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 all of Lots 11 and 12, Concession 4 (ALB), Part of Lot 13, Concession 4 (ALB), and Part of Lots 11, 12 and 13, Concession 5 (ALB), 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 all of Lots 11 and 12, Concession 4 (ALB), Part of Lot 13, Concession 4 (ALB), and Part of Lots 11, 12 and 13, Concession 5 (ALB) 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.

   - 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.

   - The following is added to Table 13.1

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RMD	AAA-HDD	- *Accessory Uses* - *Amusement Arcade* - *Animal Hospital* - *Apartment, Accessory* - *Art Gallery* - *Artist Studio and Gallery* - *Automotive Store* - *Bakery* - *Bed and Breakfast Establishments* - *Building, Apartment* - *Building, Apartment, Senior Citizens* - *Building, Mixed Use* - *Business Office* - *Clinic* - *Conference Centre* - *Convenience Store* - *Cultural Centre* - *Day Care, Private Home* - *Day Nursery* - *Department Store* - *Dry Cleaning or Laundry Outlet* - *Dwelling, Back-to-Back Townhouse* - *Dwelling, Detached* - *Dwelling, Detached, Rear-Lane* - *Dwelling, Semi-Detached* - *Dwelling, Semi-Detached, Rear-Lane* - *Dwelling, Stacked Townhouse* - *Dwelling, Townhouse* - *Dwelling, Townhouse, Rear-Lane* - *Environmental Management* - *Farmers Market* - *Financial Institution* - *Fitness Centre* - *Forest Management* - *Funeral Home* - *Furniture Showroom* - *Grocery Store* - *Home Improvement Centre* - *Home Occupation* - *Hotel* - *Laboratory, Medical* - *Laundromat* - *Live-Work Unit* - *Long-Term Care Facility* - *Medical Centre* - *Merchandise Service Shop* - *Mixed Use Building* - *Multiplex* - *Municipal Drain* - *Museum* - *Non-Market Housing* - *Outdoor Seasonal Garden Centre, Accessory* - *Outdoor Display or Sales*	**1.0 DEFINITIONS** ***Amenity Area*** For the purposes of this *zone*, means an indoor and/or outdoor recreational area provided for the communal use of the residents including rooftop amenity areas, green roofs and rooftop gardens and inclusive of landscaped areas. ***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. ***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, *Back-to-Back Townhouse*** For the purpose of this *zone*, *Back-to-Back* means a *building* divided vertically both above and below grade into two or more residential *dwelling units*. Each such unit must have an independent entrance directly from outside the *building* and must share at least one side wall and one rear wall with adjacent *dwelling units*. ***Dwelling, 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.* ***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; ***Essential Infrastructure*** means physical structures that are necessary for *development* and includes sewage and water pipes, *stormwater* management systems, including outlets and headwalls, power/ communications/telecommunications transmission and distribution systems, public roads, and transportation corridors ***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*. ***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 be maintained by a condominium corporation as a private road condominium or by a government authority. ***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

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		Area, Accessory - *Patio, Outdoor* - *Parks* - *Parking Area, Commercial* - *Parking Garage* - *Personal Service Shop* - *Pharmacy* - *Place of Assembly* - *Place of Entertainment* - *Place of Worship* - *Post-Secondary Education Facility* - *Printing and Processing Service Shop* - *Private Club* - *Public Transit Depot* - *Public Use* - *Recreation, Non-Intensive* - *Research Establishment* - *Restaurant* - *Retail Store* - *Retail Store, Accessory* - *Sales, Service and Repair Shop* - *Schools* - *Seniors Retirement Facility* - *Shopping Centre* - *Stormwater Management Pond* - *Supermarket* - *Training Facility* - *Veterinary Hospital* - *Video Outlet/Rental Store* - *Wellness Centre*	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*. ***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 or railings, as required. **2.0 REGULATIONS** ***Access Regulations*** Notwithstanding Section 4.3.1, a *rear-lane 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. **Accessory Building Location:** For the purpose of this *zone*, any *accessory building*, not including a detached *garage* shall be located a minimum of 0.6m from any *lot line.* ***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 purpose of this *zone*, a detached or *dual garage* with *driveway* access to a *lane* shall: a) i 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

