

**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. 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-HDD	<ul style="list-style-type: none"> - Accessory Uses - Art Gallery - Artist Studio and Gallery - Bakery - Building, Apartment - Building, Apartment, Senior Citizens - Building, Mixed Use - Business Office - Clinic - Convenience Store - Day Nursery - Dry Cleaning or Laundry Outlet - Dwelling, Stacked Townhouse - Financial Institution - Fitness Centre - Grocery Store - Home Occupation - Laundromat - Merchandise Service Shop - Multiplex - Non-Market Housing - Outdoor Display or Sales Area, Accessory - Patio, Outdoor - Personal Service Shop 	<p align="center">DEFINITIONS</p> <p>Amenity Space 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>Dwelling, Stacked Townhouse 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>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 multiplex 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>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> - Pharmacy - Place of Assembly - Place of Entertainment - Printing and Processing Service Shop - Restaurant - Retail Store - Retail Store, Accessory - Sales, Service and Repair Shop - School - Seniors Retirement Facility - Training Facility - Video Outlet/Rental Store - Wellness Centre 	<p>Porch For the purposes of this zone, <i>Porch</i> shall mean a roofed exterior platform attached to a <i>building</i> with or without foundation and/or basement with at least one (1) side open including any guards or railings, as required.</p> <p style="text-align: center;">REGULATIONS</p> <p>Access Regulations 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>Additional Residential Units 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.</p> <p>Air Conditioners and Heat Pumps 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 or terrace.</p> <p>Convenience Store A <i>Convenience Store</i> shall not exceed 300 m² <i>net floor area</i>.</p> <p>Residential Parking Requirements</p> <p>Multiplex: 1 parking space per dwelling unit</p> <p>Dwelling, Stacked Townhouse:</p> <p>Residents: 1.3 parking spaces per dwelling unit Visitors: 0.15 parking space per dwelling unit</p> <p>Building, Apartment; Building, Apartment, Senior Citizen, and Building, Mixed Use:</p> <p>Residents: 1.15 parking space per dwelling unit Visitors: 0.15 parking space per dwelling unit</p> <p>Non-Residential Parking Requirement</p> <p style="padding-left: 40px;">1 parking space per 25 sq. m. <i>net floor area</i></p> <p>Lot</p> <p style="padding-left: 40px;">The lands zoned RMD-AAA shall be considered one lot for zoning purposes.</p> <p>Non-Residential Uses The non-residential uses permitted in this zone shall only be permitted on the ground level of a <i>building, mixed use</i>.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>Lot Area (minimum) nil Lot Frontage (minimum) nil</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): nil</p> <p>Front Yard (minimum): 4m</p> <p>Exterior Side Yard (minimum): 1.5m</p> <p>Rear Yard (minimum): 1.2m</p> <p>Interior Side Yard (minimum): 6m</p> <p>Building Height (maximum)</p> <p>For a <i>Dwelling, Stacked Townhouse and Multiplex</i>: 18m</p> <p>For a <i>Building, Apartment; Building, Apartment, Senior Citizen, and Building, Mixed Use</i>: 40m</p> <p>Amenity Space (minimum):</p> <p>For a <i>Dwelling, Stacked Townhouse</i>: 7m² per dwelling unit</p> <p>For a <i>Building, Apartment; Building, Apartment, Senior Citizen, and Building, Mixed Use</i>: 3m² per dwelling unit</p> <p>Landscaped Area (minimum): 25%</p> <p>Common Outdoor Amenity Area (minimum): 1,250m²</p> <p>Number of dwelling units (maximum): 765</p> <p style="text-align: center;">PERMITTED ENCROACHMENTS</p> <p>A covered or uncovered <i>porch or balcony, terrace or patio, canopy or portico, including stairs or steps</i> (maximum):</p> <p style="padding-left: 40px;">3.8m into a required <i>yard, front</i> provided a <i>Setback</i> of 0.2m is maintained to the <i>lot line, front;</i></p> <p style="padding-left: 40px;">4.5m into a required <i>yard, interior side;</i></p> <p style="padding-left: 80px;">1m into all other yards</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m into all yards</p> <p>Sills, cornices, parapets, or other similar ornamental architectural features (maximum):</p> <p style="padding-left: 40px;">0.6m extending from a <i>main building wall</i> or permitted encroachment.</p> <p>Eaves (maximum): 0.6m from a <i>main building wall</i> or permitted encroachment.</p>

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) 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.

3. Schedule “A”, Zone Map 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 Provision DD (RMD-AAA-HDD) in accordance with Schedule "A" attached hereto.

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

Annette Groves, Mayor

Kevin Klingenberg, Clerk

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