Industrial Road shall be considered the <i>exterior lot line</i>.</p> <p><b>Dwelling Units per Lot</b> (maximum) 2,238</p> <p><b>Building Area</b> (maximum) 45%</p> <p><b>Landscape Area</b> (minimum) 37%</p> <p><b>Privacy Yard</b> (minimum) N/A</p> <p><b>Play Facility</b> (minimum) N/A</p> <p><b>Parking Area Setback</b> (minimum)</p> <p>Above Grade 4.1 m Within <i>Parking Garage</i> 1 m</p> <p><b>Building Height</b> (maximum) Refer to Schedule “B” S.E. Map XX</p> <p><b>Height Exception</b> For the purpose of this <i>zone</i>, the <i>building</i> or <i>structure</i> height provisions of this By-law shall not apply to mechanical equipment.</p> <p><b>Parking Requirements</b> <i>Building, Apartment</i> 1 <i>parking spaces</i> per <i>dwelling unit</i> 0.25 <i>parking spaces</i> per <i>dwelling unit</i> for visitors</p> <p>Non-Residential Uses <i>Parking spaces</i> for non-residential uses shall be permitted to be shared with the <i>parking spaces</i> for visitors of the <i>dwelling units</i></p> <p><b>Loading Spaces</b> Residential Uses: 1 per <i>building</i> Non-Residential Uses: 1 per <i>building</i></p> <p>Where a <i>building</i> contains both residential and non-residential uses, a minimum of 1 <i>loading space</i> shall be required</p>

2. Schedule “A”, Zone Map 1a of By-law 2006-50, as amended is further amended for Part of Lots 3 and 4, Concession 7 (Albion), Town of Caledon, Regional Municipality of Peel, from Bolton Highway Commercial Zone (CHB), Bolton Highway Commercial Zone - Exception 389 (CHB-389) and Unserviced Industrial Zone (MU) to Multiple Residential Zone – Exception XXX (RM-XXX) in accordance with Schedule “A” attached hereto.
3. Schedule “B” S.E. Map XX attached hereto, is hereby added to Schedule “B”, Structure Envelope (SE) Maps of By-law 2006-50, as amended, for the lands legally described as Part of Lots 3 and 4, Concession 7 (Albion), Town of Caledon, Regional Municipality of Peel.

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

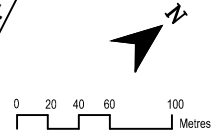
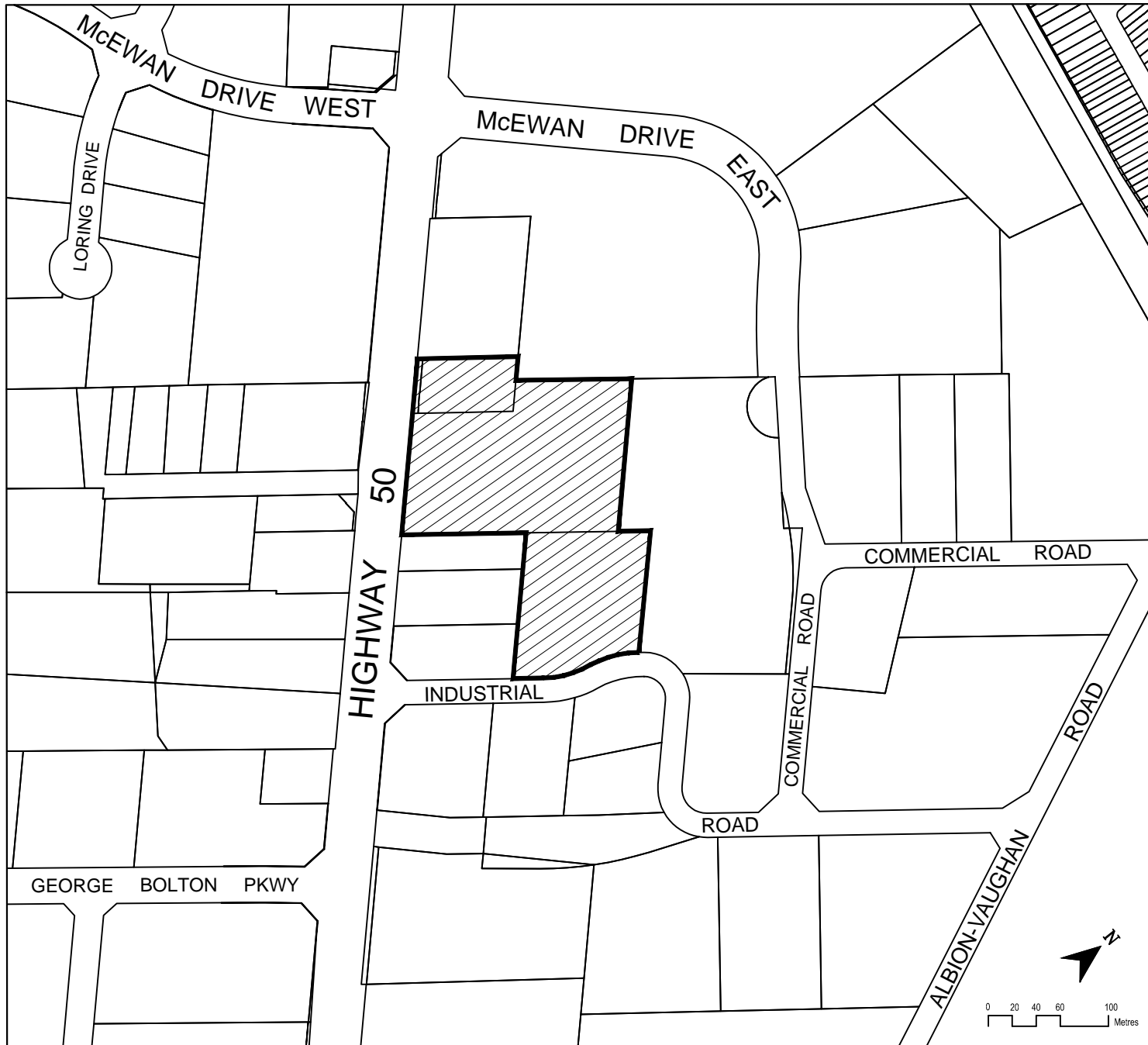
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Annette Groves, Mayor

