



PROPOSED

ZONING CHANGES AND COMMUNITY IMPROVEMENT PLAN (CIP)

SEPTEMBER 16, 2025



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RECAP

- Caledon will grow to 300,000 people by 2051
- Caledon needs more diverse housing options
- Caledon received \$14M of funding through the federal Housing Accelerator Fund to delivery eight initiatives and realize 2628 homes by end of 2027

INCORPORATING FEEDBACK

- Changes proposed today have been updated since the July 15 public meeting with thoughtful community and agency feedback
- Proposed changes balance respect for Caledon's existing communities with the need for homes to address our growing population

PROPOSED ZONING: ARU

Permits up to 3 ARUs (for 4 units on a property total) Town wide. The number of units may be limited where capacity constraints exist or to conform with provincial plans (See Staff Report 2025-0466 Schedule F)

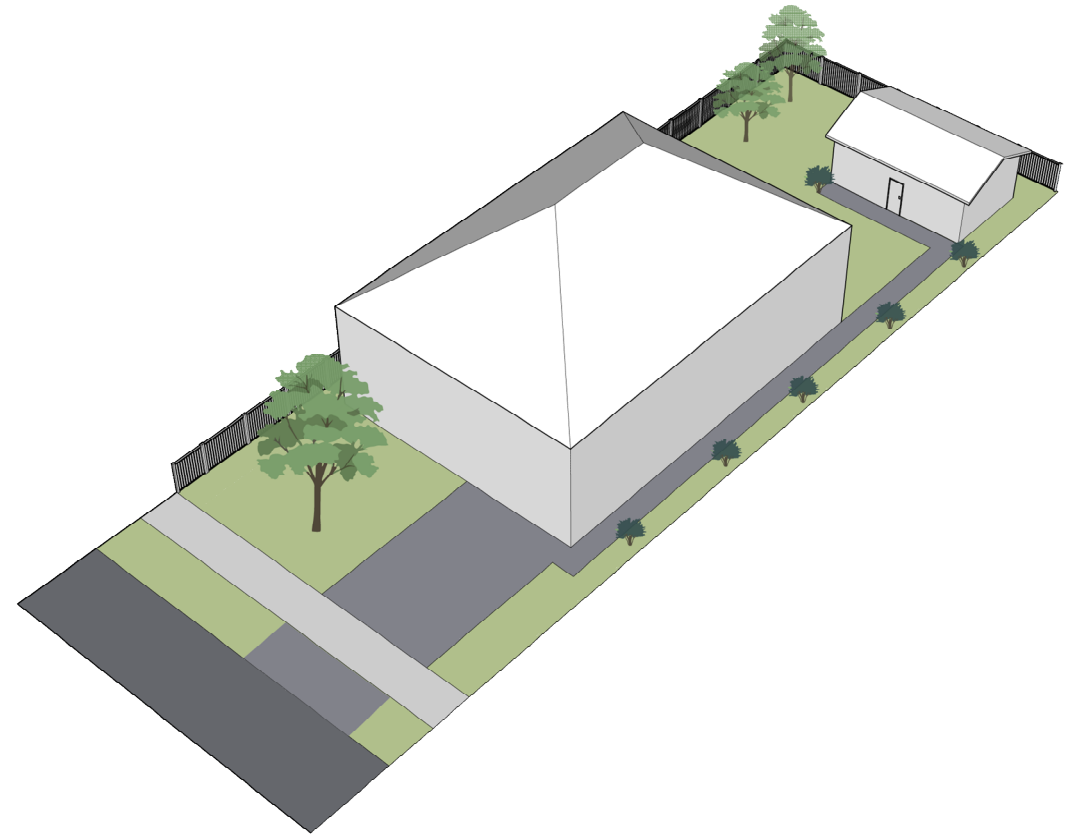
PARKING REQUIREMENTS

At least one parking spot is required for each ARU. Where there is a transit stop within 400 metres, the parking space requirement for the first ARU can be waived.

SIZE

Detached ARUs must be smaller than primary dwellings, max. 80m² in urban areas and max. 110 m² in rural areas.

A detached ARU in the urban settlement area can be as high as 4.5m, and in the rural area, no higher than the main dwelling or the existing zone requirement, whichever is less.



PROPOSED ZONING: MULTIPLEX

Permits multiplexes (up to 4 units) in Caledon's urban areas.

PARKING REQUIREMENTS

At least one parking spot required per unit.

