**THE CORPORATION OF THE TOWN OF CALEDON**

**BY-LAW NO. [By-law Number Inserted by Town]**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of Lot 19, Concession 1, East of Hurontario Street (Chinguacousy), Part 5, 43R-32579; Parts 1 and 2, 43R-32579; Parts 3 and 4, 43R-40376, Town of Caledon, Regional Municipality of Peel, municipally known as 12211, 12213 and 12231 Hurontario Street.

**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 Lot 19, Concession 1, East of Hurontario Street (Chinguacousy), Part 5, 43R-32579; Parts 1 and 2, 43R-32579; Parts 3 and 4, 43R-40376,Town of Caledon, Regional Municipality of Peel, for residential 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:

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| **Zone Prefix** | **Exception Number** | **Permitted Uses** | **Special Standards** |
| R1 | AAA | * *Apartment Accessory* * *Day Care, Private Home* * *Dwelling, Detached* * *Home Occupation* | ***Finished Grade***  For the purposes of this *zone*, *Finished Grade*, with reference to a *building*, shall be calculated using the average elevation of the finished surface of the ground where it meets the exterior of the front of such *building*, including an attached garage but not including building encroachments.  ***Lot Frontage***  In the case of a *corner lot,* the *lot frontage* shall be calculated as if the *front* and *exterior side lot lines* were extended to their point of intersection.  ***Porch***  For the purposes of this *zone*, *Porch* shall mean a platform with or without foundation or cold cellar, extending from an exterior wall of a *building* and having at least 50% of one side of the vertical planes forming the perimeter unobstructed in any manner except by railings and stairs with access to grade.  ***Access Regulations***  For the purpose of this *zone,* Sections 4.3.3 (minimum *entrance setback*) and 4.3.4 (minimum *entrance separation*) shall not apply.  ***Accessory Building* Location**  For the purpose of this *zone*, an *accessory building* or *structure* in a *rear yard* shall be located a minimum of 0.6m from any *lot line.* |