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Kevin Klingenberg, Clerk

DRAFT







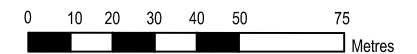
<p><b>Schedule "A"</b> By-Law 2024-XXX</p>
<p>12563 and 12599 Highway 50 and 2 Industrial Road Part of Lots 3 and 4, Concession 7 Town of Caledon Regional Municipality of Peel</p>
<p><b>LEGEND</b></p> <p> Lands to be rezoned to the zones identified on this Schedule</p>
<p><b>Key Map</b></p>  <p style="text-align: right; border: 1px solid black; padding: 2px;">Subject Lands</p>
<p>Date: March 15, 2024</p>
<p>RZ 2021-0008</p>

# SCHEDULE "B" ZONE MAP S.E.XX

12563 and 12599 Highway 50  
and 2 Industrial Road  
Part of Lots 3 and 4, Concession 7  
Town of Caledon  
Regional Municipality of Peel

### LEGEND

-  Structure Envelope
-  Zone Boundary
-  5 ST Number of Storeys
-  6.2 m Setback dimension in metres



Date: February 10, 2022  
File No.:



A11

**THE CORPORATION OF THE TOWN OF CALEDON  
BY-LAW NO. [By-law Number Inserted by Town]**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to lands [INSERT LEGAL DESCRIPTION] within the concession block bound by Mayfield Road to the south, Centreville Creek Road to the west, Healey Road and the Greenbelt Plan to the north, and the Greenbelt Plan and The Gore Road to the east, within,  
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 lands [Insert legal description] within the concession block bound by Mayfield Road to the south, Centreville Creek Road to the west, Healey Road and the Greenbelt Plan to the north, and the Greenbelt Plan and The Gore Road to the east, Town of Caledon, Regional Municipality of Peel, for mixed use, residential and community 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. By adding the following use to the Commercial Zones category in Section 2 – ESTABLISHMENT OF ZONES:

<b>NC</b>	<b>Neighbourhood Center</b>
<b>UC</b>	<b>Urban Corridor</b>

2. The areas zoned Neighbourhood Centre “NC” Zone, Urban Corridor “UC” and Mixed Density Residential “RMD” as shown on Schedule “A” to this By-law 2024 – XXXX shall be subject to the zone provisions in accordance with the following:

- a. New zones established by this By-law are as follows:

<b>NC</b>	<b>Neighbourhood Center</b>
<b>UC</b>	<b>Urban Corridor</b>

- b. No person shall, within any NC or UC Zone, use any land, or erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in Table 1.

