

## Notice of Passing of Zoning By-law 2024-051

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TAKE NOTICE that the Council for The Corporation of the Town of Caledon passed By-law No. 2024-051 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 2024-0013).

The purpose and effect of By-law 2024-051 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. 2024-051**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of Lots 21, and 22, Concessions 1 and 2, EHS (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 Lots 21, and 22, Concessions 1 and 2, EHS (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	688	<ul style="list-style-type: none"> <li>- <i>Amusement Arcade</i></li> <li>- <i>Animal Hospital</i></li> <li>- <i>Apartment, Accessory</i></li> <li>- <i>Art Gallery</i></li> <li>- <i>Artist Studio and Gallery</i></li> <li>- <i>Automotive Store</i></li> <li>- <i>Bakery</i></li> <li>- <i>Bed and Breakfast Establishments</i></li> <li>- <i>Building, Apartment</i></li> <li>- <i>Building, Apartment, Senior Citizens</i></li> <li>- <i>Building, Mixed Use</i></li> <li>- <i>Business Office</i></li> <li>- <i>Clinic</i></li> <li>- <i>Conference Centre</i></li> <li>- <i>Convenience Store</i></li> <li>- <i>Cultural Centre</i></li> <li>- <i>Day Care, Private Home</i></li> <li>- <i>Day Nursery</i></li> <li>- <i>Department Store</i></li> <li>- <i>Dry Cleaning or Laundry Outlet</i></li> </ul>	<p><b>DEFINITIONS</b></p> <p><b><i>Amenity Area</i></b> For the purposes of this <i>zone</i>, means an indoor and/or outdoor recreational area provided for the communal use of the residents including rooftop amenity areas, green roofs and rooftop gardens and inclusive of <i>landscaping areas</i>.</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, patios, porches, privacy areas, balconies, terraces, 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</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> <li>- Dwelling, Back-to-Back Townhouse</li> <li>- Dwelling, Detached</li> <li>- Dwelling, Detached, Rear-Lane</li> <li>- Dwelling, Multiplex</li> <li>- Dwelling, Semi-Detached</li> <li>- Dwelling, Semi-Detached, Rear-Lane</li> <li>- Dwelling, Stacked Townhouse</li> <li>- Dwelling, Townhouse</li> <li>- Dwelling, Townhouse, Rear-Lane</li> <li>- Environmental Management</li> <li>- Farmers Market</li> <li>- Financial Institution</li> <li>- Fitness Centre</li> <li>- Forest Management</li> <li>- Funeral Home</li> <li>- Furniture Showroom</li> <li>- Grocery Store</li> <li>- Home Improvement Centre</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>- 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>- Parking Area, Commercial</li> <li>- Parking Garage</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>- Post-Secondary Education Facility</li> <li>- Printing and Processing Service Shop</li> <li>- Private Club</li> <li>- Public Transit Depot</li> <li>- Public Use</li> <li>- Recreation, Non-Intensive</li> <li>- Research Establishment</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> </ul>	<p>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>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 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>Lot Depth</b> For the purposes 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 Frontage</b> For the purposes of this zone, 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></p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> <li>- <i>Supermarket</i></li> <li>- <i>Training Facility</i></li> <li>- <i>Veterinary Hospital</i></li> <li>- <i>Video Outlet/Rental Store</i></li> <li>- <i>Wellness Centre</i></li> </ul>	<p>For the purposes of this zone, a <i>street</i> shall include a private road 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</i> associated accessory <i>structure</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>Accessory Building Location:</b> For the purpose of this zone, any <i>accessory building</i>, not including a detached <i>garage</i>, shall be located a minimum of 0.6m from any <i>lot line</i>.</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> <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 private garages 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></p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>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 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).</p> <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>Private, Garage</b> The minimum dimensions of a double car garage accommodating 2 parking spaces shall be 5.5m in width and 5.5m in length.</p> <p><b>Residential Parking Requirements</b> Notwithstanding Section 5.2.2, no visitor parking spaces are required for back-to-back dwellings having frontage on a public street.</p> <p><b>Sight Triangles</b> Notwithstanding Section 4.38.2 (Sight Triangles) 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 5.5m in length.</p> <p><b>Planting Strips</b> A driveway, walkway or retaining wall may extend through a planting strip at any location.</p> <p><b>Use Restriction</b> Where a dwelling has been legally constructed, the dwelling shall not be used for any purpose other than a domicile, a day care, private home, home occupation, 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):</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><i>Dwelling, Detached:</i> 9m</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): 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>: 5.75m</p> <p>To a <i>main building</i>: 1.2m</p> <p><b>Rear Yard</b> (minimum): For <i>lots</i> with a <i>lot depth</i> of 22m or greater: 6.0m</p> <p>For <i>lots</i> with a <i>lot depth</i> less than 22m: 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>: 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): One side: 0.6m</p> <p>Other side: 1.2m</p> <p>Abutting a non-residential land use: 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>PERMITTED ENCROACHMENTS</b></p> <p><b>For <i>Dwelling, Detached</i> and <i>Dwelling, Detached, Rear-Lane</i>, and <i>Dwelling</i>:</b></p> <p>a) A <i>main building</i> projection may encroach a maximum of 3.5m into the required <i>rear</i></p>

