

## Notice of Passing of Zoning By-law 2024-052

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TAKE NOTICE that the Council for The Corporation of the Town of Caledon passed By-law No. 2024-052 on June 25, 2024, under Sections 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 2024-0010).

The purpose and effect of By-law 2024-052 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. 2024-052**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,  
with respect to the lands legally described on Schedule "B" to this By-law (Bolton North Hill),  
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 the lands legally described on Schedule "B" to this By-law (Bolton North Hill), Town of Caledon, Regional Municipality of Peel, for residential 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
R2	689	<ul style="list-style-type: none"> <li>- <i>Artist Studio and Gallery</i></li> <li>- <i>Business Office</i></li> <li>- <i>Clinic</i></li> <li>- <i>Convenience Store</i></li> <li>- <i>Day Nursery</i></li> </ul>	<b>DEFINITIONS</b>  <b>Amenity Space</b> For the purpose of this zone, means an outdoor area used exclusively for the enjoyment of the outdoor environment and may include <i>landscaping areas, patios, porches, privacy areas, balconies, terraces, decks</i> and similar areas.

	<ul style="list-style-type: none"> <li>– Dry Cleaning or Laundry Outlet</li> <li>– Dwelling, Back-to-Back Townhouse</li> <li>– Dwelling, Detached</li> <li>– Dwelling, Detached, Rear Lane</li> <li>– Dwelling, Semi-Detached</li> <li>– Dwelling, Semi-Detached, Rear-Lane</li> <li>– Dwelling, Stacked Townhouse</li> <li>– Dwelling, Townhouse, Rear-Lane</li> <li>– Dwelling, Multiplex</li> <li>– Environmental Management</li> <li>– Farmers Market</li> <li>– Financial Institution</li> <li>– Live-Work Unit</li> <li>– Long-Term Care Facility</li> <li>– Medical Centre</li> <li>– Non-Market Housing</li> <li>– Personal Service Shop</li> <li>– Pharmacy</li> <li>– Place of Worship</li> <li>– Recreation, Non-Intensive</li> <li>– Restaurant</li> <li>– Retail Store</li> <li>– Retail Store, Accessory</li> <li>– Sales, Service and Repair Shop</li> <li>– Seniors Retirement Facility</li> <li>– Veterinary Hospital</li> </ul>	<p><b>Dwelling, Stacked Townhouse</b> For the purpose 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>Dwelling, Multiplex</b> For the purposes of this zone, means a residential <i>building</i> with up to eight units. In order to qualify, at least one <i>dwelling unit</i> must be entirely or partially above another. A <i>dwelling unit</i> within a <i>multiplex</i> is not a principal <i>dwelling</i> that can contain an <i>Additional Residential Unit</i>.</p> <p><b>Lane</b> For the purposes of this zone, means a public or private thoroughfare, whether or not improved for use, which has a reduced right of-way width and which affords a means of access for vehicular traffic to abutting <i>lots</i>.</p> <p><b>Live-Work Unit</b> For the purpose of this zone, means a <i>dwelling unit</i> within a <i>building</i> divided vertically, containing not more than 8 units, in which the portion of the <i>building</i> at grade level may be used as a business establishment and whereby each “live” and “work” component within the <i>dwelling unit</i> may have independent entrances from the outside. “Live” and “Work” components may share common hallways, stairways and rooms for mechanical systems on the ground floor.</p> <p><b>Lot Depth</b> For the purpose of this zone, means the shortest horizontal distance between the <i>front lot line</i> and the <i>rear lot line</i>.</p> <p><b>Lot Line, Front</b> For the purpose 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>Rear-Lane</b></p>
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		<p><i>detached dwelling, semi-detached dwelling, and/or a 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 zone:</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 structures 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 zones, provided that such use, building or structure complies with the standards of the Zone in which it is located.</p> <p><b>Sight Triangles</b>  Notwithstanding Section 4.38.2 (<i>Sight Triangles</i>) no sight triangle shall be required where a curved or triangular area of land abutting a corner lot has been incorporated into the public right-of-way. No minimum yard or setback is required from a lot line abutting such curved or triangular area of land.</p> <p><b>Size of Parking Spaces</b>  For the purpose of this zone, the minimum size of a parking space shall be 2.75m in width and 5.8m in length.</p> <p><b>Residential Parking Requirements</b>  Notwithstanding Section 5.2.2 (<i>Residential Parking Requirements</i>), no visitor parking spaces are required for a dwelling, back-to-back townhouse, having frontage on a public street.</p> <p><b>Visitor Parking</b>  In the case of dwellings tied to a common element condominium or on a lot with four or more dwelling units, visitor parking shall be provided at a rate of 0.25 parking spaces per unit, unless otherwise specified in this zone.</p> <p><b>Street</b>  For the purposes of this zone, a street shall include a private road or lane.</p>
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			<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, a Home Occupation and related accessory</i> 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):</p> <p><i>Dwelling, Detached:</i> 8m</p> <p><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):</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> 5.75m</p> <p>To a <i>main building:</i> 1.2m</p> <p><b>Rear Yard</b> (minimum):</p> <p>For <i>lots</i> with a <i>lot</i> depth of 20m or greater: 6.0m</p> <p>For <i>lots</i> with a <i>lot</i> depth of less than 20m: 4.7m</p>
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			To the side wall of a <i>private garage</i> : 0.6m
			For a <i>Dwelling, Detached, Rear-Lane</i> abutting a <i>Lane</i> : N/A
			For a <i>Dwelling, Detached, Rear-Lane</i> abutting a <i>Street</i> :
			To an attached <i>private garage</i> : 5.75m
			To a <i>main building</i> : 2.5m
			<b>Interior Side Yard</b> (minimum):
			One side: 0.6m
			Other side: 1.2m
			Abutting a non-residential land use: 1.2m
			<b>Building Height</b> (maximum): 14.0m
			<b>Landscaping Area</b> (minimum): 10% of <i>Front Yard</i>
			<b>Driveway Width</b> (minimum): 2.75m
			<b>Parking Requirements</b> (minimum):
			1 <i>parking space</i> per <i>dwelling unit</i>
			<b>For a <i>Dwelling, Semi-Detached</i> and <i>Dwelling, Semi-Detached, Rear-Lane</i>:</b>
			<b>Lot Area</b> (minimum): N/A
			<b>Lot Frontage</b> (minimum):
			<i>Interior Lot</i> : 5m
			<i>Corner Lot</i> : 6.5m
			<b>Building Area</b> (maximum): N/A
			<b>Backyard Amenity Area</b> (minimum): N/A
			<b>Front Yard</b> (minimum):
			Front wall of attached <i>private garage</i> : 5.75m
			Front wall of <i>main building</i> : 2.5m
			<b>Exterior Side Yard</b> (minimum):