**TABLE 1: Permitted Uses for the NC and UC Zones**

USE	ZONE	
	NC	UC
<i>Additional Residential Unit</i>		✓
<i>Animal Hospital</i>	✓	
<i>Art Gallery</i>	✓	✓
<i>Artist Studio &amp; Gallery</i>	✓	✓
<i>Bakery</i>	✓	✓
<i>Building, Apartment</i>	✓	✓
<i>Building, Mixed Use</i>	✓	✓
<i>Business Office</i>	✓	✓

<b>Clinic</b>	✓	✓
<b>Community Centre</b>	✓	✓
<b>Convenience Store</b>	✓	✓
<b>Drive-Through Service Facility</b>		✓
<b>Dry Cleaning or Laundry Outlet</b>	✓	✓
<b>Dwelling, Back-to-Back Townhouse</b>		✓
<b>Dwelling, Common Element Townhouse</b>		✓
<b>Dwelling, Freehold Townhouse</b>		✓
<b>Dwelling, Townhouse</b>		✓
<b>Dwelling, Stacked Townhouse</b>		✓
<b>Dwelling Unit</b>		✓
<b>Farmers' Market</b>	✓	✓
<b>Financial Institution</b>	✓	✓
<b>Fitness Centre</b>	✓	
<b>Funeral Home</b>	✓	✓
<b>Grocery Store</b>	✓	✓
<b>Hotel</b>	✓	✓
<b>Laundromat</b>	✓	✓
<b>Library</b>	✓	✓
<b>Long-Term Care Facility</b>	✓	✓
<b>Merchandise Service Shop</b>	✓	✓
<b>Motel</b>	✓	✓
<b>Park</b>	✓	✓
<b>Parking Area, Commercial</b>	✓	✓
<b>Parking Area, Municipal</b>	✓	✓
<b>Personal Service Shop</b>	✓	✓
<b>Place of Assembly</b>	✓	✓
<b>Place of Entertainment</b>	✓	✓
<b>Place of Worship</b>	✓	✓
<b>Private Club</b>	✓	✓
<b>Restaurant</b>	✓	✓
<b>Retail Store</b>	✓	✓
<b>Seniors Retirement Facility</b>	✓	✓
<b>Sales, Service and Repair Shop</b>	✓	✓
<b>School</b>	✓	✓
<b>Stormwater Management Facility</b>	✓	✓
<b>Training Facility</b>	✓	✓
<b>Video Outlet/Rental Store</b>	✓	✓

- c. No person shall, within any NC or UC Zone, use any land, or erect, alter, enlarge, use or maintain any building or structure for any use other in accordance with the standards contained in Table 2, the additional provisions in subsections e) and f), the General Provisions contained in Section 4 and the Parking, Loading & Delivery Standards contained in Section 5.

- d. Notwithstanding section c) back-to-back townhouse dwelling, common element townhouse dwelling, freehold townhouse dwelling, townhouse dwelling and stacked townhouse dwelling, shall be subject to the requirements of the Mixed Density Residential “RMD” zone as set out in Section 2.

**TABLE 2: Provisions for the NC and UC Zone**

STANDARD	ZONES	
	NC	UC
<b>Lot Area (Minima):</b>	N/A	N/A
<b>Lot Frontages (Minima)</b>	Nil	Nil
<b>Building Area (Maximum)</b>	75%	75%
<b>Building Setback (Minimum)</b>		
<b>Front Yard</b>		
Minimum	Nil	Nil
Maximum		2m (1)
<b>Exterior Side Yard</b>		
Minimum	Nil	Nil
Maximum		2m (1)
<b>Rear Yard (Minima)</b>	6m	6m
<b>Interior Side Yard (Minima)</b>		
From an interior side lot line	1.5m (2)	1.5m (2)
<b>Building Height</b>		
Minimum		2 storeys
Maximum	12 storeys	12 storeys
<b>Landscaping Area (Minimum)</b>	Nil	Nil
<b>Planting Strip Widths (Minima):</b>		
Along an interior side lot line	1.5m	1.5m
Along a rear lot line	3m	3m
<b>Planting Strip Location</b>	(3) (4)	(3) (4)
<b>Driveway Setbacks (Minima)</b>		
From a lot line abutting a Residential Zone	1.5m	1.5m
From any other lot line	Nil	



<b>Parking Space Setback (Minima)</b>		
From any <i>lot line</i> abutting a Residential zone	3m	3m (5)
From any other <i>lot line</i>	1.5m	1.5m (5)

**Footnotes for Table 2**

- (1) A maximum of 25% of the *building face* can have a greater *yard*.
  - (2) Except no *interior side yard* is required where abutting lots share an above grade common wall.
  - (3) A *planting strip* shall be required along any portion of a *rear lot line* and any portion of an *interior side lot line* which abuts the Mixed Density Residential “RMD” Zone.
  - (4) A planting strip shall be required along each street line adjacent to a *parking area*.
  - (5) Parking is only permitted in the *rear yard*, or underground, or within a *parking garage*.
- e. The following additional provisions apply to *apartment buildings* and *mixed use buildings*.
- i. The minimum separation distance between buildings that are 6 storeys or less that face each other with windows on the facing walls shall be 15 metres.
  - ii. The minimum separation between a building and an internal *driveway* shall be 3.0 metres.
  - iii. The minimum separation distance between the tower portions of *apartment buildings* and *mixed use buildings* that face each other with windows on the facing walls shall be 25 metres.
  - iv. The minimum setback of the tower component of an *apartment building* and *mixed use building* shall be 12.5 metres to a property line that is not the street.
  - v. The maximum size of the floor plate of a tower component of an *apartment buildings* and *mixed use buildings* above a podium shall be 750 m<sup>2</sup>.
  - vi. In no case shall a parking area be permitted between a building and the front lot line.
  - vii. The maximum building length facing the front lot line shall be 60 meters.
  - viii. The minimum height of the *first storey* for all non-residential uses shall be 3.5 metres.
  - ix. Where buildings are 8 storeys or more in height, a podium shall be provided and the tower portion of the building shall be set back a minimum of 3 metres from the outer edge of the exterior wall of the podium. Podiums shall have a minimum height of 3 storeys and a maximum height of 6 storeys.
  - x. Where the rear yard of a lot containing a building abuts a lot in the Mixed Density Residential