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			on a *lot line*. b) Not be subject to Section 4.2.2 c) Not exceed the *Building Height* of the *main building* on the *lot.* ***Model Homes*** 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). ***Private, Garage*** The minimum dimensions of a double car garage accommodating 2 *parking spaces* shall be 5.5m in width and 5.5m in length. **Residential Parking Requirements** Notwithstanding Section 5.2.2, no visitor *parking spaces* are required for back-to-back dwellings having frontage on a public *street.* ***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 of a *parking space* shall be 2.75m in width and 5.5m. ***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. **3.0 ZONE STANDARDS** **3.1 ZONE STANDARDS For a *Dwelling, Detached* and *Dwelling, and Detached, Rear-Lane*** ***Lot Area*** (minimum) N/A ***Lot Frontage*** (minimum) *Dwelling, Detached:* 9m *Dwelling, Detached, Rear-Lane*: 7.8m ***Building Area*** (maximum)**:** N/A ***Backyard Amenity Area*** (minimum)***:*** nil ***Front Yard*** (minimum) Front wall of attached *private garage*: 5.5m Front wall of *main building:* 2.5m ***Exterior Side Yard*** (minimum)***:*** To a *private garage* facing an *exterior side lot line*: 5.5m To a *main building:* 2.0m ***Exterior Side Yard* abutting a *Lane*** (minimum)

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			To a *private garage* 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 greater: 6.0m For *lots* with a *lot depth* less than 20m: 4.7m To the side wall of a *private garage*: 0.6m For a *Dwelling, Detached, Rear-Lane* abutting a *Lane*: nil For a *Dwelling, Detached, Rear-Lane* abutting a *Street*: To an attached *private garage*: 5.5m 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) *N/A* **3.2 PERMITTED ENCROACHMENTS for *Dwelling, Detached* and *Dwelling, and Detached, Rear-Lane*** a) A main building projection may encroach a maximum of 3.5 m into the required rear yard up to a maximum width of 60% of the lot frontage b) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required front, exterior side, or rear yard; c) Covered or uncovered Porch or Balcony, Canopy or Portico, may encroach a maximum of 2.0 m into a required front yard, 2.5m into a required rear yard, 1.5m into a required exterior side yard, and 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line. d) Covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a deck may encroach a maximum of 2.0m into a required front yard or exterior side yard provided a setback of 0.5m is maintained to the front and exterior side lot line. e) A deck in the rear yard may encroach up to 1.2 m from the rear lot line. f) a required third floor egress balcony may project a maximum of 1.0 m beyond the building into a rear yard, , exterior side yard and/or front yard; g) Chimneys or vents may encroach a maximum of 0.6m into any required yard, provided that a minimum setback of 0.6m is maintained to the lot line. h) Fireplaces may encroach a maximum 1.2m into the rear yard and 0.6m into the required side yard or 50% of the minimum required side yard provided a minimum setback of 0.6 m is maintained to an interior side yard lot line. i) Sills, Cornices, Parapets, or other similar ornamental architectural features may encroach a maximum of 0.6m extending from a main building wall or permitted encroachment provided that a minimum setback of 0.5m is maintained to a lot line. j) Eaves may encroach a maximum of 0.6m from a main building wall or permitted encroachment provided that a minimum setback of 0.2m is maintained to an interior

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			side lot line. k) Steps, stairs, landings, ramp, or barrier-free access feature may encroach a maximum of 0.5 m into a required parking space in a private garage. **3.3 ZONE STANDARDS For a *Dwelling, Semi-Detached, Dwelling, Semi-Detached, Rear-Lane, and Dwelling, Semi-Detached, Back-to-Back* :** ***Lot Area*** (minimum) N/A ***Lot Frontage*** (minimum) *Interior Lot:* 5m *Corner Lot:* 6.5m ***Building Area*** (maximum)**:** N/A ***Backyard Amenity Area*** (minimum)***:*** nil ***Front Yard*** (minimum) Front wall of attached *private garage*: 5.5m Front wall of *main building:* 2.5m ***Exterior Side Yard*** (minimum)***:*** To a *private garage* facing an *exterior side lot line*: 5.5m To a *main building:* 2.0m ***Exterior Side Yard* abutting a *Lane*** (minimum) To a *private garage* facing an *exterior side lot line*: 5.5m To a *main building:* 1.2m ***Rear Yard*** (minimum) Dwelling, Semi-Detached, Back-to-Back nil To a *main building:* 6.0m To the side wall of a *private garage*: 0.6m For a *Dwelling, Semi-Detached, Rear-Lane* abutting a *Lane*: nil For a *Dwelling, Semi-Detached, Rear-Lane* abutting a *Street*: To an attached *private garage*: 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) *N/A* **3.4 PERMITTED ENCROACHMENTS for *Dwelling, Semi-Detached, Dwelling, Semi-Detached, Rear-Lane, and Dwelling, Semi-Detached, Back-to-Back*:** a) A main building projection may encroach a maximum of 3.5 m into the required rear yard up to a maximum width of 60% of the lot frontage b) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required front, exterior side, or rear yard; c) Covered or uncovered Porch or Balcony, Canopy or Portico, may encroach a maximum of 2.0 m into a required front yard, 2.5m into a required rear yard, 1.5m into a required exterior side yard, and 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line. d) Covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a deck may encroach a maximum of 2.0m into a required front yard or exterior side yard provided a setback of 0.5m is maintained to the front and exterior side lot line.

