

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 Lot 18, Concessions 2 and 3, East 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 Lot 18, Concessions 2 and 3, East 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>- Apartment, Accessory</div><div>- Art Gallery</div><div>- Artist Studio and Gallery</div><div>- Business Office</div><div>- Clinic</div><div>- Day Care, Private Home</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>- Dwelling, Townhouse</div><div>- Dwelling, Townhouse, Rear-Lane</div><div>- Home Occupation</div><div>- Live-Work Unit</div><div>- Multiplex</div><div>- Non-Market Housing</div><div>- Outdoor Display or Sales Area, Accessory</div><div>- Park</div></div>	<div>DEFINITIONS</div> <div>Amenity Space For the purposes of this <i>zone</i>, 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>Dwelling, Stacked Townhouse For the purposes of this <i>zone</i>, 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>Finished Grade For the purposes of this <i>zone</i>, <i>Finished 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 <i>zone</i>, 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>

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		<div><div>- <i>Patio, Outdoor</i></div><div>- <i>Personal Service Shop</i></div><div>- <i>Recreation, Non-Intensive</i></div><div>- <i>Restaurant</i></div><div>- <i>Retail Store</i></div></div>	<div><div>be maintained by a condominium corporation as a private road condominium or by a government authority.</div><div>Lot Frontage<div>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.</div></div><div>Lot Line, Front<div>For the purposes of this <i>zone</i>, 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>.</div></div><div>Multiplex<div>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>.</div></div><div>Non-Market Housing<div>means housing that is owned or subsidized by government, a non-profit society, or a housing cooperative; whereby it is not solely market driven.</div></div><div>Porch<div>For the purposes of this <i>zone</i>, <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.</div></div><div>Rear-Lane<div>For the purposes of this <i>zone</i>, 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>.</div></div><div>REGULATIONS</div><div>Access Regulations<div>Notwithstanding Section 4.3.1, a <i>rear-lane 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>.</div><div>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.</div></div><div>Additional Residential Units<div>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.</div></div><div>Air Conditioners and Heat Pumps<div>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</div></div></div>

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			<p>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>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 Parking Spaces 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 Parking Requirements Notwithstanding Section 5.2.2 (<i>Residential Parking Requirements</i>), no visitor parking spaces are required for a <i>dwelling</i>, <i>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>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</i>, <i>private home</i>, <i>home occupation</i>, and related accessory use as permitted by the Zoning By-law. All other uses are prohibited.</p>

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			<div>ZONE STANDARDS</div> <div>For a Dwelling, Detached and Dwelling, Detached, Rear-Lane:</div> <div><div>Lot Area (minimum):</div><div>nil</div><div>Lot Frontage (minimum):</div><div><div>Dwelling, Detached:</div><div>9m</div><div>Dwelling, Detached, Rear-Lane:</div><div>7.8m</div><div>Building Area (maximum):</div><div>N/A</div><div>Backyard Amenity Area (minimum):</div><div>nil</div><div>Front Yard (minimum)</div><div><div>Front wall of attached private garage:</div><div>5.5m</div><div>Front wall of main building:</div><div>2.5m</div><div>Exterior Side Yard (minimum)</div><div><div>To a private garage facing an exterior side lot line:</div><div>5.5m</div><div>To a main building:</div><div>2.0m</div><div>Exterior Side Yard abutting a Lane (minimum)</div><div><div>To a private garage facing an exterior side lot line:</div><div>5.5m</div><div>To a main building:</div><div>1.2m</div><div>Rear Yard (minimum):</div><div><div>For a Dwelling, Detached:</div><div>6m</div><div>For a Dwelling, Detached, Rear-Lane abutting a Lane:</div><div>0.5m</div><div>For a Dwelling, Detached, Rear-Lane abutting a Street:</div><div><div>To an attached private garage:</div><div>5.5m</div><div>To a main building:</div><div>2.5m</div><div>Interior Side Yard (minimum):</div><div><div>One side:</div><div>0.6m</div><div>Other side:</div><div>1.2m</div><div>Building Height (maximum)</div><div>14m</div><div>Landscape Area (minimum)</div><div>nil</div></div></div><div>For a Dwelling, Semi-Detached and Dwelling, Semi-Detached, Rear-Lane:</div><div><div>Lot Area (minimum)</div><div>nil</div><div>Lot Frontage (minimum)</div><div><div>Interior Lot:</div><div>6.8m</div><div>Corner Lot:</div><div>7.6m</div><div>Building Area (maximum):</div><div>N/A</div><div>Backyard Amenity Area (minimum):</div><div>nil</div><div>Front Yard (minimum)</div><div><div>Front wall of attached private garage:</div><div>5.5m</div><div>Front wall of main building:</div><div>2.5m</div><div>Exterior Side Yard (minimum):</div><div><div>To a private garage facing an exterior side lot line:</div><div>5.5m</div><div>To a main building:</div><div>2.0m</div><div>Exterior Side Yard abutting a Lane (minimum)</div><div><div>To a private garage facing an exterior side lot line:</div><div>5.5m</div><div>To a main building:</div><div>1.2m</div><div>Rear Yard (minimum)</div><div><div>For a Dwelling, Demi-Detached:</div><div>6m</div><div>For a Dwelling, Semi-Detached, Rear-Lane abutting a Lane:</div><div>0.5m</div><div>For a Dwelling, Semi-Detached, Rear-Lane abutting a Street:</div><div><div>To an attached private garage:</div><div>5.5m</div><div>To a main building:</div><div>2.5m</div><div>Interior Side Yard (minimum):</div></div></div></div></div></div></div></div></div></div></div></div></div></div>

