

**Schedule H to Staff Report 2024-0370
Draft By-law for A6**

**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2024-55**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to all of Lots 11 and 12, Concession 4 (ALB), Part of Lot 13, Concession 4 (ALB), and Part of Lots 11, 12 and 13, Concession 5 (ALB), Town of Caledon, Regional Municipality of Peel.

WHEREAS 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 all of Lots 11 and 12, Concession 4 (ALB), Part of Lot 13, Concession 4 (ALB), and Part of Lots 11, 12 and 13, Concession 5 (ALB) Town of Caledon, Regional Municipality of Peel, for mixed use purposes.

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50 as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

1. The following is added to Table 13.1

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RMD	695	<ul style="list-style-type: none"> - <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> - <i>Building, Apartment</i> - <i>Building, Apartment, Senior Citizens</i> - <i>Building, Mixed Use</i> - <i>Business Office</i> - <i>Clinic</i> - <i>Conference Centre</i> - <i>Convenience Store</i> - <i>Cultural Centre</i> - <i>Day Care, Private Home</i> - <i>Day Nursery</i> - <i>Department Store</i> 	<p style="text-align: center;">DEFINITIONS</p> <p><i>Amenity Area</i> For the purposes of this <i>zone</i>, means an indoor and/or outdoor recreational area provided for the communal use of the residents including rooftop amenity areas, green roofs and rooftop gardens and inclusive of <i>landscaping areas</i>.</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 <i>landscaping areas</i>, patios, <i>porches</i>, privacy areas, <i>balconies</i>, terraces, <i>decks</i> and similar areas.</p> <p><i>Dwelling, Multiplex</i> means a residential <i>building</i> with up to eight units. In order to qualify as a <i>Dwelling, Multiplex</i>, at least one <i>dwelling unit</i> must be entirely or partially above</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> - Dry Cleaning or Laundry Outlet - Dwelling, Back-to-Back Townhouse - Dwelling, Detached - Dwelling, Detached, Rear-Lane - Dwelling, Multiplex - Dwelling, Semi-Detached - Dwelling, Semi-Detached, Rear-Lane - Dwelling, Stacked Townhouse - Dwelling, Townhouse - Dwelling, Townhouse, Rear-Lane - Environmental Management - Farmers Market - Financial Institution - Fitness Centre - Forest Management - Funeral Home - Furniture Showroom - Grocery Store - High Occupancy Vehicle Facility - Home Improvement Centre - Home Occupation - Hotel - Laboratory, Medical - Laundromat - Live-Work Unit - Long-Term Care Facility - Medical Centre - Merchandise Service Shop - Motor Vehicle Rental Establishment - Museum - Non-Market Housing - Outdoor Seasonal Garden Centre, Accessory - Outdoor Display or Sales Area, Accessory - Patio, Outdoor - Parking Area, Commercial - Parking Garage - Personal Service Shop - Pharmacy - Place of Assembly - Place of Entertainment - Place of Worship - Post-Secondary Education Facility - Printing and Processing Service Shop - Private Club - Public Transit Depot - Recreation, Non-Intensive - Research 	<p>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>Dwelling, Back-to-Back Townhouse For the purpose of this zone, <i>Back-to-Back</i> means a <i>building</i> divided vertically both above and below grade into two or more residential <i>dwelling units</i>. Each such <i>unit</i> must have an independent entrance directly from outside the <i>building</i> and must share at least one side wall and one rear wall with adjacent <i>dwelling units</i>.</p> <p>Dwelling, Rear-Lane For the purposes of this zone, 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>Dwelling, Stacked Townhouse For the purposes of this zone, means a <i>building</i> 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>High Occupancy Vehicle Facility For the purposes of this zone, means land used to support and service a public transit facility, including for dispatching, storing, servicing, hiring, loading or unloading buses, taxis, rideshare vehicles, limousine vehicles or similar fleet vehicles, but not tow trucks, tractors, trailers, or <i>tractor-trailers</i>.</p> <p>Lane For the purposes of this zone, 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>Lot Depth For the purposes of this zone, means the shortest horizontal distance between the <i>front lot line</i> and the <i>rear lot line</i>.</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 zone, where a <i>lot</i> contains a <i>Rear-Lane Dwelling</i>, the <i>Front Lot Line</i> shall be the <i>lot line</i> opposite to the</p>

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		<p><i>Establishment</i></p> <ul style="list-style-type: none"> - <i>Restaurant</i> - <i>Retail Store</i> - <i>Retail Store, Accessory</i> - <i>Sales, Service and Repair Shop</i> - <i>Seniors Retirement Facility</i> - <i>Shopping Centre</i> - <i>Supermarket</i> - <i>Training Facility</i> - <i>Veterinary Hospital</i> - <i>Video Outlet/Rental Store</i> - <i>Wellness Centre</i> 	<p><i>lot line</i> traversed by a <i>driveway</i>.</p> <p>Non-Market Housing For the purposes of this <i>zone</i>, 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>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>Access Regulations Notwithstanding Section 4.3.1, a <i>rear-lane dwelling</i> and associated accessory <i>structures</i> may be erected on a <i>lot</i> without frontage and access to a public or private <i>street</i>, provided <i>driveway</i> access to the <i>rear lot line</i> 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>Accessory Building Location: For the purpose of this <i>zone</i>, any <i>accessory building</i>, not including a detached <i>garage</i> shall be located a minimum of 0.6m from any <i>lot line</i>.</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 <i>balcony</i>.</p> <p>Detached or Dual Garage For the purpose 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>