- “RMD” the building height above 12 metres shall be limited by a 45-degree angular plane measured from a height of 12 metres from finished grade at the 7.5 metre setback from an adjoining Mixed Density Residential “RMD”.
- xi. Where the side yard of a lot containing a building abuts a lot in the Mixed Density Residential “RMD”, the building height above 12 metres shall be limited by a 45-degree angular plane measured from a height of 12 metres from finished grade at the 3 metre setback from an adjoining Mixed Density Residential “RMD”.
  - xii. The minimum depth of a balcony shall be 1.2 m.
  - xiii. A minimum common amenity space of 5m per dwelling unit shall be provided.
- f. The following additional provisions apply to commercial uses, including those within mixed use buildings.
- i. The maximum elevation of the floor of the *first storey* above *finished grade* at the primary entrance door shall be 0.3 metres.
  - ii. In no case shall a parking area be permitted between a building and the front lot line.
3. No person shall, within any Mixed Density Residential “RMD” Zone use any land, or erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in Table 3 and in accordance with the standards contained in Table 4, the additional provisions in subsections X and X), the General Provisions contained in Section 4 and the Parking, Loading & Delivery Standards contained in Section 5.

**TABLE 3: Permitted Uses for the RMD Zone**

<b>USE</b>	<b>ZONE RMD</b>
<b><i>Additional Residential Unit</i></b>	✓
<b><i>Bed and Breakfast Establishments</i></b>	✓(3)
<b><i>Building, Apartment</i></b>	
<b><i>Community Centre</i></b>	✓
<b><i>Day Care, Private Home</i></b>	✓
<b><i>Dwelling, Detached</i></b>	✓
<b><i>Dwelling, Semi Detached</i></b>	✓
<b><i>Dwelling, Townhouse</i></b>	✓
<b><i>Dwelling, Stacked Townhouse</i></b>	✓
<b><i>Dwelling, Back-to-Back Townhouse</i></b>	✓
<b><i>Home Occupation</i></b>	✓ (1)(2)
<b><i>Library</i></b>	✓
<b><i>Park</i></b>	✓
<b><i>School</i></b>	✓
<b><i>Stormwater Management Facility</i></b>	✓

Footnotes for Table 3

- (1) No more than 6 students are permitted in any one lesson for a *home occupation* involving the instruction of a craft or skill.
- (2) Permitted in a *detached* or *semi-detached dwelling* only.
- (3) Must comply with the Provisions of Section 4.5 Bed and Breakfast Establishments and Country Inns and Section 5.2.2 Residential Parking Requirements.

**TABLE 4: Provisions for the RMD Zones**

<b>STANDARD</b>	Detached	Semi-Detached	Street Townhouse	Stacked Townhouse	Back-to-Back Townhouse
<b>Lot Areas (Minima, per dwelling unit):</b>	224m <sup>2</sup>	190m <sup>2</sup>	150m <sup>2</sup>	Nil	75m <sup>2</sup>
<b>Lot Frontages (Minima)</b>				30m	
<i>Corner Lot per dwelling unit</i>	10m	7.7m	7m		7m
<i>Other Lots, per dwelling unit</i>	8 m	6.75m	6m		5.5m
<b>Building Area (Maximum)</b>	50%	55%	65%	Nil	Nil
<b>Outdoor Amenity Area (Minima)</b>	40m <sup>2</sup>	30m <sup>2</sup>	30m <sup>2</sup>	8m <sup>2</sup> (per unit)	8m <sup>2</sup> (per unit)
<b>Yards:</b>					
<b>Front Yard (Minima)</b>					
Front wall of attached <i>private garage</i>	6m	6m	6m	6m	6m
Front wall of <i>main building</i>	3m	3m	3m	3m	3m
<b>Exterior Side Yard (Minimum)</b>	3m	3m	3m	3m	3m
<b>Rear Yard (Minimum)</b>	6m (1)	6m (1)	6m (1)	6m	Nil
<b>Interior Side Yards (Minima)</b>	1.2m and 0.6m	1m (2)	1.2m (2)	1.8m (2)	1.5m (2)
<b>Building Heights (Maxima)</b>	13m	13m	13m	14m	13m

