

Schedule G to Staff Report 2024-0370
Draft By-law for A5

**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2024-54**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to the lands legally described on Schedule “B” of this By-law 2024-54 and bound by Healey Road to the north, Humber Station Road to the east, the proposed Highway 413 to the south and The Gore Road, and the Greenbelt Plan and the Highway 413 Transportation Corridor to the west, within, Town of Caledon, Regional Municipality of Peel.

WHEREAS on March 26th, 2024 Council for the Town of Caledon adopted the Future Caledon Official Plan;

AND WHEREAS the Future Caledon Official Plan has not yet been approved by the approval authority, being the Regional Municipality of Peel;

AND WHEREAS the within zoning by-law amendment will conform to the Future Caledon Official Plan once it comes into effect;

AND WHEREAS Subsection 24(2) of the *Planning Act*, R.S.O. c.P.13, provides that Council may pass a By-law that does not conform to the in force Official Plan provided that the By-law will conform to an adopted Official Plan or plan amendment, once it comes into effect;

AND WHEREAS Subsection 24(2.1) of the *Planning Act*, R.S.O. 1990, c.P.13 provides that the By-law comes into force and effect upon the adopted Official Plan or plan amendment coming into effect:

AND WHEREAS pursuant to Subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13 Council has determined that no further notice is required to be given in respect of the proposed by-law;

