

## Notice of Passing of Zoning By-law 2024-058

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TAKE NOTICE that the Council for The Corporation of the Town of Caledon passed By-law No. 2024-058 on June 25, 2024, under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13. This by-law pertains to a Town-Initiated Zoning By-law Amendment application (File No. RZ 2024-0004).

The purpose and effect of By-law 2024-058 is to amend Comprehensive Zoning By-law No. 2006-50, as amended, to rezone lands to provide a range of housing and land uses that aim to advance Caledon's Housing Pledge and the prescribed provincial priority of building 1.5 million new residential units by December 2031.

The basis for this By-law is contained in Staff Report 2024-0370, as received by Council on June 25, 2024.

All oral and written submission relating to the By-law were considered by Council before this decision was made.

The last date for filing a notice of appeal is **July 29, 2024**. Such notice of appeal must be filed with the Town Clerk of the Corporation of the Town of Caledon and must:

1. be in writing;
2. set out the reasons for the appeal;
3. be accompanied by the Ontario Land Tribunal fee in the amount of \$1,100.00, which can only be paid by certified cheque or money order made payable to the Minister of Finance, Province of Ontario; and,
4. be accompanied by the Town's fee in the amount of \$226.17, which can be paid by cheque made payable to The Corporation of the Town of Caledon.

\*Note that there is also a fee for cost recovery of preparing the appeal packages for the Ontario Land Tribunal. This portion of the fee is required to be paid upon the Town informing the appellant of such fee.

The appeal form is available from the Ontario Land Tribunal on their website at <https://olt.gov.on.ca/appeals-process/forms/> or by contacting the Town Clerk.

The applicant or specified persons as defined by the Planning Act, R.S.O. 1990, c.P.13, as amended, public bodies as defined by the Planning Act, R.S.O. 1990, c.P.13, as amended and registered owners of land to which the by-law would apply who made oral or written submissions to Council prior to the adoption of the amendment may appeal a decision of the municipality or planning board to the Ontario Land Tribunal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was adopted, they made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person, public body or registered owner of land to which the by-law would apply as a party.

Additional information in respect of this By-law is available for inspection at the Town of Caledon, Planning & Development Department, weekdays between 8:30 a.m. and 4:30 p.m., by contacting [planning@caledon.ca](mailto:planning@caledon.ca).

DATED at the Town of Caledon  
This 9<sup>th</sup> day of July, 2024.

Kevin Klingenberg  
Town Clerk



**THE CORPORATION OF THE TOWN OF CALEDON  
BY-LAW NO. 2024-058**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of Lot 18, Concessions 2 and 3, East of Hurontario Street (Chinguacousy), Town of Caledon, Regional Municipality of Peel.

**WHEREAS** on March 26<sup>th</sup>, 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 Lot 18, Concessions 2 and 3, East 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	700	<ul style="list-style-type: none"> <li>- <i>Additional Residential Unit</i></li> <li>- <i>Art Gallery</i></li> <li>- <i>Artist Studio and Gallery</i></li> <li>- <i>Business Office</i></li> <li>- <i>Clinic</i></li> <li>- <i>Day Care, Private Home</i></li> <li>- <i>Dry Cleaning or Laundry Outlet</i></li> <li>- <i>Dwelling, Back-to-Back Townhouse</i></li> <li>- <i>Dwelling, Detached</i></li> <li>- <i>Dwelling, Detached, Rear-Lane</i></li> <li>- <i>Dwelling, Multiplex</i></li> <li>- <i>Dwelling, Semi-Detached</i></li> <li>- <i>Dwelling, Semi-Detached, Rear-Lane</i></li> <li>- <i>Dwelling, Stacked Townhouse</i></li> </ul>	<p style="text-align: center;"><b>DEFINITIONS</b></p> <p><b>Amenity Space</b> For the purposes of this zone, means an outdoor area used exclusively for the enjoyment of the outdoor environment and may include <i>landscaping areas</i>, <i>patios</i>, <i>porches</i>, <i>privacy areas</i>, <i>balconies</i>, <i>terraces</i>, <i>decks</i> and similar areas.</p> <p><b>Dwelling, Multiplex</b> For the purposes of this zone, 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 multiplex is not a principal <i>dwelling</i> that can contain an <i>Additional Residential Unit</i>.</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> <li>- Dwelling, Townhouse</li> <li>- Dwelling, Townhouse, Rear-Lane</li> <li>- Home Occupation</li> <li>- Live-Work Unit</li> <li>- Non-Market Housing</li> <li>- Outdoor Display or Sales Area, Accessory</li> <li>- Patio, Outdoor</li> <li>- Personal Service Shop</li> <li>- Recreation, Non-Intensive</li> <li>- Restaurant</li> <li>- Retail Store</li> </ul>	<p><b>Dwelling, Stacked Townhouse</b> 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><b>Finished Grade</b> 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><b>Lane</b> 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><b>Lot Frontage</b> 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><b>Lot Line, Front</b> 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><b>Non-Market Housing</b> 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><b>Porch</b> 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><b>Rear-Lane</b> 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><b>Street</b> 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;"><b>GENERAL PROVISIONS</b></p> <p><b>Access Regulations</b> 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</p>



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			<p><i>street</i>, provided <i>driveway</i> access to the rear <i>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><b>Additional Residential Units</b> 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><b>Air Conditioners and Heat Pumps</b> 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><b>Detached or Dual Garage</b> 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"> <li>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 dual garage is divided vertically into 2 separate <i>private garages</i> on a <i>lot line</i>.</li> <li>b) Not be subject to Section 4.2.2</li> <li>c) Not exceed the <i>Building Height</i> of the <i>main building</i> on the <i>lot</i>.</li> </ul> <p><b>Dwellings Per Lot</b> 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><b>Model Homes and Temporary Sales Structure</b> 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"> <li>a) a maximum of ten (10) dry or serviced model homes shall be permitted on lands with draft plan approval.</li> <li>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).</li> </ul> <p><b>Non-Market Housing</b> Shall be permitted in all residential <i>zones</i>, provided that such <i>use, building</i> or</p>