<b>Landscape Area (Minimum)</b>	35%	35%	25%	25% (3)	25% (3)
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#### Footnotes for Table 4

- (1) Except 1.5 m to a garage abutting a rear lane with a minimum of 5 metres between the detached garage and the dwelling unit.
- (2) Except no interior side yard is required where abutting lots share an above grade common wall.
- (3) Applies to front yard only.
4. The following definitions apply:
- i. **Angular Plane** means an imaginary, angled plane extending above the entirety of a lot through which no portion of a building or structure can encroach in order to limit impacts of the building on adjacent areas. The location, angle, and height of the angular plane shall apply as identified in the applicable zone category.
  - ii. **Dwelling, Stacked Townhouse** Means a building containing more than 4 dwelling units, each dwelling unit being separated from the other vertically and horizontally and each dwelling unit having a private entrance from outside.
  - iii. **Podium** means the base of an apartment dwelling or mixed use building consisting of a base and a point tower above the base where the base differs from the point tower by being wider in length or width, or both.
  - iv. **Tower** means the portion of an apartment dwelling or mixed use building above the podium of the building.
  - v. **Outdoor Amenity Space** means outdoor space including a *balcony* or a roof area that is for the exclusive use of the occupants of a dwelling unit for their personal recreational or social activities.
5. Schedule "A", Zone Map 3 of By-law 2006-50, as amended is further amended for the lands within the concession block bound by Mayfield Road to the south, Centreville Creek Road to the west, Healey Road and the Greenbelt Plan to the north, and the Greenbelt Plan and The Gore Road to the east, within the Town of Caledon, Regional Municipality of Peel, from Agricultural "A1", Environmental Policy Area 2 "EPA2" and Rural Residential "RR" Zones to Neighbourhood Centre Holding DD "NC-H-DD", Urban Corridor Holding DD "UC-H-DD", Environmental Policy Area 1 "EPA1" and Mixed Density Residential Holding DD "RMD-H-DD" zones in accordance with Schedule "A" attached hereto.
6. A holding provision (H) shall apply to the lands shown on Schedule "A" to this By-law and shall not be lifted until the following conditions have been met:
- a) A subdivision agreement or a site plan agreement (as applicable) between the landowner and the Town has been executed, including but limited to a determination of the limits and extent of the Environmental Policy Area zone, as described in the note on Schedule "A" to this By-law;
7. Pursuant to subsections 24(2) and 24(2.1) of the of the *Planning Act*, this By-law shall only come into full force and effect upon Official Plan Amendment No. coming into full force and effect.

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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