			<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>: 5.75m</p> <p>To a <i>main building</i>: 1.2m</p> <p><b>Rear Yard</b> (minimum):</p> <p>For lots with a <i>lot depth</i> of 20m or greater: 6.0m</p> <p>For lots with a <i>lot depth</i> of less than 20m: 4.7m</p> <p>To the side wall of a <i>private garage</i>: 0.6m</p> <p>For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Lane</i>: N/A</p> <p>For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Street</i>:</p> <p 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>To a <i>main building</i>: 0.9m</p> <p>Between attached <i>dwelling units</i>: N/A</p> <p>Abutting a non-residential land use: 1.2m</p> <p><b>Building Height</b> (maximum): 14.0m</p> <p><b>Landscaping Area</b> (minimum): 10% of <i>Front Yard</i></p> <p><b>Driveway Width</b> (minimum): 2.75m</p> <p><b>Parking Requirements</b> (minimum):</p> <p>1 <i>parking space</i> per <i>dwelling unit</i></p> <p><b>For a Dwelling, Townhouse:</b></p> <p><b>Lot Area</b> (minimum): N/A</p>
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			<p><b>Lot Frontage</b> (minimum):</p> <p><i>Interior Lot:</i> 4.5m</p> <p><i>End Lot or Corner Lot:</i> 5.5m</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):</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>: 5.75m</p> <p>To a <i>main building</i>: 1.2m</p> <p><b>Rear Yard</b> (minimum):</p> <p>To a <i>main building</i>: 4.7m</p> <p>To the side wall of a <i>private garage</i>: 0.6m</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>Abutting a non-residential land use: 1.2m</p> <p><b>Building Height</b> (maximum): 16.0m</p> <p><b>Landscaping Area</b> (minimum): 10% of <i>Front Yard</i></p> <p><b>Driveway Width</b> (minimum): 2.75m</p> <p><b>Parking Requirements</b> (minimum):</p>
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			<p>1 parking space per dwelling unit</p> <p><b>For a Dwelling, Townhouse, Rear-Lane:</b></p> <p><b>Lot Area</b> (minimum): N/A</p> <p><b>Lot Frontage</b> (minimum):</p> <p><i>Interior Lot:</i> 4.0m</p> <p><i>End Lot or Corner Lot:</i> 5.5m</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): 2.0m</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):</p> <p>For a Dwelling, Townhouse, Rear-Lane abutting a Lane: N/A</p> <p>For a Dwelling, Townhouse, Rear-Lane abutting a Street:</p> <p style="padding-left: 20px;">To an attached private garage: 5.5m</p> <p style="padding-left: 20px;">To a main building: 2.5m</p> <p><b>Interior Side Yard</b> (minimum):</p> <p>To a main building: 1.2m</p> <p>Between attached dwelling units: N/A</p> <p>Between attached private garages: N/A</p> <p>Abutting a non-residential land use: 1.2m</p> <p><b>Building Height</b> (maximum): 16.0m</p> <p><b>Landscaping Area</b> (minimum): 10% of Front Yard</p> <p><b>Driveway Width</b> (minimum): 2.75m</p> <p><b>Parking Requirements</b> (minimum): 1 parking space per dwelling unit</p>
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			<p><b>Amenity Space</b> (minimum): 3.5m<sup>2</sup> per dwelling unit</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> 6.7m</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 <i>attached 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 facing an 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>Abutting a non-residential land use: 1.2m</p> <p><b>Building Height</b> (maximum): 16.0m</p> <p><b>Landscaping Area</b> (minimum): 10% of <i>Front Yard</i></p> <p><b>Driveway Width</b> (minimum): 2.75m</p> <p><b>Parking Requirements</b> (minimum): 1 parking space per dwelling unit</p>
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			<p><b>Contiguous Dwelling Units</b> (maximum): 16</p> <p><b>Dimensions of a Contiguous Structure</b> (maximum): 8 dwelling units wide by 2 dwelling units deep</p> <p><b>Amenity Space</b> (minimum):  5m<sup>2</sup> per dwelling unit</p> <p><b>For a Dwelling, Multiplex and Dwelling, Stacked Townhouse:</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): 2.5m</p> <p><b>Exterior Side Yard</b> (minimum): 2.4m</p> <p><b>Rear Yard</b> (minimum): 2.4m; however, 0.5m is permitted to a Lane</p> <p><b>Interior Side Yard</b> (minimum): 0.9m</p> <p><b>Building Height</b> (maximum): 20m</p> <p><b>Landscaping Area</b> (minimum): 10% of the lot</p> <p><b>Driveway Width</b> (minimum): 2.75m</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):  5m<sup>2</sup> per dwelling unit</p> <p><b>For a Seniors Retirement Facility, and Long-Term Care Facility</b></p>
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			<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>Front Yard</b> (minimum): N/A</p> <p><b>Exterior Side Yard</b> (minimum): N/A</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): N/A</p> <p><b>Landscaping Area</b> (minimum): 10% of the lot</p> <p><b>Parking Requirements</b> (minimum):</p> <p>For a <i>Seniors Retirement Facility</i>:</p> <p style="padding-left: 20px;">Residents: 0.5 parking space per dwelling unit</p> <p style="padding-left: 20px;">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>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 <i>dwelling unit</i>:</p> <ul style="list-style-type: none"> <li>a) <i>Art Gallery</i></li> <li>b) <i>Artist Studio and Gallery</i></li> <li>c) <i>Business Office</i></li> <li>d) <i>Clinic</i></li> <li>e) <i>Day Nursery</i></li> <li>f) <i>Dry Cleaning or Laundry Outlet</i></li> <li>g) <i>Personal Service Shop</i></li> <li>h) <i>Private Home Daycare</i></li> <li>i) <i>Restaurant</i></li> <li>j) <i>Retail Store</i></li> </ul> <p><b>Lot Area</b> (minimum): N/A</p> <p><b>Lot Frontage</b> (minimum):</p> <p><b>Interior Lot:</b> 6.0m</p> <p><b>End Lot or Corner Lot:</b> 7.2m</p>
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			<b>Building Area</b> (maximum):	N/A
			<b>Backyard Amenity Area</b> (minimum):	N/A
			<b>Front Yard</b> (minimum):	2.0m
			<b>Exterior Side Yard</b> (minimum):	2.0m
			<b>Exterior Side Yard abutting a Lane</b> (minimum):	1.2m
			<b>Rear Yard</b> (minimum):	
			Abutting a <i>Lane</i> :	N/A
			Abutting a <i>Street</i> :	
			To an <i>attached private garage</i> :	5.75m
			To a <i>main building</i> :	2.5m
			<b>Interior Side Yard</b> (minimum):	
			To a <i>main building</i> :	1.2m
			Between attached <i>Live-Work units</i> :	N/A
			Abutting another <i>land use</i> :	1.2m
			<b>Building Height</b> (maximum):	14.0m
			<b>Landscaping Area</b> (minimum):	N/A
			<b>Parking Requirements</b> (minimum):	
				1 <i>parking space</i> per <i>Live-Work unit</i>
			<b>Amenity Space</b> (minimum):	
				5m <sup>2</sup> per <i>dwelling unit</i>
			<b>Non-Residential Floor Area, Gross Leasable</b> (minimum):	50m <sup>2</sup> per <i>Live-Work Unit</i>
			<b>For a Non-Residential Use not otherwise regulated in this zone:</b>	
			<b>Setback to a Street Line</b> (minimum):	3m
			<b>Setback to another lot line</b> (minimum):	6m
			<b>Building Height</b> (maximum):	18.0m
			<b>Planting Strip</b> (minimum):	