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			<p>requirement shall apply where a <i>dual garage</i> is divided vertically into 2 separate <i>private garages</i> on a <i>lot line</i>.</p> <p>b) Not be subject to Section 4.2.2</p> <p>c) Not exceed the <i>Building Height</i> of the <i>main building</i> on the <i>lot</i>.</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>Model Homes Notwithstanding Section 4.24 (Model Homes and Temporary Sales Structures), for the purposes of this <i>zone</i>:</p> <p>d) a maximum of ten (10) dry or serviced model homes shall be permitted on lands with draft plan approval.</p> <p>e) 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>Non-Market Housing Shall be permitted in all residential <i>zones</i>, provided that such <i>use</i>, <i>building</i> or <i>structure</i> complies with the standards of the <i>Zone</i> in which it is located.</p> <p>Private, Garage Size The minimum dimensions of a double car garage accommodating 2 <i>parking spaces</i> shall be 5.5m in width and 5.5m in length.</p> <p>Residential Parking Requirements Notwithstanding Section 5.2.2, no visitor <i>parking spaces</i> are required for <i>back-to-back dwellings</i> having frontage on a public <i>street</i>.</p> <p>Sight Triangles Notwithstanding Section 4.38.2 (<i>Sight Triangles</i>) no <i>sight triangle</i> 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 <i>lot line</i> 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.</p> <p>Planting Strips A <i>driveway</i>, <i>walkway</i> or retaining wall may extend through a <i>planting strip</i> at any location.</p>

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			<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 use as permitted by the Zoning By-law. All other uses are prohibited.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For a Dwelling, Detached and Dwelling, and Detached, Rear-Lane</p> <p>Lot Area (minimum): N/A</p> <p>Lot Frontage (minimum): <i>Dwelling, Detached:</i> 9.0m <i>Dwelling, Detached, Rear-Lane:</i> 7.8m</p> <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): N/A</p> <p>Front Yard (minimum): Front wall of attached <i>private garage:</i> 5.75m Front wall of <i>main building:</i> 2.5m</p> <p>Exterior Side Yard (minimum): To a <i>private garage</i> facing an <i>exterior side lot line:</i> 5.75m To a <i>main building:</i> 2.0m</p> <p>Exterior Side Yard abutting a Lane (minimum): To a <i>private garage</i> facing an <i>exterior side lot line:</i> 5.75m To a <i>main building:</i> 1.2m</p> <p>Rear Yard (minimum): For <i>lots</i> with a <i>lot depth</i> of 22m or greater: 6.0m For <i>lots</i> with a <i>lot depth</i> less than 22m: 4.7m To the side wall of a <i>private garage:</i> 0.6m</p> <p>For a <i>Dwelling, Detached, Rear-Lane</i> abutting a <i>Lane:</i> N/A</p> <p>For a <i>Dwelling, Detached, Rear-Lane</i> abutting a <i>Street:</i> To an attached <i>private garage:</i> 5.75m To a <i>main building:</i> 2.5m</p> <p>Interior Side Yard (minimum): One side: 0.6m Other side: 1.2m Abutting a non-residential land use: 1.2m</p>

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			<p>Building Height (maximum): 14.0m</p> <p>Landscaping Area (minimum): N/A</p> <p style="text-align: center;">PERMITTED ENCROACHMENTS</p> <p>For Dwelling, Detached and Dwelling, and Detached, Rear-Lane</p> <p>a) A <i>main building</i> projection may encroach a maximum of 3.5m into the required <i>rear yard</i> up to a maximum width of 60% of the <i>lot frontage</i></p> <p>b) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required <i>front, exterior side, or rear yard</i>;</p> <p>c) Covered or uncovered <i>Porch or Balcony, Canopy or Portico</i>, may encroach a maximum of 2.0 m into a required <i>front yard</i>, 2.5m into a required <i>rear yard</i>, 1.5m into a required <i>exterior side yard</i>, and 0.6m into a required <i>interior side yard</i>, provided a minimum <i>setback</i> of 0.6m is maintained to an <i>interior side yard lot line</i>.</p> <p>d) Covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a <i>deck</i> may encroach a maximum of 2.0m into a required <i>front yard or exterior side yard</i> provided a <i>setback</i> of 0.5m is maintained to the <i>front and exterior side lot line</i>.</p> <p>e) A <i>deck</i> in the <i>rear yard</i> may encroach up to 1.2 m from the <i>rear lot line</i>.</p> <p>f) a required third floor egress <i>balcony</i> may project a maximum of 1.0 m beyond the <i>building</i> into a <i>rear yard, exterior side yard and/or front yard</i>;</p> <p>g) Chimneys or vents may encroach a maximum of 0.6m into any required <i>yard</i>, provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>lot line</i>.</p> <p>h) Fireplaces may encroach a maximum 1.2m into the <i>rear yard</i> and 0.6m into the required <i>side yard</i> or 50% of the minimum required <i>side yard</i> provided a minimum <i>setback</i> of 0.6 m is maintained to an <i>interior side yard lot line</i>.</p> <p>i) Sills, Cornices, Parapets, or other similar ornamental architectural features may encroach a maximum of 0.6m extending from a <i>main building wall</i> or permitted encroachment provided that a minimum <i>setback</i> of</p>

