

Schedule C to Staff Report 2024-0370
Draft By-law for A1

**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2024-50**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of Lots 18, 19, 20, 21, and 22, Concessions 3, and 4, West of Hurontario Street (Chinguacousy), 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 Part of Lots 18, 19, 20, 21, and 22, Concessions 3 and 4, West of Hurontario Street (Chinguacousy), Town of Caledon, Regional Municipality of Peel, for mixed use purposes.

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

1. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RMD	686	<ul style="list-style-type: none"> - Accessory Uses - Adult Day Centre - Amusement Arcade - Animal Hospital - Apartment, Accessory - Art Gallery - Artist Studio and Gallery - Bakery - Bed and Breakfast Establishments - Building, Apartment - Building, Apartment, Senior Citizens - Building, Mixed Use - Business Office - Clinic - Community Centre - Conference Centre - Convenience Store - Crisis Care Facility - Cultural Centre - Day Care, Private Home - Day Nursery - Drive-Through Service 	<p style="text-align: center;">DEFINITIONS</p> <p>Amenity Space For the purposes of this <i>zone</i>, means an outdoor area used exclusively for the enjoyment of the outdoor environment and may include <i>landscaping areas</i>, patios, <i>porches</i>, privacy areas, <i>balconies</i>, terraces, <i>decks</i> and similar areas.</p> <p>Dwelling, Multiplex For the purposes of this <i>zone</i>, means a residential <i>building</i> with up to eight units. In order to qualify as a <i>Multiplex</i>, 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>Dwelling, Stacked Townhouse For the purposes of this <i>zone</i>, 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>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<p><i>Facility</i></p> <ul style="list-style-type: none"> - <i>Dry Cleaning or Laundry Outlet</i> - <i>Dwelling, Back-to-Back Townhouse</i> - <i>Dwelling, Detached</i> - <i>Dwelling, Detached, Rear-Lane</i> - <i>Dwelling, Multiplex</i> - <i>Dwelling, Semi-Detached</i> - <i>Dwelling, Semi-Detached, Rear-Lane</i> - <i>Dwelling, Stacked Townhouse</i> - <i>Dwelling, Townhouse</i> - <i>Dwelling, Townhouse, Rear-Lane</i> - <i>Emergency Service Facility</i> - <i>Environmental Management</i> - <i>Farmers Market</i> - <i>Financial Institution</i> - <i>Fitness Centre</i> - <i>Forest Management</i> - <i>Funeral Home</i> - <i>Furniture Showroom</i> - <i>Government Office</i> - <i>Grocery Store</i> - <i>Home Occupation</i> - <i>Hospital</i> - <i>Hotel</i> - <i>Laboratory, Medical</i> - <i>Laundromat</i> - <i>Library</i> - <i>Live-Work Unit</i> - <i>Long-Term Care Facility</i> - <i>Medical Centre</i> - <i>Merchandise Service Shop</i> - <i>Motor Vehicle Gas Bar</i> - <i>Motor Vehicle Washing Establishment</i> - <i>Museum</i> - <i>Non-Market Housing</i> - <i>Outdoor Seasonal Garden Centre, Accessory</i> - <i>Outdoor Display or Sales Area, Accessory</i> - <i>Park</i> - <i>Patio, Outdoor</i> - <i>Personal Service Shop</i> - <i>Pharmacy</i> - <i>Place of Assembly</i> - <i>Place of Entertainment</i> - <i>Place of Worship</i> - <i>Printing and Processing Service Shop</i> - <i>Private Club</i> - <i>Public Transit Depot</i> - <i>Recreation, Non-Intensive</i> - <i>Restaurant</i> - <i>Retail Store</i> - <i>Retail Store, Accessory</i> - <i>Sales, Service and Repair Shop</i> 	<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>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>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>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 For the purposes of this zone, 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 lot contains a <i>Rear-Lane Dwelling</i> the <i>Front Lot Line</i> shall be the <i>lot line</i> opposite to the <i>lot line</i> traversed by a <i>driveway</i>.</p> <p>Non-Market Housing For the purposes 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>Porch For the purposes of this zone, <i>Porch</i> shall mean a roofed exterior platform attached to a <i>building</i> with or without foundation and/or basement with at least one (1) side open including any guards or railings, as required.</p> <p>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>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>Access Regulations</p>