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 lands legally described on Schedule “B” of this By-law, bound by Healey Road to the north, Humber Station Road to the east, the proposed Highway 413 to the south and The Gore Road, and the Greenbelt Plan and the Highway 413 Transportation Corridor to the west within the Town of Caledon, Regional Municipality of Peel, for mixed use, residential, and community 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. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RM	692	<ul style="list-style-type: none"> - <i>Additional Residential Unit</i> - <i>Building, Apartment</i> - <i>Day Care, Private Home</i> - <i>Dwelling, Street Townhouse</i> - <i>Dwelling, Stacked Townhouse</i> - <i>Dwelling, Back-to-Back Townhouse</i> - <i>Dwelling, Back-to-Back Stacked Townhouse</i> 	<p style="text-align: center;">DEFINITIONS</p> <p>Angular Plane For the purpose of this <i>zone</i>, means an imaginary, angled plane extending above the entirety of a <i>lot</i> through which no portion of a <i>building</i> or <i>structure</i> can encroach in order to limit impacts of the <i>building</i> on adjacent areas. The location, angle, and height of the <i>angular plane</i> shall apply as identified in the applicable <i>zone</i> category.</p> <p>Dwelling, Stacked Townhouse</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> - <i>Dwelling, Multiplex</i> - <i>Home Occupation</i> - <i>Long Term Care Facility</i> - <i>Non-Market Housing</i> - <i>Park</i> - <i>School</i> - <i>Stormwater Management Facility</i> 	<p>For the purpose of this zone, means a <i>building</i> containing more than 4 <i>dwelling units</i>, each <i>dwelling unit</i> being separated from the other vertically and horizontally and each <i>dwelling unit</i> having a private entrance from outside.</p> <p>Dwelling, Multiplex For the purpose of this zone, means a residential <i>building</i> with up to eight <i>units</i>. In order to qualify, at least one <i>dwelling unit</i> must be entirely or partially above another. A <i>dwelling unit</i> within a <i>multiplex</i> is not a principal <i>dwelling</i> that can contain an <i>Additional Residential Unit</i>.</p> <p>Lane For the purposes of this zone, means a public or private thoroughfare, whether or not improved for use, which has a reduced right-of-way width and which affords a means of access for vehicular traffic to abutting <i>lots</i>.</p> <p>Non-Market Housing For the purpose of this zone, 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>Podium For the purpose of this zone, means the base of an <i>apartment dwelling</i> or <i>mixed use building</i> consisting of a base and a <i>tower</i> above the base where the base differs from the point <i>tower</i> by being wider in length or width, or both.</p> <p>Tower For the purpose of this zone, means the portion of an <i>apartment building</i> or <i>mixed-use building</i> above the <i>podium</i> of a <i>building</i>.</p> <p>Outdoor Amenity Space For the purpose of this zone, means outdoor space including a <i>balcony</i> or a roof area that is for the exclusive use of the occupants of a <i>dwelling unit</i> for their personal recreational or social activities.</p> <p>Street For the purpose of this zone, a <i>street</i> shall include a <i>private road</i> or <i>lane</i>.</p> <p style="text-align: center;">GENERAL PROVISIONS</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>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Dwellings Per Lot Section 4.11 shall only apply to a <i>lot</i> containing a <i>detached dwelling, semi-detached dwelling, and/or a freehold townhouse.</i></p> <p>Non-Market Housing Shall be permitted in all residential zones, provided that such <i>use, building or structure</i> complies with the standards of the Zone in which it is located.</p> <p>Use Restriction Where a <i>dwelling</i> has been legally constructed, the <i>dwelling</i> shall not be used for any purpose other than a domicile, a <i>day care, private home, home occupation,</i> and related accessory <i>use</i> as permitted by the Zoning By-law. All other <i>uses</i> are prohibited.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Dwelling, Street Townhouse:</p> <p>Lot Area (Minimum, Per Dwelling Unit): 150m²</p> <p>Lot Frontage (Minimum): <i>Corner Lot</i> per dwelling unit: 9.0m <i>Other Lots</i>, per dwelling unit: 6.0m</p> <p>Building Area (Maximum): 65%</p> <p>Front Yard (Minimum): <i>Front wall of attached private garage:</i> 6.0m <i>Front wall of main building:</i> 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): 6.0m, except 1.5m to a garage abutting a rear <i>lane</i> with a minimum of 5 metres between the detached garage and the <i>dwelling unit.</i></p> <p>Interior Side Yard (Minimum): 1.2m, except no <i>interior side yard</i> is required where abutting <i>lots</i> share an above grade common wall.</p> <p>Building Height (Maximum): 12.5m</p> <p>Landscaping Area (Minimum): 25%</p> <p>For Dwelling, Stacked Townhouse:</p> <p>Lot Area (Minimum, Per Dwelling Unit): N/A</p> <p>Lot Frontage (Minimum): 30m</p> <p>Building Area (Maximum): N/A</p> <p>Outdoor Amenity Area (Minimum):</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p style="text-align: right;">8m² (per unit)</p> <p>Front Yard (Minimum): Front wall of attached <i>private garage</i>: 6.0m</p> <p>Front wall of <i>main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): 6.0m</p> <p>Interior Side Yard (Minimum): 1.8m, except no <i>interior side yard</i> is required where abutting <i>lots</i> share an above grade common wall.</p> <p>Building Height (Maximum): 14.0m</p> <p>Landscaping Area (Minimum): 25%, applies to <i>front yard</i> only.</p> <p>ZONE STANDARDS For Dwelling, Back-to-Back Townhouse:</p> <p>Lot Area (Minimum, Per Dwelling Unit): 75m²</p> <p>Lot Frontage (Minimum): <i>Corner Lot</i> per dwelling unit: 8.5m</p> <p>Other <i>Lots</i>, per dwelling unit: 5.5m</p> <p>Building Area (Maximum): N/A</p> <p>Outdoor Amenity Area (Minimum): 8m² (per unit)</p> <p>Front Yard (Minimum): Front wall of attached <i>private garage</i>: 6.0m</p> <p>Front wall of <i>main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): N/A</p> <p>Interior Side Yard (Minimum): 1.5m, except no <i>interior side yard</i> is required where abutting <i>lots</i> share an above grade common wall.</p> <p>Building Height (Maximum): 12.5m</p> <p>Landscaping Area (Minimum): 25%, applies to <i>front yard</i> only.</p> <p>ZONE STANDARDS For Dwelling, Back-to-Back Stacked Townhouse:</p> <p>Lot Area (Minimum, Per Dwelling Unit): N/A</p> <p>Lot Frontage (Minimum): 30m</p> <p>Building Area (Maximum): N/A</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Outdoor Amenity Area (Minimum): 8m² (per unit)</p> <p>Front Yard (Minimum): Front wall of attached <i>private garage</i>: 6.0m</p> <p>Front wall of <i>main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): N/A</p> <p>Interior Side Yards (Minimum): 1.8m, except no <i>interior side yard</i> is required where abutting <i>lots</i> share an above grade common wall.</p> <p>Building Heights (Maximum): 14.0m</p> <p>Landscaping Area (Minimum): 25%, applies to front yard only.</p> <p>ZONE STANDARDS For Building, Apartment:</p> <p>Lot Area (Minimum, Per Dwelling Unit): N/A</p> <p>Lot Frontage (Minimum): N/A</p> <p>Building Area (Maximum): N/A</p> <p>Outdoor Amenity Area (Minimum): N/A</p> <p>Front Yard (Minimum): 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): 6.0m</p> <p>Interior Side Yard (Minimum): 6.0m</p> <p>Building Height (Maximum): 6 storeys</p> <p>Landscaping Area (Minimum): 25%</p>
RMD	693	<ul style="list-style-type: none"> - <i>Additional Residential Unit</i> - <i>Art Gallery</i> - <i>Artist Studio & Gallery</i> - <i>Bakery</i> - <i>Building, Apartment</i> - <i>Building, Mixed Use</i> - <i>Business Office</i> - <i>Clinic</i> - <i>Convenience Store</i> - <i>Day Nursery</i> - <i>Drive-Through Service Facility</i> - <i>Dry Cleaning or Laundry Outlet</i> - <i>Dwelling, Back-to-Back Townhouse</i> - <i>Dwelling, Street Townhouse</i> 	<p style="text-align: center;">DEFINITIONS</p> <p>Angular Plane means an imaginary, angled plane extending above the entirety of a lot through which no portion of a building or structure can encroach in order to limit impacts of the building on adjacent areas. The location, angle, and height of the <i>angular plane</i> shall apply as identified in the applicable zone category.</p> <p>Dwelling, Stacked Townhouse means a building containing more than 4 dwelling units, each dwelling unit being separated from the other vertically and horizontally and each dwelling unit having a private entrance from outside.</p> <p>Dwelling, Multiplex means a residential building with two, three, or four units. In</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> - Dwelling, Stacked Townhouse - Dwelling, Multiplex - Dwelling Unit - Farmers' Market - Financial Institution - Funeral Home - Grocery Store - Hotel - Laundromat - Library - Long Term Care Facility - Merchandise Service Shop - Motel - Non-Market Housing - Park - Parking Area, Commercial - Parking Area, Municipal - Personal Service Shop - Place of Assembly - Place of Entertainment - Place of Worship - Private Club - Restaurant - Retail Store - Seniors Retirement Facility - Sales, Service and Repair Shop - School - Stormwater Management Facility - Training Facility 	<p>order to qualify, at least one <i>dwelling unit</i> must be entirely or partially above another. A <i>dwelling unit</i> within a <i>multiplex</i> is not a principal dwelling that can contain an Additional Residential Unit.</p> <p>Lane For the purposes of this <i>zone</i>, means a public or private thoroughfare, whether or not improved for <i>use</i>, which has a reduced right-of-way width and which affords a means of access for vehicular traffic to abutting <i>lots</i>.</p> <p>Live-Work Unit For the purposes of this <i>zone</i>, means a <i>dwelling unit</i> within a <i>building</i> divided vertically, containing not more than 8 units, in which the portion of the <i>building</i> at grade level may be used as a business establishment and whereby each "live" and "work" component within the <i>dwelling unit</i> may have independent entrances from the outside. "Live" and "Work" components may share common hallways, stairways and rooms for mechanical systems on the ground floor.</p> <p>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>Podium means the base of an apartment dwelling or mixed use building consisting of a base and a <i>tower</i> above the base where the base differs from the point <i>tower</i> by being wider in length or width, or both.</p> <p>Tower means the portion of an apartment building or mixed use building above the <i>podium</i> of a building.</p> <p>Outdoor Amenity Space means outdoor space including a <i>balcony</i> or a roof area that is for the exclusive use of the occupants of a dwelling unit for their personal recreational or social activities.</p> <p>Street For the purpose of this <i>zone</i>, a <i>street</i> shall include a <i>private road</i> or <i>lane</i>.</p> <p style="text-align: center;">GENERAL PROVISIONS</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>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Dwellings Per Lot Section 4.11 shall only apply to a <i>lot</i> containing a <i>detached dwelling</i>, <i>semi-detached dwelling</i>, and/or a <i>freehold townhouse</i>.</p> <p>Non-Market Housing Shall be permitted in all residential zones, provided that such <i>use</i>, <i>building</i> or <i>structure</i> complies with the standards of the Zone in which it is located.</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 <i>use</i> as permitted by the Zoning By-law. All other <i>uses</i> are prohibited.</p> <p>For Apartment Buildings and Mixed-Use Buildings</p> <ol style="list-style-type: none"> i. The minimum separation distance between <i>buildings</i> that are 6 <i>storeys</i> or less that face each other with windows on the facing walls shall be 15 metres. ii. The minimum separation between a <i>building</i> and an internal <i>driveway</i> shall be 3.0 metres. iii. The minimum separation distance between the <i>tower</i> portions of <i>apartment buildings</i> and <i>mixed use buildings</i> that face each other with windows on the facing walls shall be 25 metres. iv. The minimum <i>setback</i> of the <i>tower</i> component of an <i>apartment building</i> and <i>mixed use building</i> shall be 12.5 metres to a property line that is not the <i>street</i>. v. The maximum size of the floor plate of a <i>tower</i> component of an <i>apartment buildings</i> and <i>mixed use buildings</i> above a <i>podium</i> shall be 750 m². vi. In no case shall a <i>parking area</i> be permitted between a <i>building</i> and the <i>front lot line</i>. vii. The maximum <i>building</i> length facing the <i>front lot line</i> shall be 60 meters. viii. The minimum height of the <i>first storey</i> for all non-residential <i>uses</i> shall be 3.5 metres. ix. Where <i>buildings</i> are 8 <i>storeys</i> or more in height, a <i>podium</i> shall be provided and the <i>tower</i> portion of the <i>building</i> shall be set back a minimum of 3 metres from the outer edge of the exterior wall of the <i>podium</i>. <i>Podiums</i> shall have a minimum height of 3 <i>storeys</i> and a maximum height of 6 <i>storeys</i>. x. Where the <i>rear yard</i> of a <i>lot</i> containing a <i>building</i> abuts a <i>lot</i> in

