

**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2025-XXX**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, to introduce and amend various definitions, standards and provisions relating to multiplexes and additional residential units.

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 introduce and amend various definitions, standards and provisions relating to multiplexes and additional residential units.

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. All references in the By-law to "*Accessory, Apartment*" are changed to "*Additional Residential Unit*". For clarity, this includes but is not limited to instances of "*Apartment, Accessory*" where they are listed as permitted *uses* in the by-law.
2. The following definitions are deleted from Section 3, Definitions:

Accessory, Apartment

Dwelling, Duplex

Dwelling, Garden Suite

3. The following definitions are added to Section 3, Definitions, in alphabetical order:

Additional Residential Unit means a subordinate, self-contained *dwelling unit* permitted in addition to a *main dwelling unit* and is located within the same *building*, or within a detached *accessory building* or *private garage* on the same *lot*, as the *main dwelling*. The addition of an *additional dwelling unit* does not change a *dwelling* into any other type of residential building typology.

Dwelling, Main (or ***Main Dwelling***) means the *building* containing the *main dwelling unit* on a *lot*.

Dwelling Unit, Main (or ***Main Dwelling Unit***) means, with reference to an *additional residential unit*, the *dwelling unit* to which the *additional residential units* are subordinate to.

Dwelling, Multiplex (or ***Multiplex Dwelling***) means a residential *building* with multiple *dwelling units*. In order to qualify as a *Multiplex Dwelling*, at least one *dwelling unit* must be entirely or partially above or beside another. A *dwelling unit*

within a *multiplex dwelling* is not a *main dwelling* that can contain an *Additional Residential Unit*.

Front Wall means, with reference to *finished grade*, the wall containing the main entrance of a *building*.

4. Section 3, Definitions, is amended by deleting the following definitions and replacing them as follows:

Building, Apartment means a *building* containing five or more *dwelling units* that share a common external access to the outside through a common vestibule and a common corridor system or a combination thereof.

Detached means when used in reference to a *building*, means a structurally self-supporting *building* which is not physically attached to any other *building*.

Dwelling Unit means a room or group of rooms designed, occupied, or capable of being occupied as a single, self-contained housekeeping unit which contains separate sanitary facilities, living quarters, and cooking facilities and has a private entrance from outside the *building* or from a common hallway or stairway.

Finished Grade means, with reference to a *building*, the average elevation of the finished surface of the ground where it meets the exterior of the *front wall* of such *building*. Finished grade is calculated by summing the elevations at each end of the *front wall* and dividing the sum by two (2).

Lane 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 *lots*.

Street means a public thoroughfare under the jurisdiction of either the Corporation of the Town of Caledon, the Region of Peel or the Province of Ontario, a *private road*, or *lane*. Street allowance and "public thoroughfare" shall have the same meaning and includes all lands within the dedicated right-of-way.

Street Line means any *lot line* separating a *lot* from a *street*.

5. Schedule H "*Additional Residential Units Overlay Zone*" is deleted and all references pertaining to it in the by-law are removed.
6. Subsection 2.5 "*Overlay Zones*" is amended to remove clause (f).
7. Subsection 4.2.2 respecting *Accessory Buildings* is amended by adding the following provision:
 - g) Notwithstanding any other provision of this subsection, the provisions of this subsection shall not apply to a *detached additional residential unit*.
8. Subsection 4.2.4 respecting an *Apartment, Accessory use* is deleted in its entirety.

9. Subsection 4.15 "*Garden Suites*" is deleted in its entirety.
10. Subsection 4.4 "*Additional Residential Units Overlay Zone*" is deleted, and all subsequent subsections are renumbered.
11. Table 6.1 of Section 6, Residential Zones, is amended as follows by adding *Additional Residential Unit* as a permitted use, in alphabetical order, in the RT, RM and RMD zones, in addition to the RE, RR, R1 and R2 zones, subject to a footnote:

USE	RE	RR	R1	R2	RT	RMD	RM
<i>Additional Residential Unit</i>	✓ (4)	✓ (4)	✓ (4)	✓ (4)	✓ (4)	✓ (4)	✓ (4)

12. Footnote (4) is added to Table 6.1 of Section 6, Residential Zones:
 (4) Must comply with the provisions of Section 6.4 Additional Residential Units.
13. Table 6.1 of Section 6, Residential Zones, is amended by deleting the row containing *Accessory, Apartment*.