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		<ul style="list-style-type: none"> - School - Seniors Retirement Facility - Shopping Centre - Supermarket - Training Facility - Veterinary Hospital - Video Outlet/Rental Store - Wellness Centre 	<p>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>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 purposes of this <i>zone</i>, a detached or <i>dual garage</i> with <i>driveway</i> access to a <i>lane</i> shall:</p> <ul style="list-style-type: none"> a) Comply with the minimum <i>yard</i> requirements of the <i>lot</i>, except in the case of a <i>dual garage</i>, or portion thereof, no minimum <i>side yard</i> requirement shall apply where a <i>dual garage</i> is divided vertically into 2 separate <i>private garages</i> on a <i>lot line</i>. b) Not be subject to Section 4.2.2 c) Not exceed the <i>Building Height</i> of the <i>main building</i> on the <i>lot</i>. <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 and Temporary Sales Structure Notwithstanding Section 4.24 (Model Homes and Temporary Sales Structures), for the purposes of this <i>zone</i>:</p> <ul style="list-style-type: none"> a) a maximum of ten (10) dry or serviced model homes shall be permitted on lands with draft plan approval. b) Any number of temporary sales <i>structures</i> may be located on lands which are the subject of a draft approved plan of subdivision subject to Subsections 4.24.5 a), b), and c). <p>Motor Vehicle Gas Bars and Washing Establishments, and Drive-Through Service Facilities <i>Motor Vehicle Gas Bars</i>, <i>Motor Vehicle Washing Establishments</i>, and <i>Drive-Through Service Facilities</i> shall only be located on a <i>lot</i> abutting Mayfield Road</p>

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			<p>Non-Market Housing Shall be permitted in all residential zones, provided that such <i>use, building</i> or <i>structure</i> complies with the standards of the <i>Zone</i> in which it is located.</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 <i>corner lot</i> 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 2.75 m in width and 5.5 m in length.</p> <p>Residential Parking Requirements Notwithstanding Section 5.2.2 (<i>Residential Parking Requirements</i>), no visitor parking spaces are required for a <i>dwelling, back-to-back townhouse</i>, having frontage on a public <i>street</i>.</p> <p>Visitor Parking In the case of <i>dwellings</i> tied to a common element condominium or on a <i>lot</i> with four or more <i>dwelling units</i>, visitor parking shall be provided at a rate of 0.25 spaces per <i>unit</i>, unless otherwise specified in this <i>zone</i>.</p> <p>Planting Strips A <i>driveway, walkway</i> or retaining wall may extend through a <i>planting strip</i> at any location.</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 a Dwelling, Detached and Dwelling, Detached, Rear-Lane:</p> <p>Lot Area (minimum): N/A</p> <p>Lot Frontage (minimum): <i>Dwelling, Detached:</i> 8m <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</p>

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			<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 <i>lots</i> with a <i>lot</i> depth of 22m or greater: 6.0m</p> <p>For <i>lots</i> with a <i>lot</i> depth less than 22m: 4.7m</p> <p>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>:</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>One side: 0.6m</p> <p>Other side: 1.2m</p> <p>Abutting a non-residential land use: 1.2m</p> <p>Building Height (maximum): 14m</p> <p>Landscaping Area (minimum): 10% of <i>Front Yard</i></p> <p>Driveway Width (minimum): 2.75m</p> <p>Parking Requirements for a Rear-Lane Dwelling (minimum):</p> <p>2 <i>parking spaces</i> per <i>dwelling unit</i></p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For a Dwelling, Semi-Detached and Dwelling, Semi-Detached, Rear-Lane:</p> <p>Lot Area (minimum): N/A</p> <p>Lot Frontage (minimum):</p> <p><i>Interior Lot</i>: 5m</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>