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			<div><div>To a <i>main building</i>:0.9m</div><div>Between attached <i>dwelling units</i>:nil</div><div>Building Height (maximum):14m</div><div>Landscape Area (minimum):nil</div></div> <div>For a Dwelling, Townhouse and Dwelling, Townhouse, Rear-Lane:</div> <div><div>Lot Area (minimum):nil</div><div>Lot Frontage (minimum)</div><div>Interior Lot:5.5m</div><div>End Lot or Corner Lot:7m</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 exterior side lot line: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 exterior side lot line:5.5m</div><div>To a <i>main building</i>:1.2m</div><div>Rear Yard (minimum)</div><div>For a <i>Dwelling, Townhouse</i>:6m</div><div>For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Lane</i>:0.5m</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>Interior Side Yard (minimum):</div><div>To a <i>main building</i>:1.5m</div><div>Between attached <i>dwelling units</i>:nil</div><div>Building Height (maximum):14m</div><div>Landscape Area (minimum):nil</div><div>Amenity Space (minimum):3.5m² per rear-lane dwelling unit</div></div> <div>For a Dwelling, Back-to-Back Townhouse:</div> <div><div>Lot Area (minimum):nil</div><div>Lot Frontage (minimum)</div><div>Interior Lot:5.5m</div><div>End Lot or Corner Lot:7m</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):2.0m</div><div>Exterior Side Yard abutting a Lane (minimum)</div><div>To a <i>private garage</i> facing an exterior side lot line:5.5m</div><div>To a <i>main building</i>:1.2m</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>Building Height (maximum):14m</div><div>Landscape Area (minimum):nil</div><div>Contiguous Dwelling Units (maximum):16</div><div>Dimensions of a Contiguous Structure (maximum):</div><div>8 dwelling units wide by 2 dwelling units deep</div><div>Amenity Space (minimum):</div></div>

