

**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 20XX-XXX**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,
with respect to the lands legally described on Schedule “B” to this By-law (Bolton North Hill),
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 [INSERT LEGAL DESCRIPTION] (Bolton North Hill), Town of Caledon, Regional Municipality of Peel, for residential 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	Zone Standards
R2	XXX	(a) uses identified within the Residential Two — Exception 614 Zone of the Zoning By-law; (b) uses identified within the Townhouse Residential — Exception 615 Zone of the Zoning By-law; (c) a stacked townhouse; (d) a long-term care home; (e) a retirement home; (f) a live-work unit; (g) a convenience store; (h) a day nursery;	(1) The zoning requirements in the Residential Two — Exception 614 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in (a). (2) The zoning requirements in the Townhouse Residential — Exception 615 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in (b). (3) The zoning requirements for a back-to-back townhouse in the Townhouse Residential — Exception 615 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in (c). (4) The zoning requirements for a townhouse in the Townhouse Residential — Exception 615 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in clause (f). (5) Despite subsections (1) to (4), the following zoning requirements apply to the uses, buildings and structures referred to in (a) to (c) and (f).

			<ol style="list-style-type: none"> 1. The maximum width for an individual driveway accessing a dwelling on a corner lot is six metres. 2. The maximum encroachment for decks greater than or equal to 0.75 metres in height is four metres into a required rear yard inclusive of any stairs, ramp or barrier-free access feature, if the rear lot line abuts an Environmental Policy Area Zone designated in the Zoning By-law. 3. For all lots containing a semi-detached dwelling or townhouse dwelling, the following are not permitted in the front or exterior side yard: <ol style="list-style-type: none"> i. An accessory building, and ii. An air conditioner or heat pump, unless it is screened from public view or located on a balcony above the ground floor. 4. A stacked townhouse shall have one parking space per dwelling unit. 5. The maximum building height for any type of townhouse dwelling is 16 metres. (6) All legally existing uses shall be permitted <p>Definitions</p> <p>“long-term care home” has the same meaning as in the <i>Long-Term Care Homes Act, 2007</i>;</p> <p>“retirement home” has the same meaning as in the <i>Retirement Homes Act, 2010</i>;</p> <p>“stacked townhouse” means a building containing four or more dwelling units in which each dwelling unit is divided both horizontally and vertically from another dwelling unit by a common wall;</p> <p>“</p>
RM	XXX	<ol style="list-style-type: none"> (a) uses identified within the Residential Two — Exception 614 Zone of the Zoning By-law; (b) uses identified within the Townhouse Residential — Exception 615 Zone of the Zoning By-law; (c) a stacked townhouse; (d) uses identified within the Multiple Residential Zone of the Zoning By-law; (e) a long-term care home; (f) a retirement home; (g) a mixed-use building; 	<ol style="list-style-type: none"> (1) The zoning requirements in the Residential Two — Exception 614 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in (a). (2) The zoning requirements in the Townhouse Residential — Exception 615 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in (b). (3) The zoning requirements for a back-to-back townhouse in the Townhouse Residential — Exception 615 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in (c). (4) The zoning requirements for a townhouse in the Townhouse Residential — Exception 615 Zone of the Zoning By-law apply to the uses,