, Clerk

DRAFT

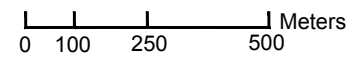
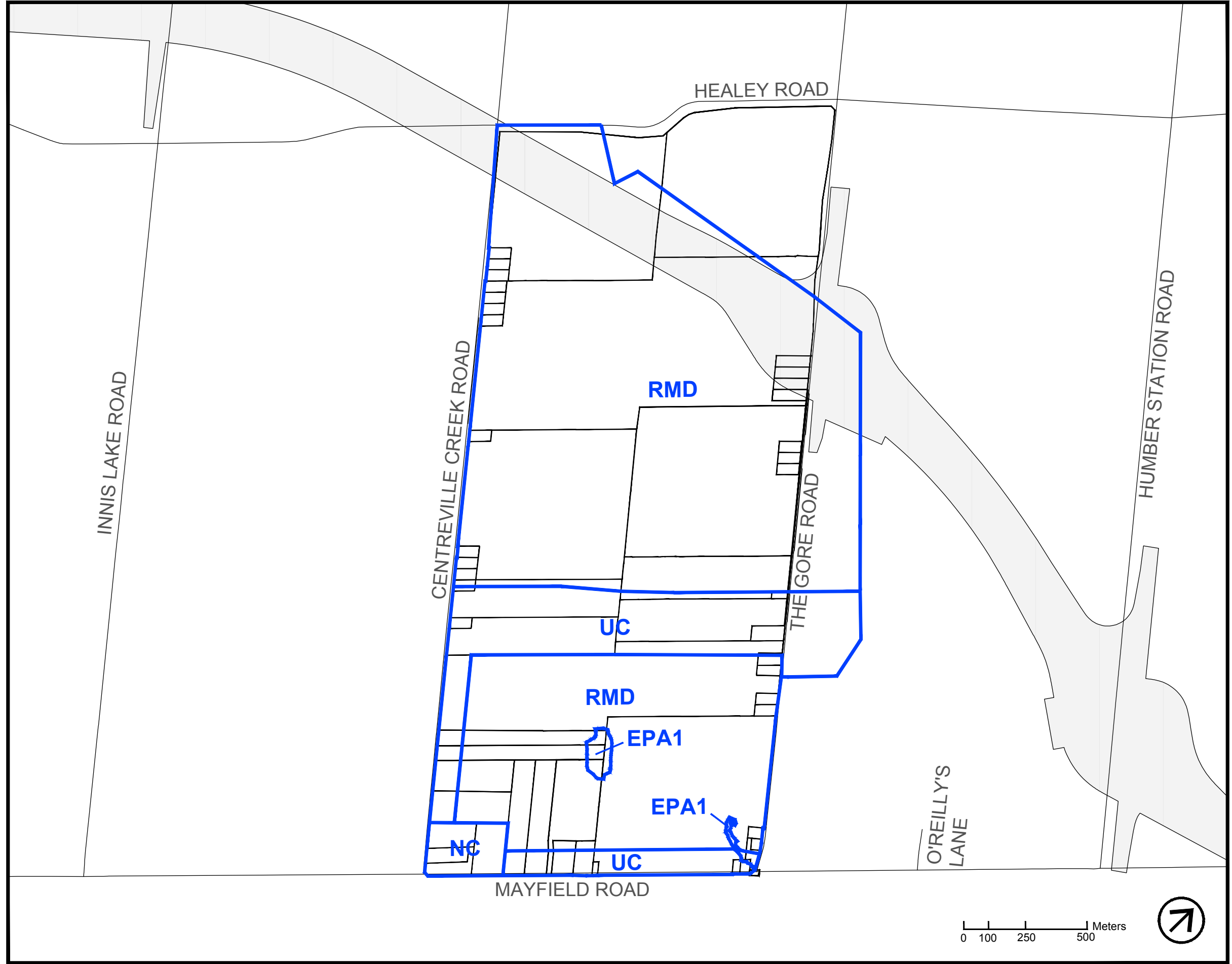
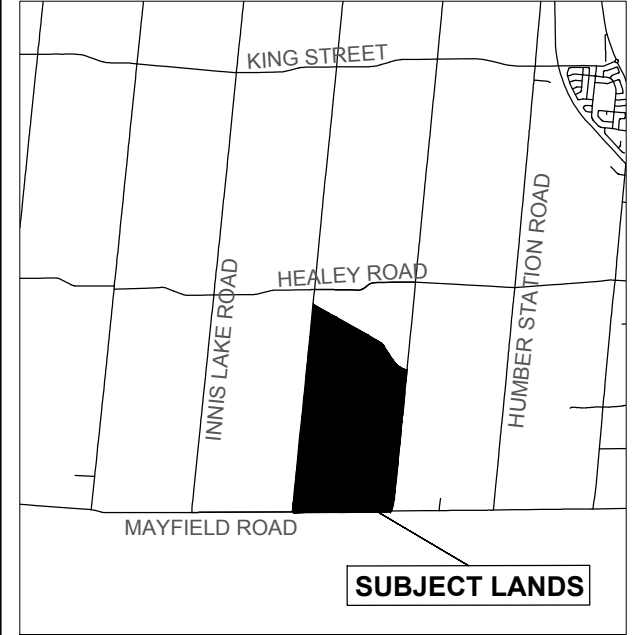
# Schedule A By-law 2024-XXX

Lands bound by Mayfield Road to the south, Healey Road and the Greenbelt Plan to the north, Centreville Creek Road to the west and the Greenbelt Plan and The Gore Road to the east.

### Legend

-  Lands to be rezoned to the zones identified on this Schedule
-  Proposed Highway 413 Overlay
- The "Environmental Policy Area" (EPA) shown on Schedule "A" to this By-law is conceptual only and shall be further refined through the subdivision or site plan process (as applicable).