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			<p><i>structure</i> complies with the standards of the <i>Zone</i> in which it is located.</p> <p><b>Sight Triangles</b> 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><b>Size of Parking Spaces</b> 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 in length.</p> <p><b>Residential Parking Requirements</b> Notwithstanding Section 5.2.2 (<i>Residential Parking Requirements</i>), no visitor <i>parking spaces</i> are required for a <i>dwelling, back-to-back townhouse</i>, having frontage on a public <i>street</i>.</p> <p><b>Visitor Parking</b> 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><b>Use Restriction</b> 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;"><b>ZONE STANDARDS</b></p> <p><b>For a Dwelling, Detached and Dwelling, Detached, Rear-Lane:</b></p> <p><b>Lot Area</b> (minimum): N/A</p> <p><b>Lot Frontage</b> (minimum):  <i>Dwelling, Detached:</i> 9.0m  <i>Dwelling, Detached, Rear-Lane:</i> 7.8m</p> <p><b>Building Area</b> (maximum): N/A</p> <p><b>Backyard Amenity Area</b> (minimum): N/A</p> <p><b>Front Yard</b> (minimum):  Front wall of attached <i>private garage:</i> 5.75m  Front wall of <i>main building:</i> 2.5m</p> <p><b>Exterior Side Yard</b> (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><b>Exterior Side Yard abutting a Lane</b> (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><b>Rear Yard</b> (minimum):</p> <p>For a <i>Dwelling, Detached</i>: 6.0m</p> <p>For a <i>Dwelling, Detached, Rear-Lane</i> abutting a <i>Lane</i>: 0.5m</p> <p>For a <i>Dwelling, Detached, Rear-Lane</i> abutting a <i>Street</i>:</p> <p>To an attached <i>private garage</i>: 5.75m</p> <p>To a <i>main building</i>: 2.5m</p> <p><b>Interior Side Yard</b> (minimum):</p> <p>One side: 0.6m</p> <p>Other side: 1.2m</p> <p><b>Building Height</b> (maximum): 14m</p> <p><b>Landscaping Area</b> (minimum): N/A</p> <p style="text-align: center;"><b>ZONE STANDARDS</b></p> <p><b>For a <i>Dwelling, Semi-Detached and Dwelling, Semi-Detached, Rear-Lane</i>:</b></p> <p><b>Lot Area</b> (minimum): nil</p> <p><b>Lot Frontage</b> (minimum):</p> <p><i>Interior Lot</i>: 6.8m</p> <p><i>Corner Lot</i>: 7.6m</p> <p><b>Building Area</b> (maximum): N/A</p> <p><b>Backyard Amenity Area</b> (minimum): N/A</p> <p><b>Front Yard</b> (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><b>Exterior Side Yard</b> (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><b>Exterior Side Yard abutting a Lane</b> (minimum):</p> <p>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><b>Rear Yard</b> (minimum):</p> <p>For a <i>Dwelling, Demi-Detached</i>: 6.0m</p>

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			<p>For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Lane</i>: 0.5m</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><b>Interior Side Yard</b> (minimum): To a <i>main building</i>: 0.9m</p> <p>Between attached <i>dwelling units</i>: N/A</p> <p><b>Building Height</b> (maximum): 14m</p> <p><b>Landscaping Area</b> (minimum): N/A</p> <p style="text-align: center;"><b>ZONE STANDARDS</b></p> <p><b>For a <i>Dwelling, Townhouse</i> and <i>Dwelling, Townhouse, Rear-Lane</i>:</b></p> <p><b>Lot Area</b> (minimum): N/A</p> <p><b>Lot Frontage</b> (minimum): <i>Interior Lot</i>: 5.5m</p> <p><i>End Lot or Corner Lot</i>: 7.0m</p> <p><b>Building Area</b> (maximum): N/A</p> <p><b>Backyard Amenity Area</b> (minimum): N/A</p> <p><b>Front Yard</b> (minimum): Front wall of attached <i>private garage</i>: 5.75m</p> <p>Front wall of <i>main building</i>: 2.5m</p> <p><b>Exterior Side Yard</b> (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><b>Exterior Side Yard abutting a Lane</b> (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><b>Rear Yard</b> (minimum): For a <i>Dwelling, Townhouse</i>: 6.0m</p> <p>For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Lane</i>: 0.5m</p> <p>For a <i>Dwelling, Townhouse, 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><b>Interior Side Yard</b> (minimum):</p>