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| **Zone Prefix** | **Exception Number** | **Permitted Uses** | **Special Standards** |
|  |  |  | **Model Homes**  Notwithstanding 4.24.4 (Model Homes and Temporary Sales Structures), for the purpose of this *zone*, the maximum number of model homes permitted on lands which have received draft plan of subdivision approval shall not exceed 10% of the total number of *dwelling units* within the draft- approved plan of subdivision, up to a maximum of 10 model homes.  ***Sight Triangles***  For the purposes of this *zone* Section 4.38 (*Sight Triangles*) shall not apply.  **Size of *Parking Spaces***  For the purpose of this *zone*, the minimum size of a *parking space* shall be 2.75m in width and 5.5m in length.  **Zone Standards**  ***Lot Area***(minimum)N/A  ***Lot Frontage***(minimum)  *interior lot*: 9.1m  *corner lot*: 10.3m  ***Front Yard***(minimum)  to a *main building*: 2.5m to a vehicular door of a *private*  *garage*: 5.5m  ***Interior Side Yard***(minimum)  one side 0.6m  other side 1.2m  ***Exterior Side Yard*** (minimum)  to a *main building*: 2.0m    to a vehicular door of a *private*  *garage*: 5.5m  to a chamfer or rounding on a *corner lot*: 0.0m  ***Rear Yard*** (minimum)6.0 m  ***Backyard Amenity Area*** *(minimum):* N/A  ***Building Height*** *(maximum)* 13.0 m  ***Building Area*** *(maximum)* N/A  ***Landscaped Area*** *(minimum)* 30%  **Permitted Encroachments**  Notwithstanding the provisions of Section 4.29  (Permitted Encroachments), for the purpose of this zone, the following encroachment  provisions shall apply:  Bay, Box or Bow Windows with or without foundations shall be permitted to encroach a maximum 1.0m into a required *front, exterior side* or *rear yard.*  Covered or Uncovered *Porch* or *Balcony*, Canopy or Portico shall be permitted to encroach a maximum:   1. 2.0m into a required *front yard*; 2. 2.5m into a required *rear yard;* 3. 1.5m into a required *exterior side yard;* 4. 0.6m into a required *interior side yard,*   provided a minimum *setback* of 0.6m is maintained to an *interior side lot line.*  Covered or Uncovered Steps or Stairs, Ramp or Barrier-free Access Feature not associated with a *Deck* shall be permitted to encroach a maximum:   1. 2.5m into a required *front* or *rear yard* 2. 2.0m into a required *exterior side yard*   *Deck* ≥ 0.75m in height shall be permitted to encroach a maximum 3.0m inclusive of any stairs, ramp or barrier-free access feature into a required *rear yard*.  *Deck* < 0.75m in height shall be permitted to encroach a maximum 0.6m into any required *yard*, provided that a minimum *setback* of 0.6m is maintained to the *lot line.*  Eaves, Sills, Cornices, Parapets, or other similar Ornamental Architectural features shall be permitted to encroach a maximum 0.6m extending from:   * 1. a *main building* wall*;*   b) a bay, box or bow window; or  c) a covered or uncovered *porch* or *balcony*  into a required *yard*, provided that:   * + 1. a minimum setback of 0.6m is maintained to a *lot line*; and     2. in the case of eaves, a minimum setback of 0.2m is maintained to an *interior side lot line*     Steps or Stairs, Ramp, Barrier-free access  feature and *Deck* in a *private garage* shall be  permitted to encroach a maximum of 0.5m into  a required *parking space.* |
| R1 | BBB | * *Apartment Accessory* * *Day Care, Private Home* * *Dwelling, Detached* * *Home Occupation* | ***Finished Grade***  For the purposes of this *zone*, *Finished Grade*, with reference to a *building*, shall be calculated using the average elevation of the finished surface of the ground where it meets the exterior of the front of such *building*, including an attached garage but not including building encroachments.  ***Lot Frontage***  In the case of a *corner lot,* the *lot frontage* shall be calculated as if the *front* and *exterior side lot lines* were extended to their point of intersection.  ***Porch***  For the purposes of this *zone*, *Porch* shall mean a platform with or without foundation or cold cellar, extending from an exterior wall of a *building* and having at least 50% of one side of the vertical planes forming the perimeter unobstructed in any manner except by railings and stairs with access to grade.  ***Access Regulations***  For the purpose of this *zone,* Sections 4.3.3 (minimum *entrance setback*) and 4.3.4 (minimum *entrance separation*) shall not apply.  ***Accessory Building* Location**  For the purpose of this *zone*, an *accessory building* or *structure* in a *rear yard* shall be located a minimum of 7.0m from the *rear lot line* and 0.6m from a *side lot line*.  **Model Homes**  Notwithstanding 4.24.4 (Model Homes and Temporary Sales Structures), for the purpose of this *zone*, the maximum number of model homes permitted on lands which have received draft plan of subdivision approval shall not exceed 10% of the total number of *dwelling units* within the draft- approved plan of subdivision, up to a maximum of 10 model homes.  ***Sight Triangles***  For the purposes of this *zone* Section 4.38 (*Sight Triangles*) shall not apply.  **Size of *Parking Spaces***  For the purpose of this *zone*, the minimum size of a *parking space* shall be 2.75m in width and 5.5m in length.  **Zone Standards**  ***Lot Area***(minimum)N/A  ***Lot Frontage***(minimum)  *interior lot*: 9.1m  *corner lot*: 10.3m  ***Front Yard***(minimum)  to a *main building*: 2.5m to a vehicular door of a *private*  *garage*: 5.5m  ***Interior Side Yard***(minimum)  one side 0.6m  other side 1.2m  ***Exterior Side Yard*** (minimum)  to a *main building*: 2.0m    to a vehicular door of a *private*  *garage*: 5.5m  ***Rear Yard*** (minimum)10.0 m  ***Backyard Amenity Area*** *(minimum):* N/A  ***Building Height*** *(maximum)* 13.0 m  ***Building Area*** *(maximum)* N/A  ***Landscaped Area*** *(minimum)* 30%  **Permitted Encroachments**  Notwithstanding the provisions of Section 4.29  (Permitted Encroachments), for the purpose of this zone, the following encroachment  provisions shall apply:  One-Storey component of a Main Building:   1. 3.5m into a required *rear yard* up to a maximum of 60% of the width of the *Lot Frontage.* 2. Where a main building encroaches into the *rear yard*, the minimum *interior side yard* shall be 0.6m   Bay, Box or Bow Windows with or without foundations shall be permitted to encroach a maximum 1.0m into a required *front* or *exterior side yard.*  Covered or Uncovered *Porch* or *Balcony*, Canopy or Portico shall be permitted to encroach a maximum:   1. 2.0m into a required *front yard*; 2. 2.5m into a required *rear yard;* 3. 1.5m into a required *exterior side yard;* 4. 0.6m into a required *interior side yard,*   provided a minimum *setback* of 0.6m is maintained to an *interior side lot line.*  Covered or Uncovered Steps or Stairs, Ramp or Barrier-free Access Feature not associated with a *Deck* shall be permitted to encroach a maximum:   1. 2.5m into a required *front* or *rear yard* 2. 2.0m into a required *exterior side yard*   *Deck* ≥ 0.75m in height shall be permitted to encroach a maximum 3.0m inclusive of any stairs, ramp or barrier-free access feature into a required *rear yard*.  *Deck* < 0.75m in height shall be permitted to encroach a maximum 4.7m into a required *rear* *yard*, provided that a minimum *setback* of 0.6m is maintained to the *side lot line.*  Eaves, Sills, Cornices, Parapets, or other similar Ornamental Architectural features shall be permitted to encroach a maximum 0.6m extending from:   * 1. a *main building* wall*;*   b) a bay, box or bow window; or  c) a covered or uncovered *porch* or *balcony*  into a required *yard*, provided that:   * + 1. a minimum setback of 0.6m is maintained to a *lot line*; and     2. in the case of eaves, a minimum setback of 0.2m is maintained to an *interior side lot line*     Steps or Stairs, Ramp, Barrier-free access  feature and *Deck* in a *private garage* shall be  permitted to encroach a maximum of 0.5m into  a required *parking space.* |
| R1 | CCC | * *Apartment Accessory* * *Day Care, Private Home* * *Dwelling, Detached* * *Home Occupation* | ***Finished Grade***  For the purposes of this *zone*, *Finished Grade*, with reference to a *building*, shall be calculated using the average elevation of the finished surface of the ground where it meets the exterior of the front of such *building*, including an attached garage but not including building encroachments.  ***Lot Frontage***  In the case of a *corner lot,* the *lot frontage* shall be calculated as if the *front* and *exterior side lot lines* were extended to their point of intersection.  ***Porch***  For the purposes of this *zone*, *Porch* shall mean a platform with or without foundation or cold cellar, extending from an exterior wall of a *building* and having at least 50% of one side of the vertical planes forming the perimeter unobstructed in any manner except by railings and stairs with access to grade.  ***Access Regulations***  For the purpose of this *zone,* Sections 4.3.3 (minimum *entrance setback*) and 4.3.4 (minimum *entrance separation*) shall not apply.  ***Accessory Building* Location**  For the purpose of this *zone*, an *accessory building* or *structure* in a *rear yard* shall be located a minimum of 8.0m from the *rear lot line* and 0.6m from a *side lot line*.  **Model Homes**  Notwithstanding 4.24.4 (Model Homes and Temporary Sales Structures), for the purpose of this *zone*, the maximum number of model homes permitted on lands which have received draft plan of subdivision approval shall not exceed 10% of the total number of *dwelling units* within the draft- approved plan of subdivision, up to a maximum of 10 model homes.  ***Sight Triangles***  For the purposes of this *zone* Section 4.38 (*Sight Triangles*) shall not apply.  **Size of *Parking Spaces***  For the purpose of this *zone*, the minimum size of a *parking space* shall be 2.75m in width and 5.5m in length.  **Zone Standards**  ***Lot Area***(minimum)N/A  ***Lot Frontage***(minimum)  *interior lot*: 9.1m  *corner lot*: 10.3m  ***Front Yard***(minimum)  to a *main building*: 2.5m to a vehicular door of a *private*  *garage*: 5.5m  ***Interior Side Yard***(minimum)  one side 0.6m  other side 1.2m  ***Exterior Side Yard*** (minimum)  to a *main building*: 2.0m    to a vehicular door of a *private*  *garage*: 5.5m  ***Rear Yard*** (minimum)11.0 m  ***Backyard Amenity Area*** *(minimum):* N/A  ***Building Height*** *(maximum)* 13.0 m  ***Building Area*** *(maximum)* N/A  ***Landscaped Area*** *(minimum)* 30%  **Permitted Encroachments**  Notwithstanding the provisions of Section 4.29  (Permitted Encroachments), for the purpose of this zone, the following encroachment  provisions shall apply:  One-Storey component of a Main Building:   1. 3.5m into a required *rear yard* up to a maximum of 60% of the width of the *Lot Frontage.* 2. Where a main building encroaches into the *rear yard*, the minimum *interior side yard* shall be 0.6m   Bay, Box or Bow Windows with or without foundations shall be permitted to encroach a maximum 1.0m into a required *front* or *exterior side yard.*  Covered or Uncovered *Porch* or *Balcony*, Canopy or Portico shall be permitted to encroach a maximum:   1. 2.0m into a required *front yard*; 2. 2.5m into a required *rear yard;* 3. 1.5m into a required *exterior side yard;* 4. 0.6m into a required *interior side yard,* provided a minimum *setback* of 0.6m is maintained to an *interior side lot line*.   Covered or Uncovered Steps or Stairs, Ramp or Barrier-free Access Feature not associated with a *Deck* shall be permitted to encroach a maximum:   1. 2.5m into a required *front* or *rear yard* 2. 2.0m into a required *exterior side yard*   *Deck* ≥ 0.75m in height shall be permitted to encroach a maximum 3.0m inclusive of any stairs, ramp or barrier-free access feature into a required *rear yard*.  *Deck* < 0.75m in height shall be permitted to encroach a maximum 4.7m into a required *rear* *yard*, provided that a minimum *setback* of 0.6m is maintained to the *side lot line.*  Eaves, Sills, Cornices, Parapets, or other similar Ornamental Architectural features shall be permitted to encroach a maximum 0.6m extending from:   * 1. a *main building* wall*;*   b) a bay, box or bow window; or  c) a covered or uncovered *porch* or *balcony*  into a required *yard*, provided that:   * + 1. a minimum setback of 0.6m is maintained to a *lot line*; and     2. in the case of eaves, a minimum setback of 0.2m is maintained to an *interior side lot line*     Steps or Stairs, Ramp, Barrier-free access  feature and *Deck* in a *private garage* shall be  permitted to encroach a maximum of 0.5m into  a required *parking space.* |

1. Schedule “A”, Zone Map 7 of By-law 2006-50, as amended is further amended for PART OF LOT 19 CONCESSION 1 EAST OF HURONTARIO STREET CHINGUACOUSY, PART 5, 43R32579; PARTS 1 AND 2, 43R32579; PARTS 3 AND 4, 43R40376, Town of Caledon, Regional Municipality of Peel, from Agricultural (A1) and Highway Commercial (CH) to Residential One - Exception AAA (R1-AAA), Residential One - Exception BBB (R1-BBB), Residential One - Exception CCC (R1-CCC) and Open Space (OS) in accordance with Schedule “A” attached hereto.

Read three times and finally passed in open Council on the

[XX] day of [XXXXXX], [2024].

Annette Groves, Mayor

Laura Hall, C