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			e) A deck in the rear yard may encroach up to 1.2 m from the rear lot line. f) a required third floor egress balcony may project a maximum of 1.0 m beyond the building into a rear yard, , exterior side yard and/or front yard; g) Chimneys or vents may encroach a maximum of 0.6m into any required yard, provided that a minimum setback of 0.6m is maintained to the lot line. h) Fireplaces may encroach a maximum 1.2m into the rear yard and 0.6m into the required side yard or 50% of the minimum required side yard provided a minimum setback of 0.6 m is maintained to an interior side yard lot line. i) Sills, Cornices, Parapets, or other similar ornamental architectural features may encroach a maximum of 0.6m extending from a main building wall or permitted encroachment provided that a minimum setback of 0.5m is maintained to a lot line. j) Eaves may encroach a maximum of 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. k) Steps, stairs, landings, ramp, or barrier-free access feature may encroach a maximum of 0.5 m into a required parking space in a private garage. **3.5 ZONE STANDARDS For a *Dwelling, Townhouse*** ***Lot Area*** (minimum) N/A ***Lot Frontage*** (minimum) *Interior Lot:* 4.0m *End Lot or Corner Lot:* 5.5m ***Building Area*** (maximum)**:** N/A ***Backyard Amenity Area*** (minimum)***:*** nil ***Front Yard*** (minimum) Front wall of attached *private garage*: 5.5m Front wall of *main building:* 2.5m ***Exterior Side Yard*** (minimum)***:*** To a *private garage* facing an *exterior side lot line*: 5.5m To a *main building:* 2.0m ***Exterior Side Yard* abutting a *Lane*** (minimum) To a *private garage* facing an *exterior side lot line*: 5.5m To a *main building:* 1.2m ***Rear Yard*** (minimum) To a *main building*: 5.0m To the side wall of a *private garage*: 0.6m ***Interior Side Yard*** (minimum)***:*** To a *main building*: 1.5m Between attached *dwelling units*: nil Abutting a non-residential land use: 1.2m ***Building Height*** (maximum) 14m ***Landscape Area*** (minimum) *N/A* ***Driveway* Width** (minimum) 2.75m **3.6 PERMITTED ENCROACHMENTS for Dwelling, Townhouse:** a) A one-storey main building projection may encroach a maximum of 2.0m into the required rear yard up to a maximum width of 50% of the lot frontage b) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required front,

