

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-HDD	<div><div>- Accessory Uses</div><div>- Adult Day Centre</div><div>- Amusement Arcade</div><div>- Animal Hospital</div><div>- Apartment, Accessory</div><div>- Art Gallery</div><div>- Artist Studio and Gallery</div><div>- Bakery</div><div>- Bed and Breakfast Establishments</div><div>- Building, Apartment</div><div>- Building, Apartment, Senior Citizens</div><div>- Building, Mixed Use</div><div>- Business Office</div><div>- Clinic</div><div>- Community Centre</div><div>- Conference Centre</div><div>- Convenience Store</div><div>- Crisis Care Facility</div><div>- Cultural Centre</div><div>- Day Care, Private Home</div><div>- Day Nursery</div><div>- Drive-Through Service Facility</div><div>- Dry Cleaning or Laundry Outlet</div><div>- Dwelling, Back-to-Back Townhouse</div><div>- Dwelling, Detached</div><div>- Dwelling, Detached, Rear-Lane</div><div>- Dwelling, Semi-Detached</div><div>- Dwelling, Semi-Detached, Rear-Lane</div><div>- Dwelling, Stacked Townhouse</div></div>	<div>DEFINITIONS</div> <div>Amenity Space 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.</div> <div>Building Height In the case of a gable, gambrel or hip roof, <i>building height</i> shall be calculated using the vertical distance between the <i>established grade</i> at the front of such <i>building</i> to the median level between the eaves and the ridge of the roof.</div> <div>Dwelling, Stacked Townhouse 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;</div> <div>Established Grade 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>.</div> <div>Lane For the purposes of this zone, means a thoroughfare not intended for general traffic circulation that provides means of vehicular access to the rear of a <i>lot</i> where the <i>lot</i> also fronts or flanks onto a <i>street</i>, or where a <i>lot</i> fronts onto public or private open space. The <i>lane</i> may</div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<div><div><ul style="list-style-type: none">- Dwelling, Townhouse- Dwelling, Townhouse, Rear-Lane- Emergency Service Facility- Environmental Management- Farmers Market- Financial Institution- Fitness Centre- Forest Management- Funeral Home- Furniture Showroom- Government Office- Grocery Store- Home Occupation- Hospital- Hotel- Laboratory, Medical- Laundromat- Library- Live-Work Unit- Long-Term Care Facility- Medical Centre- Merchandise Service Shop- Motor Vehicle Gas Bar- Motor Vehicle Washing Establishment- Multiplex- Municipal Drain- Museum- Non-Market Housing- Outdoor Seasonal Garden Centre, Accessory- Outdoor Display or Sales Area, Accessory- Park- Patio, Outdoor- Personal Service Shop- Pharmacy- Place of Assembly- Place of Entertainment- Place of Worship- Printing and Processing Service Shop- Private Club- Public Transit Depot- Recreation, Non-IntensiveRestaurant- Retail Store- Retail Store, Accessory- Sales, Service and Repair Shop- School- Seniors Retirement Facility- Shopping Centre- Supermarket- Training Facility- Veterinary Hospital- Video Outlet/Rental Store- Wellness Centre</div></div>	<div><p>be maintained by a condominium corporation as a private road condominium or by a government authority.</p><p>Live-Work Unit 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>Lot Depth 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>Lot Frontage 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>Lot Line, Front 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>Multiplex means a residential <i>building</i> with two, three, or four units – also called a <i>duplex</i>, <i>triplex</i>, or <i>fourplex</i>, as defined by the Zoning By-Law. In order to qualify as a <i>duplex</i>, <i>triplex</i>, or <i>fourplex</i>, at least one <i>dwelling unit</i> must be entirely or partially above another. A <i>dwelling unit</i> within a multiplex is not a principal <i>dwelling</i> that can contain an <i>Additional Residential Unit</i>.</p><p>Municipal Drain For the purposes of this zone, means a system to move water created pursuant to a by-law passed by the municipality under the Drainage Act. Municipal drains are municipal infrastructure, and the municipality is responsible for their management.</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 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>Rear-Lane 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>REGULATIONS</p><p>Access Regulations Notwithstanding Section 4.3.1, a <i>rear-lane</i></p></div>