			<p>3.0m 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>Where a <i>lot</i> is used exclusively for a <i>Community Centre, Emergency Service Facility, Hospital, Library, Place of Worship, or School</i>, the provisions of Section 9 (<i>Institutional Zone</i>) shall apply.</p> <p>Where a <i>lot</i> is used for <i>Environmental Management, Forest Management, and Recreation, Non-Intensive uses</i>, the provisions of Section 11 (<i>Environmental Policy Area Zones</i>) shall apply.</p> <p>Where a <i>lot</i> is used for a <i>Park</i> purpose, the provisions of Section 12 (<i>Open Space Zone</i>) 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</i> or <i>balcony</i>, terrace, canopy or portico, including stairs or steps (maximum):</p> <p style="text-align: right;">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>For a Dwelling, Townhouse, Back-to-Back with no private garage:</b></p> <p>A carport or garbage enclosure, private (maximum):</p> <p style="text-align: right;">2.0m, provided a <i>setback</i> of 0.5m is maintained to the <i>lot line, front</i>.</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="text-align: right;">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>Exterior below grade stairs (maximum): 1.0m</p>
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			<p>A fireplace, chimney or vent (maximum): 0.6m</p> <p>Any type of encroachment where the <i>yard, exterior side</i> abuts a <i>lane</i> (maximum): 0.5m</p> <p><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 one-storey component of a <i>main building</i> on a <i>lot</i> with a <i>lot</i> depth less than 20m (maximum): 3.5m up to a maximum width of 60% of the <i>lot</i></p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum): 1.0m</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, or exterior below grade stairs: To within 1.2m of a <i>lot line, rear</i>.</p> <p>Stairs or steps associated with an open-roofed <i>porch</i>, uncovered terrace or <i>deck</i>: To within 0.6m of a <i>lot line, rear</i>.</p> <p>A fireplace, chimney or vent (maximum): 1.2m</p> <p><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): 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): 0.6m provided a <i>setback</i> of 0.6m is maintained to the <i>lot line, interior side</i>.</p>
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			<p>A fireplace, chimney or vent (maximum): 0.6m</p> <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></p> <p>Sills, cornices, parapets, or other similar ornamental architectural features (maximum):</p> <p>0.6m extending from a <i>main building</i> wall or permitted encroachment provided that a minimum <i>setback</i> of 0.5m is maintained to a <i>lot line</i>;</p> <p>Eaves (maximum):</p> <p>0.6m from a <i>main building</i> wall or permitted encroachment provided that a minimum <i>setback</i> of 0.2m is maintained to an <i>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>
RM	690	<ul style="list-style-type: none"> <li>- Adult Day Centre</li> <li>- Amusement Arcade</li> <li>- Animal Hospital</li> <li>- Art Gallery</li> <li>- Artist Studio and Gallery</li> <li>- Bakery</li> <li>- Building, Apartment</li> <li>- Building, Apartment, Senior Citizens</li> <li>- Building, Mixed Use</li> <li>- Business Office</li> <li>- Clinic</li> <li>- Conference Centre</li> <li>- Convenience Store</li> <li>- Day Care, Private Home</li> </ul>	<p style="text-align: center;"><b>DEFINITIONS</b></p> <p><b>Amenity Space</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, patios, porches, privacy areas, balconies, terraces, decks</i> and similar areas.</p> <p><b>Dwelling, Stacked Townhouse</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>Dwelling, Multiplex</b> For the purposes of this <i>zone</i>, means a residential <i>building</i> with up to eight units. In order to qualify, at least one <i>dwelling unit</i> must be entirely or partially above another. A <i>dwelling unit</i></p>