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			exterior side, or rear yard; c) Covered or uncovered Porch or Balcony, Canopy or Portico, may encroach a maximum of 2.0 m into a required front yard, 2.5m into a required rear yard, 1.5m into a required exterior side yard, and 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line. d) Covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a deck may encroach a maximum of 2.0m into a required front yard or exterior side yard provided a setback of 0.5m is maintained to the front and exterior side lot line. e) A deck in the rear yard may encroach up to 1.2 m from the rear lot line. f) a required third floor egress balcony may project a maximum of 1.0 m beyond the building into a rear yard, , exterior side yard and/or front yard; g) Chimneys or vents may encroach a maximum of 0.6m into any required yard, provided that a minimum setback of 0.6m is maintained to the lot line. h) Fireplaces may encroach a maximum 1.2m into the rear yard and 0.6m into the required side yard or 50% of the minimum required side yard provided a minimum setback of 0.6 m is maintained to an interior side yard lot line. i) Sills, Cornices, Parapets, or other similar ornamental architectural features may encroach a maximum of 0.6m extending from a main building wall or permitted encroachment provided that a minimum setback of 0.5m is maintained to a lot line. j) Eaves may encroach a maximum of 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. k) Steps, stairs, landings, ramp, or barrier-free access feature may encroach a maximum of 0.5 m into a required parking space in a private garage. **3.7 ZONE STANDARDS For a *Dwelling, Townhouse, Rear-Lane*:** ***Lot Area*** (minimum) N/A ***Lot Frontage*** (minimum) *Interior Lot:* 4.0m *End Lot or Corner Lot:* 5.5m ***Building Area*** (maximum): N/A ***Backyard Amenity Area*** (minimum): nil ***Front Yard*** (minimum): 2m ***Exterior Side Yard*** (minimum): 2m ***Exterior Side Yard* abutting a *Lane*** (minimum) 1.2m ***Rear Yard*** (minimum) For a *Dwelling, Townhouse, Rear-Lane* abutting a *Lane*: 0.5m For a *Dwelling, Townhouse, Rear-Lane* abutting a *Street*: To an attached *private garage*: 5.5m To a *main building:* 2.5m ***Interior Side Yard*** (minimum)***:*** To a *main building*: 1.5m Between attached *dwelling units*: nil Between attached *private garages*: nil

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			Abutting a non-residential land use: 1.2m ***Building Height*** (maximum) 14m ***Landscape Area*** (minimum) *N/A* ***Driveway* Width** (minimum) 2.75m ***Parking* Requirements** (minimum): 1.0 *parking space* per *dwelling unit* ***Amenity Space*** (minimum): 3.5m² per *dwelling unit* **3.8 PERMITTED ENCROACHMENTS for Dwelling, Townhouse, Rear Lane** a) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required front, exterior side, or rear yard; b) Covered or uncovered Porch or Balcony, Canopy or Portico, may encroach a maximum of 2.0 m into a required front yard, 2.5m into a required rear yard, 1.5m into a required exterior side yard, and 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line. c) Covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a deck may encroach a maximum of 2.0m into a required front yard or exterior side yard provided a setback of 0.5m is maintained to the front and exterior side lot line. d) A deck in the rear yard may encroach up to 1.2 m from the rear lot line. e) a required third floor egress balcony may project a maximum of 1.0 m beyond the building into a rear yard, , exterior side yard and/or front yard; f) Chimneys or vents may encroach a maximum of 0.6m into any required yard, provided that a minimum setback of 0.6m is maintained to the lot line. g) Fireplaces may encroach a maximum 1.2m into the rear yard and 0.6m into the required side yard or 50% of the minimum required side yard provided a minimum setback of 0.6 m is maintained to an interior side yard lot line. h) Sills, Cornices, Parapets, or other similar ornamental architectural features may encroach a maximum of 0.6m extending from a main building wall or permitted encroachment provided that a minimum setback of 0.5m is maintained to a lot line. i) Eaves may encroach a maximum of 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. j) Steps, stairs, landings, ramp, or barrier-free access feature may encroach a maximum of 0.5 m into a required parking space in a private garage. **3.9 ZONE STANDARDS For a *Dwelling, Back-to-Back Townhouse:*** ***Lot Area*** (minimum) N/A ***Lot Frontage*** (minimum) *Interior Lot:* 5.5m *End Lot or Corner Lot:* 6.7m ***Building Area*** (maximum)**:** N/A ***Backyard Amenity Area*** (minimum): nil