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			<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 <i>lots</i> with a <i>lot</i> depth of 22m or greater: 6.0m</p> <p>For <i>lots</i> with a <i>lot</i> depth less than 22m: 4.7m</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>: 5.5m</p> <p>To a <i>main building</i>: 2.5m</p> <p>Interior Side Yard (minimum):</p> <p>To a <i>main building</i>: 0.9m</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): 10% of <i>Front Yard</i></p> <p>Driveway Width (minimum): 2.75m</p> <p>Parking Requirements for a Rear-Lane Dwelling (minimum):</p> <p>2 <i>parking spaces</i> per <i>dwelling unit</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><i>Interior Lot</i>: 4.5m</p> <p><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>Front wall of attached <i>private garage</i>: 5.75m</p>

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			<p>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</p> <p>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>: 5.5m</p> <p>To a <i>main building</i>: 1.2m</p> <p>Rear Yard (minimum): To a <i>main building</i>: 4.7m</p> <p>To the side wall of a <i>private garage</i>: 0.6m</p> <p>Interior Side Yard (minimum): To a <i>main building</i>: 1.2m</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): 10% of <i>Front Yard</i></p> <p>Driveway Width (minimum): 2.75m</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): <i>Interior Lot</i>: 4.0m</p> <p><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): 2m</p> <p>Exterior Side Yard (minimum): 2m</p> <p>Exterior Side Yard abutting a Lane (minimum): 1.2m</p> <p>Rear Yard (minimum): For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Lane</i>: 0.0m</p> <p>For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Street</i>: To an attached <i>private garage</i>: 5.5m To a <i>main building</i>: 2.5m</p>

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			<p>Interior Side Yard (minimum):</p> <p>To a <i>main building</i>: 1.2m</p> <p>Between attached <i>dwelling units</i>: N/A</p> <p>Between attached <i>private garages</i>: N/A</p> <p>Abutting a non-residential land use: 1.2m</p> <p>Building Height (maximum): 14m</p> <p>Landscaping Area (minimum): 10% of <i>Front Yard</i></p> <p>Driveway Width (minimum): 2.75m</p> <p>Parking Requirements (minimum): 1 <i>parking space</i> per <i>dwelling unit</i></p> <p>Amenity Space (minimum): 3.5m² per <i>dwelling unit</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): NA</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>: 1.2m</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): 10% of <i>Front Yard</i></p>

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			<p>Driveway Width (minimum): 2.75m</p> <p>Parking Requirements (minimum): 1 <i>parking space per dwelling unit</i></p> <p>Contiguous Dwelling Units (maximum):16</p> <p>Dimensions of a Contiguous Structure (maximum): 8 <i>dwelling units wide by 2 dwelling units deep</i></p> <p>Amenity Space (minimum): 3.5m² <i>per dwelling unit</i></p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For a Dwelling, Stacked Townhouse, and Dwelling, Multiplex:</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): 0.9m</p> <p>Building Height (maximum): 20m</p> <p>Landscaping Area (minimum): 10% of the <i>lot</i></p> <p>Driveway Width (minimum): 2.75m</p> <p>Parking Requirements (minimum): Residents: 1 <i>parking space per dwelling unit</i></p> <p>Visitors: 0.15 <i>parking space per dwelling, stacked townhouse unit</i></p> <p>Amenity Space (minimum): 2m² <i>per dwelling unit</i></p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For a Building, Apartment; Building, Apartment, Senior Citizen, and Building, Mixed Use:</p> <p>Lot Area (minimum): N/A</p> <p>Lot Frontage (minimum): N/A</p>