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			<p>0.5m is maintained to a <i>lot line</i>.</p> <p>j) Eaves may encroach a maximum of 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 <i>interior side lot line</i>.</p> <p>k) Steps, stairs, landings, ramp, or barrier-free access feature may encroach a maximum of 0.5 m into a required <i>parking space</i> in a <i>private garage</i>.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For a Dwelling, Semi-Detached, Dwelling, Semi-Detached, Rear-Lane, and Dwelling, Semi-Detached, Back-to-Back :</p> <p>Lot Area (minimum): N/A</p> <p>Lot Frontage (minimum):</p> <p><i>Interior Lot:</i> 5.0m</p> <p><i>Corner Lot:</i> 6.5m</p> <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): N/A</p> <p>Front Yard (minimum):</p> <p>Front wall of attached <i>private garage</i>: 5.75m</p> <p>Front wall of <i>main building</i>: 2.5m</p> <p>Exterior Side Yard (minimum):</p> <p>To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.75m</p> <p>To a <i>main building</i>: 2.0m</p> <p>Exterior Side Yard abutting a Lane (minimum):</p> <p>To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.75m</p> <p>To a <i>main building</i>: 1.2m</p> <p>Rear Yard (minimum):</p> <p>For a <i>Dwelling, Semi-Detached, Back-to-Back</i>: N/A</p> <p>To a <i>main building</i>: 6.0m</p> <p>To the side wall of a <i>private garage</i>: 0.6m</p> <p>For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Lane</i>: N/A</p> <p>For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Street</i>:</p> <p>To an attached <i>private garage</i>: 5.75m</p> <p>To a <i>main building</i>: 2.5m</p> <p>Interior Side Yard (minimum):</p>

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			<p>To a <i>main building</i>: 0.9m</p> <p>Between attached <i>dwelling units</i>: N/A</p> <p>Abutting a non-residential land <i>use</i>: 1.2m</p> <p>Building Height (maximum): 14.0m</p> <p>Landscaping Area (minimum): N/A</p> <p style="text-align: center;">PERMITTED ENCROACHMENTS</p> <p>For Dwelling, Semi-Detached, Dwelling, Semi-Detached, Rear-Lane, and Dwelling, Semi-Detached, Back-to-Back:</p> <p>a) A <i>main building</i> projection may encroach a maximum of 3.5m into the required <i>rear yard</i> up to a maximum width of 60% of the <i>lot frontage</i></p> <p>b) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required <i>front, exterior side, or rear yard</i>;</p> <p>c) Covered or uncovered <i>Porch</i> or <i>Balcony</i>, Canopy or Portico, may encroach a maximum of 2.0 m into a required <i>front yard</i>, 2.5m into a required <i>rear yard</i>, 1.5m into a required <i>exterior side yard</i>, and 0.6m into a required <i>interior side yard</i>, provided a minimum <i>setback</i> of 0.6m is maintained to an <i>interior side yard lot line</i>.</p> <p>d) Covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a <i>deck</i> may encroach a maximum of 2.0m into a required <i>front yard or exterior side yard</i> provided a <i>setback</i> of 0.5m is maintained to the <i>front and exterior side lot line</i>.</p> <p>e) A <i>deck</i> in the <i>rear yard</i> may encroach up to 1.2 m from the <i>rear lot line</i>.</p> <p>f) a required third floor egress <i>balcony</i> may project a maximum of 1.0 m beyond the <i>building</i> into a <i>rear yard, , exterior side yard and/or front yard</i>;</p> <p>g) Chimneys or vents may encroach a maximum of 0.6m into any required <i>yard</i>, provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>lot line</i>.</p> <p>h) Fireplaces may encroach a maximum 1.2m into the <i>rear yard</i> and 0.6m into the required <i>side yard</i> or 50% of the minimum required <i>side yard</i> provided a minimum <i>setback</i> of 0.6 m is maintained to an <i>interior side yard lot line</i>.</p>

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			<p>i) Sills, Cornices, Parapets, or other similar ornamental architectural features may encroach a maximum of 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>j) Eaves may encroach a maximum of 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 <i>interior side lot line</i>.</p> <p>k) Steps, stairs, landings, ramp, or barrier-free access feature may encroach a maximum of 0.5 m into a required <i>parking space</i> in a <i>private garage</i>.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For a Dwelling, Townhouse</p> <p>Lot Area (minimum): N/A</p> <p>Lot Frontage (minimum):</p> <p style="padding-left: 20px;"><i>Interior Lot</i>: 4.0m</p> <p style="padding-left: 20px;"><i>End Lot or Corner Lot</i>: 5.5m</p> <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): N/A</p> <p>Front Yard (minimum):</p> <p style="padding-left: 20px;">Front wall of attached <i>private garage</i>: 5.5m</p> <p style="padding-left: 20px;">Front wall of <i>main building</i>: 2.5m</p> <p>Exterior Side Yard (minimum):</p> <p style="padding-left: 20px;">To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.75m</p> <p style="padding-left: 20px;">To a <i>main building</i>: 2.0m</p> <p>Exterior Side Yard abutting a Lane (minimum):</p> <p style="padding-left: 20px;">To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.75m</p> <p style="padding-left: 20px;">To a <i>main building</i>: 1.2m</p> <p>Rear Yard (minimum):</p> <p style="padding-left: 20px;">To a <i>main building</i>: 5.0m</p> <p style="padding-left: 20px;">To the side wall of a <i>private garage</i>: 0.6m</p> <p>Interior Side Yard (minimum):</p> <p style="padding-left: 20px;">To a <i>main building</i>: 1.5m</p> <p style="padding-left: 20px;">Between attached <i>dwelling units</i>: N/A</p> <p style="padding-left: 20px;">Abutting a non-residential land use: 1.2m</p> <p>Building Height (maximum): 14.0m</p>