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			Front Yard (minimum) Front wall of attached *private garage*: 5.5m Front wall of *main building:* 2.5m ***Exterior Side Yard*** (minimum): 2.0m ***Exterior Side Yard* abutting a *Lane*** (minimum) To a *private garage* facing an *exterior side lot line*: 5.5m To a *main building:* 1.2m ***Rear Yard*** (minimum) nil ***Interior Side Yard*** (minimum)***:*** To a *main building*: 1.5m Between attached *dwelling units*: nil Abutting a non-residential land use: 1.2m ***Building Height*** (maximum) 14m ***Landscape Area*** (minimum) *N/A* ***Driveway* Width** (minimum) 2.75m ***Parking* Requirements** (minimum): 1.0 *parking space* per *dwelling unit* **Contiguous *Dwelling Units*** (maximum): 16 **Dimensions of a Contiguous Structure** (maximum): 8 *dwelling units* wide by 2 *dwelling units* deep ***Amenity Space*** (minimum): 3.5m² per *dwelling unit* **3.10 PERMITTED ENCROACHMENTS for Dwelling, Back-to-Back Townhouse** a) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required front, exterior side; b) Covered or uncovered Porch or Balcony, Canopy or Portico, may encroach a maximum of 2.0 m into a required front yard, 1.5m into a required exterior side yard, and 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line. c) Covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a deck may encroach a maximum of 2.0m into a required front yard or exterior side yard provided a setback of 0.5m is maintained to the front and exterior side lot line. d) a required third floor egress balcony may project a maximum of 1.0 m beyond the building into an exterior side yard or front yard; e) Chimneys or vents may encroach a maximum of 0.6m into any required yard, provided that a minimum setback of 0.6m is maintained to the lot line. f) Fireplaces may encroach a maximum 0.6m into the required side yard or 50% of the minimum required side yard provided a minimum setback of 0.6 m is maintained to an interior side yard lot line. g) Sills, Cornices, Parapets, or other similar ornamental architectural features may encroach a maximum of 0.6m extending from a main building wall or permitted encroachment provided that a minimum setback of 0.5m is maintained to a lot line. h) Eaves may encroach a maximum of 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. i) Steps, stairs, landings, ramp, or barrier-free access feature may encroach a maximum of 0.5 m into a required parking space in a private garage. i) For units without a private garage, an enclosed garbage

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			structure is permitted in front yard to the depth of the allowable porch encroachment. **3.11 ZONE STANDARDS For a Dwelling, Stacked Townhouse, and Multiplex:** ***Lot Area*** (minimum) nil ***Lot Frontage*** (minimum) nil ***Building Area*** (maximum): N/A ***Backyard Amenity Area*** (minimum): nil ***Front Yard*** (minimum) 2.5m ***Exterior Side Yard*** (minimum): 2.4m ***Rear Yard*** (minimum): 2.4m but 0.5m is permitted to a *Lane* ***Interior Side Yard*** (minimum): 1.5m ***Building Height*** (maximum) Greater of 20 m or 5 storeys ***Landscaped Area (minimum)*** *nil* ***Parking* Requirements** (minimum): Residents: 1 *parking space* per *dwelling unit, inclusive of on-street parking* Visitors: 0.15 *parking space* per *dwelling,stacked townhouse unit, inclusive of on-street parking* ***Amenity Space*** (minimum): 2m² per *dwelling unit* **3.12 PERMITTED ENCROACHMENTS for Dwelling, Stacked Townhouse** a) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required front, exterior side, or rear yard; b) Covered or uncovered Porch or Balcony, Canopy or Portico, may encroach a maximum of 2.0 m into a required front yard, 2.5m into a required rear yard, 1.5m into a required exterior side yard, and 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line. c) Covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a deck may encroach a maximum of 2.0m into a required front yard or exterior side yard provided a setback of 0.5m is maintained to the front and exterior side lot line. d) A deck in the rear yard may encroach up to 1.2 m from the rear lot line. e) a required third floor egress balcony may project a maximum of 1.0 m beyond the building into a rear yard, , exterior side yard and/or front yard; f) Chimneys or vents may encroach a maximum of 0.6m into any required yard, provided that a minimum setback of 0.6m is maintained to the lot line. g) Fireplaces may encroach a maximum 1.2m into the rear yard and 0.6m into the required side yard or 50% of the minimum required side yard provided a minimum setback of 0.6 m is maintained to an interior side yard lot line. h) Sills, Cornices, Parapets, or other similar ornamental architectural features may encroach a maximum of 0.6m extending from a main building wall or permitted encroachment provided that a minimum setback of 0.5m is maintained to a lot line. i) Eaves may encroach a maximum of 0.6m from a main building wall or permitted encroachment provided that a minimum setback of 0.2m is maintained to an interior