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			<div>3.5m² per dwelling unit</div> <div>For a Dwelling, Stacked Townhouse, and Multiplex:</div> <div><div>Lot Area (minimum)</div><div>Lot Frontage (minimum)</div><div>Building Area (maximum):</div><div>Backyard Amenity Area (minimum):</div><div>Front Yard (minimum)</div><div>Exterior Side Yard (minimum):</div><div>Rear Yard (minimum):</div><div>Interior Side Yard (minimum):</div><div>Building Height (maximum)</div><div>Landscape Area (minimum)</div><div>Parking Requirements (minimum):</div><div>Residents: 1 parking space per dwelling unit</div><div>Visitors: 0.15 parking space per dwelling, stacked townhouse unit</div><div>Amenity Space (minimum):</div><div>3.5m² per dwelling unit</div></div> <div>For a Live-Work Unit:</div> <div>A Live-Work Unit shall be limited to the following non-residential uses in addition to a dwelling unit:</div> <div><div>a) Art Gallery</div><div>b) Artist Studio and Gallery</div><div>c) Business Office</div><div>d) Clinic</div><div>e) Dry Cleaning or Laundry Outlet</div><div>f) Personal Service Shop</div><div>g) Restaurant</div><div>h) Retail Store</div></div> <div><div>Lot Area (minimum)</div><div>Lot Frontage (minimum)</div><div>Interior Lot:</div><div>End Lot or Corner Lot:</div><div>Building Area (maximum):</div><div>Backyard Amenity Area (minimum):</div><div>Front Yard (minimum):</div><div>Exterior Side Yard (minimum):</div><div>Exterior Side Yard abutting a Lane (minimum)</div><div>Rear Yard (minimum)</div><div>Abutting a Lane:</div><div>Abutting a Street:</div><div>To an attached private garage:</div><div>To a main building:</div><div>Interior Side Yard (minimum):</div><div>To a main building:</div><div>Between attached Live-Work units:</div><div>Building Height (maximum)</div><div>Landscape Area (minimum)</div><div>Parking Requirements (minimum):</div><div>1 parking space per dwelling unit; and</div><div>1 parking space per non-residential unit</div><div>Amenity Space (minimum):</div><div>3.5m² per dwelling unit</div><div>Non-Residential Floor Area, Gross Leasable (minimum):</div><div>50m² per Live-Work Unit</div></div>

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			<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):</p> <p>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 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):</p> <p>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>A fireplace, chimney or vent (maximum): 0.6m</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 covered or uncovered <i>porch</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum): 2.5m</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, inclusive of stairs or steps: To within 1.2m 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</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum):</p> <p>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</i> or <i>balcony</i>,</p>

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			<p>canopy or portico, 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 dwelling, rear-lane:</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 0.5m</p> <p>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>;</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> <p>Within a Private Garage:</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>
RMD	BBB-HDD	<ul style="list-style-type: none">- Accessory Uses- Apartment, Accessory- Art Gallery- Artist Studio and Gallery- Building, Apartment- Business Office- Clinic- Day Care, Private Home- Dry Cleaning or Laundry Outlet- Dwelling, Back-to-Back Townhouse- Dwelling, Stacked Townhouse- Dwelling, Townhouse- Dwelling, Townhouse, Rear-Lane- Home Occupation- Live-Work Unit- Multiplex- Non-Market Housing- Outdoor Display or Sales Area, Accessory- Park- Patio, Outdoor- Personal Service Shop- Recreation, Non-Intensive- Restaurant- Retail Store	<p>DEFINITIONS</p> <p>Amenity Space For the purposes of this <i>zone</i>, 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.</p> <p>Dwelling, Stacked Townhouse For the purposes of this <i>zone</i>, 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;</p> <p>Finished Grade For the purposes of this <i>zone</i>, <i>Finished 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>Lane For the purposes of this <i>zone</i>, 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 be maintained by a condominium corporation as</p>

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			<p>a private road condominium or by a government authority.</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 <i>zone</i>, 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>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 <i>zone</i>, <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 <i>zone</i>, 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 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>