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			<p>Landscaping Area (minimum): N/A</p> <p>Driveway Width (minimum): 2.75m</p> <p style="text-align: center;">PERMITTED ENCROACHMENTS</p> <p>For Dwelling, Townhouse:</p> <p>a) A one-storey <i>main building</i> projection may encroach a maximum of 2.0m into the required <i>rear yard</i> up to a maximum width of 50% of the <i>lot frontage</i>.</p> <p>b) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required <i>front, exterior side, or rear yard</i>;</p> <p>c) Covered or uncovered <i>Porch</i> or <i>Balcony</i>, Canopy or Portico, may encroach a maximum of 2.0 m into a required <i>front yard</i>, 2.5m into a required <i>rear yard</i>, 1.5m into a required <i>exterior side yard</i>, and 0.6m into a required <i>interior side yard</i>, provided a minimum <i>setback</i> of 0.6m is maintained to an <i>interior side yard lot line</i>.</p> <p>d) Covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a <i>deck</i> may encroach a maximum of 2.0m into a required <i>front yard or exterior side yard</i> provided a <i>setback</i> of 0.5m is maintained to the <i>front and exterior side lot line</i>.</p> <p>e) A <i>deck</i> in the rear yard may encroach up to 1.2 m from the <i>rear lot line</i>.</p> <p>f) a required third floor egress <i>balcony</i> may project a maximum of 1.0 m beyond the <i>building</i> into a <i>rear yard, exterior side yard and/or front yard</i>;</p> <p>g) Chimneys or vents may encroach a maximum of 0.6m into any required <i>yard</i>, provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>lot line</i>.</p> <p>h) Fireplaces may encroach a maximum 1.2m into the <i>rear yard</i> and 0.6m into the required <i>side yard</i> or 50% of the minimum required <i>side yard</i> provided a minimum <i>setback</i> of 0.6 m is maintained to an <i>interior side yard lot line</i>.</p> <p>i) Sills, Cornices, Parapets, or other similar ornamental architectural features may encroach a maximum of 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>

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			<p>j) Eaves may encroach a maximum of 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 <i>interior side lot line</i>.</p> <p>k) Steps, stairs, landings, ramp, or barrier-free access feature may encroach a maximum of 0.5 m into a required <i>parking space</i> in a <i>private garage</i>.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For a Dwelling, Townhouse, Rear-Lane:</p> <p>Lot Area (minimum): N/A</p> <p>Lot Frontage (minimum):</p> <p style="padding-left: 20px;"><i>Interior Lot</i>: 4.0m</p> <p style="padding-left: 20px;"><i>End Lot or Corner Lot</i>: 5.5m</p> <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): N/A</p> <p>Front Yard (minimum): 2.0m</p> <p>Exterior Side Yard (minimum): 2.0m</p> <p>Exterior Side Yard abutting a Lane (minimum): 1.2m</p> <p>Rear Yard (minimum):</p> <p style="padding-left: 20px;">For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Lane</i>: 0.5m</p> <p style="padding-left: 20px;">For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Street</i>:</p> <p style="padding-left: 40px;">To an attached <i>private garage</i>: 5.75m</p> <p style="padding-left: 40px;">To a <i>main building</i>: 2.5m</p> <p>Interior Side Yard (minimum):</p> <p style="padding-left: 20px;">To a <i>main building</i>: 1.5m</p> <p style="padding-left: 20px;">Between attached <i>dwelling units</i>: N/A</p> <p style="padding-left: 20px;">Between attached <i>private garages</i>: N/A</p> <p style="padding-left: 20px;">Abutting a non-residential land use: 1.2m</p> <p>Building Height (maximum): 14m</p> <p>Landscaping Area (minimum): N/A</p> <p>Driveway Width (minimum): 2.75m</p> <p>Parking Requirements (minimum):</p> <p style="padding-left: 40px;">1.0 <i>parking space</i> per <i>dwelling unit</i></p> <p>Amenity Space (minimum):</p> <p style="padding-left: 40px;">3.5m² per <i>dwelling unit</i></p>

