

**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, and municipally known as 12522 and 12580 Torbram Road, 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. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RMD	X (# to be provided by Planning Staff)	<p>The following uses are the only uses permitted:</p> <ul style="list-style-type: none"> - Detached Dwelling - Semi-Detached Dwelling - Linked Dwellings - Rowhouse Dwelling - Duplex Dwelling - Multiplex Building - Apartment Building - Long Term Care Facility - Seniors Retirement Facility - Commercial uses - Child Care Centres - Institutional Use - Home occupation 	<p>Definitions</p> <p>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.</p> <p>“Child Care Centre” means a child care centre as defined in the Child Care and Early Years Act, as amended.</p> <p>“Commercial Use” means any use for the purpose of buying and selling goods and services.</p> <p>“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.</p> <p>“Finished Grade” means the average surface elevation of the ground where it meets the</p>

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			<p>exterior of the front of a building.</p> <p>“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.</p> <p>“Lane” means a right-of-way less than 13m in width.</p> <p>“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. In the case of a corner lot, the lot frontage shall be calculated as if the front and exterior side lot lines were extended to their point of intersection.</p> <p>“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. This includes rear or side yard accessed dwellings.</p> <p>“Non-Market Housing” means housing that is owned or subsidized by government, a non-profit society, or a housing cooperative; whereby it is not solely market driven.</p> <p>“Porch” means an unenclosed, covered platform with direct access to the ground that is attached to a dwelling.</p> <p>“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.</p> <p>“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. This includes</p>

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			<p>rear or side yard accessed dwellings.</p> <p>General Provisions</p> <p>Notwithstanding Section 4 of By-law 2006-50, as amended, the following general provisions shall apply to lands in the Former Mayfield Golf Course as delineated on Schedule A to Bylaw 202x-xxx.</p> <p>Nothing in this By-law shall prevent the use of land in any part of the Zoned area for Public Uses, as defined in this Bylaw.</p> <p>In calculating building height, the following shall be exempt:</p> <ol style="list-style-type: none"> Cupolas, finials and weather vanes, or similar architectural, landscape or ornamental features Light standards Lightning rods Parapets Mechanical penthouses Unenclosed mechanical equipment Skylights Hydro, radio, television or microwave towers, antennae, and similar features Steeple Roof <p>The minimum dimensions of a parking space shall be 2.6 m by 5.5 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.</p> <p>Minimum setback from a private lane is 0.5 metres.</p> <p>Any number of dry or serviced model homes and/or sales offices are permitted.</p> <p>Swimming Pools are permitted in the rear or side yards.</p> <p>Encroachments into the required yards are permitted as follows:</p> <ol style="list-style-type: none"> 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 Window bays, bows and boxes are permitted to encroach in the front, rear and exterior side yards up to 1.0 metres

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			<ol style="list-style-type: none"> 3. Balconies are permitted to encroach in the front, rear and exterior side yards up to 2.0 metres 4. 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. 5. Exterior stairs providing access to a building or structure may encroach into the front, rear and exterior side yards up to 0.3 metres from a lot line 6. Decks (including access stairs from grade) are permitted to encroach in the rear yard up to 1.2 metres from the rear lot line and interior side yards up to 0.6 metres from an interior side lot line 7. 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 8. Unenclosed barrier-free access ramps are permitted to encroach in any yard up to 0.3 metres from any lot line 9. 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 10. 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 11. A one-storey component of a main building on a lot with a lot depth less than 20m is permitted to encroach a maximum of 3.5m into a rear yard up to a maximum width of 60% of the lot 12. Within a private garage, steps, stairs, landings, ramp, or barrier-free access feature may encroach up to 0.5m into a required parking space. Refuse Bins may encroach entirely within a required parking space. <p>Notwithstanding Section 4.3.1, a dwelling and associated accessory structures may be erected on a lot with access to the rear lot line that is a public or private street or Lane.</p> <p>Notwithstanding Section 4.38.2 (Sight Triangles) 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</p>

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			<p>abutting such curved or triangular area of land.</p> <p>Sections 4.3.3 (minimum entrance setback) and 4.3.4 (minimum entrance separation) shall not apply.</p> <p>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.</p> <p>A detached or dual garage with driveway access to a lane shall:</p> <ol style="list-style-type: none"> 1. 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. 2. Not be subject to Section 4.2.2 3. Not exceed the Building Height of the main building on the lot. <p>Special Provisions</p> <p>The only zoning requirements for Detached Dwellings are as follows:</p> <ol style="list-style-type: none"> a) No minimum lot area is required. b) The Minimum Lot Frontage shall be 7.5 metres; c) The Minimum Yard Setbacks shall be: <ol style="list-style-type: none"> i. Front – 5.5 metres (Garage); 2.5 metres (Building) ii. Exterior Side - 2.0 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 - 6.0 metres (Garage accessed from front lot line); 0.5m (Garage accessed from rear lot line); 4.7m (for lots with a lot depth less than 20 metres) d) The Maximum Building Height shall be 14.0 metres; e) Lot coverage is not applicable; f) Parking spaces shall be provided on a residential lot or through street parking and maintained in accordance with the following requirements: <ol style="list-style-type: none"> i. A minimum of 1.0 parking space per dwelling unit.