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			<p><i>Detached or Dual Garage</i> 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> <p>d) 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>.</p> <p>e) Not be subject to Section 4.2.2</p> <p>f) Not exceed the <i>Building Height</i> of the <i>main building</i> on the <i>lot</i>.</p> <p><i>Model Homes and Temporary Sales Structure</i> Notwithstanding Section 4.24 (Model Homes and Temporary Sales Structures), for the purposes of this <i>zone</i>:</p> <p>c) a maximum of ten (10) dry or serviced model homes shall be permitted on lands with draft plan approval.</p> <p>d) 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> <p><i>Sight Triangles</i> 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><i>Size of 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><i>Residential 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><i>Visitor Parking</i> 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><i>Use Restriction</i> 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</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<div>permitted by the Zoning By-law. All other uses are prohibited.</div> <div>ZONE STANDARDS</div> <div>For a Dwelling, Townhouse and Dwelling, Townhouse, Rear-Lane:</div> <div><div>Lot Area (minimum)</div><div>nil</div><div>Lot Frontage (minimum)</div><div><div>Interior Lot:</div><div>5.5m</div><div>End Lot or Corner Lot:</div><div>7m</div></div><div>Building Area (maximum):</div><div>N/A</div><div>Backyard Amenity Area (minimum):</div><div>nil</div><div>Front Yard (minimum)</div><div><div>Front wall of attached private garage:</div><div>5.5m</div><div>Front wall of main building:</div><div>2.5m</div></div><div>Exterior Side Yard (minimum):</div><div><div>To a private garage facing an exterior side lot line:</div><div>5.5m</div><div>To a main building:</div><div>2.0m</div></div><div>Exterior Side Yard abutting a Lane (minimum)</div><div><div>To a private garage facing an exterior side lot line:</div><div>5.5m</div><div>To a main building:</div><div>1.2m</div></div><div>Rear Yard (minimum)</div><div><div>For a Dwelling, Townhouse:</div><div>6m</div><div>For a Dwelling, Townhouse, Rear-Lane abutting a Lane:</div><div>0.5m</div><div>For a Dwelling, Townhouse, Rear-Lane abutting a Street:</div><div><div>To an attached private garage:</div><div>5.5m</div><div>To a main building:</div><div>2.5m</div></div></div><div>Interior Side Yard (minimum):</div><div><div>To a main building:</div><div>1.5m</div><div>Between attached dwelling units:</div><div>nil</div></div><div>Building Height (maximum)</div><div>14m</div><div>Landscape Area (minimum)</div><div>nil</div><div>Amenity Space (minimum):</div><div>3.5m² per rear-lane dwelling unit</div></div> <div>For a Dwelling, Back-to-Back Townhouse:</div> <div><div>Lot Area (minimum)</div><div>nil</div><div>Lot Frontage (minimum)</div><div><div>Interior Lot:</div><div>5.5m</div><div>End Lot or Corner Lot:</div><div>7m</div></div><div>Building Area (maximum):</div><div>N/A</div><div>Backyard Amenity Area (minimum):</div><div>nil</div><div>Front Yard (minimum)</div><div><div>Front wall of attached private garage:</div><div>5.5m</div><div>Front wall of main building:</div><div>2.5m</div></div><div>Exterior Side Yard (minimum):</div><div>2.0m</div><div>Exterior Side Yard abutting a Lane (minimum)</div><div><div>To a private garage facing an exterior side lot line:</div><div>5.5m</div><div>To a main building:</div><div>1.2m</div></div><div>Rear Yard (minimum)</div><div>nil</div><div>Interior Side Yard (minimum):</div><div><div>To a main building:</div><div>1.2m</div><div>Between attached dwelling units:</div><div>nil</div></div><div>Building Height (maximum)</div><div>14m</div><div>Landscape Area (minimum)</div><div>nil</div><div>Contiguous Dwelling Units (maximum):</div><div>16</div><div>Dimensions of a Contiguous Structure (maximum):</div><div>8 dwelling units wide by 2 dwelling units deep</div><div>Amenity Space (minimum):</div></div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<div>3.5m² per dwelling unit</div> <div>For a Dwelling, Stacked Townhouse, and Multiplex:</div> <div><div>Lot Area (minimum)</div><div>Lot Frontage (minimum)</div><div>Building Area (maximum):</div><div>Backyard Amenity Area (minimum):</div><div>Front Yard (minimum)</div><div>Exterior Side Yard (minimum):</div><div>Rear Yard (minimum):</div><div>Interior Side Yard (minimum):</div><div>Building Height (maximum)</div><div>Landscape Area (minimum)</div><div>Parking Requirements (minimum):</div><div>Residents: 1 parking space per dwelling unit</div><div>Visitors: 0.15 parking space per dwelling, stacked townhouse unit</div><div>Amenity Space (minimum):</div><div>3.5m² per dwelling unit</div></div> <div>For a Building, Apartment:</div> <div><div>Lot Area (minimum)</div><div>Lot Frontage (minimum)</div><div>Building Area (maximum):</div><div>Front Yard (minimum)</div><div>Exterior Side Yard (minimum):</div><div>Rear Yard (minimum):</div><div>Interior Side Yard (minimum):</div><div>Building Height (maximum)</div><div>Landscape Area (minimum)</div><div>Parking Requirements (minimum):</div><div>Residents: 1 parking space per dwelling unit</div><div>Visitors: 0.15 parking space per dwelling unit</div><div>Bicycle Parking Requirements (minimum):</div><div>Residents: 0.5 space per dwelling unit</div><div>Visitors: 0.1 space per dwelling unit</div><div>Amenity Space (minimum):</div><div>2m² per dwelling unit</div></div> <div>For a Live-Work Unit:</div> <div>A Live-Work Unit shall be limited to the following non-residential uses in addition to a dwelling unit.</div> <div><div>i) Art Gallery</div><div>j) Artist Studio and Gallery</div><div>k) Business Office</div><div>l) Clinic</div><div>m) Dry Cleaning or Laundry Outlet</div><div>n) Personal Service Shop</div><div>o) Restaurant</div><div>p) Retail Store</div></div> <div><div>Lot Area (minimum)</div><div>Lot Frontage (minimum)</div><div>Interior Lot:</div><div>End Lot or Corner Lot:</div><div>Building Area (maximum):</div><div>Backyard Amenity Area (minimum):</div><div>Front Yard (minimum):</div><div>Exterior Side Yard (minimum):</div><div>Exterior Side Yard abutting a Lane (minimum)</div></div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<div>1.2m</div> <div>Rear Yard (minimum)</div> <div>Abutting a <i>Lane</i>: 0.5m</div> <div>Abutting a <i>Street</i>:<div>To an attached <i>private garage</i>: 5.5m</div><div>To a <i>main building</i>: 2.5m</div></div> <div>Interior Side Yard (minimum):<div>To a <i>main building</i>: 1.5m</div><div>Between attached <i>Live-Work units</i>: nil</div></div> <div>Building Height (maximum) 14m</div> <div>Landscape Area (minimum) nil</div> <div>Parking Requirements (minimum):<div>1 <i>parking space</i> per <i>dwelling unit</i>; and</div><div>1 <i>parking space</i> per non-residential <i>unit</i></div></div> <div>Amenity Space (minimum):<div>3.5m² per <i>dwelling unit</i></div></div> <div>Non-Residential Floor Area, Gross Leasable (minimum): 50m² per Live-Work Unit</div> <div>Where a <i>lot</i> is used for a Park purpose, the provisions of Section 12 (Open Space Zone) shall apply.</div> <div>PERMITTED ENCROACHMENTS</div> <div>Into a required Yard, Front:<div>A covered or uncovered <i>porch</i> or <i>balcony</i>, terrace, canopy or portico, including stairs or steps (maximum):<div>2m provided a <i>setback</i> of 0.5m is maintained to the <i>lot line, front</i>.</div></div><div>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</div></div> <div>Into a required Yard, Exterior Side:<div>A covered or uncovered <i>porch</i> or <i>balcony</i>, terrace, canopy or portico, including stairs or steps (maximum):<div>2m provided a <i>setback</i> of 0.5m is maintained to the <i>lot line, exterior side</i>.</div></div><div>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</div><div>A fireplace, chimney or vent (maximum): 0.6m</div></div> <div>Into a required Yard, Rear:<div>In the case of a <i>dwelling, detached, dwelling semi-detached, and dwelling, townhouse</i>:<div>A covered or uncovered <i>porch</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum): 2.5m</div><div>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</div></div><div>An open-roofed porch, uncovered terrace, deck</div></div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>off the main floor, inclusive of stairs or steps: To within 1.2m 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</i> or <i>balcony</i>, 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>Into a <i>Yard, Interior Side</i>:</p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, canopy or portico, 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>: 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> <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>