	<ul style="list-style-type: none"> <li>- Day Nursery</li> <li>- Dry Cleaning or Laundry Outlet</li> <li>- Dwelling, Back-to-Back Townhouse</li> <li>- Dwelling, Detached</li> <li>- Dwelling, Detached, Rear Lane</li> <li>- Dwelling, Semi-Detached</li> <li>- Dwelling, Semi-Detached, Rear-Lane</li> <li>- Dwelling, Stacked Townhouse</li> <li>- Dwelling, Townhouse, Rear-Lane</li> <li>- Dwelling, Multiplex</li> <li>- Environmental Management</li> <li>- Farmers Market</li> <li>- Financial Institution</li> <li>- Fitness Centre</li> <li>- Funeral Home</li> <li>- Furniture Showroom</li> <li>- Grocery Store</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>- 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> </ul>	<p>within a <i>multiplex</i> is not a principal <i>dwelling</i> that can contain an <i>Additional Residential Unit</i>.</p> <p><b>Lane</b> For the purposes of this <i>zone</i>, means a public or private thoroughfare, whether or not improved for use, which has a reduced right of-way width and which affords a means of access for vehicular traffic to abutting <i>lots</i>.</p> <p><b>Live-Work Unit</b> For the purposes of this <i>zone</i>, means a <i>dwelling unit</i> within a <i>building</i> divided vertically, containing not more than 8 <i>units</i>, in which the portion of the <i>building</i> at grade level may be used as a business establishment and whereby each “live” and “work” component within the <i>dwelling unit</i> may have independent entrances from the outside. “Live” and “Work” components may share common hallways, stairways and rooms for mechanical systems on the ground floor.</p> <p><b>Lot Depth</b> For the purposes of this <i>zone</i>, means the shortest horizontal distance between the <i>front lot line</i> and the <i>rear lot line</i>.</p> <p><b>Lot Line, Front</b> For the purposes of this <i>zone</i>, where a <i>lot</i> 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 <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>Rear-Lane</b> For the purposes of this <i>zone</i>, 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 <i>zone</i>, 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</p>
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	<ul style="list-style-type: none"> <li>- Place of Entertainment</li> <li>- Place of Worship</li> <li>- Printing and Processing</li> <li>- Service Shop</li> <li>- Private Club</li> <li>- Recreation, Non-Intensive</li> <li>- Restaurant</li> <li>- Retail Store</li> <li>- Retail Store, Accessory</li> <li>- Sales, Service and Repair Shop</li> <li>- Seniors Retirement Facility</li> <li>- Shopping Centre</li> <li>- Supermarket</li> <li>- Training Facility</li> <li>- Veterinary Hospital</li> <li>- Wellness Centre</li> </ul>	<p>private <i>street</i>, provided <i>driveway</i> access to the <i>rear lot line</i> is available from a public or private <i>street</i> or <i>Lane</i>.</p> <p>For the purposes of this <i>zone</i>, Sections 4.3.3 (minimum <i>entrance setback</i>) and 4.3.4 (minimum <i>entrance separation</i>) shall not apply.</p> <p><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 <i>dual garage</i> 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 lot.</li> </ul> <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 <i>structure</i> complies with the</p>
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			<p>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 purposes of this <i>zone</i>, the minimum size of a <i>parking space</i> shall be 2.75m in width and 5.8m 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, a home occupation</i> and related <i>accessory 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 <i>Dwelling, Detached</i> and <i>Dwelling, Detached, Rear-Lane</i>:</b></p> <table data-bbox="768 1795 1476 2188"> <tr> <td><b>Lot Area</b> (minimum):</td> <td>N/A</td> </tr> <tr> <td><b>Lot Frontage</b> (minimum):</td> <td></td> </tr> <tr> <td><i>Dwelling, Detached</i>:</td> <td>8.0m</td> </tr> <tr> <td><i>Dwelling, Detached, Rear-Lane</i>:</td> <td>7.8m</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> </table>	<b>Lot Area</b> (minimum):	N/A	<b>Lot Frontage</b> (minimum):		<i>Dwelling, Detached</i> :	8.0m	<i>Dwelling, Detached, Rear-Lane</i> :	7.8m	<b>Building Area</b> (maximum):	N/A	<b>Backyard Amenity Area</b> (minimum):	N/A
<b>Lot Area</b> (minimum):	N/A														
<b>Lot Frontage</b> (minimum):															
<i>Dwelling, Detached</i> :	8.0m														
<i>Dwelling, Detached, Rear-Lane</i> :	7.8m														
<b>Building Area</b> (maximum):	N/A														
<b>Backyard Amenity Area</b> (minimum):	N/A														