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			<p>The only zoning requirements for Semi Detached Dwellings and Linked Dwellings are as follows:</p> <ul style="list-style-type: none"> a) No minimum lot area is required. b) The Minimum Lot Frontage shall be 6 metres; c) The Minimum Yard Setbacks shall be: <ul style="list-style-type: none"> i. Front – 5.5 metres (Garage); 2.5 metres (Building) ii. Exterior Side - 2.0 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 - 6.0 metres (Garage accessed from front lot line); 0.5m (Garage accessed from rear lot line); 4.7m (for lots with a lot depth less than 20 metres) d) The Maximum Building Height shall be 14.0 metres; e) Lot coverage is not applicable; f) Parking spaces shall be provided on a residential lot or through street parking and maintained in accordance with the following requirements: <ul style="list-style-type: none"> i. A minimum of 1.0 parking space per dwelling unit. <p>The only zoning requirements for Rowhouse Dwellings are as follows:</p> <ul style="list-style-type: none"> a) No minimum lot area is required. b) The Minimum Lot Frontage shall be 4.5 metres; c) The Minimum Yard Setbacks shall be: <ul style="list-style-type: none"> i. Front – 5.5 metres (Garage); 2.5 metres (Building) ii. Exterior Side – 2.0 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 – 6.0 metres (Garage accessed from front lot line); 0.5m (Garage accessed from rear lot line); 4.7m (for lots with a lot depth less than 20 metres) d) The Maximum Building Height shall be 14.0 metres; e) Lot coverage is not applicable; f) Parking spaces shall be provided on a residential lot or through street parking and

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			<p>maintained in accordance with the following requirements:</p> <ul style="list-style-type: none"> i. A minimum of 1.0 parking space per dwelling unit. 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 <p>The only zoning requirements for Duplex Dwellings are as follows:</p> <ul style="list-style-type: none"> a) The Minimum Lot Area shall be 180m²; b) The Minimum Lot Frontage shall be 7.5 metres; c) The Minimum Yard Setbacks shall be: <ul style="list-style-type: none"> i. Front – 5.8 metres (Garage); 2.5 metres (Building) ii. Exterior Side - 2.0 metres iii. Interior Side – 1.2 metres iv. Rear - 6.0 metres (Garage accessed from front lot line); 0.5m (Garage accessed from rear lot line); 4.7m (for lots with a lot depth less than 20 metres) d) Lot Coverage is not applicable; e) The Maximum Building Height shall be 14.0 metres; f) Parking spaces shall be provided on a residential lot or through street parking and maintained in accordance with the following requirements: <ul style="list-style-type: none"> i. A minimum of 1.0 parking space per dwelling unit. <p>The only zoning requirements for Multiplex Dwellings are as follows:</p> <ul style="list-style-type: none"> a) The Minimum Lot Frontage shall be 5.5 metres; b) The Minimum Yard Setbacks shall be: <ul style="list-style-type: none"> i. Front – 2.5 metre ii. Exterior Side - 2.0 metre iii. Interior Side – 1.5 metre (this requirement shall not apply to the common wall between units) iv. Rear - 3.0 metre (this requirement shall not apply to the common wall between units) c) The Maximum Building Height shall be 14.0 metres; d) Parking spaces shall be provided and maintained in accordance with the following requirements: <ul style="list-style-type: none"> i. A minimum of 1.0 parking space per dwelling unit. ii. An additional minimum of 0.25 visitor

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			<p>parking spaces for required for each dwelling unit that does not have access from a public street</p> <p>The only zoning requirements for Apartment Dwellings, Long Term Care Facility and Seniors Retirement Facility are as follows:</p> <ul style="list-style-type: none"> a) The Minimum Lot Area shall be 1,000m²; b) The Minimum Lot Frontage shall be 24 metres; c) The Minimum Yard Setbacks shall be: <ul style="list-style-type: none"> i. Front: 3.0 metres ii. Exterior Side – 3.0 metres iii. Interior Side – 3.0 metres iv. Rear – 3.0 metres d) The Maximum Building Height shall be 90.0 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: <ul style="list-style-type: none"> i. A minimum of 1.0 residential parking space per dwelling. ii. A minimum of 0.25 visitor parking spaces per dwelling <p>The only zoning requirements for commercial uses, and child care centres are as follows:</p> <ul style="list-style-type: none"> 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 700m² c) The Minimum Lot Frontage shall be 18.0 metres; d) The Minimum Yard Setbacks shall be: <ul style="list-style-type: none"> i. Front: 3.0 metres ii. Exterior Side - 3.0 metres iii. Interior Side – 1.5 metres iv. Rear – 6.0 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: <ul style="list-style-type: none"> i. A minimum of 3.5 parking spaces for every 100m² of gross floor area for commercial uses ii. A minimum of 0.75 parking space