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			side lot line. j) Steps, stairs, landings, ramp, or barrier-free access feature may encroach a maximum of 0.5 m into a required parking space in a private garage. k) the minimum setback from front wall of a building to a public or private street, sidewalk, walkway or parking space not located in a driveway is 3.0 m; l) the minimum setback from a porch, exclusive of stairs, located at and accessible from the first storey or below the first storey, to a public or private street, sidewalk, walkway or parking space is 1.0 m; m) the minimum setback from the vehicular door of a private garage to a public or private street, sidewalk, walkway or parking space not located in a driveway is 5.5 m; n) despite paragraph above, the minimum setback from the vehicular door of a private garage, where the garage is accessed at the rear of the dwelling by a public or private street, is 0.5m; o) the minimum setback from the side wall of any building to a walkway is 1.5 m; p) the minimum setback from the side wall of any building to any other building on the same block, a public or private street, sidewalk or parking space is 3.0 m; q) despite paragraphs above, there is no minimum setback between attached units; r) the minimum setback from a front or rear wall of any building to any other building on the same lot is 9.0 m; s) the minimum setback of any building to any lot line where the adjacent use is the interior side yard for any single detached or semi-detached built form is 9.0 m; t) the minimum setback of any building to any lot line where the adjacent use is the rear yard for any single detached or semi-detached built form is 4.5 m; u) the maximum encroachment for eaves, sills, fireplaces, cornices, parapets, pilasters, shadow boxes or other similar ornamental architecture features is 0.6 m extending from a main building wall, a bay, box or bow window, a covered or uncovered porch or balcony into a required yard. **3.13 ZONE STANDARDS For a *Building, Apartment, Building, Mixed Use,* Building, *Apartment - Senior Citizen,* Retirement Homes, Long Term Care and*:*** ***Lot Area*** (minimum) nil ***Lot Frontage*** (minimum) nil ***Building Area*** (maximum): N/A ***Front Yard*** (minimum) nil ***Exterior Side Yard*** (minimum): nil ***Rear Yard*** (minimum): 3m ***Interior Side Yard*** (minimum): 3m ***Setback to a Sight Triangle*** *(minimum)* nil ***Building Height*** (maximum) (excluding rooftop mechanical rooms and equipment) for buildings within MTSA 20 storeys for all buildings outside of the MTSA Greater of 12 storeys (48 m) ***Parking* Requirements** (minimum): Residents:0.7 *parking space* per *dwelling unit* For a *Seniors Retirement Facility:* Residents: 0.5 *parking space* per *dwelling unit*

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			Visitors: 0.15 *parking space* per *dwelling unit* For a *Long-Term Care Facility:* 0.3 *parking space* per bed Visitors: 0.15 *parking space* per bed Non-Residential Use: 1 *parking space* per non-residential *unit* ***Landscaped Open Space*** *(minimum)* *15% of the lot* ***Planting Strip (minimum)*** 3m along a street line adjacent to parking area ***Amenity Area*** (minimum): 2m² per *dwelling unit or 10% of site area* **All garbage** shall be stored inside the building; **Convenience store** shall not exceed a maximum of 160 sq.m. net floor area. **3.14 ZONE STANDARDS For a *Live-Work Unit*:** A *Live-Work Unit* shall be limited to the following non-residential uses in addition to a *dwelling unit*: a) *Art Gallery* b) *Artist Studio and Gallery* c) *Business Office* d) *Clinic* e) *Dry Cleaning or Laundry Outlet* f) *Personal Service Shop* g) *Restaurant* h) *Retail Store* ***Lot Area*** (minimum) N/A ***Lot Frontage*** (minimum) *Interior Lot:* 6.0m *End Lot or Corner Lot:* 7.2m ***Building Area*** (maximum): N/A ***Backyard Amenity Area*** (minimum): nil ***Front Yard*** (minimum): 2m ***Exterior Side Yard*** (minimum): 2m ***Exterior Side Yard*** **abutting a *Lane*** (minimum) 1.2m ***Rear Yard*** (minimum) Abutting a *Lane*: 0.5m Abutting a *Street*: To an attached *private garage*: 5.5m To a *main building:* 2.5m ***Interior Side Yard*** (minimum)***:*** To a *main building*: 1.5m Between attached *Live-Work units*: nil Abutting another land use: 1.5m ***Building Height*** (maximum) 17m ***Landscape Area*** (minimum) nil ***Parking*** **Requirements** (minimum): 1 *parking space* per *dwelling unit; and* 1 *parking space* per non-residential *unit* ***Amenity Space*** (minimum): 3.5m² per *dwelling unit* **Non-Residential *Floor Area, Gross Leasable*** (minimum): 50m² per Live-Work Unit **3.15 PERMITTED ENCROACHMENTS for a *Live Work Unit:*** a) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required front, exterior side, or rear yard; b) Covered or uncovered Porch or Balcony, Canopy or Portico, may encroach a maximum of 2.0 m into a required front yard, 2.5m into a required rear yard, 1.5m into a required exterior side yard, and 0.6m into a