14. Table 10.1 of Section 10, Agricultural and Rural Zones, is amended as follows by adding *Additional Residential Unit* as a permitted use, in alphabetical order, in the A1, A2 and A3 zones, subject to a footnote:

USE	A1	A2	A3
<i>Additional Residential Unit</i>	✓ (9)	✓ (9)	✓ (9)

15. Footnote (9) is added to Table 10.1 of Section 10, Agricultural and Rural Zones:
 (9) Must comply with the provisions of Section 6.4 Additional Residential Units.
16. Table 10.1 of Section 10, Agricultural and Rural Zones, is amended by deleting the row containing *Accessory, Apartment*.

17. Table 11.1 of Section 11, Environmental Policy Area Zones, is amended as follows by adding *Additional Residential Unit* as a permitted use, in alphabetical order, in the EPA2 zone, subject to a footnote:

USE	EPA2
<i>Additional Residential Unit</i>	✓ (6)

18. Footnote (6) is added to Table 11.1 of Section 11, Environmental Policy Area Zones:
 (6) Must comply with the provisions of Section 6.4 Additional Residential Units.

19. Table 11.1 of Section 11, Environmental Policy Area Zones, is amended by deleting the row containing *Accessory, Apartment*.
20. Section 6, Residential Zones, is amended by inserting a new subsection, 6.4 “*Additional Residential Units*”, including Table 6.3 and Table 6.4:
 - 6.4 *Additional Residential Units*
 - 6.4.1 An *additional residential unit* shall only be permitted on the same *lot* as a *detached dwelling, linked dwelling, semi-detached dwelling, or any variation of a townhouse dwelling*.
 - 6.4.2 Notwithstanding the maximum number and type of *additional residential units* provided in Table 6.3 of 6.4.4, and Table 6.4 of 6.4.5, the maximum number and type of *additional residential units* shall be in accordance with the provisions of the 2024 Provincial Planning Statement, Oak Ridges Moraine Conservation Plan, Greenbelt Plan, Niagara Escarpment Plan and/or Bolton Special Policy Area policies. For clarity, where a conflict exists between this by-law and provincial plans or Special Policy Area, the provincial plan or Special Policy Area shall apply.
 - 6.4.3 *Additional Residential Units* shall comply with the Minimum Distance Separation (MDS) Formulae, as amended.
 - 6.4.4 *Additional Residential Units* located in a regulated area under the jurisdiction of a conservation authority shall comply with Section 2.9 “Conservation Authority Regulations”.
 - 6.4.5 The requirements in Table 6.3 shall apply to all *Additional Residential Units*. For clarity, the *zones* referred to in the table shall also include *exception zones* where *additional residential units* are listed as a *permitted use*.

Table 6.3

Requirement	R1, R2, RT, RM and RMD Zones	RE/RR Zones	A1, A2, A3 Zones	EPA2 Zone
Maximum number of <i>Additional Residential Units</i>	3	3(1)	3(1)	3(1)
Minimum Required <i>Parking Spaces, per Additional Residential Unit</i> (2)	1	1	1	1
Maximum <i>Building Area for a Lot</i> containing	45% or existing <i>zone</i> requirement,	Existing <i>zone</i> requirement applies(3)	Existing <i>zone</i> requirement applies	Existing <i>zone</i> requirement applies(3)

an <i>Additional Residential Unit</i>	whichever is greater			
Minimum Landscaping Area for a <i>Lot</i> containing a <i>Detached Additional Residential Units</i>	50% of the <i>rear yard</i>	Existing <i>zone</i> requirement applies	Existing <i>zone</i> requirement applies	N/A
Minimum width of unobstructed path (4) from street to entrance of an <i>Additional Residential Unit</i>	1.2 m (5)	1.2 m	1.2 m	1.2 m