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			<p>Building Area (maximum): N/A</p> <p>Front Yard (minimum): N/A</p> <p>Exterior Side Yard (minimum): N/A</p> <p>Rear Yard (minimum): 3m</p> <p>Interior Side Yard (minimum): 3m</p> <p>Building Height (maximum): N/A</p> <p>Landscaping Area (minimum) : 10% of the lot</p> <p>Parking Requirements (minimum): Residents: 1 parking space per dwelling unit</p> <p>Visitors: 0.15 parking space per dwelling unit</p> <p>Amenity Space (minimum): 2m² per dwelling unit</p> <p>For a Building, Mixed Use, the number of parking spaces required shall be calculated in accordance with the above requirements for residential uses as well as the standards set out in Table 5.2 for non-residential uses multiplied by the percent of the peak period for each time period as follows:</p> <p>Percentage of Peak Period (Weekday):</p> <p><u>Morning</u> <i>Business Office, Clinic, and Financial Institution:</i> 90 <i>Retail Store and Service Shop:</i> 80 <i>Restaurant:</i> 20 <i>Hotel:</i> 70 <i>Residential – Resident:</i> 90 <i>Residential – Visitor:</i> 20</p> <p><u>Noon</u> <i>Business Office, Clinic, and Financial Institution:</i> 90 <i>Retail Store and Service Shop:</i> 90 <i>Restaurant:</i> 100 <i>Hotel:</i> 70 <i>Residential – Resident:</i> 65 <i>Residential – Visitor:</i> 20</p> <p><u>Afternoon</u> <i>Business Office, Clinic, and Financial Institution:</i> 95 <i>Retail Store and Service Shop:</i> 90 <i>Restaurant:</i> 30 <i>Hotel:</i> 70 <i>Residential – Resident:</i> 90 <i>Residential – Visitor:</i> 60</p> <p><u>Evening</u> <i>Business Office, Clinic, and Financial Institution:</i> 10 <i>Retail Store and Service Shop:</i> 90 <i>Restaurant:</i> 100</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><i>Hotel:</i> 100 <i>Residential – Resident:</i> 100 <i>Residential – Visitor:</i> 100</p> <p>Percentage of Peak Period (Weekend):</p> <p><u>Morning</u> <i>Business Office, Clinic, and Financial Institution:</i> 10 <i>Retail Store and Service Shop:</i> 80 <i>Restaurant:</i> 20 <i>Hotel:</i> 70 <i>Residential – Resident:</i> 90 <i>Residential – Visitor:</i> 20</p> <p><u>Noon</u> <i>Business Office, Clinic, and Financial Institution:</i> 10 <i>Retail Store and Service Shop:</i> 100 <i>Restaurant:</i> 100 <i>Hotel:</i> 70 <i>Residential – Resident:</i> 65 <i>Residential – Visitor:</i> 20</p> <p><u>Afternoon</u> <i>Business Office, Clinic, and Financial Institution:</i> 10 <i>Retail Store and Service Shop:</i> 100 <i>Restaurant:</i> 50 <i>Hotel:</i> 70 <i>Residential – Resident:</i> 90 <i>Residential – Visitor:</i> 60</p> <p><u>Evening</u> <i>Business Office, Clinic, and Financial Institution:</i> 10 <i>Retail Store and Service Shop:</i> 70 <i>Restaurant:</i> 100 <i>Hotel:</i> 100 <i>Residential – Resident:</i> 100 <i>Residential – Visitor:</i> 100</p> <p>Each time period shall be totaled for weekday and weekend periods. The highest figure obtained from all time periods shall become the required parking for a <i>Building, Mixed Use</i>.