RMD	CCC-HDD	<ul style="list-style-type: none">- <i>Accessory Uses</i>- <i>Adult Day Centre</i>- <i>Amusement Arcade</i>- <i>Animal Hospital</i>- <i>Apartment, Accessory</i>- <i>Art Gallery</i>- <i>Artist Studio and Gallery</i>- <i>Automotive Store</i>- <i>Bakery</i>- <i>Bed and Breakfast Establishments</i>	<p>DEFINITIONS</p> <p><i>Amenity Space</i> For the purposes of this <i>zone</i>, 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.</p> <p><i>Dwelling, Stacked Townhouse</i></p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<div><div><ul style="list-style-type: none">- Building, Apartment- Building, Apartment, Senior Citizens- Building, Mixed Use- Business Office- Clinic- Community Centre- Conference Centre- Convenience Store- Crisis Care Facility- Cultural Centre- Day Nursery- Dry Cleaning or Laundry Outlet- Dwelling, Stacked Townhouse- Emergency Service Facility- Financial Institution- Fitness Centre- Furniture Showroom- Government Office- Grocery Store- Home Occupation- Hotel- Laboratory, Medical- Laundromat- Live-Work Unit- Long-Term Care Facility- Medical Centre- Merchandise Service Shop- Motor Vehicle Gas Bar- Motor Vehicle Service Centre- Motor Vehicle Washing Establishment- Multiplex- Museum- Non-Market Housing- Outdoor Seasonal Garden Centre, Accessory- Outdoor Display or Sales Area, Accessory- Patio, Outdoor- Personal Service Shop- Pharmacy- Place of Assembly- Place of Entertainment- Place of Worship- Printing and Processing Service Shop- Restaurant- 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>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;</p><p>Finished Grade For the purposes of this zone, <i>Finished 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>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>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>REGULATIONS</p><p>Access Regulations For the purposes of this zone, Sections 4.3.3 (minimum <i>entrance setback</i>) and 4.3.4 (minimum <i>entrance separation</i>) shall not apply.</p><p>Additional Residential Units Notwithstanding the lands identified on Schedule H of Comprehensive Zoning By-law 2006-50, the provisions of section 4.4 – Additional Residential Units Overlay Zone shall apply to the lands shown on Schedule “A” of this By-law.</p><p>Air Conditioners and Heat Pumps Air Conditioners and Heat Pumps are permitted in all <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>Convenience Store A <i>Convenience Store</i> shall not exceed 300 m² <i>net floor area</i>.</p><p>Drive-Through Service Facilities Notwithstanding Section 4.10.9, no <i>planting strip</i> is required adjacent to a <i>queuing lane</i>.</p><p>Illumination No part of a lighting fixture shall be closer than 2.5m to a <i>lot line</i>.</p></div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards																												
			<p>Model Homes and Temporary Sales Structure Notwithstanding Section 4.24 (Model Homes and Temporary Sales Structures), for the purposes of this zone:</p> <p>e) a maximum of ten (10) dry or serviced model homes shall be permitted on lands with draft plan approval.</p> <p>f) 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).</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 yard or setback is required from a lot line abutting such curved or triangular area of land.</p> <p>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 in length.</p> <p>Planting Strips A driveway, walkway or retaining wall may extend through a planting strip at any location.</p> <p>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.