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			<p align="center">PERMITTED ENCROACHMENTS</p> <p>For Dwelling, Townhouse, Rear Lane</p> <p>a) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required <i>front, exterior side, or rear yard</i>;</p> <p>b) Covered or uncovered <i>Porch or Balcony</i>, Canopy or Portico, may encroach a maximum of 2.0 m into a required <i>front yard</i>, 2.5m into a required <i>rear yard</i>, 1.5m into a required <i>exterior side yard</i>, and 0.6m into a required <i>interior side yard</i>, provided a minimum <i>setback</i> of 0.6m is maintained to an <i>interior side yard lot line</i>.</p> <p>c) Covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a <i>deck</i> may encroach a maximum of 2.0m into a required <i>front yard or exterior side yard</i> provided a <i>setback</i> of 0.5m is maintained to the <i>front and exterior side lot line</i>.</p> <p>d) A <i>deck</i> in the <i>rear yard</i> may encroach up to 1.2 m from the <i>rear lot line</i>.</p> <p>e) a required third floor egress <i>balcony</i> may project a maximum of 1.0 m beyond the <i>building</i> into a <i>rear yard, exterior side yard and/or front yard</i>;</p> <p>f) Chimneys or vents may encroach a maximum of 0.6m into any required <i>yard</i>, provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>lot line</i>.</p> <p>g) Fireplaces may encroach a maximum 1.2m into the <i>rear yard</i> and 0.6m into the required <i>side yard</i> or 50% of the minimum required <i>side yard</i> provided a minimum <i>setback</i> of 0.6 m is maintained to an <i>interior side yard lot line</i>.</p> <p>h) Sills, Cornices, Parapets, or other similar ornamental architectural features may encroach a maximum of 0.6m extending from a <i>main building wall</i> or permitted encroachment provided that a minimum <i>setback</i> of 0.5m is maintained to a <i>lot line</i>.</p> <p>i) Eaves may encroach a maximum of 0.6m from a <i>main building wall</i> or permitted encroachment provided that</p>

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			<p>a minimum <i>setback</i> of 0.2m is maintained to an <i>interior side lot line</i>.</p> <p>j) Steps, stairs, landings, ramp, or barrier-free access feature may encroach a maximum of 0.5m into a required <i>parking space</i> in a <i>private garage</i>.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For a Dwelling, Back-to-Back Townhouse:</p> <p>Lot Area (minimum): N/A</p> <p>Lot Frontage (minimum):</p> <p><i>Interior Lot:</i> 5.5m</p> <p><i>End Lot or Corner Lot:</i> 6.7m</p> <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): N/A</p> <p>Front Yard (minimum):</p> <p>Front wall of attached <i>private garage:</i> 5.75m</p> <p>Front wall of <i>main building:</i> 2.5m</p> <p>Exterior Side Yard (minimum): 2.0m</p> <p>Exterior Side Yard abutting a Lane (minimum):</p> <p>To a <i>private garage</i> facing an <i>exterior side lot line:</i> 5.75m</p> <p>To a <i>main building:</i> 1.2m</p> <p>Rear Yard (minimum): N/A</p> <p>Interior Side Yard (minimum):</p> <p>To a <i>main building:</i> 1.5m</p> <p>Between attached <i>dwelling units:</i> N/A</p> <p>Abutting a non-residential land use: 1.2m</p> <p>Building Height (maximum): 14m</p> <p>Landscaping Area (minimum): N/A</p> <p>Driveway Width (minimum): 2.75m</p> <p>Parking Requirements (minimum):</p> <p style="padding-left: 20px;"><i>2.3 parking space per dwelling unit</i></p> <p>Contiguous Dwelling Units (maximum): 16</p> <p>Dimensions of a Contiguous Structure (maximum):</p> <p style="padding-left: 40px;"><i>8 dwelling units wide by</i> <i>2 dwelling units deep</i></p> <p>Amenity Space (minimum):</p> <p style="padding-left: 40px;"><i>3.5m² per dwelling unit</i></p>

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			<p style="text-align: center;">PERMITTED ENCROACHMENTS</p> <p>For Dwelling, Back-to-Back Townhouse</p> <ul style="list-style-type: none"> a) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required <i>front</i> or <i>exterior side</i>; b) Covered or uncovered <i>Porch</i> or <i>Balcony</i>, Canopy or Portico, may encroach a maximum of 2.0 m into a required <i>front yard</i>, 1.5m into a required <i>exterior side yard</i>, and 0.6m into a required <i>interior side yard</i>, provided a minimum <i>setback</i> of 0.6m is maintained to an <i>interior side yard lot line</i>. c) Covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a <i>deck</i> may encroach a maximum of 2.0m into a required <i>front yard</i> or <i>exterior side yard</i> provided a <i>setback</i> of 0.5m is maintained to the <i>front</i> and <i>exterior side lot line</i>. d) a required third floor egress <i>balcony</i> may project a maximum of 1.0 m beyond the <i>building</i> into an <i>exterior side yard</i> or <i>front yard</i>; e) Chimneys or vents may encroach a maximum of 0.6m into any required <i>yard</i>, provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>lot line</i>. f) Fireplaces may encroach a maximum 0.6m into the required <i>side yard</i> or 50% of the minimum required <i>side yard</i> provided a minimum <i>setback</i> of 0.6 m is maintained to an <i>interior side yard lot line</i>. g) Sills, Cornices, Parapets, or other similar ornamental architectural features may encroach a maximum of 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>. h) Eaves may encroach a maximum of 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 <i>interior side lot line</i>. i) Steps, stairs, landings, ramp, or barrier-free access feature may