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line. c) Covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a deck may encroach a maximum of 2.0m into a required front yard or exterior side yard provided a setback of 0.5m is maintained to the front and exterior side lot line. d) A deck in the rear yard may encroach up to 1.2 m from the rear lot line. e) a required third floor egress balcony may project a maximum of 1.0 m beyond the building into a rear yard, , exterior side yard and/or front yard; f) Chimneys or vents may encroach a maximum of 0.6m into any required yard, provided that a minimum setback of 0.6m is maintained to the lot line. g) Fireplaces may encroach a maximum 1.2m into the rear yard and 0.6m into the required side yard or 50% of the minimum required side yard provided a minimum setback of 0.6 m is maintained to an interior side yard lot line. h) Sills, Cornices, Parapets, or other similar ornamental architectural features may encroach a maximum of 0.6m extending from a main building wall or permitted encroachment provided that a minimum setback of 0.5m is maintained to a lot line. i) Eaves may encroach a maximum of 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. j) Steps, stairs, landings, ramp, or barrier-free access feature may encroach a maximum of 0.5 m into a required parking space in a private garage. **3.16 ZONE STANDARDS For a *Shopping Centre or non-residential use* not otherwise regulated in this *zone*:** ***Lot Area*** *(minimum)* *nil* ***Lot Frontage (****minimum)* *3m* ***Setback* to a *Street Line*** (minimum): 3m ***Exterior Side Yard*** *(minimum)* *3m* ***Rear Yard*** (minimum): 3m ***Interior Side Yard*** (minimum): 3m ***Setback to a Sight Triangle*** *(minimum)* nil ***Building Height*** (maximum) (excluding rooftop mechanical rooms and equipment) Greater of 18 m or 6 storeys ***Landscaped Open Space*** *(minimum)* *10%* ***Planting Strip*** (minimum): nil ***Entrance Width*** (maximum): N/A ***Parking* Requirements** (minimum): 1 *parking space* per 23m² of *net floor area* or portion thereof An *Outdoor Seasonal Garden Centre, Accessory* or *Outdoor Display or Sales Area, Accessory* may encroach up to 10% within a required parking area. No part of a lighting fixture shall be closer than 2.5m to a *lot line*. A *loading space* shall not be closer than 6m to a *street line* or 12m to a residential land use and shall be screened from street lines.

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			4.0 COMMUNITY CENTRE, EMERGENCY SERVICES, HOSPITAL, LIBRARY, PLACE OF WORSHIP, SCHOOL USES, PUBLIC TRANSIT DEPOT **Where a *lot* is used for a *Community Centre, Emergency Service Facility, Hospital, Library, , Place of Worship, or School, or Public Transit Depot,* the provisions for *Building, Mixed Use* of this By-Law shall apply.** **5.0 PARK / OPEN SPACE USES** **Where a *lot* is used for a Park purposes, the provisions of Section 12 (Open Space Zone) shall apply.**

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) A draft plan approval or a conditional site plan approval has been issued (as applicable), including but not limited to a determination of the limits and extent of the Environmental Policy Area 1 – 405 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.as described in the note on Schedule “A” to this By-law; in the event that the extent of the EPA1-405 zone area does change, either increase or decrease then the permissions of the abutting zone shall apply.

4. Schedule “A”, Zone Map 22 of By-law 2006-50, as amended is further amended for all of Lots 11 and 12, Concession 4 (ALB), Part of Lot 13, Concession 4 (ALB), and Part of Lots 11, 12 and 13, Concession 5 (ALB) , Town of Caledon, Regional Municipality of Peel from Agricultural (A1) (per Town of Caledon

Zoning By-Law No. 2006-50) and from “Mixed Use Residential Zone and “Mobility Transit Hub Zone” (per MZO O’Reg 171/21) to Mixed Density Residential – Exception AAA – Holding Provision DD (RMD-AAA-HDD)and “Environmental Policy Area 1 – 405 – Holding Provision DD (EPA1-405-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