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			<p>per employee, plus 3 visitor parking spaces and/or pick and drop-off, plus 1 parking space per classroom for child care centres</p> <p>The only zoning requirements for institutional uses and public uses are as follows:</p> <ul style="list-style-type: none"> a) Institutional uses and public 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 700m² c) The Minimum Lot Frontage shall be 18.0 metres; d) The Minimum Yard Setbacks shall be: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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 m² of gross floor area or portion thereof devoted to public use
EPA1	X <i>(# to be provided by Planning Staff)</i>	The following uses are the only uses permitted: <ul style="list-style-type: none"> - Environmental protection and conservation uses - Public Uses, including trails - Essential Infrastructure 	<p>Definitions</p> <p>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.</p> <p>“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</p>

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			<p>natural hazard control, bank stabilization and slope control, and erosion protection.</p> <p>“Essential Infrastructure” means physical structures that are necessary for <i>development</i> and includes sewage and water pipes, <i>stormwater</i> management systems, including outlets and headwalls, power/communications/telecommunications transmission and distribution systems, public roads, and transportation corridors.</p> <p>“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. In the case of a corner lot, the lot frontage shall be calculated as if the front and exterior side lot lines were extended to their point of intersection.</p> <p>“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.</p> <p>General Provisions</p> <p>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.</p> <p>Nothing in this By-law shall prevent the use of land in any part of the Zoned area for Public Uses, as defined in this Bylaw.</p> <p>In calculating building height, the following shall be exempt:</p>

			<ul style="list-style-type: none"> 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 j. Roof <p>The minimum dimensions of a parking space shall be 2.6 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.</p> <p>Minimum setback from a private lane is 0.5 metres.</p> <p>Encroachments into the required yards are permitted as follows:</p> <ul style="list-style-type: none"> 1. 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 2. Window bays, bows and boxes are permitted to encroach in the front, rear and exterior side yards up to 1.0 metres 3. Balconies are permitted to encroach in the front, rear and exterior side yards up to 1.8 metres 4. 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. 5. Exterior stairs providing access to a building or structure may encroach into the front, rear and exterior side yards up to 0.3 metres from a lot line 6. Decks (including access stairs from grade) are permitted to encroach in the rear yard up to 2.5 metres from the rear lot line and interior side yards up to 0.6 metres from an interior side lot line 7. 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 8. Unenclosed barrier-free access ramps are permitted to encroach in any yard up to 0.3 metres from any lot line
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			<p>9. 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</p> <p>10. 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</p> <p>11. A one-storey component of a main building on a lot with a lot depth less than 20m is permitted to encroach a maximum of 3.5m into a rear yard up to a maximum width of 60% of the lot</p> <p>12. Within a private garage, steps, stairs, landings, ramp, or barrier-free access feature may encroach up to 0.5m into a required parking space. Refuse Bins may encroach entirely within a required parking space.</p> <p>Notwithstanding Section 4.38.2 (Sight Triangles) 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>

2. Schedule "A", Zone Map 5 of By-law 2006-50, as amended, are further amended for Part of Lots 19-21, Concession 5, Town of Caledon, Regional Municipality of Peel, and municipally known as 12522 and 12580 Torbram Road, from "Agricultural" (A1), "Environmental Policy Area 2" (EPA2) and "Open Space" (OS/OS-416/OS-416-E) to "Mixed Density Residential Exception" (RMD-X) and "Environmental Policy Area 1 Exception" (EPA1-X) as shown on Schedule 1 attached hereto.
3. Notwithstanding the lands identified on Schedule H of Comprehensive Zoning By-law 2006-50, the provisions of section 4.4 – Additional Residential Units Overlay Zone shall apply to the lands shown on Schedule "A" of this By-law.
4. 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) Approval of Draft Plan of Subdivision has been issued or where the lands are not subject to a Plan of Subdivision, a Site Plan Approval – Final Summary Letter has been issued by the Town, which approval shall include but not be limited to a determination of the limits and extent of the Environmental Policy Area 1 (EPA1) Exception CCC zone and the location of stormwater management facilities, road rights of way or other *essential infrastructure* within the EPA, as described in the note on Schedule "A" to this By-law. In the event that the extent of the EPA zone increases in area then the permissions of the relevant EPA zone shall apply and in the event that the EPA zone decreases in area then the permissions of the abutting zone shall apply.

5. Pursuant to subsections 24(2) and 24(2.1) of the of the *Planning Act*, this By-law (or portions thereof which are included in Schedule “A” to this By-law) shall only come into full force and effect upon the Future Caledon Official Plan (adopted March 2024) (or the portions thereof effecting the lands shown on Schedule “A” to this By-law) coming into full force and effect.
6. That this By-law shall take effect and come into force pursuant to the provisions of and regulations made under the Planning Act, R.S.O. 1990, c.P.13, as amended.

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

Annette Groves, Mayor

Kevin Klingenberg, Clerk