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			<p>encroach a maximum of 0.5 m into a required <i>parking space</i> in a <i>private garage</i>.</p> <p>j) For units without a <i>private garage</i>, an enclosed garbage structure is permitted in <i>front yard</i> to the depth of the allowable <i>porch</i> encroachment.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For a <i>Dwelling, Stacked Townhouse, and Dwelling, Multiplex</i>:</p> <p>Lot Area (minimum): N/A</p> <p>Lot Frontage (minimum): N/A</p> <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): N/A</p> <p>Front Yard (minimum): 2.5m</p> <p>Exterior Side Yard (minimum): 2.4m</p> <p>Rear Yard (minimum): 2.4m but 0.5m is permitted to a <i>Lane</i></p> <p>Interior Side Yard (minimum): 1.5m</p> <p>Building Height (maximum): Greater of 20 m or 5 storeys</p> <p>Landscaping Area (minimum): N/A</p> <p>Parking Requirements (minimum):</p> <p>Residents: 1 <i>parking space per dwelling unit, inclusive of on-street parking</i></p> <p>Visitors: 0.15 <i>parking townhouse unit, inclusive of on street parking</i></p> <p>Amenity Space (minimum): 2m² per <i>dwelling unit</i></p> <p style="text-align: center;">PERMITTED ENCROACHMENTS</p> <p>For <i>Dwelling, Stacked Townhouse</i></p> <p>a) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required <i>front, exterior side, or rear yard</i>;</p> <p>b) Covered or uncovered <i>Porch or Balcony, Canopy or Portico</i>, may encroach a maximum of 2.0 m into a required <i>front yard</i>, 2.5m into a required <i>rear yard</i>, 1.5m into a required <i>exterior side yard</i>, and 0.6m into a required <i>interior side yard</i>, provided a</p>

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			<p>minimum <i>setback</i> of 0.6m is maintained to an <i>interior side yard lot line</i>.</p> <p>c) Covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a <i>deck</i> may encroach a maximum of 2.0m into a required <i>front yard</i> or <i>exterior side yard</i> provided a <i>setback</i> of 0.5m is maintained to the <i>front</i> and <i>exterior side lot line</i>.</p> <p>d) A <i>deck</i> in the <i>rear yard</i> may encroach up to 1.2 m from the <i>rear lot line</i>.</p> <p>e) a required third floor egress <i>balcony</i> may project a maximum of 1.0 m beyond the <i>building</i> into a <i>rear yard</i>, , <i>exterior side yard</i> and/or <i>front yard</i>;</p> <p>f) Chimneys or vents may encroach a maximum of 0.6m into any required <i>yard</i>, provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>lot line</i>.</p> <p>g) Fireplaces may encroach a maximum 1.2m into the <i>rear yard</i> and 0.6m into the required <i>side yard</i> or 50% of the minimum required <i>side yard</i> provided a minimum <i>setback</i> of 0.6 m is maintained to an <i>interior side yard lot line</i>.</p> <p>h) Sills, Cornices, Parapets, or other similar ornamental architectural features may encroach a maximum of 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>i) Eaves may encroach a maximum of 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 <i>interior side lot line</i>.</p> <p>j) Steps, stairs, landings, ramp, or barrier-free access feature may encroach a maximum of 0.5m into a required <i>parking space</i> in a <i>private garage</i>.</p> <p>k) the minimum <i>setback</i> from front wall of a <i>building</i> to a <i>public</i> or <i>private street</i>, <i>sidewalk</i>, <i>walkway</i> or <i>parking space</i> not located in a <i>driveway</i> is 3.0 m;</p>

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			<p>l) the minimum <i>setback</i> from a <i>porch</i>, exclusive of stairs, located at and accessible from the first storey or below the first storey, to a <i>public</i> or <i>private street, sidewalk, walkway</i> or <i>parking space</i> is 1.0 m;</p> <p>m) the minimum <i>setback</i> from the vehicular door of a <i>private garage</i> to a <i>public</i> or <i>private street, sidewalk, walkway</i> or <i>parking space</i> not located in a <i>driveway</i> is 5.5 m;</p> <p>n) despite paragraph above, the minimum <i>setback</i> from the vehicular door of a <i>private garage</i>, where the garage is accessed at the rear of the <i>dwelling</i> by a <i>public</i> or <i>private street</i>, is 0.5m;</p> <p>o) the minimum <i>setback</i> from the side wall of any <i>building</i> to a <i>walkway</i> is 1.5 m;</p> <p>p) the minimum <i>setback</i> from the side wall of any <i>building</i> to any other <i>building</i> on the same block, a <i>public</i> or <i>private street, sidewalk</i> or <i>parking space</i> is 3.0 m;</p> <p>q) despite paragraphs above, there is no minimum <i>setback</i> between attached units;</p> <p>r) the minimum <i>setback</i> from a front or rear wall of any <i>building</i> to any other <i>building</i> on the same <i>lot</i> is 9.0 m;</p> <p>s) the minimum <i>setback</i> of any <i>building</i> to any <i>lot line</i> where the adjacent use is the <i>interior side yard</i> for any <i>detached</i> or <i>semi-detached</i> built form is 9.0 m;</p> <p>t) the minimum <i>setback</i> of any <i>building</i> to any <i>lot line</i> where the adjacent use is the <i>rear yard</i> for any <i>detached</i> or <i>semi-detached</i> built form is 4.5 m;</p> <p>u) the minimum outdoor <i>amenity area</i> is the greater of 2.5 sq.m per <i>dwelling unit</i> or 5% of the site area;</p> <p>v) the maximum encroachment for eaves, sills, fireplaces, cornices, parapets, pilasters, shadow boxes or other similar ornamental architecture features is 0.6 m extending from a <i>main building wall, a bay, box</i> or bow</p>

