

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, 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 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. By adding the following subsections to Section 13 – EXCEPTIONS.
 - a. 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.
 - b. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RMD	X	<div><div>- Additional Residential Unit</div><div>- Bed and Breakfast Establishments</div><div>- Day Care, Private Home</div><div>- Dwelling, Detached</div><div>- Dwelling, Semi Detached</div><div>- Dwelling, Townhouse</div><div>- Dwelling, Stacked Townhouse</div><div>- Dwelling, Back-to-Back Townhouse</div><div>- Home Occupation</div><div>- Multiplex</div><div>- Non-Market Housing</div><div>- Park</div><div>- School</div><div>- Stormwater Management Facility</div></div>	<div>DEFINITIONS</div> <div>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.</div> <div>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.</div> <div>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</div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Multiplex means a residential building with two, three, or four units – also called a duplex, triplex, or fourplex, as defined by the Zoning By-Law. In order to qualify as a duplex, triplex, or fourplex, at least one dwelling unit must be entirely or partially above another. A dwelling unit within a <i>multiplex</i> is not a principal dwelling that can contain an Additional Residential Unit.</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>Outdoor Amenity Space means outdoor space including a <i>balcony</i> or a roof area that is for the exclusive use of the occupants of a dwelling unit for their personal recreational or social activities.</p> <p>ZONE STANDARDS</p> <p>For Dwelling, Detached and Multiplex</p> <p>Lot Area (Minimum, Per Dwelling Unit): 224m²</p> <p>Lot Frontages (Minimum): Corner Lot per dwelling unit: 11m Other Lots, per dwelling unit: 8m</p> <p>Building Area (Maximum): 50% Yards:</p> <p>Front Yard (Minimum): Front wall of attached <i>private garage</i>: 6m Front wall of <i>main building</i>: 4.5m</p> <p>Exterior Side Yard (Minimum): 3m</p> <p>Rear Yard (Minimum): 6m, except 1.5m to a garage abutting a rear lane with a minimum of 5 metres between the detached garage and the dwelling unit.</p> <p>Interior Side Yards (Minimum): 1.2m and 0.6m</p> <p>Building Heights (Maximum): 12.5m</p> <p>Landscape Area (Minimum): 35%</p> <p>For Dwelling, Semi Detached</p> <p>Lot Area (Minimum, Per Dwelling Unit): 190m²</p> <p>Lot Frontages (Minimum): Corner Lot per dwelling unit: 9.75m Other Lots, per dwelling unit: 6.75m</p> <p>Building Area (Maximum): 55% Yards:</p> <p>Front Yard (Minimum): Front wall of attached <i>private garage</i>: 6m Front wall of <i>main building</i>: 4.5m</p> <p>Exterior Side Yard (Minimum): 3m</p> <p>Rear Yard (Minimum): 6m, except 1.5m to a garage abutting a rear lane with a minimum of 5 metres between the detached garage and the dwelling unit.</p> <p>Interior Side Yards (Minimum): 1m, except no interior side yard is required where abutting lots share an above grade common</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>wall.</p> <p>Building Heights (Maximum): 12.5m</p> <p>Landscape Area (Minimum): 35%</p> <p>For Dwelling, Street Townhouse</p> <p>Lot Area (Minimum, Per Dwelling Unit): 150m²</p> <p>Lot Frontages (Minimum):</p> <p>Corner Lot per dwelling unit: 9m</p> <p>Other Lots, per dwelling unit: 6m</p> <p>Building Area (Maximum): 65%</p> <p>Yards:</p> <p>Front Yard (Minimum):</p> <p>Front wall of attached <i>private garage</i>: 6m</p> <p>Front wall of <i>main building</i>: 3m</p> <p>Exterior Side Yard (Minimum): 3m</p> <p>Rear Yard (Minimum): 6m, except 1.5m to a garage abutting a rear lane within a minimum of 5 metres between the detached garage and the dwelling unit.</p> <p>Interior Side Yards (Minimum): 1.2m, except no interior side yard is required where abutting lots share an above grade common wall.</p> <p>Building Heights (Maximum): 12.5m</p> <p>Landscape Area (Minimum): 25%</p> <p>For Dwelling, Stacked Townhouse</p> <p>Lot Area (Minimum, Per Dwelling Unit): Nil</p> <p>Lot Frontages (Minimum): 30m</p> <p>Building Area (Maximum): Nil</p> <p>Outdoor Amenity Area (Minimum): 8m² (per unit)</p> <p>Yards:</p> <p>Front Yard (Minimum):</p> <p>Front wall of attached <i>private garage</i>: 6m</p> <p>Front wall of <i>main building</i>: 3m</p> <p>Exterior Side Yard (Minimum): 3m</p> <p>Rear Yard (Minimum): 6m</p> <p>Interior Side Yards (Minimum): 1.8m</p> <p>Building Heights (Maximum): 14m</p> <p>Landscape Area (Minimum): 25%, applies to front yard only.