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>the Mixed Density Residential “RMD-696” Zone the <i>building height</i> above 12 metres shall be limited by a 45-degree <i>angular plane</i> measured from a height of 12 metres from <i>finished grade</i> at the 7.5 metre <i>setback</i> from an adjoining Mixed Density Residential “RMD-696”.</p> <p>xi. Where the side <i>yard</i> of a <i>lot</i> containing a <i>building</i> abuts a <i>lot</i> in the Mixed Density Residential “RMD-696”, the <i>building height</i> above 12 metres shall be limited by a 45-degree <i>angular plane</i> measured from a height of 12 metres from <i>finished grade</i> at the 3 metre <i>setback</i> from an adjoining Mixed Density Residential “RMD-696”.</p> <p>xii. The minimum depth of a <i>balcony</i> shall be 1.5 m.</p> <p>xiii. A minimum common amenity space of 5 m² per <i>dwelling unit</i> shall be provided.</p> <p>For Commercial Uses, Including Those Within Mixed Use Buildings</p> <p>i. The maximum elevation of the floor of the <i>first storey</i> above <i>finished grade</i> at the primary entrance door shall be 0.3 metres.</p> <p>ii. In no case shall a <i>parking area</i> be permitted between a <i>building</i> and the <i>front lot line</i>.</p> <p>For Non-Residential Uses in Mixed-Use Buildings</p> <p>i. Non-residential uses located within a mixed-use building are permitted on the ground-floor.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Dwelling, Street Townhouse:</p> <p>Lot Area (Minimum, Per Dwelling Unit): 150m²</p> <p>Lot Frontages (Minimum):</p> <p>Corner Lot per dwelling unit: 7.0m</p> <p>Other Lots, per dwelling unit: 6.0m</p> <p>Building Area (Maximum): 65%</p> <p>Front Yard (Minimum):</p> <p>Front wall of attached <i>private garage</i>: 6.0m</p> <p>Front wall of <i>main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): 6.0m</p>