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			<p>window, a covered or uncovered <i>porch</i> or <i>balcony</i> into a required <i>yard</i>.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For a <i>Building, Apartment, Building, Mixed Use, Building, Apartment – Senior Citizen, Seniors Retirement Facility, Long Term Care Facility</i>:</p> <p><i>Lot Area</i> (minimum): N/A</p> <p><i>Lot Frontage</i> (minimum): N/A</p> <p><i>Building Area</i> (maximum): N/A</p> <p><i>Front Yard</i> (minimum): N/A</p> <p><i>Exterior Side Yard</i> (minimum): N/A</p> <p><i>Rear Yard</i> (minimum): 3.0m</p> <p><i>Interior Side Yard</i> (minimum): 3.0m</p> <p><i>Setback to a Sight Triangle</i> (minimum): N/A</p> <p><i>Building Height</i> (maximum): (excluding rooftop mechanical rooms and equipment) for <i>buildings</i> within MTSA: 20 storeys</p> <p>for all <i>buildings</i> outside of the MTSA: Greater of 48m or 12 storeys</p> <p><i>Parking Requirements</i> (minimum):</p> <p>Residents: 0.7 <i>parking space per dwelling unit</i></p> <p>For a <i>Seniors Retirement Facility</i>:</p> <p>Residents: 0.5 <i>parking space per dwelling unit</i></p> <p>Visitors: 0.15 <i>parking space per dwelling unit</i></p> <p>For a <i>Long-Term Care Facility</i>:</p> <p>0.3 <i>parking space per bed</i></p> <p>Visitors: 0.15 <i>parking space per bed</i></p> <p>Non-Residential Use: 1 <i>parking space per non-residential unit</i></p> <p><i>Landscaping Area</i> (minimum): 15% of the lot</p> <p><i>Planting Strip</i> (minimum): 3m along a streetline adjacent to <i>parking area</i></p> <p><i>Amenity Area</i> (minimum): 2m² per <i>dwelling unit</i> or 10% of <i>lot area</i></p> <p>Garbage Storage Except for <i>schools</i>, shall be stored inside the <i>building</i>.</p>

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			<p>Convenience Store (maximum): 160 sq.m. <i>net floor area</i>.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For a Live-Work Unit:</p> <p>A <i>Live-Work Unit</i> shall be limited to the following non-residential uses in addition to a <i>dwelling unit</i>:</p> <ul style="list-style-type: none"> a) <i>Art Gallery</i> b) <i>Artist Studio and Gallery</i> c) <i>Business Office</i> d) <i>Clinic</i> e) <i>Day Care, Private Home</i> f) <i>Day Nursery</i> g) <i>Dry Cleaning or Laundry Outlet</i> h) <i>Personal Service Shop</i> i) <i>Restaurant</i> j) <i>Retail Store</i> <p>Lot Area (minimum): N/A</p> <p>Lot Frontage (minimum):</p> <p><i>Interior Lot:</i> 6.0m</p> <p><i>End Lot or Corner Lot:</i> 7.2m</p> <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): N/A</p> <p>Front Yard (minimum): 2.0m</p> <p>Exterior Side Yard (minimum): 2.0m</p> <p>Exterior Side Yard abutting a Lane (minimum): 1.2m</p> <p>Rear Yard (minimum):</p> <p>Abutting a <i>Lane:</i> 0.5m</p> <p>Abutting a <i>Street:</i></p> <p>To an attached <i>private garage:</i> 5.5m</p> <p>To a <i>main building:</i> 2.5m</p> <p>Interior Side Yard (minimum):</p> <p>To a <i>main building:</i> 1.5m</p> <p>Between attached <i>Live-Work units:</i> N/A</p> <p>Abutting another land use: 1.5m</p> <p>Building Height (maximum): 17m</p> <p>Landscaping Area (minimum): N/A</p> <p>Parking Requirements (minimum): 1 <i>parking space</i> per <i>dwelling unit</i>; and 1 <i>parking space</i> per non-residential <i>unit</i></p> <p>Amenity Space (minimum): 3.5m² per <i>dwelling unit</i></p> <p>Non-Residential Floor Area, Gross</p>

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			<p>Leasable (minimum): 50m² per Live-Work Unit</p> <p style="text-align: center;">PERMITTED ENCROACHMENTS</p> <p>For a <i>Live Work Unit</i>:</p> <ul style="list-style-type: none"> a) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required <i>front, exterior side, or rear yard</i>; b) Covered or uncovered <i>Porch</i> or <i>Balcony</i>, Canopy or Portico, may encroach a maximum of 2.0 m into a required <i>front yard</i>, 2.5m into a required <i>rear yard</i>, 1.5m into a required <i>exterior side yard</i>, and 0.6m into a required <i>interior side yard</i>, provided a minimum <i>setback</i> of 0.6m is maintained to an <i>interior side yard lot line</i>. c) Covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a deck may encroach a maximum of 2.0m into a required <i>front yard</i> or <i>exterior side yard</i> provided a <i>setback</i> of 0.5m is maintained to the <i>front</i> and <i>exterior side lot line</i>. d) A <i>deck</i> in the <i>rear yard</i> may encroach up to 1.2 m from the <i>rear lot line</i>. e) a required third floor egress <i>balcony</i> may project a maximum of 1.0 m beyond the <i>building</i> into a <i>rear yard, exterior side yard</i> and/or <i>front yard</i>; f) Chimneys or vents may encroach a maximum of 0.6m into any required <i>yard</i>, provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>lot line</i>. g) Fireplaces may encroach a maximum 1.2m into the <i>rear yard</i> and 0.6m into the required <i>side yard</i> or 50% of the minimum required <i>side yard</i> provided a minimum <i>setback</i> of 0.6 m is maintained to an <i>interior side yard lot line</i>. h) Sills, Cornices, Parapets, or other similar ornamental architectural features may encroach a maximum of 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>.