			<p><b>Front Yard</b> (minimum):</p> <p>Front wall of attached private <i>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>: 5.75m</p> <p>To a <i>main building</i>: 1.2m</p> <p><b>Rear Yard</b> (minimum):</p> <p>For <i>lots</i> with a <i>lot</i> depth of 20m or greater: 6.0m</p> <p>For <i>lots</i> with a <i>lot</i> depth of less than 20m: 4.7m</p> <p>To the side wall of a <i>private garage</i>: 0.6m</p> <p>For a <i>Dwelling, Detached, Rear-Lane</i> abutting a <i>Lane</i>: N/A</p> <p>For a <i>Dwelling, Detached, Rear-Lane</i> abutting a <i>Street</i>:</p> <p style="padding-left: 20px;">To an attached <i>private garage</i>: 5.5m</p> <p style="padding-left: 20px;">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>Abutting a non-residential land <i>use</i>: 1.2m</p> <p><b>Building Height</b> (maximum): 14.0m</p> <p><b>Landscaping Area</b> (minimum): 10% of <i>Front Yard</i></p> <p><b>Driveway Width</b> (minimum): 2.75m</p> <p><b>Parking Requirements</b> (minimum):</p>
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			<p style="text-align: right;">1 parking space per dwelling unit</p> <p><b>For a Dwelling, Semi-Detached and Dwelling, Semi-Detached, Rear-Lane:</b></p> <p><b>Lot Area</b> (minimum): N/A</p> <p><b>Lot Frontage</b> (minimum):</p> <p><i>Interior Lot:</i> 5.0m</p> <p><i>Corner Lot:</i> 6.5m</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):</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 <i>lots</i> with a <i>lot</i> depth of 20m or greater: 6.0m</p> <p>For <i>lots</i> with a <i>lot</i> depth of less than 20m: 4.7m</p> <p>To the side wall of a <i>private garage</i>: 0.6m</p> <p>For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Lane</i>: N/A</p> <p>For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Street</i>:</p> <p>To an attached <i>private garage</i>: 5.5m</p>
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			<p>To a <i>main building</i>: 2.5m</p> <p><b>Interior Side Yard</b> (minimum):</p> <p>To a <i>main building</i>: 0.9m</p> <p>Between attached <i>dwelling units</i>: N/A</p> <p>Abutting a non-residential land use: 1.2m</p> <p><b>Building Height</b> (maximum): 14.0m</p> <p><b>Landscaping Area</b> (minimum): 10% of <i>Front Yard</i></p> <p><b>Driveway Width</b> (minimum): 2.75m</p> <p><b>Parking Requirements</b> (minimum): 1 <i>parking space per dwelling unit</i></p> <p><b>For a Dwelling, Townhouse:</b></p> <p><b>Lot Area</b> (minimum): N/A</p> <p><b>Lot Frontage</b> (minimum):</p> <p><i>Interior Lot</i>: 4.5m</p> <p><i>End Lot or Corner Lot</i>: 5.5m</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):</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>: 5.75m</p>
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			<p>To a <i>main building</i>: 1.2m</p> <p><b>Rear Yard</b> (minimum)</p> <p>To a <i>main building</i>: 4.7m</p> <p>To the side wall of a <i>private garage</i>: 0.6m</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>Abutting a non-residential land <i>use</i>: 1.2m</p> <p><b>Building Height</b> (maximum): 14.0m</p> <p><b>Landscaping Area</b> (minimum): 10% of <i>Front Yard</i></p> <p><b>Driveway Width</b> (minimum): 2.75m</p> <p><b>Parking Requirements</b> (minimum): 1 <i>parking space per dwelling unit</i></p> <p><b>For a Dwelling, Townhouse, Rear-Lane:</b></p> <p><b>Lot Area</b> (minimum): N/A</p> <p><b>Lot Frontage</b> (minimum):</p> <p><i>Interior Lot</i>: 4.0m</p> <p><i>End Lot or Corner Lot</i>: 5.5m</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): 2.0m</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):</p> <p>For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Lane</i>: N/A</p>
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		<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> <p>To a <i>main building</i>: 1.2m</p> <p>Between attached <i>dwelling units</i>: N/A</p> <p>Between attached <i>private garages</i>: N/A</p> <p>Abutting a non-residential land use: 1.2m</p> <p><b>Building Height</b> (maximum): 14.0m</p> <p><b>Landscaping Area</b> (minimum): 10% of <i>Front Yard</i></p> <p><b>Driveway Width</b> (minimum): 2.75m</p> <p><b>Parking Requirements</b> (minimum): 1 <i>parking space</i> per <i>dwelling unit</i></p> <p><b>Amenity Space</b> (minimum): 5m<sup>2</sup> per <i>dwelling unit</i></p> <p><b>For a <i>Dwelling, Back-to-Back Townhouse</i>:</b></p> <p><b>Lot Area</b> (minimum): N/A</p> <p><b>Lot Frontage</b> (minimum)</p> <p><i>Interior Lot</i>: 5.75m</p> <p><i>End Lot</i> or <i>Corner Lot</i>: 6.7m</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 <i>attached 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>
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			<p>To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.75m</p> <p>To a <i>main building</i>: 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>Abutting a non-residential land use: 1.2m</p> <p><b>Building Height</b> (maximum): 14.0m</p> <p><b>Landscaping Area</b> (minimum): 10% of <i>Front Yard</i></p> <p><b>Driveway Width</b> (minimum): 2.75m</p> <p><b>Parking Requirements</b> (minimum): 1 <i>parking space</i> per <i>dwelling unit</i></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): 5m<sup>2</sup> per <i>dwelling unit</i></p> <p><b>For a Dwelling, Multiplex and Dwelling, Stacked Townhouse:</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): 2.5m</p> <p><b>Exterior Side Yard</b> (minimum): 2.4m</p> <p><b>Rear Yard</b> (minimum): 2.4m; however, 0.5m is permitted to a <i>Lane</i></p> <p><b>Interior Side Yard</b> (minimum): 0.9m</p>
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			<p><b>Building Height</b> (maximum): 20.0m</p> <p><b>Landscaping Area</b> (minimum): 10% of the lot</p> <p><b>Driveway Width</b> (minimum): 2.75m</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><b>For a Building, Apartment; Building, Apartment, Senior Citizen, and Building, Mixed Use:</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>Front Yard</b> (minimum): N/A</p> <p><b>Exterior Side Yard</b> (minimum): N/A</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): N/A</p> <p><b>Landscaping Area</b> (minimum): 10% of the lot</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>Bicycle Parking Requirements</b> (minimum):</p> <p>Residents: 0.5 spaces per dwelling unit</p> <p>Visitors: 0.1 spaces per dwelling unit</p> <p><b>Amenity Space</b> (minimum): 3m<sup>2</sup> per dwelling unit</p> <p>For a Building, Mixed Use, the number of</p>
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		<p><i>parking spaces</i> required shall be calculated in accordance with the above requirements for <i>residential uses</i> as well as the standards set out in Table 5.2 for <i>non-residential uses</i> multiplied by the percent of the peak period for each time period contained in the following tables:</p> <p><b>Percentage of Peak Period (Weekday)</b></p> <p><u>Morning</u></p> <p><i>Business Office, Clinic, and Financial Institution:</i> 100</p> <p><i>Retail Store and Service Shop:</i> 80</p> <p><i>Restaurant:</i> 20</p> <p><i>Hotel:</i> 70</p> <p><i>Residential – Resident:</i> 90</p> <p><i>Residential – Visitor:</i> 20</p> <p><u>Noon</u></p> <p><i>Business Office, Clinic, and Financial Institution:</i> 90</p> <p><i>Retail Store and Service Shop:</i> 90</p> <p><i>Restaurant:</i> 100</p> <p><i>Hotel:</i> 70</p> <p><i>Residential – Resident:</i> 65</p> <p><i>Residential – Visitor:</i> 20</p> <p><u>Afternoon</u></p> <p><i>Business Office, Clinic, and Financial Institution:</i> 95</p> <p><i>Retail Store and Service Shop:</i> 90</p> <p><i>Restaurant:</i> 30</p> <p><i>Hotel:</i> 70</p> <p><i>Residential – Resident:</i> 90</p> <p><i>Residential – Visitor:</i> 60</p> <p><u>Evening</u></p> <p><i>Business Office, Clinic, and Financial Institution:</i> 10</p> <p><i>Retail Store and Service Shop:</i> 90</p> <p><i>Restaurant:</i> 100</p> <p><i>Hotel:</i> 100</p> <p><i>Residential – Resident:</i> 100</p> <p><i>Residential – Visitor:</i> 100</p> <p><b>Percentage of Peak Period (Weekend)</b></p> <p><u>Morning</u></p> <p><i>Business Office, Clinic, and Financial Institution:</i> 10</p> <p><i>Retail Store and Service Shop:</i> 80</p> <p><i>Restaurant:</i> 20</p> <p><i>Hotel:</i> 70</p>
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			<i>Residential – Resident:</i> 90 <i>Residential – Visitor:</i> 20 <u>Noon</u> <i>Business Office, Clinic, and Financial Institution:</i> 10 <i>Retail Store and Service Shop:</i> 100 <i>Restaurant:</i> 100 <i>Hotel:</i> 70 <i>Residential – Resident:</i> 65 <i>Residential – Visitor:</i> 20 <u>Afternoon</u> <i>Business Office, Clinic, and Financial Institution:</i> 10 <i>Retail Store and Service Shop:</i> 100 <i>Restaurant:</i> 50 <i>Hotel:</i> 70 <i>Residential – Resident:</i> 90 <i>Residential – Visitor:</i> 60 <u>Evening</u> <i>Business Office, Clinic, and Financial Institution:</i> 10 <i>Retail Store and Service Shop:</i> 70 <i>Restaurant:</i> 100 <i>Hotel:</i> 100 <i>Residential – Resident:</i> 100 <i>Residential – Visitor:</i> 100
			<p>Each column shall be totaled for weekday and weekend periods. The highest figure obtained from all time periods shall become the required parking for a <i>Building, Mixed Use</i>.</p> <p><b>For a Seniors Retirement Facility, and Long-Term Care Facility</b></p> <i>Lot Area</i> (minimum): N/A <i>Lot Frontage</i> (minimum): N/A <i>Building Area</i> (maximum): N/A <i>Front Yard</i> (minimum): N/A <i>Exterior Side Yard</i> (minimum): N/A <i>Rear Yard</i> (minimum): 3.0m <i>Interior Side Yard</i> (minimum): 3.0m