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			<p>except 1.5m to a garage abutting a rear <i>lane</i> with a minimum of 5 metres between the detached garage and the <i>dwelling unit</i>.</p> <p>Interior Side Yards (Minimum): 1.0m except no interior side yard is required where abutting lots share an above grade common wall.</p> <p>Building Heights (Maximum): 13m</p> <p>Landscape Area (Minimum): 25%</p> <p>ZONE STANDARDS For Dwelling, Stacked Townhouse:</p> <p>Lot Area (Minimum, Per Dwelling Unit): N/A</p> <p>Lot Frontages (Minimum): 30m</p> <p>Building Area (Maximum): N/A</p> <p>Outdoor Amenity Area (Minimum): 8m² (per unit)</p> <p>Front Yard (Minimum): Front wall of attached <i>private garage</i>: 6.0m Front wall of <i>main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): 6.0m</p> <p>Interior Side Yards (Minimum): 1.8m, except no <i>interior side yard</i> is required where abutting lots share an above grade common wall.</p> <p>Landscape Area (Minimum): 25%, applies to front yard only.</p> <p>ZONE STANDARDS For Dwelling, Back-to-Back Townhouse:</p> <p>Lot Area (Minimum, Per Dwelling Unit): 75m²</p> <p>Lot Frontage (Minimum): <i>Corner Lot</i> per dwelling unit: 7.0m Other <i>Lots</i>, per dwelling unit: 5.5m</p> <p>Building Area (Maximum): N/A</p> <p>Outdoor Amenity Area (Minimum): 8m² (per unit)</p> <p>Front Yard (Minimum): Front wall of attached <i>private garage</i>: 6.0m Front wall of <i>main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p>

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			<p>Rear Yard (Minimum): N/A</p> <p>Interior Side Yards (Minimum): 1.5m except no interior side yard is required where abutting lots share an above grade common wall.</p> <p>Building Heights (Maximum): 13m</p> <p>Landscape Area (Minimum): 25%, applies to front yard only.</p> <p>ZONE STANDARDS For Dwelling, Multiplex:</p> <p>Lot Area (Minimum, Per Dwelling Unit): 224m²</p> <p>Lot Frontages (Minimum): Corner Lot per dwelling unit: 10m Other Lots, per dwelling unit: 8m</p> <p>Building Area (Maximum): 50%</p> <p>Front Yard (Minimum): Front wall of attached <i>private garage</i>: 6.0m Front wall of <i>main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): 6.0m except 1.5m to a garage abutting a rear lane within a minimum of 5 metres between the detached garage and the dwelling unit.</p> <p>Interior Side Yards (Minimum): 1.2m and 0.6m</p> <p>Building Heights (Maximum): 14.0m</p> <p>Landscape Area (Minimum): 35%</p> <p>For All Other Permitted Uses</p> <p>Lot Area (Minimum): N/A</p> <p>Lot Frontages (Minimum): N/A</p> <p>Building Area: 75%</p> <p>Front Yard: <i>Minimum:</i> N/A <i>Maximum:</i> 2.0m. A maximum of 25% of the building face can have a greater yard.</p> <p>Exterior Side Yard: <i>Minimum:</i> Nil <i>Maximum:</i> 2.0m A maximum of 25% of the building face can have a greater yard.</p> <p>Rear Yard (Minimum): 6.0m</p> <p>Interior Side Yard (Minimum):</p>