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>i) Eaves may encroach a maximum of 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 <i>interior side lot line</i>.</p> <p>j) Steps, stairs, landings, ramp, or barrier-free access feature may encroach a maximum of 0.5m into a required <i>parking space</i> in a <i>private garage</i>.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For a <i>Shopping Centre or non-residential use</i> not otherwise regulated in this zone:</p> <p>Lot Area (minimum): N/A</p> <p>Lot Frontage (minimum): 3.0m</p> <p>Setback to a <i>Street Line</i> (minimum): 3.0m</p> <p>Exterior Side Yard (minimum): 3.0m</p> <p>Rear Yard (minimum): 3.0m</p> <p>Interior Side Yard (minimum): 3.0m</p> <p>Setback to a <i>Sight Triangle</i> (minimum): N/A</p> <p>Building Height (maximum): Greater of 18m or 6 <i>storeys</i> excluding rooftop mechanical rooms and equipment</p> <p>Landscaping Area (minimum): 10%</p> <p>Planting Strip (minimum): N/A</p> <p>Entrance Width (maximum): N/A</p> <p>Parking Requirements (minimum): 1 <i>parking space</i> per 23m² of <i>net floor area</i> or portion thereof</p> <p>An <i>Outdoor Seasonal Garden Centre, Accessory</i> or <i>Outdoor Display or Sales Area, Accessory</i> may encroach up to 10% within a required <i>parking area</i>.</p> <p>No part of a lighting fixture shall be closer than 2.5m to a <i>lot line</i>.</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 and shall be screened from <i>street lines</i>.</p> <p>Provisions for <i>Community Centre, Emergency Services, Hospital, Library, Place of Worship, School Uses, Public Transit Depot, High Occupancy Vehicle Facility</i></p> <p>Where a <i>lot</i> is used for a <i>Community Centre, Emergency Service Facility,</i></p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><i>Hospital, Library, Place of Worship, School, Public Transit Depot, or High Occupancy Vehicle Facility, the provisions for Building, Mixed Use of this By-Law shall apply.</i></p> <p>Park / Open Space Uses Where a <i>lot</i> is used for the purposes of a Park, the provisions of Section 12 (Open Space Zone) shall apply.</p>

2. The following is added to Table 13.3:

The following provisions shall apply to all lands zoned with a holding provision (H44A) as shown on Schedule “A” to this By-law until the holding provision (H44A) 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 (H44A):
 - 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 (H44A) 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;
 - iii. Written confirmation, where required, from the Regional Municipality of Peel and/or the applicable utility, that:
 - i. 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
 - ii. 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 (H44B) 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 (H44B) 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 (H44B) 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”.

4. Schedule “A”, Zone Map 22 of By-law 2006-50, as amended is further amended for all of Lots 11 and 12, Concession 4 (ALB), Part of Lot 13, Concession 4 (ALB), and Part of Lots 11, 12 and 13, Concession 5 (ALB), Town of Caledon, Regional Municipality of Peel from Agricultural Zone (A1) and from Mixed Use Residential Zone and Mobility Transit Hub Zone (as per O. Reg 171/21) to Mixed Density Residential Zone – Exception 695 – Holding Provision 44A and Holding Provision 44B (RMD-695-H44A-H44B) and “Environmental Policy Area – Holding Provision 44A and Holding Provision 44B (EPA1-H44A-H44B), in accordance with Schedule “A” attached hereto.

Read three times and finally passed in
open Council on the
XXth day of XXXX, 2024.


Annette Groves, Mayor

Kevin Klingenberg

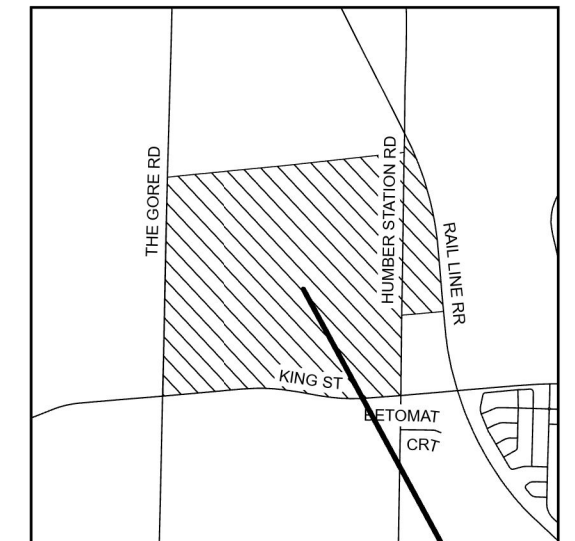
Schedule A By-law 2024-55

Part of Lots 11, 12, & 13
Concessions 4 & 5
(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 2024-0012