			<p><b>Building Height</b> (maximum): N/A</p> <p><b>Landscaping Area</b> (minimum): 10% of the lot</p> <p><b>Parking Requirements</b> (minimum):</p> <p>For a <i>Seniors Retirement Facility</i>:</p> <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): 3m<sup>2</sup> per dwelling unit</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 <i>dwelling unit</i>:</p> <ul style="list-style-type: none"> <li>a) <i>Art Gallery</i></li> <li>b) <i>Artist Studio and Gallery</i></li> <li>c) <i>Business Office</i></li> <li>d) <i>Clinic</i></li> <li>e) <i>Day Nursery</i></li> <li>f) <i>Dry Cleaning or Laundry Outlet</i></li> <li>g) <i>Personal Service Shop</i></li> <li>h) <i>Private Home Daycare</i></li> <li>i) <i>Restaurant</i></li> <li>j) <i>Retail Store</i></li> </ul> <p><b>Lot Area</b> (minimum): N/A</p> <p><b>Lot Frontage</b> (minimum):</p> <p><i>Interior Lot</i>: 6.0m</p> <p><i>End Lot or Corner Lot</i>: 7.2m</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): 2.0m</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):</p>
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			<p>Abutting a <i>Lane</i>: N/A</p> <p>Abutting a <i>Street</i>:</p> <p>To an <i>attached private garage</i>: 5.5m</p> <p>To a <i>main building</i>: 2.5m</p> <p><b>Interior Side Yard</b> (minimum):</p> <p>To a <i>main building</i>: 1.2m</p> <p>Between attached <i>Live-Work units</i>: N/A</p> <p>Abutting another land use: 1.2m</p> <p><b>Building Height</b> (maximum) 14.0m</p> <p><b>Landscaping Area</b> (minimum): N/A</p> <p><b>Parking Requirements</b> (minimum): 1 <i>parking space</i> per <i>Live-Work 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> <b>For a Non-Residential Use not otherwise regulated in this Zone:</b></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): 18.0m</p> <p><b>Planting Strip</b> (minimum): 3.0m 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>Where a <i>lot</i> is used exclusively for a <i>Community Centre, Emergency Service Facility, Hospital, Library, Place of Worship, or School</i>, the provisions of Section 9 (<i>Institutional Zone</i>) shall apply.</p> <p>Where a <i>lot</i> is used for <i>Environmental Management, Forest Management, and Recreation, Non-Intensive uses</i>, the provisions of Section 11 (<i>Environmental Policy Area Zones</i>) shall apply.</p>
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			<p>Where a <i>lot</i> is used for a <i>Park</i> purpose, the provisions of Section 12 (<i>Open Space Zone</i>) 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</i> or <i>balcony</i>, terrace, canopy or portico, including stairs or steps (maximum):</p> <p style="text-align: right;">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>For a Dwelling, Townhouse, Back-to-Back with no private garage:</b></p> <p>A <i>carport</i> or <i>garbage enclosure, private</i> (maximum):</p> <p style="text-align: right;">2.0m, provided a <i>setback</i> of 0.5m is maintained to the <i>lot line, front</i>.</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="text-align: right;">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>Exterior below grade stairs (maximum): 1.0m</p> <p>A fireplace, chimney or vent (maximum): 0.6m</p> <p>Any type of encroachment where the <i>yard, exterior side</i> abuts a <i>lane</i> (maximum): 0.5m</p> <p><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 one-storey component of a <i>main building</i> on a <i>lot</i> with a <i>lot</i> depth less than 20m (maximum):</p> <p style="text-align: right;">3.5m up to a maximum width of 60% of the <i>lot</i></p>
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			<p>A covered or uncovered <i>porch</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum): 1.0m</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, or exterior below grade stairs: To within 1.2m of a <i>lot line</i>, rear.</p> <p>Stairs or steps associated with an open-roofed <i>porch</i>, uncovered terrace or <i>deck</i>: To within 0.6m of a <i>lot line</i>, rear.</p> <p>A fireplace, chimney or vent (maximum): 1.2m</p> <p><b>In the case of a <i>Dwelling, Rear-Lane</i> where the <i>Lot Line, Rear</i> abuts a <i>street</i> that is not a <i>lane</i>:</b></p> <p>A covered or uncovered <i>porch</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum): 2m provided a <i>setback</i> of 0.5m is maintained to the <i>lot line</i>, front.</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</i> or <i>balcony</i>, canopy or portico, including stairs or steps (maximum): 0.6m provided a <i>setback</i> of 0.6m is maintained to the <i>lot line</i>, interior side.</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>
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			<p>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>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> <p><b>Within a <i>Private Garage</i>:</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>
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2. The following is added to Table 13.3:

The following provisions shall apply to all lands zoned with a Holding Provision (H41A) as shown on Schedule “A” to this By-law until the Holding Provision (H41A) 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 (H41A):
  - a. A *use* legally existing on the lands as of the date of the enactment of this By-law;
  - b. A *use* that was permitted on the Subject Lands, or portion thereof, pursuant to Comprehensive Zoning By-law 2006-50 as of the date of the enactment of this By-law; and,
  - c. *Non-Intensive Recreation Uses and Environmental Management Uses*.
- b) A By-law or By-laws to remove the Holding Provision (H41A) 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:
  - a. Approval of a secondary plan in conformity with the Town’s Official Plan or an official plan amendment;
  - b. 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; and,

- c. 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:

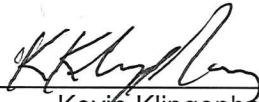
A holding provision (H41B) shall apply to the lands shown on Schedule "A" to this By-law and may be lifted over all or a portion of the lands provided that the following conditions, as applicable, have been met to the satisfaction of the Town:

- 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 (EPA1) zone 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 (H41B) 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 (H41B) shall not be lifted from lands that form part of the Natural Environment System and are protected from development as identified through the EIS where lands are zoned for residential or commercial uses on Schedule "A".

4. Schedule "A", Zone Maps 20 and 21 of By-law 2006-50, as amended is further amended for the lands legally described on Schedule "B" to this By-law], Town of Caledon, Regional Municipality of Peel, from Agricultural Zone (A1), Agricultural Zone – Exception 370 (A1-370) and Agricultural Zone – Exception 371 (A1-371) to Residential Two Zone – Exception 689 – Holding Provision 41A and Holding Provision 41B (R2-689-H41A-H41B) and Residential Multiple - Exception 690 - Holding Provision 41A and Holding Provision 41B (RM-690-H41A-H41B) in accordance with Schedule "A" attached hereto.

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

  
Annette Groves, Mayor



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Kevin Klingenberg, Clerk

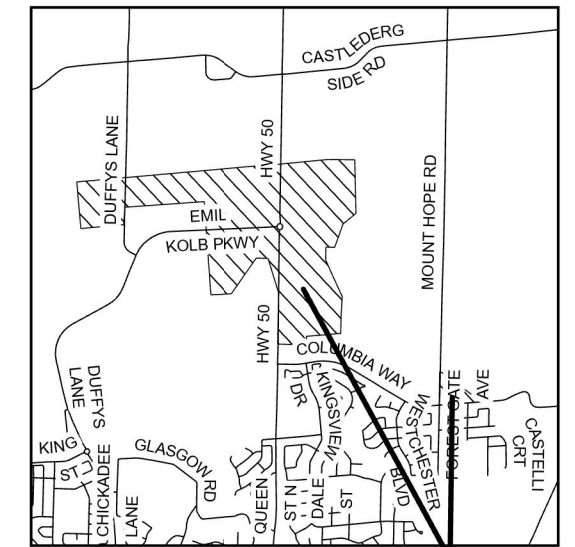
## Schedule A By-law 2024-52

Part of Lots 11, 12, 13 & 14  
Concessions 5, 6, 7 & 8  
(Geographic Township of Albion)  
Town of Caledon,  
Regional Municipality of Peel

### Legend

Lands to be rezoned to the zones identified on this Schedule

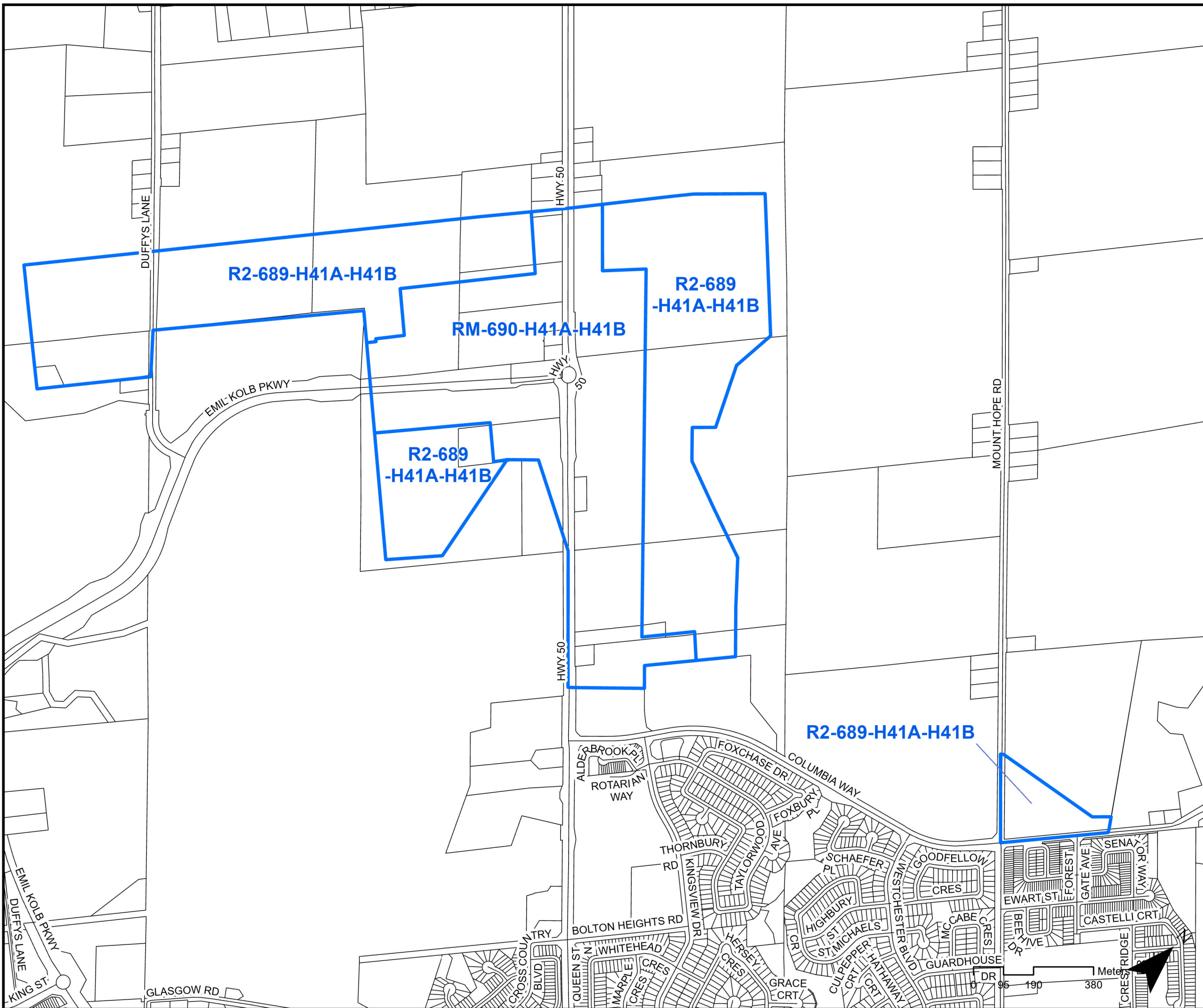
### Key Map



Subject Lands

Date: June 18, 2024

File: ZB 2024-0010



**Schedule "B"**

**By-law 2024-52**

**Legal Descriptions**

PT LT 14 CON 6 Albion PT 1, 43R13515; Caledon, as in PIN 14330-0057

PT LT 14 CON 6 ALB DES PT 3 PL 43R-28585; Caledon, as in PIN 14330-0472

PT LT 13, CONC 7 ALBION DES PT 1, 43R16003, EXCEPT PT 1, 43R34593; Caledon as in PIN 14331-0308

PT LT 12 CON 7 ALBION, PART 1, 43R27826; Caledon as in PIN 14331-0294

PART LOTS 11 & 12, CONCESSION 7, (ALBION), PART 1, PLAN 43R38843 TOWN OF CALEDON, as in PIN 14331-0316

PT LT 11 CON 8 ALBION PT 1 43R17638; Caledon, as in PIN 14331-0035

PT LT 14, CON 7 (ALBION) DESIGNATED AS PARTS 1 AND 2, PLAN 43R36971 SUBJECT TO AN EASEMENT IN GROSS OVER PT 2, 43R36971 AS IN PR2228192 TOWN OF CALEDON, as in PIN 14331-0311

LT PT. LT. 14 CON. 6 ALBION as in RO 1089700 CALEDON; as in PIN 14330-0058

PART LOT 13 CON 5 ALBION, PART 1 43R37439; PART LOT 14 CON 5 ALBION; PART LOT 15 CON 5 ALBION AS IN AL18417, EXCEPT PART 1 43R1546 & PTS 4,5,6 & 7 43R2087 TOWN OF CALEDON, as in PIN 143290255

PT LT 14 CON 6 ALBION AS IN RO916387 ; CALEDON, as in PIN 143300064

PT LT 14 CON 6 ALBION; PT LT 15 CON 6 ALBION AS IN VS34311 (FIRSTLY), EXCEPT PT 10 VS55378 ; CALEDON, as in PIN 143300059

PT LT 14 CON 6 ALBION AS IN RO968767 ; CALEDON, as in PIN 143300060

PT LT 14 CON 7, DES. PTS 7, 8, AND 9 PL 43R22911, CALEDON S/T EASEMENT IN FAVOUR OF THE CORPORATION OF THE

TOWN OF CALEDON OVER PT LT 14 CON 7, DES. PT 9 PL 43R22911 AS IN RO1172328. SUBJECT TO EXECUTION 98-04290, IF ENFORCEABLE. T/W ROW OVER PT LT 14, CON 7 ALBION, PT 1, 43R24595, AS IN PR531049. S/T ROW OVER PT LT 14, CON 7 ALBION, PT 2, 43R24595 IN FAVOUR OF PT LT 14, CON 7, PTS 1, 2 & 3, 43R22911, AS IN PR531049; as in PIN 143310292

PT LT 14 CON 6 ALBION AS IN RO566136 S/T RO566136 ; CALEDON, as in PIN 143300056

PT LT 14 CON 6 ALBION AS IN AL21330, EXCEPT PT 13 VS55378; T/W AL21330 ; S/T AL15587 CALEDON, as in PIN 143300055

PT LT 13 CON 6 ALBION AS IN RO707322, SAVE AND EXCEPT PTS 1 TO 9, EXPROP. PLAN PR2314225 SUBJECT TO AN EASEMENT AS IN AL15568 TOWN OF CALEDON, as in PIN 143300487

PT LT 13 CON 6 ALBION AS IN VS33375, EXCEPT PT 10 VS55379, SAVE AND EXCEPT PT 1, EXPROP. PLAN PR2314299 TOWN OF CALEDON, as in PIN 143300489

PT LT 13 CON 7 ALBION AS IN RO1132031, SAVE AND EXCEPT PTS 1, 2, 3 PL 43R-31022; CALEDON as in PIN 143310297

PT LT 12 CON 7 ALBION AS IN RO1114573 ; CALEDON as in PIN 143310025

PT LT 12 CON 7 ALBION AS IN RO984984 ; CALEDON as in PIN 143310026