</p> <p>For Dwelling, Back-to-Back Townhouse</p> <p>Lot Area (Minimum, Per Dwelling Unit): 75m²</p> <p>Lot Frontages (Minimum):</p> <p>Corner Lot per dwelling unit: 8.5m</p> <p>Other Lots, per dwelling unit: 5.5m</p> <p>Building Area (Maximum): Nil</p> <p>Outdoor Amenity Area (Minimum): 8m² (per unit)</p> <p>Yards:</p> <p>Front Yard (Minimum):</p> <p>Front wall of attached <i>private garage</i>: 6m</p> <p>Front wall of <i>main building</i>: 3m</p> <p>Exterior Side Yard (Minimum): 3m</p> <p>Rear Yard (Minimum): Nil</p> <p>Interior Side Yards (Minimum): 1.5m, except no interior side yard is required where abutting lots share an above grade</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>common wall.</p> <p>Building Heights (Maximum): 12.5m</p> <p>Landscape Area (Minimum): 25%, applies to front yard only.</p> <p>ADDITIONAL PROVISIONS</p> <p>For Non-Market Housing</p> <p>The provisions of this By-law shall not apply to prevent the use of any land, building or structure in a <i>Residential Zone</i> for <i>Non-Market Housing</i> provided that such use, building or structure complies with the standards of the Zone in which it is located.</p> <p>For Home Occupations</p> <p>i. No more than 6 students are permitted in any one lesson for a <i>home occupation</i> involving the instruction of a craft or skill.</p> <p>ii. Permitted in a <i>detached</i> or <i>semi-detached dwelling</i> only.</p>
RM	X	<ul style="list-style-type: none">- <i>Additional Residential Unit</i>- <i>Building, Apartment</i>- <i>Day Care, Private Home</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>- <i>Long-Term Care Facility</i>- <i>Non-Market Housing</i>- <i>Park</i>- <i>School</i>- <i>Seniors Retirement Facility</i>- <i>Stormwater Management Facility</i>	<p>DEFINITIONS</p> <p>The additional definitions of the RMD-X and Zone shall apply.</p> <p>ZONE STANDARDS</p> <p>For Street Townhouse Dwellings, Stacked Townhouse Dwellings and Back Back-To-Back Townhouse Dwellings</p> <p>The Zone Standards of the RMD-X Zone shall apply.</p> <p>For Dwelling, Back-to-Back Stacked Townhouse</p> <p>Lot Area (Minimum, Per Dwelling Unit): Nil</p> <p>Lot Frontages (Minimum): 30m</p> <p>Building Area (Maximum): Nil</p> <p>Outdoor Amenity Area (Minimum): 8m² (per unit)</p> <p>Yards:</p> <p>Front Yard (Minimum):</p> <p>Front wall of attached <i>private garage</i>: 6m</p> <p>Front wall of <i>main building</i>: 3m</p> <p>Exterior Side Yard (Minimum): 3m</p> <p>Rear Yard (Minimum): Nil</p> <p>Interior Side Yards (Minimum): 1.8m</p> <p>Building Heights (Maximum): 14m</p> <p>Landscape Area (Minimum): 25%, applies to front yard only.</p> <p>For Dwelling, Apartment Building</p> <p>Lot Area (Minimum, Per Dwelling Unit): Nil</p> <p>Lot Frontages (Minimum): Nil</p> <p>Building Area (Maximum): Nil</p> <p>Outdoor Amenity Area (Minimum): Nil</p> <p>Yards:</p> <p>Front Yard (Minimum): 3m</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Exterior Side Yard (Minimum): 3m Rear Yard (Minimum): 6m Interior Side Yards (Minimum): 6m Building Heights (Maximum): 6 storeys Landscape Area (Minimum): 25%</p> <p>ADDITIONAL PROVISIONS</p> <p>For Non-Market Housing</p> <p>The provisions of this By-law shall not apply to prevent the use of any land, building or structure in a <i>Residential Zone</i> for <i>Non-Market Housing</i> provided that such use, building or structure complies with the standards of the Zone in which it is located.</p>
CC	X	<ul style="list-style-type: none">- <i>Animal Hospital</i>- <i>Art Gallery</i>- <i>Artist Studio & Gallery</i>- <i>Bakery</i>- <i>Boarding House</i>- <i>Business Office</i>- <i>Clinic</i>- <i>Commercial School</i>- <i>Convenience Store</i>- <i>Day Nursery</i>- <i>Dry Cleaning or Laundry Outlet</i>- <i>Financial Institution</i>- <i>Fitness Centre</i>- <i>Funeral Home</i>- <i>Hotel</i>- <i>Laundromat</i>- <i>Merchandise Service Shop</i>- <i>Motel</i>- <i>Parking Area, Commercial</i>- <i>Parking Area, Municipal</i>- <i>Personal Service Shop</i>- <i>Pharmacy</i>- <i>Place of Assembly</i>- <i>Place of Entertainment</i>- <i>Private Club</i>- <i>Restaurant</i>- <i>Retail Store</i>- <i>Sales, Service and Repair Shop</i>- <i>Training Facility</i>- <i>Video Outlet/Rental Store</i>	<p>DEFINITIONS</p> <p>Commercial School means a teaching and training center, operated for gain or profit, in which instruction in a trade, skill or service is provided.</p> <p>ADDITIONAL PROVISIONS</p> <p>i. 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 m² of <i>gross floor area</i>.</p>

2. 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-X”, Multiple Residential “RM-X”, Environmental Policy Area 1 “EPA1” and Core Commercial “CC-X” 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.

- 3. 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.
- 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 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. 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.

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

Annette Groves, Mayor

Kevin Klingenberg, Municipal Clerk