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			<p>To a <i>main building</i>: 1.5m</p> <p>Between attached <i>dwelling units</i>: N/A</p> <p><b>Building Height</b> (maximum): 14m</p> <p><b>Landscaping Area</b> (minimum): N/A</p> <p><b>Amenity Space</b> (minimum): 3.5m<sup>2</sup> per <i>rear-lane dwelling unit</i></p> <p style="text-align: center;"><b>ZONE STANDARDS</b></p> <p><b>For a Dwelling, Back-to-Back Townhouse:</b></p> <p><b>Lot Area</b> (minimum): N/A</p> <p><b>Lot Frontage</b> (minimum): <i>Interior Lot</i>: 5.5m</p> <p><i>End Lot or Corner Lot</i>: 7.0m</p> <p><b>Building Area</b> (maximum): N/A</p> <p><b>Backyard Amenity Area</b> (minimum): N/A</p> <p><b>Front Yard</b> (minimum) Front wall of attached <i>private garage</i>: 5.75m</p> <p>Front wall of <i>main building</i>: 2.5m</p> <p><b>Exterior Side Yard</b> (minimum): 2.0m</p> <p><b>Exterior Side Yard abutting a Lane</b> (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>: 1.2m</p> <p><b>Rear Yard</b> (minimum): N/A</p> <p><b>Interior Side Yard</b> (minimum): To a <i>main building</i>: 1.2m</p> <p>Between attached <i>dwelling units</i>: N/A</p> <p><b>Building Height</b> (maximum): 14m</p> <p><b>Landscaping Area</b> (minimum): N/A</p> <p><b>Contiguous Dwelling Units</b> (maximum): 16</p> <p><b>Dimensions of a Contiguous Structure</b> (maximum): 8 <i>dwelling units</i> wide by 2 <i>dwelling units</i> deep</p> <p><b>Amenity Space</b> (minimum): 3.5m<sup>2</sup> per <i>dwelling unit</i></p> <p style="text-align: center;"><b>ZONE STANDARDS</b></p> <p><b>For a Dwelling, Stacked Townhouse, and Dwelling, Multiplex:</b></p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><b>Lot Area</b> (minimum): N/A</p> <p><b>Lot Frontage</b> (minimum): N/A</p> <p><b>Building Area</b> (maximum): N/A</p> <p><b>Backyard Amenity Area</b> (minimum): N/A</p> <p><b>Front Yard</b> (minimum): 3.0m</p> <p><b>Exterior Side Yard</b> (minimum): 3.0m</p> <p><b>Rear Yard</b> (minimum): 3.0m</p> <p><b>Interior Side Yard</b> (minimum): 3.0m</p> <p><b>Building Height</b> (maximum): 18m</p> <p><b>Landscaping Area</b> (minimum): N/A</p> <p><b>Parking Requirements</b> (minimum):</p> <p>Residents: 1 parking space per dwelling unit</p> <p>Visitors: 0.15 parking space per dwelling, stacked townhouse unit</p> <p><b>Amenity Space</b> (minimum): 3.5m<sup>2</sup> per dwelling unit</p> <p style="text-align: center;"><b>ZONE STANDARDS</b></p> <p><b>For a Live-Work Unit:</b></p> <p>A Live-Work Unit shall be limited to the following non-residential uses in addition to a dwelling unit:</p> <ul style="list-style-type: none"> <li>a) Art Gallery</li> <li>b) Artist Studio and Gallery</li> <li>c) Business Office</li> <li>d) Clinic</li> <li>e) Day Care, Private Home</li> <li>f) Day Nursery</li> <li>g) Dry Cleaning or Laundry Outlet</li> <li>h) Personal Service Shop</li> <li>i) Restaurant</li> <li>j) Retail Store</li> </ul> <p><b>Lot Area</b> (minimum): N/A</p> <p><b>Lot Frontage</b> (minimum):</p> <p>Interior Lot: 6.0m</p> <p>End Lot or Corner Lot: 7.5m</p> <p><b>Building Area</b> (maximum): N/A</p> <p><b>Backyard Amenity Area</b> (minimum): N/A</p> <p><b>Front Yard</b> (minimum): 2.5m</p> <p><b>Exterior Side Yard</b> (minimum): 2.0m</p> <p><b>Exterior Side Yard abutting a Lane</b> (minimum): 1.2m</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><b>Rear Yard</b> (minimum):</p> <p>Abutting a <i>Lane</i>: 0.5m</p> <p>Abutting a <i>Street</i>: To an attached <i>private garage</i>: 5.75m</p> <p>To a <i>main building</i>: 2.5m</p> <p><b>Interior Side Yard</b> (minimum): To a <i>main building</i>: 1.5m</p> <p>Between attached <i>Live-Work units</i>: N/A</p> <p><b>Building Height</b> (maximum): 14m</p> <p><b>Landscaping Area</b> (minimum): N/A</p> <p><b>Parking Requirements</b> (minimum): 1 <i>parking space</i> per <i>dwelling unit</i>; and 1 <i>parking space</i> per <i>non-residential unit</i></p> <p><b>Amenity Space</b> (minimum): 3.5m<sup>2</sup> per <i>dwelling unit</i></p> <p><b>Non-Residential Floor Area, Gross Leasable</b> (minimum): 50m<sup>2</sup> per <i>Live-Work Unit</i></p> <p>Where a <i>lot</i> is used exclusively for a <i>Community Centre, Emergency Service Facility, Governments Office, Hospital, Library, or School</i>, the provisions of Section 9 (Institutional Zone) shall apply.</p> <p>Where a <i>lot</i> is used for a <i>Park</i> purpose, the provisions of Section 12 (Open Space Zone) shall apply.</p> <p><b>PERMITTED ENCROACHMENTS</b> <b>Into a required Yard, Front:</b></p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, terrace, canopy or portico, including stairs or steps (maximum):</p> <p style="padding-left: 40px;">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 or cold cellar (maximum): 1.0m</p> <p><b>Into a required Yard, Exterior Side:</b></p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, terrace, canopy or portico, including stairs or steps (maximum):</p> <p style="padding-left: 40px;">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): 1.0m A fireplace, chimney or vent (maximum): 0.6m</p> <p><b>Into a required Yard, Rear:</b></p>



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			<p><b>In the case of a <i>Dwelling, Detached, Dwelling Semi-Detached, and Dwelling, Townhouse:</i></b></p> <p>A covered or uncovered <i>porch or balcony</i>, canopy or portico, including stairs or steps (maximum): 2.5m</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1.0m</p> <p>An open-roofed <i>porch</i>, uncovered terrace, <i>deck</i> off the main floor, inclusive of stairs or steps:</p> <p style="text-align: right;">To within 1.2m of a <i>lot line, rear.</i></p> <p>A fireplace, chimney or vent (maximum): 1.2m</p> <p><b>In the case of a <i>Dwelling, Rear-Lane where the lot line, rear abuts a street that is not a lane:</i></b></p> <p>A covered or uncovered <i>porch or balcony</i>, canopy or portico, including stairs or steps (maximum):</p> <p style="text-align: right;">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 or cold cellar (maximum): 1.0m</p> <p><b>Into a <i>Yard, Interior Side:</i></b></p> <p>A covered or uncovered <i>porch or balcony</i>, canopy or portico, including stairs or steps (maximum):</p> <p style="text-align: right;">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><b>In the case of a <i>Dwelling, Rear-Lane:</i></b></p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 0.5m</p> <p><b>Into all <i>Yards:</i></b></p> <p>Sills, cornices, parapets, or other similar ornamental architectural features (maximum):</p> <p style="text-align: right;">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>Eaves (maximum):</p> <p style="text-align: right;">0.6m from a <i>main building wall</i> or permitted encroachment provided that a minimum <i>setback</i> of 0.2m is maintained to an <i>interior side lot line.</i></p>