</p> <p>ZONE STANDARDS</p> <p>For a Dwelling, Stacked Townhouse, and Multiplex:</p> <table><tr><td>Lot Area (minimum)</td><td>nil</td></tr><tr><td>Lot Frontage (minimum)</td><td>nil</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>3m</td></tr><tr><td>Exterior Side Yard (minimum):</td><td>3m</td></tr><tr><td>Rear Yard (minimum):</td><td>3m</td></tr><tr><td>Interior Side Yard (minimum):</td><td>3m</td></tr><tr><td>Building Height (maximum)</td><td>18m</td></tr><tr><td>Landscape Area (minimum)</td><td>nil</td></tr><tr><td>Parking Requirements (minimum):</td><td></td></tr><tr><td>Residents: 1 parking space per dwelling unit</td><td></td></tr><tr><td>Visitors: 0.15 parking space per dwelling, stacked townhouse unit</td><td></td></tr><tr><td>Amenity Space (minimum):</td><td>3.5m² per dwelling unit</td></tr></table> <p>For a Building, Apartment; Building,</p>	Lot Area (minimum)	nil	Lot Frontage (minimum)	nil	Building Area (maximum):	N/A	Backyard Amenity Area (minimum):	nil	Front Yard (minimum)	3m	Exterior Side Yard (minimum):	3m	Rear Yard (minimum):	3m	Interior Side Yard (minimum):	3m	Building Height (maximum)	18m	Landscape Area (minimum)	nil	Parking Requirements (minimum):		Residents: 1 parking space per dwelling unit		Visitors: 0.15 parking space per dwelling, stacked townhouse unit		Amenity Space (minimum):	3.5m² per dwelling unit
Lot Area (minimum)	nil																														
Lot Frontage (minimum)	nil																														
Building Area (maximum):	N/A																														
Backyard Amenity Area (minimum):	nil																														
Front Yard (minimum)	3m																														
Exterior Side Yard (minimum):	3m																														
Rear Yard (minimum):	3m																														
Interior Side Yard (minimum):	3m																														
Building Height (maximum)	18m																														
Landscape Area (minimum)	nil																														
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			<p>Apartment, Senior Citizen, and Building, Mixed Use:</p> <p>Lot Area (minimum) nil</p> <p>Lot Frontage (minimum) nil</p> <p>Building Area (maximum): N/A</p> <p>Front Yard (minimum) 4.5m</p> <p>Exterior Side Yard (minimum): 4.5m</p> <p>Rear Yard (minimum): 4.5m</p> <p>Interior Side Yard (minimum): 4.5m</p> <p>Building Height (maximum) 45m</p> <p>Landscape Area (minimum) nil</p> <p>Parking Requirements (minimum): Residents: 1 <i>parking space</i> per <i>dwelling unit</i> Visitors: 0.15 <i>parking space</i> per <i>dwelling unit</i> <i>Parking</i> for non-residential uses within a <i>building, mixed use</i> shall be provided in accordance with Section 5.2.3.</p> <p>Bicycle Parking Requirements (minimum): Residents: 0.5 space per <i>dwelling unit</i> Visitors: 0.1 space per <i>dwelling unit</i></p> <p>Amenity Space (minimum): 2m² per <i>dwelling unit</i></p> <p>For a Seniors Retirement Facility, and Long-Term Care Facility</p> <p>Lot Area (minimum) nil</p> <p>Lot Frontage (minimum) nil</p> <p>Building Area (maximum): N/A</p> <p>Front Yard (minimum) 4.5m</p> <p>Exterior Side Yard (minimum): 4.5m</p> <p>Rear Yard (minimum): 4.5m</p> <p>Interior Side Yard (minimum): 4.5m</p> <p>Building Height (maximum) 45m</p> <p>Landscape Area (minimum) nil</p> <p>Parking Requirements (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></p> <p>Amenity Space (minimum): 2m² per <i>dwelling unit</i></p> <p>For a Shopping Centre or non-residential use not otherwise regulated in this zone:</p> <p>Setback to a Street Line (minimum): 3m</p> <p>Setback to another lot line (minimum): 6m</p> <p>Building Height (maximum): 45m</p> <p>Planting Strip (minimum): 3m along a <i>street line</i> or a <i>lot line</i> adjacent to another <i>zone</i>.</p> <p>Entrance Width (maximum): N/A</p> <p>Parking Requirements for a Shopping Centre (minimum): 1 <i>parking space</i> per 23m² of <i>net floor area</i> or portion thereof</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>

2. A holding provision (H) shall apply to the lands shown on Schedule “A” to this By-law and shall not be lifted until the following conditions have been met:

- a) Approval of Draft Plan of Subdivision has been issued or where the lands are not subject to a Plan of Subdivision, a Site Plan Approval – Final Summary Letter has been issued by the Town, 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.

- 3. Schedule “A”, Zone Map 6 of By-law 2006-50, as amended is further amended for Part of Lot 18, Concessions 2 and 3, East of Hurontario Street (Chinguacousy), Town of Caledon, Regional Municipality of Peel from Agricultural (A1), and Environmental Policy Area 2 (EPA2) to Mixed Density Residential – Exception AAA – Holding Provision DD (RMD-AAA-HDD), Mixed Density Residential – Exception BBB – Holding Provision DD (RMD-BBB-HDD), Mixed Density Residential – Exception CCC – Holding Provision DD (RMD-CCC-HDD), and Environmental Policy Area 1 (EPA1) 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