	<p>(h) a live-work unit; (i) an animal hospital; (j) an art gallery; (k) an artist studio and gallery; (l) a bakery; (m) a business office; (n) a clinic; (o) a convenience store; (p) a day nursery; (q) a dry cleaning or laundry outlet; (r) a dwelling unit; (s) a financial institution; (t) a fitness centre; (u) a grocery store; (v) a hotel; (w) a laundromat; (x) a medical centre; (y) a merchandise service shop; (z) a museum; (z.1) a personal service shop; (z.2) a place of assembly; (z.3) a place of entertainment, excluding a cinema or theatre; (z.4) a place of worship; (z.5) a private club; (z.6) a retail store; (z.7) an accessory retail store; (z.8) a sales, service and repair shop; (z.9) a supermarket; (z.10) a restaurant; (z.11) a training facility; (</p>	<p>buildings and structures referred to in clause (h).</p> <p>(5) Despite subsections (1) to (4), the following zoning requirements apply to the uses, buildings and structures referred to in (a) to (c) and (h).</p> <ol style="list-style-type: none"> 1. The maximum width for an individual driveway accessing a dwelling on a corner lot is six metres. 2. The maximum encroachment for decks greater than or equal to 0.75 metres in height is four metres into a required rear yard inclusive of any stairs, ramp or barrier-free access feature, if the rear lot line abuts an Environmental Policy Area Zone designated in the Zoning By-law. 3. For all lots containing a semi-detached dwelling or townhouse dwelling, the following are not permitted in the front or exterior side yard: <ol style="list-style-type: none"> i. An accessory building, and ii. An air conditioner or heat pump, unless it is screened from public view or located on a balcony above the ground floor. 4. A stacked townhouse shall have one parking space per dwelling unit. 5. The maximum building height for any type of townhouse dwelling is 16 metres. <p>(6) The uses set out in (d), (f), (i) to (z.11) and (z.13) are permitted on the ground floor of a mixed-use building.</p> <p>(7) The uses set out in (j), (k), (m), (o) to (t), (y), (z.1), (z.2), (z.4) to (z.8) and (z.10) are permitted on the ground floor of a live-work unit.</p> <p>(8) The zoning requirements that apply to the Multiple Residential Zone of the Zoning By-law apply to the uses, buildings and structures referred to in clauses (d) to (h).</p> <p>(9) The zoning requirements of the Village Core Commercial Zone of the Zoning By-law apply to the uses referred to in clauses (i) to (z.13).</p> <p>(10) Despite subsections (8) and (9), the following requirements apply to the uses, buildings and structures referred to in (d) to (g) and (i) to (z.13):</p> <ol style="list-style-type: none"> 1. There is no minimum lot area. 2. There is no minimum lot frontage. 3. There is no maximum building area. 4. The front yard setback is, <ol style="list-style-type: none"> i. if the ground floor contains non-residential uses, at least 0.3 metres, and
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			<p>ii. if the ground floor contains residential uses, at least 2 metres.</p> <p>5. The minimum interior side yard setback is 3 metres.</p> <p>6. The minimum rear yard setback is 3 metres.</p> <p>7. The minimum setback to a sight triangle is 0 metres.</p> <p>8. The maximum building height is 65 metres.</p> <p>9. The minimum hard and soft landscaped area is 10 per cent.</p> <p>10. A three-metre-wide planting strip shall be located along each street line adjacent to a parking area.</p> <p>11. The minimum driveway setback is 3 metres.</p> <p>12. The minimum parking space setback is 3 metres.</p> <p>13. All garbage shall covered or concealed from public view.</p> <p>14. No air conditioning units or heat pumps shall be located in the front yard or exterior side yard or if in the side yard covered or concealed from public view.</p> <p>(11) All legally existing uses shall be permitted</p> <p>(12) The provisions of this By-law shall not apply to prevent the use of any land, building or structure in a <i>Residential Zone for Non-Market Housing</i> provided that such use, building or structure complies with the standards of the Zone in which it is located.</p> <p>(13) 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>Definitions</p> <p>“long-term care home” has the same meaning as in the <i>Long-Term Care Homes Act, 2007</i>;</p> <p>“<i>Multiplex</i>” 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 <i>multiplex</i> is not a principal dwelling that can contain an Additional Residential Unit.</p> <p>“<i>Non-Market Housing</i>” means housing that is owned or subsidized by government, a non-</p>
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			<p>profit society, or a housing cooperative; whereby it is not solely market driven.</p> <p>“retirement home” has the same meaning as in the <i>Retirement Homes Act, 2010</i>;</p> <p>“stacked townhouse” means a building containing four or more dwelling units in which each dwelling unit is divided both horizontally and vertically from another dwelling unit by a common wall;</p> <p>Essential Infrastructure means physical structures that are necessary for <i>development</i> and includes sewage and water pipes, <i>stormwater</i> management systems, including outlets and headwalls, power/communications/telecommunications transmission and distribution systems, public roads, and transportation corridors.</p>

2. Schedule “A”, Zone Maps 20 and 21 of By-law 2006-50, as amended is further amended for [INSERT LEGAL DESCRIPTION], Town of Caledon, Regional Municipality of Peel, from Rural Residential (RR) to Residential Multiple - Exception - Holding DD (RM-XXX-H-DD) in accordance with Schedule “A” attached hereto.
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 (EPA) zone and the location of, stormwater management facilities, road rights of way and *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.
4. 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.

Read three times and finally passed in open Council on the XX day of XXXXXX, 20XX.

Annette Groves, Mayor

Kevin Klingenberg, Clerk

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