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For a Seniors Retirement Facility, and Long-Term Care Facility</p> <p><i>Lot Area</i> (minimum): N/A <i>Lot Frontage</i> (minimum): N/A <i>Building Area</i> (maximum): N/A <i>Front Yard</i> (minimum): N/A <i>Exterior Side Yard</i> (minimum): N/A <i>Rear Yard</i> (minimum): 3m <i>Interior Side Yard</i> (minimum): 3m <i>Building Height</i> (maximum): N/A</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Landscaping Area (minimum): 10% of the <i>lot</i></p> <p>Parking Requirements (minimum):</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>Amenity Space (minimum): 2m² <i>per dwelling unit</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 <i>uses</i> 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): 2m</p> <p>Exterior Side Yard (minimum): 2m</p> <p>Exterior Side Yard abutting a Lane (minimum): 1.2m</p> <p>Rear Yard (minimum):</p> <p>Abutting a <i>Lane</i>: N/A</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>: 1.2m</p> <p>Between attached <i>Live-Work units</i>: N/A</p> <p>Abutting another land use: 1.2m</p> <p>Building Height (maximum): 14m</p> <p>Landscaping Area (minimum): N/A</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Parking Requirements (minimum):</p> <p>1 <i>parking space</i> per <i>dwelling unit</i>; and 1 <i>parking space</i> per <i>non-residential unit</i></p> <p>Amenity Space (minimum): 3.5m² per <i>dwelling unit</i></p> <p>Non-Residential Floor Area, Gross Leasable (minimum): 50m² per Live-Work Unit</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For a <i>Shopping Centre</i> or <i>Non-Residential Use</i> not otherwise regulated in this zone:</p> <p>Setback to a <i>Street Line</i> (minimum): 3m</p> <p>Setback to another <i>Lot Line</i> (minimum):6m</p> <p>Building Height (maximum): 18m</p> <p>Planting Strip (minimum): 3m along a <i>street line</i> or a <i>lot line</i> adjacent to another <i>zone</i>.</p> <p>Entrance Width (maximum): N/A</p> <p>Parking Requirements for a <i>Shopping Centre</i> (minimum):</p> <p>1 <i>parking space</i> per 23m² of <i>net floor area</i> or portion thereof</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.</p> <p>Where a <i>lot</i> is used exclusively for a <i>Community Centre, Emergency Service Facility, Hospital, Library, Place of Worship, or School</i>, the provisions of <i>Section 9 (Institutional Zone)</i> shall apply.</p> <p>Where a <i>lot</i> is used for <i>Environmental Management, Forest Management, and Recreation, Non-Intensive</i> uses, the provisions of <i>Section 11 (Environmental Policy Area Zones)</i> shall apply.</p> <p>Where a <i>lot</i> is used for a <i>Park</i> purpose, the provisions of <i>Section 12 (Open Space Zone)</i> shall apply.</p> <p style="text-align: center;">PERMITTED ENCROACHMENTS</p> <p>Into a required <i>Yard, Front</i>:</p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, terrace, canopy or portico, including stairs or steps (maximum):</p> <p>2m provided a <i>setback</i> of 0.5m is maintained to the <i>lot line, front</i>.</p> <p>A bay, bow or box window with or without foundation</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>or cold cellar (maximum): 1m</p> <p>For a Dwelling, Townhouse, Back-to-Back with no private garage:</p> <p><i>A carport or garbage enclosure, private</i> (maximum): 2m, provided a <i>setback</i> of 0.5m is maintained to the <i>lot line, front</i>.</p> <p>Into a required Yard, Exterior Side:</p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, terrace, canopy or portico, including stairs or steps (maximum): 2m provided a <i>setback</i> of 0.5m is maintained to the <i>lot line, exterior side</i>.