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			<p><i>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> <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 <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>Detached or Dual Garage 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">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>.b) Not be subject to Section 4.2.2c) Not exceed the <i>Building Height</i> of the <i>main building</i> on the <i>lot</i>. <p>Model Homes and Temporary Sales Structure 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">a) a maximum of ten (10) dry or serviced model homes shall be permitted on lands with draft plan approval.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). <p>Motor Vehicle Gas Bars and Washing Establishments, and Drive-Through Service Facilities <i>Motor Vehicle Gas Bars, Motor Vehicle Washing Establishments, and Drive-Through Service Facilities</i> shall only be located on a <i>lot</i> abutting Mayfield Road</p> <p>Municipal Drain The provisions of the EPA1-CCC zone apply to a <i>Municipal Drain</i>.</p> <p>Non-Market Housing 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</p>

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			<p>complies with the standards of the Zone in which it is located.</p> <p>Sight Triangles 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>Size of <i>Parking Spaces</i> 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>Residential <i>Parking Requirements</i> 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>Visitor Parking 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>Planting Strips A <i>driveway, walkway</i> or retaining wall may extend through a planting strip at any location.</p> <p>Use Restriction Where a <i>dwelling</i> has been legally constructed, the <i>dwelling</i> shall not be used for any purpose other than a domicile, a <i>day care, private home, home occupation</i>, and related accessory use as permitted by the Zoning By-law. All other uses are prohibited.</p> <p>ZONE STANDARDS</p> <p>For a <i>Dwelling, Detached</i> and <i>Dwelling, Detached, Rear-Lane</i>:</p> <table><tr><td>Lot Area (minimum):</td><td>nil</td></tr><tr><td>Lot Frontage (minimum):</td><td></td></tr><tr><td> <i>Dwelling, Detached</i>:</td><td>8m</td></tr><tr><td> <i>Dwelling, Detached, Rear-Lane</i>:</td><td>7.8m</td></tr><tr><td>Building Area (maximum):</td><td>N/A</td></tr><tr><td>Backyard Amenity Area (minimum):</td><td>nil</td></tr><tr><td>Front Yard (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>Exterior Side Yard (minimum)</td><td></td></tr><tr><td> To a <i>private garage</i> facing an exterior side lot line:</td><td>5.5m</td></tr><tr><td> To a <i>main building</i>:</td><td>2.0m</td></tr><tr><td>Exterior Side Yard abutting a Lane (minimum)</td><td></td></tr><tr><td> To a <i>private garage</i> facing an exterior side lot line:</td><td>5.5m</td></tr><tr><td> To a <i>main building</i>:</td><td>1.2m</td></tr><tr><td>Rear Yard (minimum)</td><td></td></tr><tr><td> For lots with a lot depth of 20m or greater:</td><td>6.0m</td></tr><tr><td> For lots with a lot depth 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 Lane:</td><td>nil</td></tr><tr><td> For a <i>Dwelling, Detached, Rear-Lane</i> abutting a Street:</td><td></td></tr><tr><td> To an attached <i>private garage</i>:</td><td>5.5m</td></tr></table>	Lot Area (minimum):	nil	Lot Frontage (minimum):		<i>Dwelling, Detached</i> :	8m	<i>Dwelling, Detached, Rear-Lane</i> :	7.8m	Building Area (maximum):	N/A	Backyard Amenity Area (minimum):	nil	Front Yard (minimum)		Front wall of attached <i>private garage</i> :	5.5m	Front wall of <i>main building</i> :	2.5m	Exterior Side Yard (minimum)		To a <i>private garage</i> facing an exterior side lot line:	5.5m	To a <i>main building</i> :	2.0m	Exterior Side Yard abutting a Lane (minimum)		To a <i>private garage</i> facing an exterior side lot line:	5.5m	To a <i>main building</i> :	1.2m	Rear Yard (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 <i>private garage</i> :	0.6m	For a <i>Dwelling, Detached, Rear-Lane</i> abutting a Lane:	nil	For a <i>Dwelling, Detached, Rear-Lane</i> abutting a Street:		To an attached <i>private garage</i> :	5.5m
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			<div>To a <i>main building</i>: 2.5m</div> <div>Interior Side Yard (minimum):</div> <div>One side: 0.6m</div> <div>Other side: 1.2m</div> <div>Abutting a non-residential land use: 1.2m</div> <div>Building Height (maximum) 14m</div> <div>Landscape Area (minimum) 10% of <i>Front Yard</i></div> <div>Driveway Width (minimum) 2.75m</div> <div>Parking Requirements (minimum):</div> <div>1 <i>parking space per dwelling unit</i></div> <div>For a Dwelling, Semi-Detached and Dwelling, Semi-Detached, Rear-Lane:</div> <div>Lot Area (minimum) nil</div> <div>Lot Frontage (minimum)</div> <div>Interior Lot: 5m</div> <div>Corner Lot: 6.5m</div> <div>Building Area (maximum): N/A</div> <div>Backyard Amenity Area (minimum): nil</div> <div>Front Yard (minimum)</div> <div>Front wall of attached <i>private garage</i>: 5.5m</div> <div>Front wall of <i>main building</i>: 2.5m</div> <div>Exterior Side Yard (minimum):</div> <div>To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.5m</div> <div>To a <i>main building</i>: 2.0m</div> <div>Exterior Side Yard abutting a Lane (minimum)</div> <div>To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.5m</div> <div>To a <i>main building</i>: 1.2m</div> <div>Rear Yard (minimum)</div> <div>For <i>lots</i> with a <i>lot depth</i> of 20m or greater: 6.0m</div> <div>For <i>lots</i> with a <i>lot depth</i> less than 20m: 4.7m</div> <div>To the side wall of a <i>private garage</i>: 0.6m</div> <div>For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Lane</i>: nil</div> <div>For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Street</i>:</div> <div>To an attached <i>private garage</i>: 5.5m</div> <div>To a <i>main building</i>: 2.5m</div> <div>Interior Side Yard (minimum):</div> <div>To a <i>main building</i>: 0.9m</div> <div>Between attached <i>dwelling units</i>: nil</div> <div>Abutting a non-residential land use: 1.2m</div> <div>Building Height (maximum) 14m</div> <div>Landscape Area (minimum) 10% of <i>Front Yard</i></div> <div>Driveway Width (minimum) 2.75m</div> <div>Parking Requirements (minimum):</div> <div>1 <i>parking space per dwelling unit</i></div> <div>For a Dwelling, Townhouse:</div> <div>Lot Area (minimum) nil</div> <div>Lot Frontage (minimum)</div> <div>Interior Lot: 4.5m</div> <div>End Lot or Corner Lot: 5.5m</div> <div>Building Area (maximum): N/A</div> <div>Backyard Amenity Area (minimum): nil</div> <div>Front Yard (minimum)</div> <div>Front wall of attached <i>private garage</i>: 5.5m</div> <div>Front wall of <i>main building</i>: 2.5m</div> <div>Exterior Side Yard (minimum):</div> <div>To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.5m</div> <div>To a <i>main building</i>: 2.0m</div> <div>Exterior Side Yard abutting a Lane (minimum)</div> <div>To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.5m</div> <div>To a <i>main building</i>: 1.2m</div> <div>Rear Yard (minimum)</div> <div>To a <i>main building</i>: 4.7m</div>

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			<div><div>To the side wall of a <i>private garage</i>:0.6m</div><div>Interior Side Yard (minimum):<div><div>To a <i>main building</i>:1.2m</div><div>Between attached <i>dwelling units</i>:nil</div><div>Abutting a non-residential land use:1.2m</div></div></div><div>Building Height (maximum)14m</div><div>Landscape Area (minimum) 10% of <i>Front Yard</i></div><div>Driveway Width (minimum)2.75m</div><div>Parking Requirements (minimum):<div>1 <i>parking space per dwelling unit</i></div></div><div>For a Dwelling, Townhouse, Rear-Lane:</div><div>Lot Area (minimum)nil</div><div>Lot Frontage (minimum)<div><div><i>Interior Lot</i>:4.0m</div><div><i>End Lot or Corner Lot</i>:5.5m</div></div></div><div>Building Area (maximum):N/A</div><div>Backyard Amenity Area (minimum):nil</div><div>Front Yard (minimum):2m</div><div>Exterior Side Yard (minimum):2m</div><div>Exterior Side Yard abutting a Lane (minimum)1.2m</div><div>Rear Yard (minimum)<div><div>For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Lane</i>:0.0m</div><div>For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Street</i>:<div><div>To an attached <i>private garage</i>:5.5m</div><div>To a <i>main building</i>:2.5m</div></div></div></div></div><div>Interior Side Yard (minimum):<div><div>To a <i>main building</i>:1.2m</div><div>Between attached <i>dwelling units</i>:nil</div><div>Between attached <i>private garages</i>:nil</div><div>Abutting a non-residential land use:1.2m</div></div></div><div>Building Height (maximum)14m</div><div>Landscape Area (minimum) 10% of <i>Front Yard</i></div><div>Driveway Width (minimum)2.75m</div><div>Parking Requirements (minimum):<div>1 <i>parking space per dwelling unit</i></div></div><div>Amenity Space (minimum):<div>3.5m² per <i>dwelling unit</i></div></div><div>For a Dwelling, Back-to-Back Townhouse:</div><div>Lot Area (minimum)nil</div><div>Lot Frontage (minimum)<div><div><i>Interior Lot</i>:5.5m</div><div><i>End Lot or Corner Lot</i>:6.7m</div></div></div><div>Building Area (maximum):N/A</div><div>Backyard Amenity Area (minimum):nil</div><div>Front Yard (minimum)<div><div>Front wall of attached <i>private garage</i>:5.5m</div><div>Front wall of <i>main building</i>:2.5m</div></div></div><div>Exterior Side Yard (minimum):2.0m</div><div>Exterior Side Yard abutting a Lane (minimum)<div><div>To a <i>private garage</i> facing an <i>exterior side lot line</i>:5.5m</div><div>To a <i>main building</i>:1.2m</div></div></div><div>Rear Yard (minimum)nil</div><div>Interior Side Yard (minimum):<div><div>To a <i>main building</i>:1.2m</div><div>Between attached <i>dwelling units</i>:nil</div><div>Abutting a non-residential land use:1.2m</div></div></div><div>Building Height (maximum)14m</div><div>Landscape Area (minimum) 10% of <i>Front Yard</i></div><div>Driveway Width (minimum)2.75m</div><div>Parking Requirements (minimum):<div>1 <i>parking space per dwelling unit</i></div></div><div>Contiguous Dwelling Units (maximum):16</div><div>Dimensions of a Contiguous Structure (maximum):<div>8 <i>dwelling units</i> wide by 2 <i>dwelling units</i> deep</div></div><div>Amenity Space (minimum):</div></div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards																																																							
			<div>3.5m² per <i>dwelling unit</i></div> <div>For a <i>Dwelling, Stacked Townhouse, and Multiplex:</i><div><div><i>Lot Area</i> (minimum)nil</div><div><i>Lot Frontage</i> (minimum)nil</div><div><i>Building Area</i> (maximum):N/A</div><div><i>Backyard Amenity Area</i> (minimum):nil</div><div><i>Front Yard</i> (minimum)2.5m</div><div><i>Exterior Side Yard</i> (minimum):2.4m</div><div><i>Rear Yard</i> (minimum):2.4m but 0.5m is permitted to a <i>Lane</i></div><div><i>Interior Side Yard</i> (minimum):0.9m</div><div><i>Building Height</i> (maximum)20m</div><div><i>Landscape Area</i> (minimum)10% of the <i>lot</i></div><div><i>Driveway Width</i> (minimum)2.75m</div><div><i>Parking Requirements</i> (minimum):Residents: 1 <i>parking space</i> per <i>dwelling unit</i> Visitors: 0.15 <i>parking space</i> per <i>dwelling,stacked townhouse unit</i></div><div><i>Amenity Space</i> (minimum):2m² per <i>dwelling unit</i></div></div></div> <div>For a <i>Building, Apartment; Building, Apartment, Senior Citizen, and Building, Mixed Use:</i><div><div><div><i>Lot Area</i> (minimum)nil</div><div><i>Lot Frontage</i> (minimum)nil</div><div><i>Building Area</i> (maximum):N/A</div><div><i>Front Yard</i> (minimum)nil</div><div><i>Exterior Side Yard</i> (minimum):nil</div><div><i>Rear Yard</i> (minimum):3m</div><div><i>Interior Side Yard</i> (minimum):3m</div><div><i>Building Height</i> (maximum)N/A</div><div><i>Landscape Area</i> (minimum)10% of the <i>lot</i></div><div><i>Parking Requirements</i> (minimum):Residents: 1 <i>parking space</i> per <i>dwelling unit</i> Visitors: 0.15 <i>parking space</i> per <i>dwelling unit</i></div><div><i>Bicycle Parking Requirements</i> (minimum):Residents: 0.5 spaces per <i>dwelling unit</i> Visitors: 0.1 spaces per <i>dwelling unit</i></div><div><i>Amenity Space</i> (minimum):2m² per <i>dwelling unit</i></div></div><div>For a <i>Building, Mixed Use</i>, 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:</div><div><table><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><tr><td><i>Business Office</i> <i>Clinic</i> <i>Financial Institution</i></td><td>100</td><td>90</td><td>95</td><td>10</td></tr><tr><td><i>Retail Store</i> <i>Service Shop</i></td><td>80</td><td>90</td><td>90</td><td>90</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 Residential - Visitor</td><td>90 20</td><td>65 20</td><td>90 60</td><td>100 100</td></tr></table><table><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><tr><td><i>Business Office</i> <i>Clinic</i> <i>Financial Institution</i></td><td>10</td><td>10</td><td>10</td><td>10</td></tr><tr><td><i>Retail Store</i> <i>Service Shop</i></td><td>80</td><td>100</td><td>100</td><td>70</td></tr></table></div></div></div>	Percentage of Peak Period (Weekday)					Use	Morning	Noon	Afternoon	Evening	<i>Business Office</i> <i>Clinic</i> <i>Financial Institution</i>	100	90	95	10	<i>Retail Store</i> <i>Service Shop</i>	80	90	90	90	<i>Restaurant</i>	20	100	30	100	<i>Hotel</i>	70	70	70	100	Residential – Resident Residential - Visitor	90 20	65 20	90 60	100 100	Percentage of Peak Period (Weekend)					Use	Morning	Noon	Afternoon	Evening	<i>Business Office</i> <i>Clinic</i> <i>Financial Institution</i>	10	10	10	10	<i>Retail Store</i> <i>Service Shop</i>	80	100	100	70
Percentage of Peak Period (Weekday)																																																										
Use	Morning	Noon	Afternoon	Evening																																																						
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<i>Retail Store</i> <i>Service Shop</i>	80	90	90	90																																																						
<i>Restaurant</i>	20	100	30	100																																																						
<i>Hotel</i>	70	70	70	100																																																						
Residential – Resident Residential - Visitor	90 20	65 20	90 60	100 100																																																						
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Use	Morning	Noon	Afternoon	Evening																																																						
<i>Business Office</i> <i>Clinic</i> <i>Financial Institution</i>	10	10	10	10																																																						
<i>Retail Store</i> <i>Service Shop</i>	80	100	100	70																																																						

Zone Prefix	Exception Number	Permitted Uses	Special Standards				
			Restaurant	20	100	50	100
			Hotel	70	70	70	100
			Residential – Resident	90	65	90	100
			Residential - Visitor	20	20	60	100
			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> .				
			For a <i>Seniors Retirement Facility, and Long-Term Care Facility</i>				
			<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>				
			<i>Parking Requirements</i> (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>				
			<i>Amenity Space</i> (minimum):				
			2m² per <i>dwelling unit</i>				
			For a <i>Live-Work Unit</i> :				
			A <i>Live-Work Unit</i> shall be limited to the following non-residential uses in addition to a <i>dwelling unit</i> :				
			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>				
			<i>Lot Area</i> (minimum) nil				
			<i>Lot Frontage</i> (minimum)				
			<i>Interior Lot</i> : 6.0m				
			<i>End Lot or Corner Lot</i> : 7.2m				
			<i>Building Area</i> (maximum): N/A				
			<i>Backyard Amenity Area</i> (minimum): nil				
			<i>Front Yard</i> (minimum): 2m				
			<i>Exterior Side Yard</i> (minimum): 2m				
			<i>Exterior Side Yard abutting a Lane</i> (minimum) 1.2m				
			<i>Rear Yard</i> (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				
			<i>Interior Side Yard</i> (minimum):				
			To a <i>main building</i> : 1.2m				
			Between attached <i>Live-Work units</i> : nil				
			Abutting another land use: 1.2m				
			<i>Building Height</i> (maximum) 14m				
			<i>Landscape Area</i> (minimum) nil				
			<i>Parking Requirements</i> (minimum):				
			1 <i>parking space</i> per <i>dwelling unit</i> ; and				
1 <i>parking space</i> per non-residential <i>unit</i>							
<i>Amenity Space</i> (minimum):							
3.5m² per <i>dwelling unit</i>							
<i>Non-Residential Floor Area, Gross Leasable</i> (minimum): 50m² per <i>Live-Work Unit</i>							

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>For a <i>Shopping Centre</i> or non-residential use not otherwise regulated in this zone:</p> <p><i>Setback to a Street Line</i> (minimum): 3m <i>Setback to another lot line</i> (minimum): 6m <i>Building Height</i> (maximum): 18m <i>Planting Strip</i> (minimum): 3m along a <i>street line</i> or a <i>lot line</i> adjacent to another zone. <i>Entrance Width</i> (maximum): N/A <i>Parking Requirements for a Shopping Centre</i> (minimum): 1 <i>parking space</i> per 23m² 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>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.</p> <p>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.</p> <p>Where a <i>lot</i> is used for a Park purpose, the provisions of Section 12 (Open Space Zone) shall apply.</p> <p>PERMITTED ENCROACHMENTS</p> <p>Into a required <i>Yard, Front</i>:</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>For a <i>dwelling, townhouse, back-to-back</i> with no <i>private garage</i>:</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>Into a required <i>Yard, Exterior Side</i>:</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>Exterior below grade stairs (maximum): 1m</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<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>Into a required <i>Yard, Rear</i>:</p> <p>In the case of a <i>dwelling, detached, dwelling semi-detached, and dwelling, townhouse</i>:</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 or balcony, canopy or portico</i>, 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>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>:</p> <p>A covered or uncovered <i>porch or balcony, canopy or portico</i>, 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>Into a <i>Yard, Interior Side</i>:</p> <p>A covered or uncovered <i>porch or balcony, canopy or portico</i>, 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>In the case of a <i>dwelling, rear-lane</i>:</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 0.5m</p> <p>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 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>

Zone Prefix	Exception Number	Permitted Uses	Special Standards												
			<p>Within a <i>Private Garage</i>:</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-HDD	<ul style="list-style-type: none">- <i>Animal Hospital</i>- <i>Automotive Store</i>- <i>Bakery</i>- <i>Building, Mixed Use</i>- <i>Business Office</i>- <i>Clinic</i>- <i>Convenience Store</i>- <i>Day Nursery</i>- <i>Department Store</i>- <i>Drive-Through Service Facility</i>- <i>Dry Cleaning or Laundry Outlet</i>- <i>Financial Institution</i>- <i>Fitness Centre</i>- <i>Furniture Showroom</i>- <i>Grocery Store</i>- <i>Home Improvement Centre</i>- <i>Merchandise Service Shop</i>- <i>Motor Vehicle Gas Bar</i>- <i>Motor Vehicle Service Centre</i>- <i>Motor Vehicle Washing Establishment</i>- <i>Outdoor Patio</i>- <i>Outdoor Seasonal Garden Centre</i>- <i>Outside Display or Sales Area, Accessory</i>- <i>Parking Area, Commercial</i>- <i>Personal Service Shop</i>- <i>Place of Entertainment</i>- <i>Private Club</i>- <i>Printing and Processing Service Shop</i>- <i>Restaurant</i>- <i>Retail Store</i>- <i>Retail Warehouse</i>- <i>Sales, Service and Repair Shop</i>- <i>Shopping Centre</i>- <i>Supermarket</i>	<p>DEFINITIONS</p> <p><i>Building Height</i> In the case of a gable, gambrel or hip roof, <i>building height</i> shall be calculated using the vertical distance between the <i>established grade</i> at the front of such <i>building</i> to the median level between the eaves and the ridge of the roof.</p> <p><i>Established Grade</i> 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>.</p> <p>REGULATIONS</p> <p><i>Convenience Store</i> A <i>Convenience Store</i> shall not exceed 300 m² <i>net floor area</i>.</p> <p><i>Drive-Through Service Facilities</i> Notwithstanding Section 4.10.5, <i>queuing lanes</i> may be located in a <i>front yard</i>, between a <i>building</i> and a <i>street</i>.</p> <p>Notwithstanding Section 4.10.9, no additional <i>planting strip</i> is required adjacent to a <i>queuing lane</i> where a minimum 2-metre <i>planting strip</i> is provided adjacent to a <i>queuing lane</i>.</p> <p><i>Grocery Store</i> A <i>Grocery Store</i> shall not exceed 2,230 m² <i>net floor area</i>.</p> <p><i>Illumination</i> No part of a lighting fixture shall be closer than 2.5m to a <i>lot line</i>.</p> <p><i>Lot Line, Front</i> The <i>lot line</i> abutting Mayfield Road shall be deemed the <i>Lot Line, Front</i>.</p> <p><i>Outdoor Seasonal Garden Centre, Display or Sales Area, Accessory</i> 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><i>Planting Strips</i> A <i>driveway</i>, <i>walkway</i> or retaining wall may extend through a <i>planting strip</i> at any location.</p> <p>ZONE STANDARDS</p> <table><tr><td><i>Lot Area</i> (Minimum)</td><td>Nil</td></tr><tr><td><i>Lot Frontage</i> (Minimum)</td><td>Nil</td></tr><tr><td><i>Building Area</i> (Maximum)</td><td>N/A</td></tr><tr><td><i>Yard, Front</i> (Minimum)</td><td>3m</td></tr><tr><td><i>Yard, Exterior Side</i> (Minimum)</td><td>3m</td></tr><tr><td><i>Yard, Interior Side</i> (Minimum)</td><td>3m</td></tr></table>	<i>Lot Area</i> (Minimum)	Nil	<i>Lot Frontage</i> (Minimum)	Nil	<i>Building Area</i> (Maximum)	N/A	<i>Yard, Front</i> (Minimum)	3m	<i>Yard, Exterior Side</i> (Minimum)	3m	<i>Yard, Interior Side</i> (Minimum)	3m
<i>Lot Area</i> (Minimum)	Nil														
<i>Lot Frontage</i> (Minimum)	Nil														
<i>Building Area</i> (Maximum)	N/A														
<i>Yard, Front</i> (Minimum)	3m														
<i>Yard, Exterior Side</i> (Minimum)	3m														
<i>Yard, Interior Side</i> (Minimum)	3m														

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Yard, Rear (Minimum) 3m</p> <p>Setback to a Lot Line adjacent to another zone (minimum): 6m</p> <p>Building Height (Maximum) N/A</p> <p>Landscape Area (Minimum) Nil</p> <p>Entrance Width (maximum): N/A</p> <p>Planting Strip (minimum): 3m along a <i>street line</i> or a <i>lot line</i> adjacent to another zone.</p> <p>Entrance Width (maximum): N/A</p> <p>Driveway Setback: 3m</p> <p>Parking Requirements (minimum): 1 <i>parking space</i> per 23m² of <i>net floor area</i> or portion thereof</p> <p>Loading 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>For a Building, Mixed Use, the definitions, regulations, zone standards and permitted encroachments for the RMD-AAA zone shall apply.</p>
EPA1	CCC-HDD	<ul style="list-style-type: none">- <i>Environmental Management</i>- <i>Forest Management</i>- <i>Flood or Erosion Control</i>- <i>Recreation, Non-Intensive, Trails</i>- <i>Essential Infrastructure</i>	<p>DEFINITIONS</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, headwalls and ponds, power/communications/telecommunications transmission and distribution systems, public roads, and transportation corridors.</p>

2. 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.
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) 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.

b) Only with respect to lands in the Focus Analysis Area, the Applicant has provided written confirmation of clearance from the Ministry of Transportation with regards to the GTA West Corridor / Highway 413 alignment to the Town.
4. 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 Provision DD (RMD-AAA-HDD), General Commercial – Exception BBB – Holding Provision DD (C-BBB-HDD), and Environmental Policy Area 1 – Exception CCC – Holding Provision DD (EPA1-CCC-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

DRAFT