Footnotes to Table 6.3

- (1) The maximum number of *additional residential units* may be limited by Section 6.4.2.
- (2) i) Where the by-law does not require *parking spaces* for the main *dwelling unit*, then no *parking spaces* shall be required for a *lot* containing one (1) or more *additional residential units*.

 ii) For a *lot* zoned R1, R2, RT or RMD, no *parking space* is required for the first *Additional Residential Unit* where a transit station or transit stop is located within 400 metres of the *lot*.
- (3) Where a *lot* zoned RR, RE or EPA2 is located within an urban settlement area and is fully serviced, the maximum *building area* for the *zone* shall be no less than 45% if the *lot* contains at least one *additional residential unit*.
- (4) Where a window well or retaining wall serving a window is located along such path within the prescribed minimum width, it shall not be considered an encroachment into the path of travel provided it is covered.
- (5) Where an existing *building* prevents the path from meeting the 1.2 m minimum width requirements, a reduced width of no less than 1.0 m is permitted, but only for the length of the existing *building* wall.

6.4.6 In addition to the requirements of Table 6.3, the following requirements in Table 6.4 shall apply to all *detached Additional Residential Units*. For clarity, the *zones* referred to in the table shall also include exception *zones* where *additional residential units* are listed as a permitted *use*.

Table 6.4

Requirements	R1, R2, RT, RM and RMD Zones	RE/RR Zones	A1, A2, A3 Zones	EPA 2 Zone
Maximum Number of detached Additional Residential Units	1	1(1)	1(1)	Not Permitted
Maximum Number of Dwelling Units in a Detached Additional Residential Unit	1	2	1	Not Permitted
Location of a Detached Additional Residential Unit on a Lot	Any <i>yard</i> other than a <i>front yard</i>	Any <i>yard</i> other than a <i>front yard</i>	Any <i>yard</i> other than a <i>front yard</i>	N/A
Minimum Backyard Amenity Area	N/A	Existing <i>zone</i> requirement applies	N/A	N/A
Maximum Floor Area	No greater than ground floor area of the <i>building</i> containing the <i>main dwelling</i> , and not exceeding 80 m ² in <i>gross floor area</i> .	No greater than the ground <i>floor area</i> of the <i>building</i> containing the <i>main dwelling</i> , and not exceeding 110 m ² in <i>gross floor area</i> .	No greater than the ground <i>floor area</i> of the <i>building</i> containing the <i>main dwelling</i> , and not exceeding 110 m ² in <i>gross floor area</i> .	N/A
Maximum Building Height	4.5 m	No taller than the height of the <i>main dwelling</i> , or the existing <i>zone</i> requirement, whichever is less	No taller than the height of the <i>main dwelling</i> , or the existing <i>zone</i> requirement, whichever is less	N/A
Rooftop outdoor amenity areas	Not permitted	Not permitted	Not permitted	N/A

Requirements	R1, R2, RT, RM and RMD Zones	RE/RR Zones	A1, A2, A3 Zones	EPA 2 Zone
Balconies no more than 1.0m above finished grade	N/A	Permitted, may not encroach into a required <i>yard</i>	Permitted, may not encroach into a required <i>yard</i>	N/A
Minimum Building Separation between Main Dwelling and a detached Additional Residential Unit	3 m	3 m	3 m	N/A
Maximum Distance of the nearest wall of a detached Additional Residential Unit to the Main Dwelling	N/A	10 m	15 m	N/A
Yards				
Interior Side Yard (Minimum)	1.2 m(2)	3 m(2)	3 m (2)	N/A
Exterior Side Yard (Minimum)	Existing zone requirement applies(2)	Existing zone requirement applies(2)	Existing zone requirement applies(2)	N/A
Rear Yard (Minimum)	1.2 m(2)	4.5 m(2)	4.5 m(2)	N/A