</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p>Exterior below grade stairs (maximum): 1m</p> <p>A fireplace, chimney or vent (maximum): 0.6m</p> <p>Any type of encroachment where the <i>yard, exterior side</i> abuts a <i>lane</i> (maximum): 0.5m</p> <p>Into a required Yard, Rear:</p> <p>In the case of a Dwelling, Detached, Dwelling, Semi-Detached, and Dwelling, Townhouse:</p> <p>A one-storey component of a <i>main building</i> on a <i>lot</i> with a <i>lot depth</i> less than 24m (maximum): 3.5m up to a maximum width of 60% of the <i>lot</i></p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum): 1m</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p>An open-roofed <i>porch</i>, uncovered terrace, <i>deck</i> off the main floor, or exterior below grade stairs: To within 1.2m of a <i>lot line, rear</i>.</p> <p>Stairs or steps associated with an open-roofed <i>porch</i>, uncovered terrace or <i>deck</i>: To within 0.6m of a <i>lot line, rear</i>.</p> <p>A fireplace, chimney or vent (maximum): 1.2m</p> <p>In the case of a Dwelling, Rear-Lane where the lot line, rear abuts a street that is not a lane:</p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum): 2m provided a <i>setback</i> of 0.5m is maintained to the <i>lot line, front</i>.</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p>Into a Yard, Interior Side:</p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum):</p> <p>0.6m provided a <i>setback</i> of 0.6m is maintained to the <i>lot line, interior side</i>.</p> <p>A fireplace, chimney or vent (maximum): 0.6m</p> <p>In the case of a Dwelling, Rear-Lane:</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 0.5m</p> <p>Into all Yards:</p> <p>Sills, cornices, parapets, or other similar ornamental architectural features (maximum):</p> <p>0.6m extending from a <i>main building</i> wall or permitted encroachment provided that a minimum <i>setback</i> of 0.5m is maintained to a <i>lot line</i>;</p> <p>Eaves (maximum):</p> <p>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>interiorside lot line</i>.</p> <p>Within a Private Garage:</p> <p>Steps, Stairs, Landings, Ramp, or barrier-free access feature (maximum):</p> <p>0.25m into a required <i>parking space</i>.</p>
C	687	<ul style="list-style-type: none"> - <i>Animal Hospital</i> - <i>Automotive Store</i> - <i>Bakery</i> - <i>Building, Mixed Use</i> - <i>Business Office</i> - <i>Clinic</i> - <i>Convenience Store</i> - <i>Day Nursery</i> - <i>Department Store</i> - <i>Drive-Through Service Facility</i> - <i>Dry Cleaning or Laundry Outlet</i> - <i>Financial Institution</i> - <i>Fitness Centre</i> - <i>Furniture Showroom</i> - <i>Grocery Store</i> - <i>Home Improvement Centre</i> - <i>Merchandise Service Shop</i> - <i>Motor Vehicle Gas Bar</i> - <i>Motor Vehicle Service Centre</i> - <i>Motor Vehicle Washing Establishment</i> - <i>Outdoor Patio</i> - <i>Outdoor Seasonal Garden Centre</i> - <i>Outside Display or Sales Area, Accessory</i> 	<p style="text-align: center;">DEFINITIONS</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 style="text-align: center;">GENERAL PROVISIONS</p> <p>Convenience Store A <i>Convenience Store</i> shall not exceed 300 m² <i>net floor area</i>.</p> <p>Drive-Through Service Facilities Notwithstanding Section 4.10.5, <i>queuing lanes</i> may be located in a <i>front yard</i>, between a <i>building</i> and a <i>street</i>.</p> <p>Notwithstanding Section 4.10.9, no additional <i>planting strip</i> is required adjacent to a <i>queuing lane</i> where a minimum 2-metre <i>planting strip</i> is provided adjacent to a <i>queuing lane</i>.</p> <p>Dwellings Per Lot</p> <p>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>