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			<p><i>From an Interior Side Lot Line:</i> 1.5m except no interior side yard is required where abutting lots share an above grade common wall.</p> <p>Building Height: <i>Minimum:</i> 2 storeys <i>Maximum:</i> 12 storeys</p> <p>Landscaping Area (Minimum): N/A</p> <p>Planting Strip Widths (Minimum): <i>Along an Interior Side Lot Line:</i> 1.5m <i>Along a Rear Lot Line:</i> 3.0m</p> <p>Planting Strip Location:</p> <ul style="list-style-type: none"> • A planting strip shall be required along any portion of a rear lot line and any portion of an interior side lot line which abuts the Mixed Density Residential "RMD-696" Zone. • A planting strip shall be required along each street line adjacent to a parking area. <p>Driveway Setbacks (Minimum): <i>From a Lot Line Abutting a Residential Zone:</i> 1.5m <i>From Any Other Lot Line:</i> N/A</p> <p>Parking Space Setback (Minimum): <i>From Any Lot Line Abutting a Residential Zone:</i> 3m. Parking is only permitted in the rear yard, or underground, or within a parking garage. <i>From Any Other Lot Line:</i> 1.5m Parking is only permitted in the rear yard, or underground, or within a parking garage.</p>
RMD	694	<ul style="list-style-type: none"> - <i>Additional Residential Unit</i> - <i>Bed and Breakfast Establishments</i> - <i>Community Centre</i> - <i>Day Care, Private Home</i> - <i>Day Nursery</i> - <i>Dwelling, Detached</i> - <i>Dwelling, Semi Detached</i> - <i>Dwelling, Street Townhouse</i> - <i>Dwelling, Stacked Townhouse</i> - <i>Dwelling, Multiplex</i> - <i>Dwelling, Back-to-Back Townhouse</i> - <i>Home Occupation</i> - <i>Library</i> - <i>Non-Market Housing</i> - <i>Park</i> - <i>School</i> 	<p style="text-align: center;">DEFINITIONS</p> <p>Dwelling, Stacked Townhouse means a building containing more than 4 dwelling units, each dwelling unit being separated from the other vertically and horizontally and each dwelling unit having a private entrance from outside.</p> <p>Dwelling, Multiplex means a residential building with two, three, or four units. In order to qualify, at least one <i>dwelling unit</i> must be entirely or partially above another. A <i>dwelling unit</i> within a <i>multiplex</i> is not a principal dwelling that can contain an Additional Residential Unit.</p> <p>Lane For the purposes of this <i>zone</i>, means a public or private thoroughfare, whether or not improved for <i>use</i>, which has a reduced right-of-way width and which affords a means of access for vehicular traffic to abutting <i>lots</i>.</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> - <i>Stormwater Management Facility</i> 	<p>Live-Work Unit For the purposes of this zone, means a <i>dwelling unit</i> within a <i>building</i> divided vertically, containing not more than 8 units, in which the portion of the <i>building</i> at grade level may be used as a business establishment and whereby each “live” and “work” component within the <i>dwelling unit</i> may have independent entrances from the outside. “Live” and “Work” components may share common hallways, stairways and rooms for mechanical systems on the ground floor.</p> <p>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>Outdoor Amenity Space means outdoor space including a <i>balcony</i> or a roof area that is for the exclusive use of the occupants of a dwelling unit for their personal recreational or social activities.</p> <p>Street For the purpose of this zone, a <i>street</i> shall include a <i>private road</i> or <i>lane</i>.</p> <p style="text-align: center;">GENERAL PROVISIONS</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>Dwellings Per Lot Section 4.11 shall only apply to a <i>lot</i> containing a <i>detached dwelling</i>, <i>semi-detached dwelling</i>, and/or a <i>freehold townhouse</i>.</p> <p>Non-Market Housing Shall be permitted in all residential zones, provided that such <i>use</i>, <i>building</i> or <i>structure</i> complies with the standards of the Zone in which it is located.</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 <i>use</i> as permitted by the Zoning By-law. All other <i>uses</i> are prohibited.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Dwelling, Street Townhouse:</p> <p>Lot Area (Minimum, Per Dwelling Unit): 150m²</p> <p>Lot Frontages (Minimum):</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><i>Corner Lot</i> per dwelling unit: 7.0m <i>Other Lots</i>, per dwelling unit: 6.0m</p> <p>Building Area (Maximum): 65%</p> <p>Front Yard (Minimum): Front wall of attached <i>private garage</i>: 6.0m Front wall of <i>main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): 6.0m except 1.5m to a garage abutting a rear lane with a minimum of 5 metres between the detached garage and the dwelling unit.</p> <p>Interior Side Yards (Minimum): 1.0m except no interior side yard is required where abutting lots share an above grade common wall.</p> <p>Building Heights (Maximum): 13.0m</p> <p>Landscape Area (Minimum): 25%</p> <p>ZONE STANDARDS For Dwelling, Stacked Townhouse:</p> <p>Lot Area (Minimum, Per Dwelling Unit): N/A</p> <p>Lot Frontages (Minimum): 30m</p> <p>Building Area (Maximum): N/A</p> <p>Outdoor Amenity Area (Minimum): 8m² (per unit)</p> <p>Front Yard (Minimum): Front wall of attached <i>private garage</i>: 6.0m Front wall of <i>main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): 6.0m</p> <p>Interior Side Yards (Minimum): 1.8m except no interior side yard is required where abutting lots share an above grade common wall.</p> <p>Building Heights (Maximum): 14m</p> <p>Landscape Area (Minimum): 25% applies to front yard only.</p> <p>ZONE STANDARDS For Dwelling, Back-to-Back Townhouse:</p> <p>Lot Area (Minimum, Per Dwelling Unit): 75m²</p> <p>Lot Frontages (Minimum): <i>Corner Lot</i> per dwelling unit: 7.0m <i>Other Lots</i>, per dwelling unit: 5.5m</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Building Area (Maximum): N/A</p> <p>Outdoor Amenity Area (Minimum): 8m² (per unit)</p> <p>Front Yard (Minimum): Front wall of attached <i>private garage</i>: 6.0m Front wall of <i>main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): N/A</p> <p>Interior Side Yards (Minimum): 1.5m, except no interior side yard is required where abutting lots share an above grade common wall.</p> <p>Building Heights (Maximum): 13.0m</p> <p>Landscape Area (Minimum): 25% applies to front yard only.</p> <p>ZONE STANDARDS For Dwelling, Detached and Dwelling, Multiplex:</p> <p>Lot Area (Minimum, Per Dwelling Unit): 224m²</p> <p>Lot Frontages (Minimum): <i>Corner Lot</i> per dwelling unit: 10m Other <i>Lots</i>, per dwelling unit: 8m</p> <p>Building Area (Maximum): 50%</p> <p>Front Yard (Minimum): Front wall of attached <i>private garage</i>: 6.0m Front wall of <i>main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): 6.0m except 1.5m to a garage abutting a rear lane within a minimum of 5 metres between the detached garage and the dwelling unit.</p> <p>Interior Side Yards (Minimum): 1.2m and 0.6m</p> <p>Building Heights (Maximum): 13m</p> <p>Landscape Area (Minimum): 35%</p> <p>ZONE STANDARDS For Dwelling, Semi-Detached:</p> <p>Lot Area (Minimum, Per Dwelling Unit): 190m²</p> <p>Lot Frontages (Minimum): <i>Corner Lot</i> per dwelling unit: 7.7m Other <i>Lots</i>, per dwelling unit: 6.7m</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Building Area (Maximum): 55%</p> <p>Front Yard (Minimum): Front wall of attached <i>private garage</i>: 6.0m Front wall of <i>main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): 6.0m except 1.5m to a garage abutting a rear lane with a minimum of 5 metres between the detached garage and the dwelling unit.</p> <p>Interior Side Yards (Minimum): 1.0m except no interior side yard is required where abutting lots share an above grade common wall.</p> <p>Building Heights (Maximum): 13m</p> <p>Landscape Area (Minimum): 35%</p>