### Key Map



Date: March 11, 2024

File: XXX

A12

**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 Lots 11 and 12, Concession 7 (Albion), designated as Parts 2 and 5, Plan 43R-38843, 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 Lots 11 and 12, Concession 7 (Albion), designated as Parts 2 and 5, Plan 43R-38843, 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	<ul style="list-style-type: none"> <li>- Accessory Uses</li> <li>- Art Gallery</li> <li>- Artist Studio and Gallery</li> <li>- Bakery</li> <li>- Building, Apartment</li> <li>- Building, Apartment, Senior Citizens</li> <li>- Building, Mixed Use</li> <li>- Business Office</li> <li>- Clinic</li> <li>- Convenience Store</li> <li>- Day Nursery</li> <li>- Dry Cleaning or Laundry Outlet</li> <li>- Dwelling, Stacked Townhouse</li> <li>- Financial Institution</li> <li>- Fitness Centre</li> <li>- Grocery Store</li> <li>- Home Occupation</li> <li>- Laundromat</li> <li>- Merchandise Service Shop</li> <li>- Outdoor Display or Sales Area, Accessory</li> <li>- Patio, Outdoor</li> <li>- Personal Service Shop</li> <li>- Pharmacy</li> <li>- Place of Assembly</li> <li>- Place of Entertainment</li> <li>- Printing and Processing Service Shop</li> <li>- Restaurant</li> <li>- Retail Store</li> <li>- Retail Store, Accessory</li> <li>- Sales, Service and Repair Shop</li> <li>- School</li> <li>- Seniors Retirement Facility</li> <li>- Training Facility</li> <li>- Video Outlet/Rental Store</li> </ul>	<p style="text-align: center;"><b>DEFINITIONS</b></p> <p><b>Amenity Space</b> For the purposes of this zone, means an outdoor area used exclusively for the enjoyment of the outdoor environment and may include balconies, patios, terraces, or similar exclusive use areas.</p> <p><b>Dwelling, Stacked Townhouse</b> For the purposes of this zone, means a building containing four or more dwelling units in which each dwelling unit is divided both horizontally and vertically from another dwelling unit by a common wall.</p> <p><b>Porch</b> For the purposes 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.</p> <p style="text-align: center;"><b>REGULATIONS</b></p> <p><b>Access Regulations</b> 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><b>Air Conditioners and Heat Pumps</b> Air Conditioners and Heat Pumps are permitted in all yards provided where an Air Conditioner or Heat Pump is located in a Front Yard or Exterior Side Yard, it shall be screened from public view or located on a balcony or terrace.</p> <p><b>Convenience Store</b> A Convenience Store shall not exceed 300 m<sup>2</sup> net floor area.</p>



Zone Prefix	Exception Number	Permitted Uses	Special Standards																																		
		<p>- Wellness Centre</p>	<p><b>Residential Parking Requirements</b></p> <p><b>Dwelling, Stacked Townhouse:</b></p> <p>Residents: 1.3 parking spaces per dwelling unit  Visitors: 0.15 parking space per dwelling unit</p> <p><b>Building, Apartment; Building, Apartment, Senior Citizen, and Building, Mixed Use:</b></p> <p>Residents: 1.15 parking space per dwelling unit  Visitors: 0.15 parking space per dwelling unit</p> <p><b>Non-Residential Parking Requirement</b></p> <p>1 parking space per 25 sq. m. net floor area</p> <p><b>Lot</b></p> <p>The lands zoned RMD-AAA shall be considered one lot for zoning purposes.</p> <p><b>Non-Residential Uses</b></p> <p>The non-residential uses permitted in this zone shall only be permitted on the ground level of a building, mixed use.</p> <p style="text-align: center;"><b>ZONE STANDARDS</b></p> <table border="0"> <tr> <td><b>Lot Area</b> (minimum)</td> <td>nil</td> </tr> <tr> <td><b>Lot Frontage</b> (minimum)</td> <td>nil</td> </tr> <tr> <td><b>Building Area</b> (maximum):</td> <td>N/A</td> </tr> <tr> <td><b>Backyard Amenity Area</b> (minimum):</td> <td>nil</td> </tr> <tr> <td><b>Front Yard</b> (minimum)</td> <td>4m</td> </tr> <tr> <td><b>Exterior Side Yard</b> (minimum):</td> <td>1.5m</td> </tr> <tr> <td><b>Rear Yard</b> (minimum):</td> <td>1.2m</td> </tr> <tr> <td><b>Interior Side Yard</b> (minimum):</td> <td>6m</td> </tr> <tr> <td><b>Building Height</b> (maximum)</td> <td></td> </tr> <tr> <td>For a Dwelling, Stacked Townhouse:</td> <td>18m</td> </tr> <tr> <td>For a Building, Apartment; Building, Apartment, Senior Citizen, and Building, Mixed Use:</td> <td>40m</td> </tr> <tr> <td><b>Amenity Space</b> (minimum):</td> <td></td> </tr> <tr> <td>For a Dwelling, Stacked Townhouse:</td> <td>7m<sup>2</sup> per dwelling unit</td> </tr> <tr> <td>For a Building, Apartment; Building, Apartment, Senior Citizen, and Building, Mixed Use:</td> <td>3m<sup>2</sup> per dwelling unit</td> </tr> <tr> <td><b>Landscaped Area</b> (minimum):</td> <td>25%</td> </tr> <tr> <td><b>Common Outdoor Amenity Area</b> (minimum):</td> <td>1,250m<sup>2</sup></td> </tr> <tr> <td><b>Number of dwelling units</b> (maximum):</td> <td>765</td> </tr> </table> <p style="text-align: center;"><b>PERMITTED ENCROACHMENTS</b></p> <p>A covered or uncovered porch or balcony, terrace or patio, canopy or portico, including stairs or steps (maximum):</p> <p>3.8m into a required yard, front provided a Setback of 0.2m is maintained to the lot line, front;</p> <p>4.5m into a required yard, interior side;</p> <p>1m into all other yards</p>	<b>Lot Area</b> (minimum)	nil	<b>Lot Frontage</b> (minimum)	nil	<b>Building Area</b> (maximum):	N/A	<b>Backyard Amenity Area</b> (minimum):	nil	<b>Front Yard</b> (minimum)	4m	<b>Exterior Side Yard</b> (minimum):	1.5m	<b>Rear Yard</b> (minimum):	1.2m	<b>Interior Side Yard</b> (minimum):	6m	<b>Building Height</b> (maximum)		For a Dwelling, Stacked Townhouse:	18m	For a Building, Apartment; Building, Apartment, Senior Citizen, and Building, Mixed Use:	40m	<b>Amenity Space</b> (minimum):		For a Dwelling, Stacked Townhouse:	7m <sup>2</sup> per dwelling unit	For a Building, Apartment; Building, Apartment, Senior Citizen, and Building, Mixed Use:	3m <sup>2</sup> per dwelling unit	<b>Landscaped Area</b> (minimum):	25%	<b>Common Outdoor Amenity Area</b> (minimum):	1,250m <sup>2</sup>	<b>Number of dwelling units</b> (maximum):	765
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Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m into all <i>yards</i></p> <p>Sills, cornices, parapets, or other similar ornamental architectural features (maximum): 0.6m extending from a <i>main building</i> wall or permitted encroachment.</p> <p>Eaves (maximum): 0.6m from a <i>main building</i> wall or permitted encroachment.</p>