Zone Prefix	Exception Number	Permitted Uses	Special Standards																																						
		<ul style="list-style-type: none"> - <i>Parking Area, Commercial</i> - <i>Personal Service Shop</i> - <i>Place of Entertainment</i> - <i>Private Club</i> - <i>Printing and Processing Service Shop</i> - <i>Restaurant</i> - <i>Retail Store</i> - <i>Retail Warehouse</i> - <i>Sales, Service and Repair Shop</i> - <i>Shopping Centre</i> - <i>Supermarket</i> 	<p>Grocery Store A <i>Grocery Store</i> shall not exceed 2,230 m² <i>net floor area</i>.</p> <p>Illumination No part of a lighting fixture shall be closer than 2.5m to a <i>lot line</i>.</p> <p>Lot Line, Front The <i>lot line</i> abutting Mayfield Road shall be deemed the <i>Lot Line, Front</i>.</p> <p>Outdoor Seasonal Garden Centre, Display or Sales Area, Accessory An <i>Outdoor Seasonal Garden Centre, Accessory</i> or <i>Outdoor Display or Sales Area, Accessory</i> may occupy up to 10% of required <i>parking spaces</i>.</p> <p>Planting Strips A <i>driveway, walkway</i> or retaining wall may extend through a <i>planting strip</i> at any location.</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;">ZONE STANDARDS</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 80%;">Lot Area (Minimum)</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Lot Frontage (Minimum)</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Building Area (Maximum)</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Yard, Front (Minimum)</td> <td style="text-align: right;">3m</td> </tr> <tr> <td>Yard, Exterior Side (Minimum)</td> <td style="text-align: right;">3m</td> </tr> <tr> <td>Yard, Interior Side (Minimum)</td> <td style="text-align: right;">3m</td> </tr> <tr> <td>Yard, Rear (Minimum)</td> <td style="text-align: right;">3m</td> </tr> <tr> <td>Setback to a Lot Line adjacent to another zone (minimum):</td> <td style="text-align: right;">6m</td> </tr> <tr> <td>Building Height (Maximum)</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Landscaping Area (Minimum)</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Entrance Width (maximum):</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Planting Strip (minimum):</td> <td></td> </tr> <tr> <td colspan="2">3m along a <i>street line</i> or a <i>lot line</i> adjacent to another <i>zone</i>.</td> </tr> <tr> <td>Driveway Setback (minimum):</td> <td style="text-align: right;">3m</td> </tr> <tr> <td>Parking Requirements (minimum):</td> <td></td> </tr> <tr> <td colspan="2">1 <i>parking space</i> per 23m² of <i>net floor area</i> or portion thereof</td> </tr> <tr> <td>Loading</td> <td></td> </tr> <tr> <td colspan="2">A <i>loading space</i> shall not be closer than 6m to a <i>street line</i> or 12m to a residential land use.</td> </tr> <tr> <td colspan="2">For a <i>Building, Mixed Use</i>, the definitions, regulations, <i>zone</i> standards and permitted encroachments for the RMD-686 <i>zone</i> shall apply.</td> </tr> </table>	Lot Area (Minimum)	N/A	Lot Frontage (Minimum)	N/A	Building Area (Maximum)	N/A	Yard, Front (Minimum)	3m	Yard, Exterior Side (Minimum)	3m	Yard, Interior Side (Minimum)	3m	Yard, Rear (Minimum)	3m	Setback to a Lot Line adjacent to another zone (minimum):	6m	Building Height (Maximum)	N/A	Landscaping Area (Minimum)	N/A	Entrance Width (maximum):	N/A	Planting Strip (minimum):		3m along a <i>street line</i> or a <i>lot line</i> adjacent to another <i>zone</i> .		Driveway Setback (minimum):	3m	Parking Requirements (minimum):		1 <i>parking space</i> per 23m ² of <i>net floor area</i> or portion thereof		Loading		A <i>loading space</i> shall not be closer than 6m to a <i>street line</i> or 12m to a residential land use.		For a <i>Building, Mixed Use</i> , the definitions, regulations, <i>zone</i> standards and permitted encroachments for the RMD-686 <i>zone</i> shall apply.	
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2. The following is added to Table 13.3:

The following provisions shall apply to all lands zoned with a Holding Provision (H39A) as shown on Schedule "A" to this By-law until the Holding Provision (H39A) 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 (H39A):
 - 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.
 - 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 (H39B) 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 Zone (EPA1) 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 (H39B) 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 (H39B) 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

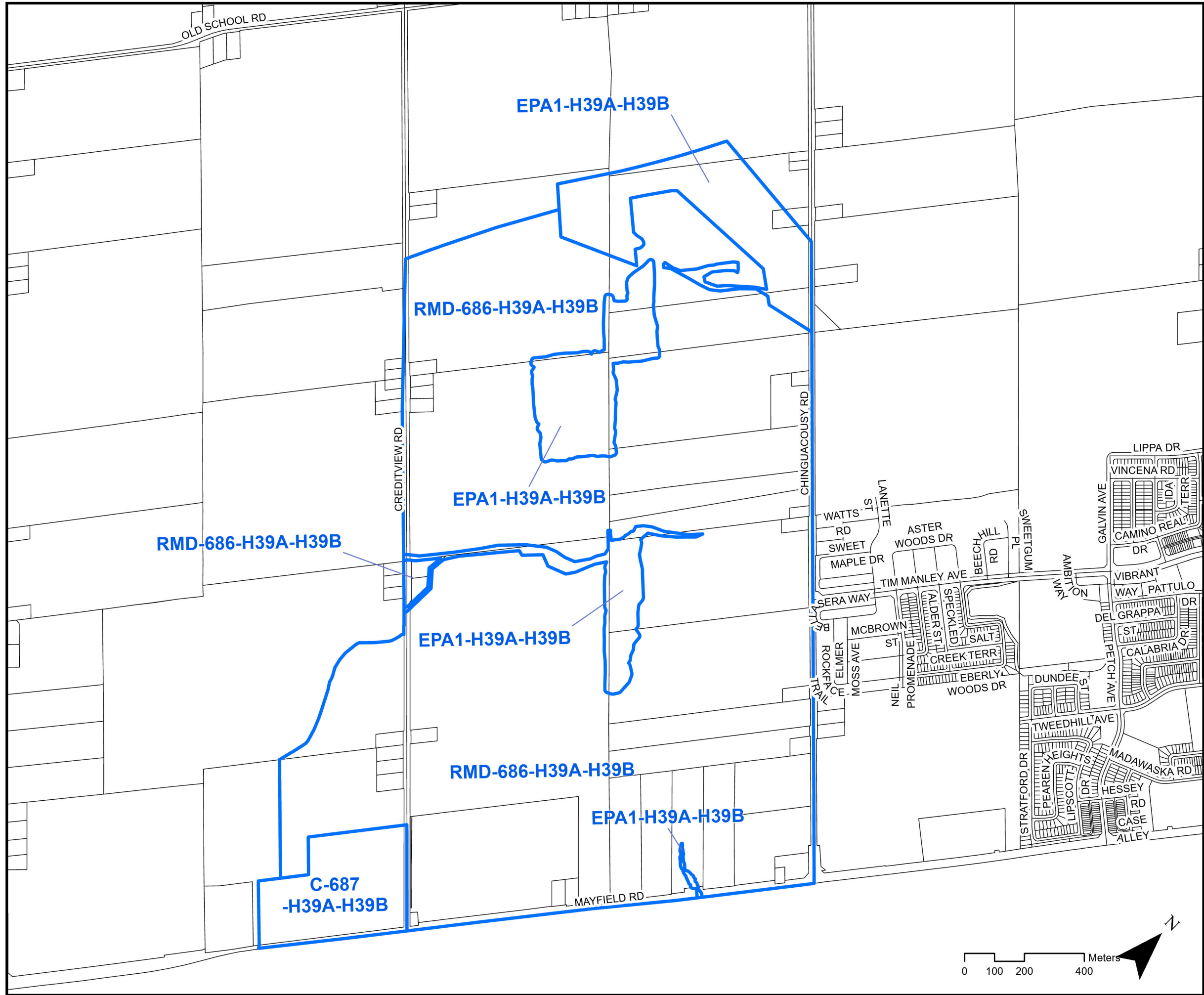
commercial uses on Schedule "A".

4. Schedule "A", Zone Maps 8 and 9 of By-law 2006-50, as amended is further amended for Part of Lots 18, 19, 20, 21, and 22 Concessions 3 and 4, West of Hurontario Street (Chinguacousy), Town of Caledon, Regional Municipality of Peel from Agricultural Zone (A1), Small Agricultural Holdings Zone (A3) and Environmental Policy Area 2 Zone (EPA2) to Mixed Density Residential Zone – Exception 686 – Holding Provision 39A and Holding Provision 39B (RMD-686-H39A-H39B), General Commercial Zone – Exception 687 – Holding Provision 39A and Holding Provision 39B (C-687-H39A-H39B), and Environmental Policy Area 1 Zone – Holding Provision 39A and Holding Provision 39B (EPA1-H39A-H39B) in accordance with Schedule "A" attached hereto.

Read three times and finally passed in
open Council on the
25th day of June, 2024.

Annette Groves, Mayor


Kevin Klingenberg, Clerk



Schedule A By-law 2024-50

Part of Lots 18, 19, 20, 21 & 22
concessions 3 & 4
(Geographic Township of Chinguacousy)
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 2024-0008