2. The following is added to Table 13.3:

The following provisions shall apply to all lands zoned with a holding provision (H43A) as shown on Schedule “A” to this By-law until the holding provision (H43A) is removed from the lands or a portion thereof pursuant to Subsection 36(3) or (4) of the *Planning Act*:

- a) Only the following *uses* are permitted prior to the removal of the holding provision (H43A):
 - a. A *use* legally existing on the lands as of the date of the enactment of this By-law;
 - b. A *use* that was permitted on the Subject Lands, or portion thereof, pursuant to Comprehensive Zoning By-law 2006-50 as of the date of the enactment of this By-law; and,
 - c. *Non-Intensive Recreation Uses and Environmental Management Uses*.
- b) A By-law or By-laws to remove the Holding Provision (H39A) from all or a portion of the lands shall not be enacted until the following conditions, as applicable, have been met to the satisfaction of the Town:
 - i. Approval of a secondary plan in conformity with the Town’s Future Caledon Official Plan or an official plan amendment;
 - ii. 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. Through the Draft Plan of Subdivision or Site Plan approval process, the applicant shall submit an Environmental Impact Study, to the satisfaction of the Town (“EIS”), which among other things, determines the extent of the Natural Environment System as defined in the Future Caledon Official Plan. Any lands that are identified as being within the Natural Environment System through the EIS and protected from development shall either be dedicated to the Town or other appropriate public authority or otherwise protected from development over the long term to the satisfaction of the Town as a condition of draft plan approval

or through Site Plan approval; and

- iii. Written confirmation, where required, from the Regional Municipality of Peel and/or the applicable utility, that:
 1. a development agreement has been executed to implement the required water and sanitary services, which may include payment of fees and posting of required securities; and/or
 2. there is sufficient municipal water and sanitary sewer capacity to service the lands.
 - iv. Only with respect to lands in the Focus Analysis Area of the Highway 413 Transportation Corridor (FAA) and the Narrowed Area of Interest of the Northwest GTA Transmission Identification Study (Northwest GTA TIS), the Applicant has provided written confirmation of clearance for the lifting of the holding zone to the Town from the appropriate Ministry with regards to any lands in the FAA and Northwest GTA TIS.
3. The following is added to Table 13.3:

A holding provision (H43B) shall apply to the lands shown on Schedule “A” to this By-law and may be lifted over all or a portion of the lands provided that the following conditions, as applicable, have been met to the satisfaction of the Town:

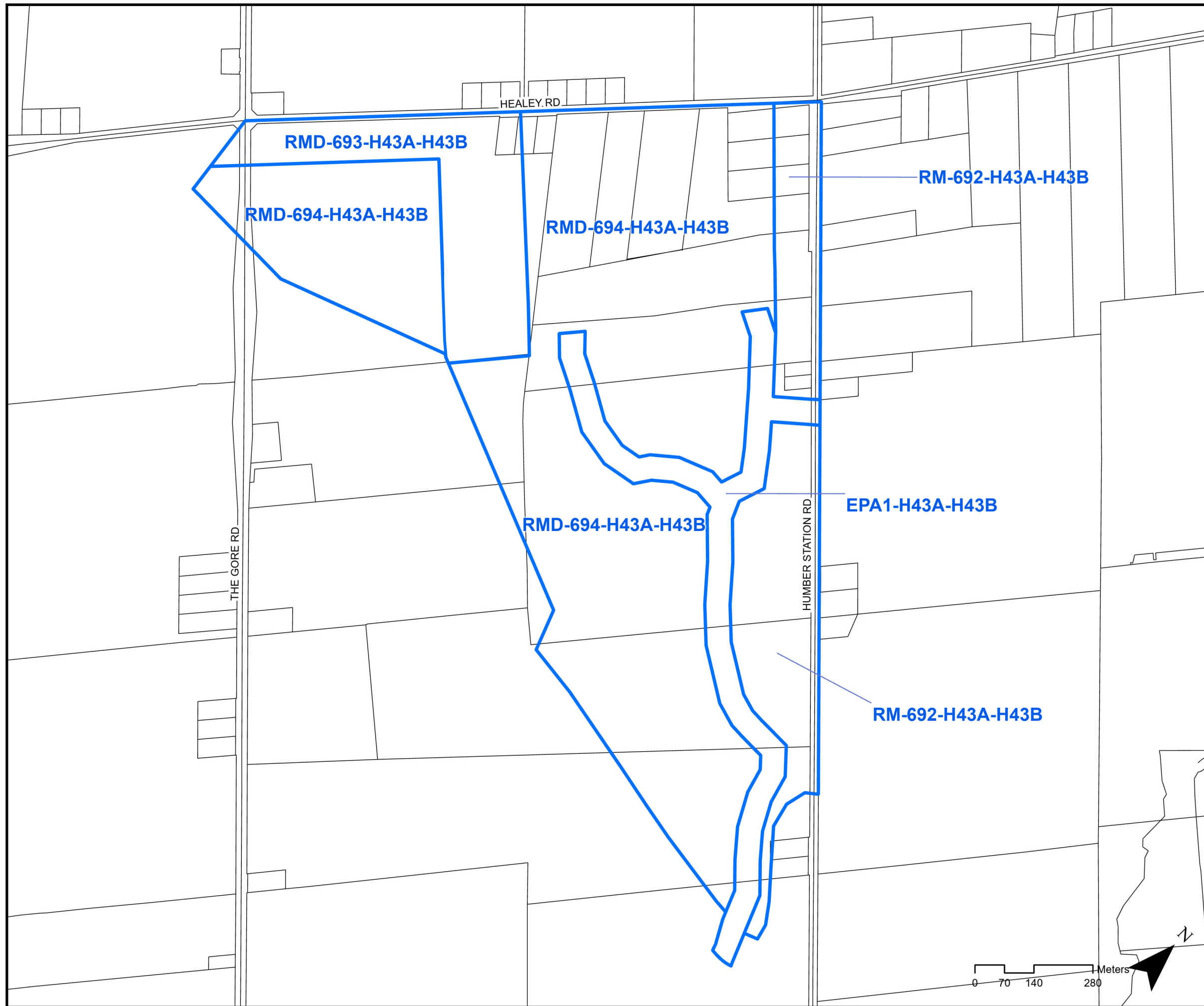
- a) The submission of an Environmental Impact Study, to the satisfaction of the Town (“EIS”), which among other things, determines the extent of the Natural Environment System as defined in the Future Caledon Official Plan in order to confirm the limits and extent of the Environmental Policy Area 1 (EPA1) zone as described in the note on Schedule “A” to this By-law. Following the completion of the EIS to the satisfaction of the Town, the holding provision (H43B) shall only be lifted from lands that are already within the EPA1 zone where those lands have been identified to form part of the Natural Environment System and protected from development through the EIS. For clarity, the holding provision (H43B) shall not be lifted from lands that form part of the Natural Environment System and are protected from development as identified through the EIS where lands are zoned for residential or commercial uses on Schedule “A”.
5. Schedule “A”, Zone Map 3 of By-law 2006-50, as amended is further amended for the lands legally described on Schedule “B” of this By-law, bound by Healey Road to the north, Humber Station Road to the east, the proposed Highway 413 to the south and The Gore Road, and the Greenbelt Plan to the west within the Town of Caledon, Regional Municipality of Peel, from Agricultural Zone (A1) and Environmental Policy Area 2 Zone (EPA2) to Environmental Policy Area 2 Zone – Holding Provision 43A and Holding Provision 43B (EPA2-H43A-H43B), Multiple Residential Zone – Exception 692 - Holding Provision 43A and Holding Provision 43B (RM-692-H43A-H43B), Mixed Density Residential Zone – Exception 693 – Holding Provision 43A and Holding Provision 43B (RMD-693-H43A-H43B) and Mixed Density Residential Zone – Exception 694 – Holding Provision 43A and Holding Provision 43B (RMD-694-H43A-H43B) in accordance with Schedule “A” attached hereto.