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			<p><b>Within a <i>Private Garage</i>:</b></p> <p>Steps, Stairs, Landings, Ramp, or barrier-free access feature (maximum):</p> <p style="padding-left: 40px;">0.5m into a required <i>parking space</i>.</p> <p>Refuse Bins (maximum):</p> <p>Entirely within a required <i>parking space</i>.</p>
RMD	701	<ul style="list-style-type: none"> <li>- <i>Additional Residential Unit</i></li> <li>- <i>Art Gallery</i></li> <li>- <i>Artist Studio and Gallery</i></li> <li>- <i>Building, Apartment</i></li> <li>- <i>Business Office</i></li> <li>- <i>Clinic</i></li> <li>- <i>Day Care, Private Home</i></li> <li>- <i>Dry Cleaning or Laundry Outlet</i></li> <li>- <i>Dwelling, Back-to-Back Townhouse</i></li> <li>- <i>Dwelling, Multiplex</i></li> <li>- <i>Dwelling, Stacked Townhouse</i></li> <li>- <i>Dwelling, Townhouse</i></li> <li>- <i>Dwelling, Townhouse, Rear-Lane</i></li> <li>- <i>Home Occupation</i></li> <li>- <i>Live-Work Unit</i></li> <li>- <i>Non-Market Housing</i></li> <li>- <i>Outdoor Display or Sales Area, Accessory</i></li> <li>- <i>Patio, Outdoor</i></li> <li>- <i>Personal Service Shop</i></li> <li>- <i>Recreation, Non-Intensive</i></li> <li>- <i>Restaurant</i></li> <li>- <i>Retail Store</i></li> </ul>	<p style="text-align: center;"><b>DEFINITIONS</b></p> <p><b><i>Amenity Space</i></b> 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, balconies, terraces, <i>decks</i> and similar areas.</p> <p><b><i>Dwelling, Multiplex</i></b> 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 multiplex is not a principal <i>dwelling</i> that can contain an <i>Additional Residential Unit</i>.</p> <p><b><i>Dwelling, Stacked Townhouse</i></b> 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> <p><b><i>Finished Grade</i></b> For the purposes of this <i>zone</i>, <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><b><i>Lane</i></b> For the purposes of this <i>zone</i>, 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><b><i>Lot Frontage</i></b> 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><b><i>Lot Line, Front</i></b> For the purposes of this <i>zone</i>, 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><b><i>Non-Market Housing</i></b> For the purposes of this <i>zone</i>, means</p>

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			<p>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><b>Porch</b> 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><b>Rear-Lane</b> 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><b>Street</b> 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;"><b>GENERAL PROVISIONS</b></p> <p><b>Access Regulations</b> 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 zone, Sections 4.3.3 (minimum <i>entrance setback</i>) and 4.3.4 (minimum <i>entrance separation</i>) shall not apply.</p> <p><b>Additional Residential Units</b> 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><b>Air Conditioners and Heat Pumps</b> 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><b>Detached or Dual Garage</b> For the purposes of this zone, a detached or <i>dual garage</i> with <i>driveway</i> access to a <i>lane</i> shall:</p> <p>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>.</p>



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			<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><b>Dwellings Per Lot</b> 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><b>Model Homes and Temporary Sales Structure</b> Notwithstanding Section 4.24 (Model Homes and Temporary Sales <i>Structures</i>), for the purposes of this <i>zone</i>:</p> <p>a) a maximum of ten (10) dry or serviced model homes shall be permitted on lands with draft plan approval.</p> <p>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> <p><b>Non-Market Housing</b> 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><b>Sight Triangles</b> 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><b>Size of Parking Spaces</b> 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 in length.</p> <p><b>Residential Parking Requirements</b> Notwithstanding Section 5.2.2 (<i>Residential Parking Requirements</i>), no visitor <i>parking spaces</i> are required for a <i>dwelling</i>, <i>back-to-back townhouse</i>, having frontage on a public <i>street</i>.</p> <p><b>Visitor Parking</b> 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><b>Use Restriction</b> Where a <i>dwelling</i> has been legally constructed, the <i>dwelling</i> shall not be used</p>

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			<p>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 <i>uses</i> are prohibited.</p> <p style="text-align: center;"><b>ZONE STANDARDS</b></p> <p><b>For a <i>Dwelling, Townhouse and Dwelling, Townhouse, Rear-Lane</i>:</b></p> <p><b>Lot Area</b> (minimum): N/A</p> <p><b>Lot Frontage</b> (minimum):</p> <p style="padding-left: 20px;"><i>Interior Lot</i>: 5.5m</p> <p style="padding-left: 20px;"><i>End Lot or Corner Lot</i>: 7.0m</p> <p><b>Building Area</b> (maximum): N/A</p> <p><b>Backyard Amenity Area</b> (minimum): N/A</p> <p><b>Front Yard</b> (minimum):</p> <p style="padding-left: 20px;">Front wall of attached <i>private garage</i>: 5.75m</p> <p style="padding-left: 20px;">Front wall of <i>main building</i>: 2.5m</p> <p><b>Exterior Side Yard</b> (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><b>Exterior Side Yard abutting a Lane</b> (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><b>Rear Yard</b> (minimum):</p> <p style="padding-left: 20px;">For a <i>Dwelling, Townhouse</i>: 6.0m</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><b>Interior Side Yard</b> (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><b>Building Height</b> (maximum): 14m</p> <p><b>Landscaping Area</b> (minimum): N/A</p> <p><b>Amenity Space</b> (minimum): 3.5m<sup>2</sup> per <i>rear-lane dwelling unit</i></p>