Footnotes to Table 6.4

- (1) The maximum number of *detached additional residential units* may be limited by Section 6.4.2.
 - (2) Encroachments for uncovered steps and eaves are permitted, in accordance with Table 4.2.
- 6.4.7 For a *lot* containing a lawfully existing (as of September 23, 2025) *detached garage* or a lawfully existing *detached accessory building or structure* with *setbacks* and/or separation less than required by Table 6.3 and/or Table 6.4, the minimum *setbacks* and/or separation for a *detached Additional*

Residential Unit shall be:

- a) the minimum *side yard setback* for that lawfully existing *detached garage* or lawfully existing *accessory building* or *structure*; and,
- b) the minimum *rear yard setback* for that lawfully existing *detached garage* or lawfully existing *accessory building* or *structure*; and,
- c) the minimum separation from the main *dwelling* for that lawfully existing *detached garage* or lawfully existing *accessory building* or *structure*.

- 21. References to Subsection 4.4 "*Additional Residential Units*" shall be revised to Subsection 6.4.
- 22. References to Section 4.2.4 for the purpose of *Accessory Apartments* in Section 13.1 (RT 646 and RT 541 zones) shall be deleted in their entirety.
- 23. Table 5.1 is amended by removing "Apartment, Accessory" under Column 1 and its minimum off-street parking requirement in Column 2 and is replaced by "Additional Residential Unit" in Column 1 and "See Table 6.3" in Column 2.

Type or Nature of Use	Minimum Off-Street <i>Parking</i> Requirements
<i>Additional Residential Unit</i>	See Table 6.3

- 24. Table 6.1 of Section 6, Residential Zones, is amended as follows by adding *Dwelling, Multiplex* as a permitted use (in alphabetical order) in the R1, R2, RT, RMD and RM zones, subject to a footnote:

USE	R1	R2	RT	RMD	RM
<i>Dwelling, Multiplex</i>	✓ (5)	✓ (5)	✓ (5)	✓ (5)	✓ (5)

- 25. Footnote (5) is added to Table 6.1 of Section 6, Residential Zones:

(5) Must comply with the provisions of Section 6.5 *Multiplex Dwellings*

- 26. Section 6, Residential Zones, is amended by inserting a new subsection, 6.5 "Provisions for *Multiplex Dwellings*", including Table 6.5 as follows:

6.5.1 A *Multiplex Dwelling* shall be subject to the following use-specific zone standards in Table 6.5:

Table 6.5

Zone Standard	For 2 <i>Dwelling Units</i>	For 3 or 4 <i>Dwelling Units</i>
Lot Area (minimum)	295 m ²	495 m ²
Lot Frontage (minimum)	For an <i>Interior Lot</i> 9.75 m For a <i>Corner Lot</i> 13.5 m	19 m
Building Area (maximum)	45%	50%

Building Height (maximum)	10.6 m for a sloped roof 8.1 m for a flat roof	11.0 m
Driveway Width (maximum)	6.0 m	6.0 m
Driveway Setbacks (minimum)	0.6 m(1)	0.6 m(1)
Landscaping Area (minimum)	20%	20%
Yards		
Front Yard (minimum)	5.6 m to front wall of attached <i>garage</i> 4.5 m to front wall of <i>main building</i>	5.6 m to front wall of attached <i>garage</i> 4.5 m to front wall of <i>main building</i>
Interior Side Yard (minimum)	1.2 m	3.0 m
Exterior Side Yard (minimum)	4.5 m	4.5 m
Rear Yard (minimum)	7.5 m	7.5 m

Footnotes to Table 6.5

(1) This requirement shall not apply to lots belonging to the same *multiplex dwelling*.

6.5.2 Notwithstanding 6.5.1 and Section 13.1, for any existing site-specific R1, R2, RT, RMD or RM *zone* within an urban settlement area established prior to (September XX, 2025), a *Multiplex Dwelling* of up to four *dwelling units* shall be permitted, subject to the site-specific standards of the existing *zone*, provided that:

- a) the minimum *lot area* and *lot frontage* requirements of Table 6.5 are met for the intended number of *dwelling units*;
- b) the maximum *building area* does not exceed 10% of the existing *zone* requirement;
- c) the maximum *building height* is no greater than 11 m, or the existing *zone* requirement, whichever is greater; and,
- d) the minimum number of off-street *parking spaces* in Table 5.1 are met for the intended number of *dwelling units*.

6.5.3 Where site-specific standards for a *Multiplex Dwelling use* are provided for in an existing exception *zone*, such standards shall apply in lieu of this section, including Table 6.5.

6.5.4 Notwithstanding the preceding subsections and Table 6.5, where a conflict exists between this by-law and provincial plans or a Special Policy Area, the provincial plan or Special Policy Area shall apply.

27. In Table 13.1 Exceptions, for all R1, R2, RT, RMD and RM zones located in urban settlement areas, *Dwelling, Multiplex* with a Footnote symbol shall be inserted into Column 3 "Permitted Uses", in alphabetical order.
28. Table 13.1 Exceptions is modified by removing "*Dwelling, Duplex*" and replacing with "*Dwelling, Multiplex*" in Column 3 "Permitted Uses", in alphabetical order:

R2-11	R2-19	R2-29	R2-30
R2-99	R2-108	R2-112	R2-119
R2-124	R2-129	R2-133	R2-144
R2-148	R2-149	R2-150	R2-154
R2-164	R2-169	R2-170	R2-180
RR-212	R2-503	R2-504	

29. Table 13.1 Exceptions is modified by inserting the following definition, in alphabetical order, in Column 4 of the RMD-691 zone:

Dwelling, Duplex

For the purposes of this zone, means a *dwelling* divided horizontally into 2 separate *dwelling units*, each such *dwelling unit* having an independent entrance either directly from outside the *building* or through a common vestibule.

30. Table 5.1 is amended by removing "*Dwelling, Duplex*" under Column 1 and its minimum off-street parking requirement in Column 2, and is replaced by "*Dwelling, Multiplex*" as follows:

Type or Nature of Use	Minimum Off-Street <i>Parking</i> Requirements
<i>Dwelling, Multiplex</i>	1 <i>parking space per dwelling unit</i>

31. Subsection 4.11 "*Dwellings per Lot*" is amended by deleting the existing subsection and replacing with:

No more than one main *dwelling* shall be permitted per *lot* within any zone associated with a *detached dwelling, semi-detached dwelling, and/or a freehold townhouse*.

32. Subsection 5.2.10 "Location of Parking on a *Lot* Used for Residential Purposes" is amended by deleting the existing subsection and replacing with the following:

- a) The parking of *motor vehicles* associated with a *residential use* is permitted only within a *parking garage, private garage, carport* or on a *driveway* accessing an individual *dwelling unit, a private garage* or a *carport*.
- b) Notwithstanding Subsection 5.2.8 and Clause 5.2.10a), for the purpose of calculating required *parking spaces* for an *additional residential unit*.
 - i) the portion of a *driveway* serving a *dwelling unit* that is located between a *front or exterior side lot line* and the nearest edge of a sidewalk may be included; or,

ii) where there is no public sidewalk, the portion of the *driveway* between a *front or exterior side lot line* and the nearest street curb may be included.

33. Subsection 5.2.11 “Size of *Parking Spaces*” is amended by deleting the existing subsection and replacing with the following table in numerical order:

Table 5.3

Requirement	Non-Residential Uses	Residential Uses
Minimum size of a non-accessible <i>Parking Space</i> provided in a surface <i>parking area</i> or <i>driveway</i> (1)	2.75 m (width) x 6.0 m (length)	2.6 m (width) x 5.6 m
Minimum size of a non-accessible <i>Parking Space</i> provided in an enclosed or underground <i>parking garage</i> (1)	2.6 m (width) x 5.8 m (length)	2.6 m (width) x 5.6 m (length)

Footnotes to Table 5.3

(1) The width and length of a *parking space* shall be measured exclusive of the width or length of any painted lines marking such *parking space*.

34. The Table of Contents shall be amended to reflect the modifications contained in this by-law.
35. That all references within Zoning By-law 2006-50, as amended are updated to reflect the intent of such changes contemplated within this amending by-law.

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

Annette Groves, Mayor

Kevin Klingenberg, Municipal Clerk