Read three times and finally passed in open Council on the [XX] day of [XXXXXX], 2024.

Annette Groves, Mayor

Kevin Klingenberg, Clerk


DRAFT



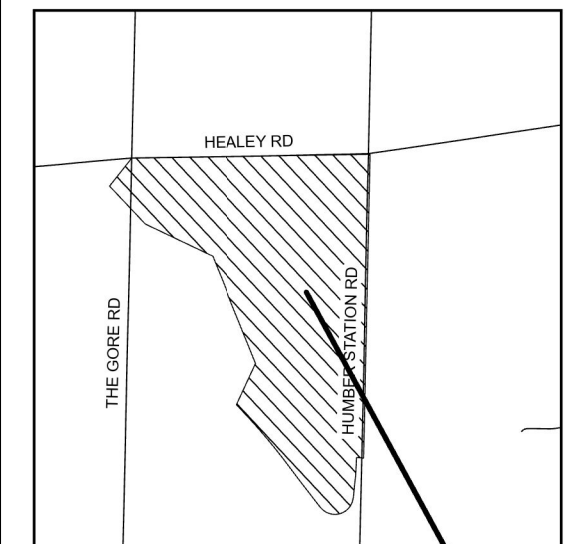
Schedule A By-law 2024-54

Part of Lots 2, 3, 4, & 5,
Concessions 3 & 4
(Geographic Township of Albion)
Town of Caledon,
Regional Municipality of Peel

Legend

 Lands to be rezoned to the zones identified on this Schedule

Key Map



Subject Lands

Date: June 18, 2024

File: ZB 2024-0009

SCHEDULE "B"

BY-LAW NO. 2024-54

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to the lands legally described below within the Town of Caledon, Regional Municipality of Peel.

PT LT 4 CON 4 ALBION PART 1, 43R17307 ; PT LT 4 CON 4 ALBION AS IN VS303150 ; PT LT 3 CON 4 ALBION AS IN RO549409, EXCEPT PTS 1, 2 & 3, 43R14064 & PTS 1 & 2, 43R16382 ; CALEDON; SUBJECT TO AN EASEMENT IN GROSS OVER PART 1, 43R41144 AS IN PR4307775; PT LT 3 CON 4 ALBION PART 2, 43R14064 ; PT LT 3 CON 4 ALBION PART 1, 43R14064 ; PT LT 3 CON 4 ALBION; PT LT 4 CON 4 ALBION AS IN VS29904 ; PT LT 4 CON 4 ALBION PART 2, 43R20231 ; PT LT 4 CON 4 ALBION PART 1, 43R20231 ; PT LT 5 CON 4 ALBION AS IN RO756631; S/T BENEFICIARIES INTEREST IN RO1168677; S/T DEBTS IN RO1168677; SUBJECT TO EXECTUION 97-02597, IF ENFORCEABLE; PT LT 5 CON 4 ALBION AS IN VS8168 ; PT LT 5 CON 4 ALBION PART 2, 43R12922 ; PT LT 5 CON 4 ALBION; PT LT 6 CON 4 ALBION; PT RDAL BTN E 1/2 LTS 5 & 6 CON 4 ALBION AS CLOSED BY BYLAW VS383495; PART 2, 43R4262 ; PT LT 5 CON 4 ALBION; PT LT 6 CON 4 ALBION; PT RDAL BTN E 1/2 LTS 5 & 6 CON 4 ALBION AS CLOSED BY BYLAW VS383495; PART 1, 43R4262 ; PT LT 5 CON 4 ALBION; PT LT 6 CON 4 ALBION; PT RDAL BTN E 1/2 LTS 5 & 6 CON 4 ALBION AS CLOSED BY BYLAW RO927923, AS IN RO961243; PT LT 5 CON 4 ALBION; PT LT 6 CON 4 ALBION; PT RDAL BTN E 1/2 LTS 5 & 6 CON 4 ALBION AS CLOSED BY BYLAW RO927923; AS IN RO499791 ; PT LT 5 CON 4 ALBION AS IN RO580510; PT LT 5 CON 4 ALBION AS IN RO976046 ; PT LT 5 CON 4 ALBION AS IN RO681003 ; PT LT 2, CONC 4(ALB) DES PT 1, 43R31840 ; PT LT 5 CON 4 ALBION DES AS PT 1, PL 43R32403; PART LOT 5, CONCESSION 4, ALBION & PART ROAD ALLOWANCE BETWEEN LOTS 5 & 6, CONCESSION 4, ALBION, AS CLOSED BY BYLAW RO927923, DESIGNATED AS PART 1, PLAN 43R39168; PART LOTS 5 & 6, CONCESSION 4, ALBION & PART ROAD ALLOWANCE BETWEEN LOTS 5 & 6, CONCESSION 4, ALBION, AS CLOSED BY BYLAW RO927923, DESIGNATED AS PART 2, PLAN 43R39168.