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			<p style="text-align: center;"><b>ZONE STANDARDS</b></p> <p><b>For a Dwelling, Back-to-Back Townhouse:</b></p> <p><b>Lot Area</b> (minimum): N/A</p> <p><b>Lot Frontage</b> (minimum):</p> <p><i>Interior Lot:</i> 5.5m</p> <p><i>End Lot or Corner Lot:</i> 7.0m</p> <p><b>Building Area</b> (maximum): N/A</p> <p><b>Backyard Amenity Area</b> (minimum): N/A</p> <p><b>Front Yard</b> (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><b>Exterior Side Yard</b> (minimum): 2.0m</p> <p><b>Exterior Side Yard abutting a Lane</b> (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><b>Rear Yard</b> (minimum) N/A</p> <p><b>Interior Side Yard</b> (minimum):</p> <p>To a <i>main building:</i> 1.2m</p> <p>Between attached <i>dwelling units:</i> N/A</p> <p><b>Building Height</b> (maximum): 14m</p> <p><b>Landscaping Area</b> (minimum): N/A</p> <p><b>Contiguous Dwelling Units</b> (maximum): 16</p> <p><b>Dimensions of a Contiguous Structure</b> (maximum):</p> <p style="text-align: right;">8 <i>dwelling units</i> wide by 2 <i>dwelling units</i> deep</p> <p><b>Amenity Space</b> (minimum):</p> <p style="text-align: right;">3.5m<sup>2</sup> per <i>dwelling unit</i></p> <p style="text-align: center;"><b>ZONE STANDARDS</b></p> <p><b>For a Dwelling, Stacked Townhouse, and Dwelling, Multiplex:</b></p> <p><b>Lot Area</b> (minimum): N/A</p> <p><b>Lot Frontage</b> (minimum): N/A</p> <p><b>Building Area</b> (maximum): N/A</p> <p><b>Backyard Amenity Area</b> (minimum): N/A</p> <p><b>Front Yard</b> (minimum): 3.0m</p> <p><b>Exterior Side Yard</b> (minimum): 3.0m</p>



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			<p><i>Rear Yard</i> (minimum): 3.0m</p> <p><i>Interior Side Yard</i> (minimum): 3.0m</p> <p><i>Building Height</i> (maximum): 18.0m</p> <p><i>Landscaping Area</i> (minimum): N/A</p> <p><b>Parking Requirements</b> (minimum):</p> <p>Residents: 1 parking space per dwelling unit</p> <p>Visitors: 0.15 parking space per dwelling, stacked townhouse unit</p> <p><b>Amenity Space</b> (minimum): 3.5m<sup>2</sup> per dwelling unit</p> <p style="text-align: center;"><b>ZONE STANDARDS</b></p> <p><b>For a Building, Apartment:</b></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): 4.5m</p> <p><i>Exterior Side Yard</i> (minimum): 4.5m</p> <p><i>Rear Yard</i> (minimum): 4.5m</p> <p><i>Interior Side Yard</i> (minimum): 4.5m</p> <p><i>Building Height</i> (maximum): 45m</p> <p><i>Landscaping Area</i> (minimum): N/A</p> <p><b>Parking Requirements</b> (minimum):</p> <p>Residents: 1 parking space per dwelling unit</p> <p>Visitors: 0.15 parking space per dwelling unit</p> <p><b>Amenity Space</b> (minimum): 2m<sup>2</sup> per dwelling unit</p> <p style="text-align: center;"><b>ZONE STANDARDS</b></p> <p><b>For a Live-Work Unit:</b></p> <p>A <i>Live-Work Unit</i> shall be limited to the following non-residential uses in addition to a dwelling unit:</p> <ul style="list-style-type: none"> <li>a) Art Gallery</li> <li>b) Artist Studio and Gallery</li> <li>c) Business Office</li> <li>d) Clinic</li> <li>e) Day Care, Private Home</li> <li>f) Day Nursery</li> <li>g) Dry Cleaning or Laundry Outlet</li> <li>h) Personal Service Shop</li> </ul>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>i) <i>Restaurant</i> j) <i>Retail Store</i></p> <p><b>Lot Area</b> (minimum): N/A</p> <p><b>Lot Frontage</b> (minimum): <i>Interior Lot:</i> 6.0m <i>End Lot or Corner Lot:</i> 7.5m</p> <p><b>Building Area</b> (maximum): N/A</p> <p><b>Backyard Amenity Area</b> (minimum): N/A</p> <p><b>Front Yard</b> (minimum): 2.5m</p> <p><b>Exterior Side Yard</b> (minimum): 2.0m</p> <p><b>Exterior Side Yard abutting a Lane</b> (minimum): 1.2m</p> <p><b>Rear Yard</b> (minimum): <i>Abutting a Lane:</i> 0.5m <i>Abutting a Street:</i> <i>To an attached private garage:</i> 5.75m <i>To a main building:</i> 2.5m</p> <p><b>Interior Side Yard</b> (minimum): <i>To a main building:</i> 1.5m <i>Between attached Live-Work units:</i> N/A</p> <p><b>Building Height</b> (maximum): 14m</p> <p><b>Landscaping Area</b> (minimum): N/A</p> <p><b>Parking Requirements</b> (minimum): <i>1 parking space per dwelling unit; and</i> <i>1 parking space per non-residential unit</i></p> <p><b>Amenity Space</b> (minimum): <i>3.5m<sup>2</sup> per dwelling unit</i></p> <p><b>Non-Residential Floor Area, Gross Leasable</b> (minimum): <i>50m<sup>2</sup> per Live-Work Unit</i></p> <p>Where a <i>lot</i> is used exclusively for a <i>Community Centre, Emergency Service Facility, Governments Office, Hospital, Library, or School</i>, the provisions of Section 9 (Institutional Zone) shall apply.</p> <p>Where a <i>lot</i> is used for a <i>Park</i> purpose, the provisions of Section 12 (Open Space Zone) shall apply.</p> <p style="text-align: center;"><b>PERMITTED ENCROACHMENTS</b></p> <p><b>Into a required Yard, Front:</b></p> <p>A covered or uncovered <i>porch or balcony, terrace, canopy or portico, including stairs or steps</i> (maximum):</p>

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			<p>2.0m 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 or cold cellar (maximum): 1.0m</p> <p><b>Into a required Yard, Exterior Side:</b></p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, terrace, canopy or portico, including stairs or steps (maximum):</p> <p>2.0m 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): 1.0m</p> <p>A fireplace, chimney or vent (maximum): 0.6m</p> <p><b>Into a required Yard, Rear:</b></p> <p><b>In the case of a Dwelling, Detached, Dwelling, Semi-Detached, and Dwelling, Townhouse:</b></p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum): 2.5m</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1.0m</p> <p>An open-roofed <i>porch</i>, uncovered terrace, <i>deck</i> off the main floor, inclusive of stairs or steps: To within 1.2m of a <i>lot line, rear</i>.</p> <p>A fireplace, chimney or vent (maximum): 1.2m</p> <p><b>In the case of a Dwelling, Rear-Lane where the lot line, rear abuts a street that is not a lane:</b></p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum):</p> <p>2.0m 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 or cold cellar (maximum): 1.0m</p> <p><b>Into a Yard, Interior Side:</b></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>



Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><b>In the case of a Dwelling, Rear-Lane:</b></p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 0.5m</p> <p><b>Into all Yards:</b> 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>interior side lot line</i>.</p> <p><b>Within a Private Garage:</b></p> <p>Steps, Stairs, Landings, Ramp, or barrier-free access feature (maximum):</p> <p>0.5m into a required <i>parking space</i>.</p> <p>Refuse Bins (maximum):</p> <p>Entirely within a required <i>parking space</i>.</p>
RMD	702	<ul style="list-style-type: none"> <li>- Accessory Uses</li> <li>- Adult Day Centre</li> <li>- Amusement Arcade</li> <li>- Animal Hospital</li> <li>- Apartment, Accessory</li> <li>- Art Gallery</li> <li>- Artist Studio and Gallery</li> <li>- Automotive Store</li> <li>- Bakery</li> <li>- Bed and Breakfast Establishments</li> <li>- Building, Apartment</li> <li>- Building, Apartment, Senior Citizens</li> <li>- Building, Mixed Use</li> <li>- Business Office</li> <li>- Clinic</li> <li>- Community Centre</li> <li>- Conference Centre</li> <li>- Convenience Store</li> <li>- Crisis Care Facility</li> <li>- Cultural Centre</li> <li>- Day Nursery</li> <li>- Dry Cleaning or Laundry Outlet</li> <li>- Dwelling, Multiplex</li> <li>- Dwelling, Stacked Townhouse</li> <li>- Emergency Service Facility</li> <li>- Financial Institution</li> <li>- Fitness Centre</li> <li>- Furniture Showroom</li> <li>- Government Office</li> </ul>	<p style="text-align: center;"><b>DEFINITIONS</b></p> <p><b>Amenity Space</b> For the purposes of this zone, 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><b>Dwelling, Multiplex</b> For the purposes of this zone, 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 multiplex is not a principal <i>dwelling</i> that can contain an <i>Additional Residential Unit</i>.</p> <p><b>Dwelling, Stacked Townhouse</b> 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><b>Finished Grade</b> 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>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> <li>- Grocery Store</li> <li>- Home Occupation</li> <li>- Hotel</li> <li>- Laboratory, Medical</li> <li>- Laundromat</li> <li>- Live-Work Unit</li> <li>- Long-Term Care Facility</li> <li>- Medical Centre</li> <li>- Merchandise Service Shop</li> <li>- Motor Vehicle Gas Bar</li> <li>- Motor Vehicle Service Centre</li> <li>- Motor Vehicle Washing Establishment</li> <li>- Museum</li> <li>- Non-Market Housing</li> <li>- Outdoor Seasonal Garden Centre, Accessory</li> <li>- Outdoor Display or Sales Area, Accessory</li> <li>- Patio, Outdoor</li> <li>- Personal Service Shop</li> <li>- Pharmacy</li> <li>- Place of Assembly</li> <li>- Place of Entertainment</li> <li>- Place of Worship</li> <li>- Printing and Processing Service Shop</li> <li>- Restaurant</li> <li>- Retail Store</li> <li>- Retail Store, Accessory</li> <li>- Sales, Service and Repair Shop</li> <li>- School</li> <li>- Seniors Retirement Facility</li> <li>- Shopping Centre</li> <li>- Supermarket</li> <li>- Training Facility</li> <li>- Veterinary Hospital</li> <li>- Video Outlet/Rental Store</li> <li>- Wellness Centre</li> </ul>	<p><b>Non-Market Housing</b> 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><b>Porch</b> 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 style="text-align: center;"><b>GENERAL PROVISIONS</b></p> <p><b>Access Regulations</b> For the purposes of this zone, Sections 4.3.3 (minimum <i>entrance setback</i>) and 4.3.4 (minimum <i>entrance separation</i>) shall not apply.</p> <p><b>Additional Residential Units</b> 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><b>Air Conditioners and Heat Pumps</b> 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><b>Convenience Store</b> A <i>Convenience Store</i> shall not exceed 300 m<sup>2</sup> <i>net floor area</i>.</p> <p><b>Drive-Through Service Facilities</b> Notwithstanding Section 4.10.9, no <i>planting strip</i> is required adjacent to a <i>queuing lane</i>.</p> <p><b>Illumination</b> No part of a lighting fixture shall be closer than 2.5m to a <i>lot line</i>.</p> <p><b>Model Homes and Temporary Sales Structure</b> Notwithstanding Section 4.24 (Model Homes and Temporary Sales Structures), for the purposes of this zone:</p> <p>a) a maximum of ten (10) dry or serviced model homes shall be permitted on lands with draft plan approval.</p> <p>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> <p><b>Non-Market Housing</b></p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards																												
			<p>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><b>Sight Triangles</b> 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><b>Size of Parking Spaces</b> 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 in length.</p> <p><b>Planting Strips</b> A <i>driveway</i>, <i>walkway</i> or retaining wall may extend through a <i>planting strip</i> at any location.</p> <p><b>Use Restriction</b> 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</i>, <i>private home</i>, <i>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;"><b>ZONE STANDARDS</b></p> <p><b>For a Dwelling, Stacked Townhouse, and Dwelling, Multiplex:</b></p> <table border="0"> <tr> <td><b>Lot Area</b> (minimum):</td> <td>N/A</td> </tr> <tr> <td><b>Lot Frontage</b> (minimum):</td> <td>N/A</td> </tr> <tr> <td><b>Building Area</b> (maximum):</td> <td>N/A</td> </tr> <tr> <td><b>Backyard Amenity Area</b> (minimum):</td> <td>N/A</td> </tr> <tr> <td><b>Front Yard</b> (minimum):</td> <td>3.0m</td> </tr> <tr> <td><b>Exterior Side Yard</b> (minimum):</td> <td>3.0m</td> </tr> <tr> <td><b>Rear Yard</b> (minimum):</td> <td>3.0m</td> </tr> <tr> <td><b>Interior Side Yard</b> (minimum):</td> <td>3.0m</td> </tr> <tr> <td><b>Building Height</b> (maximum):</td> <td>18.0m</td> </tr> <tr> <td><b>Landscaping Area</b> (minimum):</td> <td>N/A</td> </tr> <tr> <td><b>Parking Requirements</b> (minimum):</td> <td></td> </tr> <tr> <td>Residents:</td> <td>1 <i>parking space</i> per <i>dwelling unit</i></td> </tr> <tr> <td>Visitors:</td> <td>0.15 <i>parking space</i> per <i>dwelling unit</i></td> </tr> <tr> <td><b>Amenity Space</b> (minimum):</td> <td></td> </tr> </table>	<b>Lot Area</b> (minimum):	N/A	<b>Lot Frontage</b> (minimum):	N/A	<b>Building Area</b> (maximum):	N/A	<b>Backyard Amenity Area</b> (minimum):	N/A	<b>Front Yard</b> (minimum):	3.0m	<b>Exterior Side Yard</b> (minimum):	3.0m	<b>Rear Yard</b> (minimum):	3.0m	<b>Interior Side Yard</b> (minimum):	3.0m	<b>Building Height</b> (maximum):	18.0m	<b>Landscaping Area</b> (minimum):	N/A	<b>Parking Requirements</b> (minimum):		Residents:	1 <i>parking space</i> per <i>dwelling unit</i>	Visitors:	0.15 <i>parking space</i> per <i>dwelling unit</i>	<b>Amenity Space</b> (minimum):	
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<b>Amenity Space</b> (minimum):																															



Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p style="text-align: right;">3.5m<sup>2</sup> per <i>dwelling unit</i></p> <p style="text-align: center;"><b>ZONE STANDARDS</b></p> <p><b>For a <i>Building, Apartment; Building, Apartment, Senior Citizen, and Building, Mixed Use:</i></b></p> <p><b><i>Lot Area</i></b> (minimum): N/A</p> <p><b><i>Lot Frontage</i></b> (minimum): N/A</p> <p><b><i>Building Area</i></b> (maximum): N/A</p> <p><b><i>Front Yard</i></b> (minimum): 4.5m</p> <p><b><i>Exterior Side Yard</i></b> (minimum): 4.5m</p> <p><b><i>Rear Yard</i></b> (minimum): 4.5m</p> <p><b><i>Interior Side Yard</i></b> (minimum): 4.5m</p> <p><b><i>Building Height</i></b> (maximum): 45m</p> <p><b><i>Landscaping Area</i></b> (minimum): N/A</p> <p><b><i>Parking Requirements</i></b> (minimum):</p> <p>Residents:  <span style="padding-left: 40px;"><i>1 parking space per dwelling unit</i></span></p> <p>Visitors:  <span style="padding-left: 40px;"><i>0.15 parking space per dwelling unit</i></span></p> <p><i>Parking</i> for non-residential uses within a <i>Building, Mixed Use</i> shall be provided in accordance with Section 5.2.3.</p> <p><b><i>Amenity Space</i></b> (minimum): 2m<sup>2</sup> per <i>dwelling unit</i></p> <p style="text-align: center;"><b>ZONE STANDARDS</b></p> <p><b>For a <i>Seniors Retirement Facility, and Long-Term Care Facility</i></b></p> <p><b><i>Lot Area</i></b> (minimum): N/A</p> <p><b><i>Lot Frontage</i></b> (minimum): N/A</p> <p><b><i>Building Area</i></b> (maximum): N/A</p> <p><b><i>Front Yard</i></b> (minimum): 4.5m</p> <p><b><i>Exterior Side Yard</i></b> (minimum): 4.5m</p> <p><b><i>Rear Yard</i></b> (minimum): 4.5m</p> <p><b><i>Interior Side Yard</i></b> (minimum): 4.5m</p> <p><b><i>Building Height</i></b> (maximum): 45m</p> <p><b><i>Landscaping Area</i></b> (minimum): N/A</p> <p><b><i>Parking Requirements</i></b> (minimum):</p> <p><i>For a Seniors Retirement Facility:</i></p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Residents: 0.5 parking space per dwelling unit</p> <p>Visitors: 0.15 parking space per dwelling unit</p> <p><b>Amenity Space</b> (minimum): 2m<sup>2</sup> per dwelling unit</p> <p><b>ZONE STANDARDS</b> For a <i>Shopping Centre</i> or non-residential use not otherwise regulated in this zone:</p> <p><b>Setback to a Street Line</b> (minimum): 3.0m</p> <p><b>Setback to another lot line</b> (minimum): 6.0m</p> <p><b>Building Height</b> (maximum): 45m</p> <p><b>Planting Strip</b> (minimum): 3m along a <i>street line</i> or a <i>lot line</i> adjacent to another zone.</p> <p><b>Entrance Width</b> (maximum): N/A</p> <p><b>Parking Requirements for a Shopping Centre</b> (minimum): 1 parking space per 23m<sup>2</sup> of net floor area or portion thereof</p> <p>A loading space shall not be closer than 6m to a <i>street line</i> or 12.0m to a residential land use.</p>

2. The following is added to Table 13.3:

The following provisions shall apply to all lands zoned with a holding provision (H47A) as shown on Schedule "A" to this By-law until the holding provision (H47A) 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 (H47A):
  - i. A *use* legally existing on the lands as of the date of the enactment of this By-law;
  - ii. 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,
  - iii. *Non-Intensive Recreation Uses* and *Environmental Management Uses*.
- b) A by-law or by-laws to remove the holding provision (H47A) 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.

3. The following is added to Table 13.3:

A holding provision (H47B) 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:

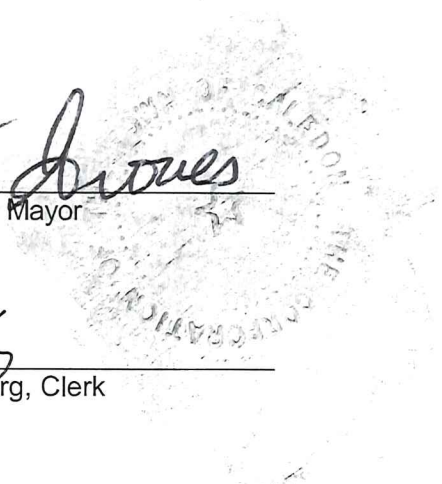
- a) The submission of an Environmental Impact Study, to the satisfaction of the Town ("EIS"), which among other things, determines the extent of the Natural Environment System as defined in the Future Caledon Official Plan in order to confirm the limits and extent of the Environmental Policy Area 1 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 (H47B) 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 (H47B) 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 6 of By-law 2006-50, as amended is further amended for Part of Lot 18, Concessions 2 and 3, East of Hurontario Street (Chinguacousy), Town of Caledon, Regional Municipality of Peel from Agricultural Zone (A1), and Environmental Policy Area 2 Zone (EPA2) to Mixed Density Residential Zone – Exception 700 – Holding Provision 47A and Holding Provision 47B (RMD-700-H47A-H47B), Mixed Density Residential Zone – Exception 701 – Holding Provision 47A and Holding Provision 47B (RMD-701-H47A-H47B), Mixed Density Residential Zone – Exception 702 – Holding Provision 47A and Holding Provision 47B (RMD-702-H47A-H47B), and Environmental Policy Area 1 Zone – Holding Provision 47A and Holding Provision 47B (EPA1-H47A-H47B), in accordance with Schedule "A" attached hereto.

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

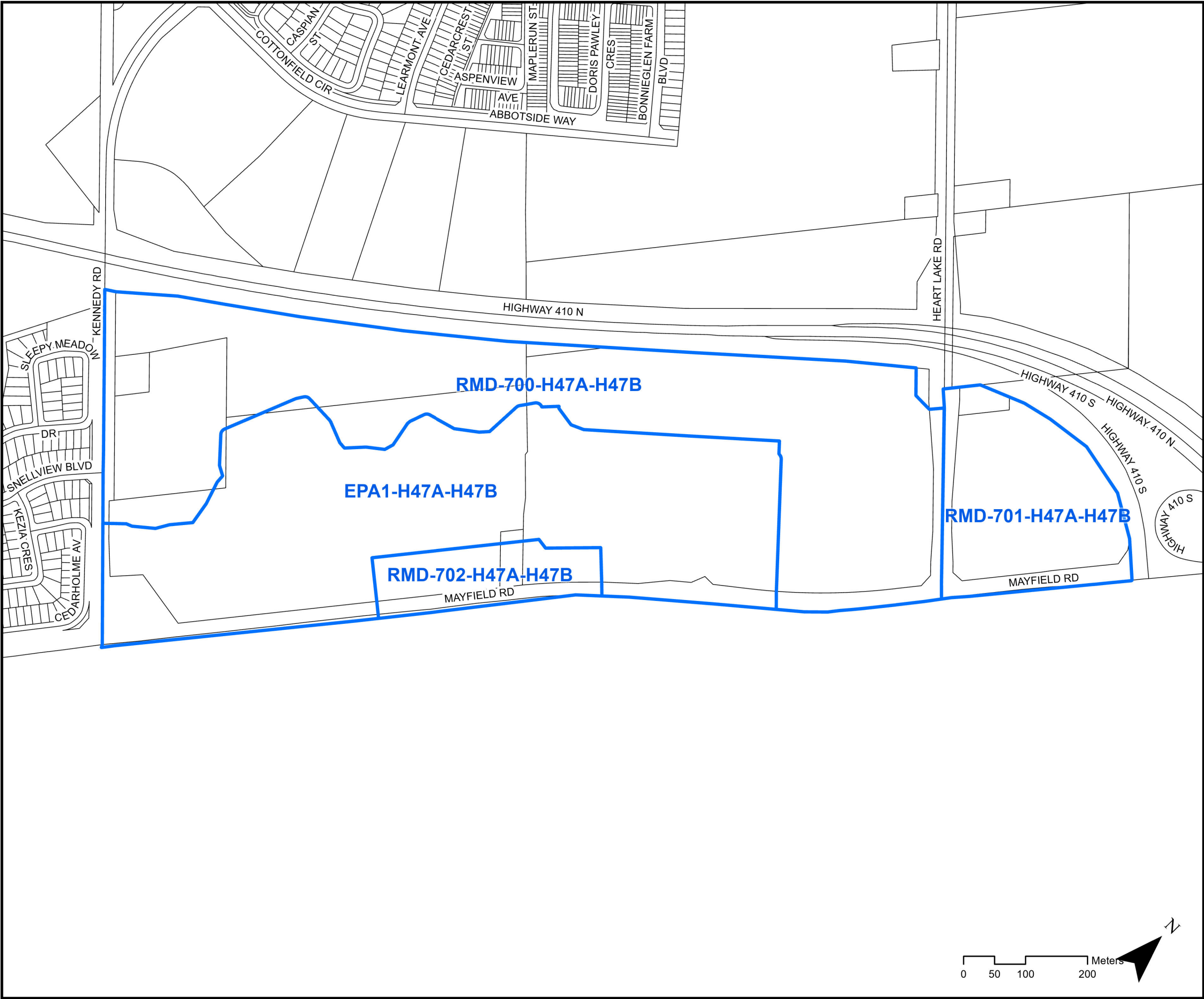
25 June

  
Annette Groves, Mayor

  
Kevin Klingenberg, Clerk








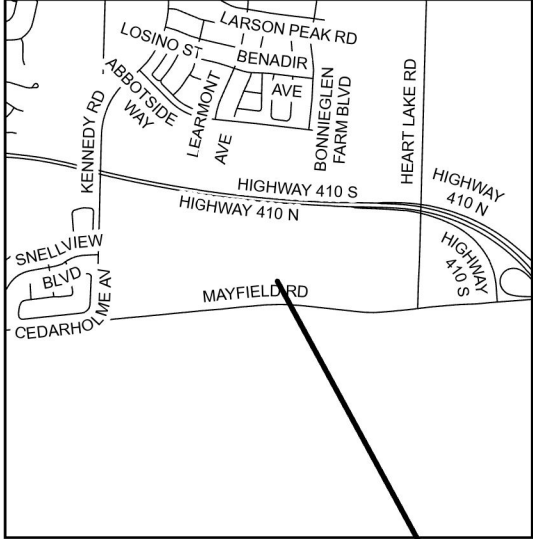
## Schedule A By-law 2024-58

Part of Lot 18,  
Concessions 2 & 3, E.H.S  
(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 2024-0004