2. Schedule "A", Zone Maps 21 of By-law 2006-50, as amended is further amended for Part of Lots 11 and 12, Concession 7 (Albion), designated as Parts 2 and 5, Plan 43R-38843, Town of Caledon, Regional Municipality of Peel from General Commercial Exception 577 (C-577) to Mixed Density Residential Exception AAA Holding DD (RMD-AAA-H-DD) in accordance with Schedule "A" attached hereto.
3. A holding provision (H) shall apply to the lands shown on Schedule "A" to this By-law and shall not be lifted until the following conditions have been met:
  - a) A subdivision agreement or a site plan agreement (as applicable) between the landowner and the Town has been executed, including but limited to a determination of the limits and extent of the Environmental Policy Area zone, as described in the note on Schedule "A" to this By-law;
4. Pursuant to subsections 24(2) and 24(2.1) of the of the *Planning Act*, this By-law shall only come into full force and effect upon Official Plan Amendment No. coming into full force and effect.

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

\_\_\_\_\_  
Annette Groves, Mayor

\_\_\_\_\_  
Kevin Klingenberg, Clerk

GREENBELT  
PLAN AREA

HIGHWAY 50

**RMD-AAA-HDD**

COLUMBIA WAY

ALDERBROOK PLACE

KINGSVIEW DRIVE

TAYLORWOOD AVE.


0 30 60 120 Meters



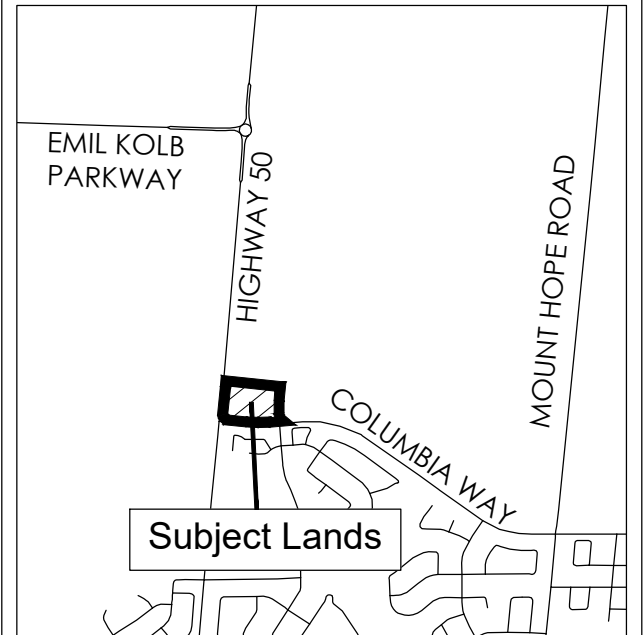
**Schedule A  
By-law 2024-\_\_**

Part of Lots 11 & 12,  
Concession 7,  
(Township of Albion)  
Town of Caledon  
Regional Municipality of Peel

**Legend**

 Lands to be rezoned to the zones  
identified on this Schedule

**Key Map**



Date: March 22, 2024

File: