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 Bylaw 2006-50 as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

- 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	Exception	Permitted Uses	Special Standards
Prefix	Number	rermitted Uses	Special Standards
RMD	AAA-HDD	 Accessory Uses Adult Day Centre Amusement Arcade Animal Hospital Apartment, Accessory Art Gallery Artist Studio and Gallery Bakery Bed and Breakfast 	DEFINITIONS 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.
		Establishments - Building, Apartment - Building, Apartment, Senior Citizens - Building, Mixed Use - Business Office - Clinic - Community Centre - Conference Centre - Convenience Store - Crisis Care Facility - Cultural Centre - Day Care, Private Home	Building Height In the case of a gable, gambrel or hip roof, building height shall be calculated using the vertical distance between the established grade at the front of such building to the median level between the eaves and the ridge of the roof. 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;
		 Day Nursery Drive-Through Service Facility Dry Cleaning or Laundry Outlet Dwelling, Back-to-Back Townhouse 	Established Grade For the purposes of this zone, Established Grade, with reference to a building, shall be calculated using the average elevation of the finished surface of the ground where it meets the exterior of the front of such building.
		 Dwelling, Detached Dwelling, Detached, Rear- Lane Dwelling, Semi-Detached Dwelling, Semi-Detached, Rear-Lane Dwelling, Stacked Townhouse 	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 lot where the lot also fronts or flanks onto a street, or where a lot fronts onto public or private open space. The lane may

Zone	Exception	5 % 111	
Prefix	Number	Permitted Uses	·
Zone Prefix	Exception Number	Permitted Uses - 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 Finetralinment - Place of Worship - Printing and Processing - Service Shop - Private Club - Public Transit Depot - Recreation, Non- Intensive Restaurant - Retail Store - 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	be maintained by a condominium corporation as a private road condominium or by a government authority. 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. Lot Depth For the purposes of this zone, means the shortest horizontal distance between the front lot line and the rear lot line. Lot Frontage 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. Lot Line, Front For the purposes of this zone, where a lot contains a Rear-Lane dwelling the Front Lot Line shall be the lot line opposite to the lot line traversed by a driveway. 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. 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. 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. Porch For the purposes of this zone, Porch shall mean a roofed exterior platform attached to a building with or winout foundation and/or basement with at least one dwelling unicipality and provided the s
		 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 	Act. Municipal drains are municipal infrastructure, and the municipality is responsible for their management. *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. *Porch** For the purposes of this *zone*, *Porch* shall mean a roofed exterior platform attached to a *building* with or without foundation and/or basement with at least one (1) side open including any guards*
			Rear-Lane For the purposes of this zone, means a dwelling with a driveway access to a private or public street or Lane adjacent to the rear lot line. REGULATIONS Access Regulations Notwithstanding Section 4.3.1, a rear-lane

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			dwelling and associated accessory structures may be erected on a lot without frontage and access to a public or private street, provided driveway access to the rear lot line is available from a public or private street or Lane.
			For the purposes of this zone, Sections 4.3.3 (minimum entrance setback) and 4.3.4 (minimum entrance separation) shall not apply.
			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.
			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 Front Yard or Exterior Side Yard, it shall be screened from public view or located on a balcony.
			Detached or Dual Garage For the purposes of this zone, a detached or dual garage with driveway access to a lane shall:
			a) 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.
			b) Not be subject to Section 4.2.2
			c) Not exceed the <i>Building Height</i> of the <i>main building</i> on the <i>lot</i> .
			Model Homes and Temporary Sales Structure Notwithstanding Section 4.24 (Model Homes and Temporary Sales Structures), for the purposes of this zone:
			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 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).
			Motor Vehicle Gas Bars and Washing Establishments, and Drive-Through Service Facilities Motor Vehicle Gas Bars, Motor Vehicle Washing Establishments, and Drive-Through Service Facilities shall only be located on a lot abutting Mayfield Road
			Municipal Drain The provisions of the EPA1-CCC zone apply to a Municipal Drain.
			Non-Market Housing The provisions of this By-law shall not apply to prevent the use of any land, building or structure in a Residential Zone for Non-Market Housing provided that such use, building or structure

Prefix Number Special Standards complies with the standards of the Zone in which it is located. Sight Triangles 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. Size of Parking Spaces For the purpose of this zone, the minimum size a parking space shall be 2.75m in width and 5.5 in length. Residential Parking Requirements Notwithstanding Section 5.2.2 (Residential Parking Requirements), no visitor parking space are required for a dwelling, back-to-back townhouse, having frontage on a public street. Visitor Parking In the case of dwellings tied to a common elemic condominium or on a lot with four or more dwelling units, visitor parking shall be provided and the standards of the Zone in which it is located.
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In the case of dwellings tied to a common element condominium or on a <i>lot</i> with four or more
a rate of 0.25 spaces per <i>unit</i> , unless otherwise specified in this <i>zone</i> .
Planting Strips A driveway, walkway or retaining wall may extend through a planting strip at any location.
Use Restriction Where a dwelling has been legally constructed, the dwelling shall not be used for any purpose other than a domicile, a day care, private home home occupation, and related accessory use as permitted by the Zoning By-law. All other uses are prohibited.
ZONE STANDARDS
For a Dwelling, Detached and Dwelling, Detached, Rear-Lane:
Lot Area (minimum):
Lot Frontage (minimum):
Dwelling, Detached: 8m Dwelling, Detached, Rear-Lane: 7.8m
Building Area (maximum): N/A
Backyard Amenity Area (minimum): ni
Front Yard (minimum) Front wall of attached private garage: 5.5m
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 main building: 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 main building: 1.2m
To a <i>main building:</i> 1.2m **Rear Yard (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 Dwelling, Detached, Rear-Lane
abutting a <i>Lane</i> : ni For a <i>Dwelling, Detached, Rear-Lane</i>
abutting a Street:
To an attached <i>private garage</i> : 5.5m

Zone	Exception			
Prefix	Number	Permitted Uses	Special Standards	
			To a main building:	2.5m
			Interior Side Yard (minimum):	
			One side:	0.6m
			Other side:	1.2m
			Abutting a non-residential land use:	1.2m
			Building Height (maximum)	14m
			Landscape Area (minimum) 10% of Fron	it <i>yard</i> 2.75m
			Driveway Width (minimum) Parking Requirements (minimum):	2./5111
			1 parking space per dwellii	na unit
			i parking space per aweiiii	ig ann
			For a Dwelling, Semi-Detached and Dw Semi-Detached, Rear-Lane:	elling,
			Lot Area (minimum)	nil
			Lot Frontage (minimum)	
			Interior Lot:	5m
			Corner Lot:	6.5m
			Building Area (maximum):	N/A
ĺ			Backyard Amenity Area (minimum):	nil
1			Front Yard (minimum)	
ĺ			Front wall of attached <i>private garage</i> :	5.5m
			Front wall of main building:	2.5m
			Exterior Side Yard (minimum):	
			To a <i>private garage</i> facing an exterior side lot line:	5.5m
			To a main building:	2.0m
			Exterior Side Yard abutting a Lane (min	
			To a <i>private garage</i> facing an	
			exterior side lot line:	5.5m
			To a main building:	1.2m
			Rear Yard (minimum)	
			For lots with a lot depth of 20m or great	
				6.0m
			For lots with a lot depth less than 20m	
			To the side wall of a <i>private garage</i> :	0.6m
			For a Dwelling, Semi-Detached,	nil
			Rear-Lane abutting a Lane:	nil
			For a <i>Dwelling, Semi-Detached,</i> Rear-Lane abutting a <i>Street</i> .	
			To an attached <i>private garage</i> :	5.5m
			To a main building:	2.5m
			Interior Side Yard (minimum):	
			To a main building:	0.9m
			Between attached dwelling units:	nil
			Abutting a non-residential land use:	1.2m
			Building Height (maximum)	14m
			Landscape Area (minimum) 10% of Fron	
				2.75m
			Parking Requirements (minimum): 1 parking space per dwellii	na unit
			i parking space per dwellin	ig unit
			For a Dwelling, Townhouse:	
			Lot Area (minimum)	nil
			Lot Frontage (minimum)	1111
			Interior Lot:	4.5m
			End Lot or Corner Lot:	5.5m
			Building Area (maximum):	N/A
			Backyard Amenity Area (minimum):	nil
			Front Yard (minimum)	F F==
			Front wall of attached <i>private garage</i> :	5.5m
			Front wall of main building:	2.5m
			Exterior Side Yard (minimum):	
			To a <i>private garage</i> facing an	5 E.~
			exterior side lot line:	5.5m
			To a main building:	2.0m
			Exterior Side Yard abutting a Lane (min	iiiiulii)
			To a <i>private garage</i> facing an exterior side lot line:	5.5m
				5.5m 1.2m
			To a <i>main building:</i> Rear Yard (minimum)	1.2111
			To a main building:	4.7m
	<u> </u>	l	10 a main building.	7.7111

Prefix Number Permitted Uses Special Standards To the side wall of a private garage; 0.6m Interior Side Vard (minimum); 1-2m Abutting a non-residential land use; 1.2m Between attached dwelling units: nil Abutting a non-residential land use; 1.2m Building Height (maximum) 14m Landscape Area (minimum) 12m 275m Parking Requirements (minimum); 2.75m Parking Requirements (minimum); 1 Parking Area (maximum); 1 Parking Area (maximum); 2 Parking Area (maximum); 3 Parking Area (maximum); 3 Parking Area (maximum); 3 Parking Area (maximum); 4 Parking Area (maximum); 4 Parking Area (maximum); 4 Parking Requirements (minimum); 1 Parking Area (maximum); 1 Parking Parking Requirements (minimum); 1 Parking Parking Requirements (minimum); 1 Parking Parking Parking Requirements (minimum); 1 Parking Parking Parking Requirements (minimum); 1 Parking	7	Executive .			
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Contiguous Dwelling Units (maximum): 16				Parking Requirements (minimum):	
					•
Difficultions of a confuguous off actual c					10
(maximum):					
8 dwelling units wide by 2 dwelling units deep				l ` ,	deep
Amenity Space (minimum):					<u> </u>

Zone Prefix	Exception Number	Permitted Uses	Sp	ecial St	andar	ds	
···	10.11001				3.5m ²	per dwel	ling unit
			For a Dwelling, Multiplex:	Stacke	d Tow	nhouse,	and
			Multiplex: Lot Area (minim Lot Frontage (n Building Area (Backyard Americant Yard (minim Exterior Side Yarear Yard (minim 2.4m Interior Side Yard Building Heigh Landscape Area Driveway Width Parking Requirim Residents: 1 Visitors:	num) ninimum maximum nity Are nimum) fard (mini mum): but 0.5r ord (minim maximum maximum fard (minimum maximum minimum maximum) fard (minimum maximum fard (minimum maximum) fard (minimum maximum fard (minimum maximum): fard (minimum): fard (minimum)	m): a (minimum): n is permum): num) (minimum) (minimum): stacke num): 2m² ent; B zen, ai mum): num) (minimum) (mini	imum): imum):	nil nil N/A nil 2.5m 2.4m 2.4m 2.4m 20m of the lot 2.75m ding unit bace per use unit ding unit nil N/A nil nil 3m N/A of the lot ding unit ding unit ding unit ding unit ding unit
			For a Building, parking spaces of accordance with residential uses in Table 5.2 for or by the percent of period contained.	required the abo as well a non-resid f the pea d in the fo	shall be requested as the dential ak periological contraction of the second contraction of the s	pe calcula uirements standards uses mul od for eac	ted in s for s set out tiplied
			Use	Morning	Noon	Afternoon	Evening
			Business Office Clinic Financial Institution	100	90	95	10
			Retail Store Service Shop	80	90	90	90
			Restaurant	20	100	30	100
			Hotel	70	70	70	100
			Residential - Resident Residential - Visitor	90 20	65 20	90 60	100 100
			Porcont	ane of Bool	k Period	(Weekend)	
			Use	Morning	Noon	Afternoon	Evening
			Business Office Clinic Financial Institution	10	10	10	10
			Retail Store Service Shop	80	100	100	70

Zone Prefix	Exception Number	Permitted Uses	Sp	ecial S	tandar	ds	
			Restaurant	20	100	50	100
			Hotel	70	70	70	100
			Residential – Resident Residential - Visitor	90 20	65 20	90 60	100 100
			Each column shaweekend periods from all time per parking for a buil	s. The h iods sha	ighest all becc	figure obtome the re	ained
			For a Seniors R Term Care Faci		ent Fac	cility, and	d Long-
			Lot Area (minim				nil
			Lot Frontage (n				nil
			Building Area (I Front Yard (min		m):		N/A nil
			Exterior Side Y		nimum)):	nil
			Rear Yard (mini	mum):			3m
			Interior Side Ya				3m
			Building Height Landscape Are			100/ 6	N/A of the <i>lot</i>
			Parking Require				n the lot
			For a Seniors	Retirer	ment F	acility:	
			Residents: 0.	.5 parkir	ig spac	e per dwe	lling unit
			Visitors: 0.1 Amenity Space			e per dwe	lling unit
			Amenity Space	(111111111)		per dwe	lling unit
			For a Live-Worl	k Unit:			
			A Live-Work Uni				_
			a) Art Galle	ery			
			b) Artist St	udio and	d Galle	ry	
			c) Busines	s Office			
			d) Clinic				
						lry Outlet	
			f) Persona g) Restaur		e Snop)	
			h) Retail S				
			Lot Area (minim		,		nil
			Lot Frontage (n Interior Lot:	nınımum	1)		6.0m
			End Lot or C	orner La	ot:		7.2m
			Building Area (maximu	m):		N/A
			Backyard Amei		a (mini	imum):	nil
			Front Yard (min Exterior Side Ya		nim\		2m 2m
			Exterior Side Y				
							1.2m
			Rear Yard (mini				
			Abutting a La				nil
			Abutting a St To an atta		rivate d	garage.	5.5m
			To a mair			,	2.5m
			Interior Side Ya	rd (min		7	
			To a main bu		uo 14/-	rk unite	1.2m
			Between atta Abutting anot			rk units:	nil 1.2m
			Building Heigh				1.2111 14m
			Landscape Are	a (minin	num)		nil
			Parking Require				
						dwelling ι	
			Amenity Space			on-resider	ılıdı <i>UIIII</i>
			,	(······	,	per <i>dwei</i>	lling unit
			Non-Residentia		Area,	Gross Le	asable
			(minimum):	5	50m² p	er Live-W	ork Unit

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			For a Shopping Centre or non-residential use not otherwise regulated in this zone:
			Setback to a Street Line (minimum): 3m Setback to another lot line (minimum): 6m Building Height (maximum): 18m Planting Strip (minimum):
			3m along a street line or a lot line adjacent to another zone. Entrance Width (maximum): N/A Parking Requirements for a Shopping Centre (minimum): 1 parking space per 23m² of net floor area or portion thereof
			No part of a lighting fixture shall be closer than 2.5m to a <i>lot line</i> .
			A loading space shall not be closer than 6m to a street line or 12m to a residential land use.
			Where a lot is used exclusively for a Community Centre, Emergency Service Facility, Hospital, Library, Place of Worship, or School, the provisions of Section 9 (Institutional Zone) shall apply.
			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.
			Where a <i>lot</i> is used for a Park purpose, the provisions of Section 12 (Open Space Zone) shall apply.
			PERMITTED ENCROACHMENTS
			Into a required <i>Yard, Front</i> :
			A covered or uncovered <i>porch</i> or <i>balcony</i> , terrace, canopy or portico, including stairs or steps (maximum):
			2m provided a setback of 0.5m is maintained to the lot line, front.
			A bay, bow or box window with or without foundation or cold cellar (maximum): 1m
			For a dwelling, townhouse, back-to-back with no private garage:
			A carport or garbage enclosure, private (maximum): 2m, provided a setback of 0.5m is maintained to the lot line, front.
			Into a required Yard, Exterior Side:
			A covered or uncovered <i>porch</i> or <i>balcony</i> , terrace, canopy or portico, including stairs or steps (maximum):
			2m provided a setback of 0.5m is maintained to the lot line, exterior side.
			A bay, bow or box window with or without foundation or cold cellar (maximum): 1m
			Exterior below grade stairs (maximum): 1m

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			A fireplace, chimney or vent (maximum): 0.6m
			Any type of encroachment where the <i>yard</i> , exterior side abuts a lane (maximum): 0.5m
			Into a required Yard, Rear:
			In the case of a dwelling, detached, dwelling semi-detached, and dwelling, townhouse:
			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
			A covered or uncovered <i>porch</i> or <i>balcony</i> , canopy or portico, including stairs or steps (maximum):
			A bay, bow or box window with or without foundation or cold cellar (maximum): 1m
			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> .
			Stairs or steps associated with an open-roofed porch, uncovered terrace or deck: To within 0.6m of a lot line, rear.
			A fireplace, chimney or vent (maximum): 1.2m
			In the case of a dwelling, rear-lane where the lot line, rear abuts a street that is not a lane:
			A covered or uncovered <i>porch</i> or <i>balcony</i> , canopy or portico, including stairs or steps (maximum):
			2m provided a setback of 0.5m is maintained to the lot line, front.
			A bay, bow or box window with or without foundation or cold cellar (maximum): 1m
			Into a Yard, Interior Side:
			A covered or uncovered <i>porch</i> or <i>balcony</i> , canopy or portico, including stairs or steps
			(maximum): 0.6m provided a setback of 0.6m is maintained to the lot line, interior side.
			A fireplace, chimney or vent (maximum): 0.6m
			In the case of a dwelling, rear-lane:
			A bay, bow or box window with or without foundation or cold cellar (maximum): 0.5m
			Into all Yards: 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> ;
			Eaves (maximum): 0.6m from a main building wall or permitted encroachment provided that a minimum setback of 0.2m is maintained to an interior side lot line.

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			Within a <i>Private Garage</i> :
			Steps, Stairs, Landings, Ramp, or barrier-free access feature (maximum): 0.5m into a required parking space. Refuse Bins (maximum): Entirely within a required parking space.
C	BBB-HDD	 Animal Hospital Automotive Store Bakery Building, Mixed Use Business Office Clinic Convenience Store Day Nursery Department Store Drive-Through Service Facility Dry Cleaning or Laundry Outlet Financial Institution Fitness Centre Furniture Showroom Grocery Store Home Improvement Centre Merchandise Service Shop Motor Vehicle Gas Bar Motor Vehicle Washing Establishment Outdoor Patio Outdoor Patio Outdoor Seasonal Garden Centre Outside Display or Sales Area, Accessory Parking Area, Commercial Personal Service Shop Place of Entertainment Private Club Printing and Processing Service Shop Restaurant Retail Store Retail Warehouse Sales, Service and Repair Shop Shopping Centre Supermarket 	Building Height In the case of a gable, gambrel or hip roof, building height shall be calculated using the vertical distance between the established grade at the front of such building to the median level between the eaves and the ridge of the roof. Established Grade For the purposes of this zone, Established Grade, with reference to a building, shall be calculated using the average elevation of the finished surface of the ground where it meets the exterior of the front of such building. REGULATIONS Convenience Store A Convenience Store shall not exceed 300 m² net floor area. Drive-Through Service Facilities Notwithstanding Section 4.10.5, queuing lanes may be located in a front yard, between a building and a street. Notwithstanding Section 4.10.9, no additional planting strip is required adjacent to a queuing lane where a minimum 2-metre planting strip is provided adjacent to a queuing lane. Grocery Store A Grocery Store shall not exceed 2,230 m² net floor area. Illumination No part of a lighting fixture shall be closer than 2.5m to a lot line. Lot Line, Front The lot line abutting Mayfield Road shall be deemed the Lot Line, Front. Outdoor Seasonal Garden Centre, Display or Sales Area, Accessory or Outdoor Display or Sales Area, Accessory or Outdoor Seasonal Garden Centre, Accessory or Outdoor Display or Sales Area, Accessory or Outdoor Display or Sales

Zone Prefix	Exception Number	Permitted Uses	Special Standards
Fielix	Number		Yard, Rear (Minimum) 3m Setback to a Lot Line adjacent to another zone (minimum): 6m Building Height (Maximum) N/A Landscape Area (Minimum) Nil Entrance Width (maximum): N/A Planting Strip (minimum): 3m along a street line or a lot line adjacent to another zone. Entrance Width (maximum): N/A Driveway Setback: 3m Parking Requirements (minimum): 1 parking space per 23m² of net floor area or portion thereof Loading A loading space shall not be closer than 6m to a street line or 12m to a residential land use. For a Building, Mixed Use, the definitions, regulations, zone standards and permitted encroachments for the RMD-AAA zone shall apply.
EPA1	CCC-HDD	 Environmental Management Forest Management Flood or Erosion Control Recreation, Non-Intensive, Trails Essential Infrastructure 	Essential Infrastructure means physical structures that are necessary for development and includes sewage and water pipes, stormwater management systems, including outlets, headwalls and ponds, power/communications/telecommunications transmission and distribution systems, public roads, and transportation corridors.

- 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