SIZE

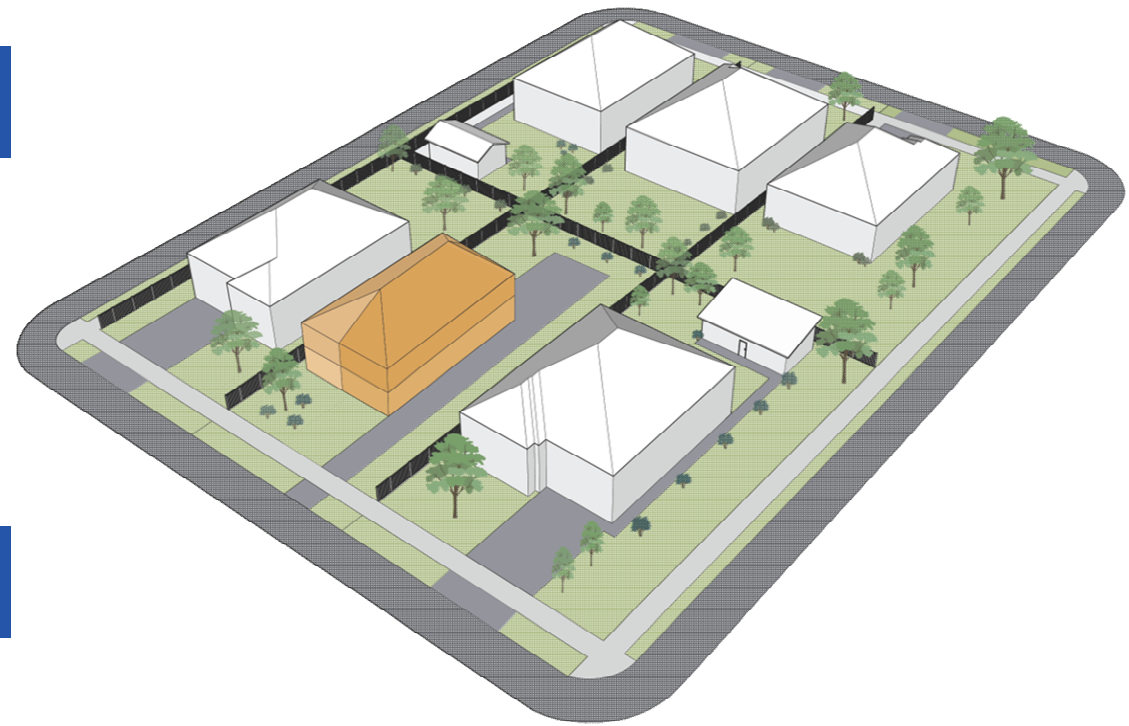
For 3- or 4-unit multiplexes, max. height is set at 11m for 2-unit multiplexes, max height is 10.6m to ensure heights are consistent with surrounding homes.

Max. buildable area is 45% for 2-units, or 50% for 3- or 4-unit multiplexes (or as defined by existing site specific zoning).

FRONTAGE AND LANDSCAPED AREA

Minimum lot areas 295m² for 2-unit multiplexes, and 495m² for 3- or 4-unit multiplexes. Frontage requirements vary based on lot size and location.

Must maintain at least 20% of landscaped area to ensure a consistent streetscape.



PROPOSED COMMUNITY IMPROVEMENT PLAN

	Grant A: Servicing	Grant B: Multiplex Conversion	Grant C: Secondary Suites	Forgivable Loan D: ARUs
Purpose	Support rural lots with ensuring capacity exists to service ARUs	Support the adaptive reuse of existing housing stock or build of new multiplexes	Incentivize developers to include multiplexes and code-compliant ARUs within new subdivisions	Bolster affordable stock and promote the legalization of ARUs
Eligibility	Property must be compliant with all zoning, building and planning requirements.	Property must be compliant with all zoning, building and planning requirements.	Property must be compliant with all zoning, building and planning requirements.	Property must be compliant with all zoning, building and planning requirements. Unit must be licensed and maintain affordable rental rates for two years
Value	Up to \$35,000 per property to cover the cost of a servicing review	Up to \$50,000 per property to cover the cost of applicable fees and/or construction costs.	Up to \$15,000 per unit to cover the cost of fees and/or construction costs.	Up to \$30,000 per unit to cover the cost of applicable fees and/or construction costs.

NEXT STEPS

- Implement a communication plan to ensure awareness about compliance requirements and availability of incentives*
- Align with proposed licensing requirements*
- Advance e-permitting for all planning applications
- Launch Caledon's development application dashboard

**pending Council approval*



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