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			<p><i>yard up to a maximum width of 60% of the lot frontage</i></p> <p>b) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required <i>front, exterior side, or rear yard</i>;</p> <p>c) Covered or uncovered <i>Porch or Balcony, Canopy or Portico</i>, may encroach a maximum of 2.0 m into a required <i>front yard, 2.5m into a required rear yard, 1.5m into a required exterior side yard, and 0.6m into a required interior side yard</i>, provided a minimum <i>setback</i> of 0.6m is maintained to an <i>interior side yard lot line</i>;</p> <p>d) Covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a <i>deck</i> may encroach a maximum of 2.0m into a required <i>front yard or exterior side yard</i> provided a <i>setback</i> of 0.5m is maintained to the <i>front and exterior side lot line</i>;</p> <p>e) A <i>deck</i> in the <i>rear yard</i> may encroach up to 1.2m from the <i>rear lot line</i>;</p> <p>f) A required third floor egress <i>balcony</i> may project a maximum of 1.0m beyond the <i>building</i> into a <i>rear yard, exterior side yard and/or a front yard</i>;</p> <p>g) Chimneys or vents may encroach a maximum of 0.6m into any required <i>yard</i>, provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>lot line</i>.</p> <p>h) Fireplaces may encroach a maximum of 1.2m into the <i>rear yard</i> and 0.6m into the required <i>side yard</i> or 50% of the minimum required <i>side yard</i> provided a minimum <i>setback</i> of 0.6m is maintained to an <i>interior side lot line</i>.</p> <p>i) Sills, Cornices, Parapets or other similar ornamental architectural features may encroach a maximum of 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>j) Eaves may encroach a maximum of 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>k) Steps, stairs, landings, ramp, or barrier-free access feature may encroach a maximum of 0.5 m into a required <i>parking space</i> in a <i>private garage</i>.</p> <p style="text-align: center;"><b>ZONE STANDARDS</b></p> <p><b>For a Dwelling, Semi-Detached and Dwelling, Semi-Detached, Rear-Lane:</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):</p> <p><i>Interior Lot:</i> 5m</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> 5.75m</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> 6.0m</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> 5.75m</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> 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): 14m</p> <p><b>Landscaping Area</b> (minimum): N/A</p> <p style="text-align: center;"><b>PERMITTED ENCROACHMENTS</b></p> <p><b>For Dwelling, Semi-Detached and Dwelling, Semi-Detached, Rear-Lane</b></p> <p>a) A <i>main building</i> projection may encroach a maximum of 3.5m into the required <i>rear yard</i> up to a maximum width of 60% of the</p>



Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><i>lot frontage</i></p> <p>b) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required <i>front, exterior side, or rear yard</i>;</p> <p>c) Covered or uncovered <i>Porch or Balcony, Canopy or Portico</i>, may encroach a maximum of 2.0 m into a required <i>front yard</i>, 2.5m into a required <i>rear yard</i>, 1.5m into a required <i>exterior side yard</i>, and 0.6m into a required <i>interior side yard</i>, provided a minimum <i>setback</i> of 0.6m is maintained to an <i>interior side yard lot line</i>.</p> <p>d) Covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a <i>deck</i> may encroach a maximum of 2.0m into a required <i>front yard</i> or <i>exterior side yard</i> provided a <i>setback</i> of 0.5m is maintained to the <i>front and exterior side lot line</i>.</p> <p>e) A <i>deck</i> in the <i>rear yard</i> may encroach up to 1.2 m from the <i>rear lot line</i>.</p> <p>f) A required third floor egress <i>balcony</i> may project a maximum of 1.0 m beyond the <i>building</i> into a <i>rear yard, exterior side yard</i> and/or <i>front yard</i>;</p> <p>g) Chimneys or vents may encroach a maximum of 0.6m into any required <i>yard</i>, provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>lot line</i>.</p> <p>h) Fireplaces may encroach a maximum 1.2m into the <i>rear yard</i> and 0.6m into the required <i>side yard</i> or 50% of the minimum required <i>side yard</i> provided a minimum <i>setback</i> of 0.6 m is maintained to an <i>interior side yard lot line</i>.</p> <p>i) Sills, Cornices, Parapets, or other similar ornamental architectural features may encroach a maximum of 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>j) Eaves may encroach a maximum of 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>k) Steps, stairs, landings, ramp, or barrier-free access feature may encroach a maximum of 0.5 m into a required <i>parking space</i> in a <i>private garage</i>.</p> <p style="text-align: center;"><b>ZONE STANDARDS</b></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> 5.0m</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> 1.5m</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): 14m</p> <p><b>Landscaping Area</b> (minimum): N/A</p> <p><b>Driveway Width</b> (minimum): 2.75m</p> <p style="text-align: center;"><b>PERMITTED ENCROACHMENTS</b></p> <p><b>For Dwelling, Townhouse:</b></p> <p>a) A <i>main building</i> projection may encroach a maximum of 3.5m into the required <i>rear yard</i> up to a maximum width of 60% of the <i>lot frontage</i></p> <p>b) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required <i>front, exterior side, or rear yard;</i></p> <p>c) Covered or uncovered <i>Porch or Balcony, Canopy or Portico,</i> may encroach a maximum of 2.0 m into a required <i>front yard, 2.5m</i> into a required <i>rear yard, 1.5m</i> into a required <i>exterior side yard,</i> and 0.6m into a required <i>interior side yard,</i> provided a</p>

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			<p>minimum <i>setback</i> of 0.6m is maintained to an <i>interior side yard lot line</i>.</p> <p>d) Covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a <i>deck</i> may encroach a maximum of 2.0m into a required <i>front yard</i> or <i>exterior side yard</i> provided a <i>setback</i> of 0.5m is maintained to the <i>front</i> and <i>exterior side lot line</i>.</p> <p>e) A <i>deck</i> in the rear yard may encroach up to 1.2 m from the <i>rear lot line</i>.</p> <p>f) A required third floor egress <i>balcony</i> may project a maximum of 1.0 m beyond the <i>building</i> into a <i>rear yard</i>, , <i>exterior side yard</i> and/or <i>front yard</i>;</p> <p>g) Chimneys or vents may encroach a maximum of 0.6m into any required <i>yard</i>, provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>lot line</i>.</p> <p>h) Fireplaces may encroach a maximum 1.2m into the <i>rear yard</i> and 0.6m into the required <i>side yard</i> or 50% of the minimum required <i>side yard</i> provided a minimum <i>setback</i> of 0.6 m is maintained to an <i>interior side yard lot line</i>.</p> <p>i) Sills, Cornices, Parapets, or other similar ornamental architectural features may encroach a maximum of 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>j) Eaves may encroach a maximum of 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>k) Steps, stairs, landings, ramp, or barrier-free access feature may encroach a maximum of 0.5 m into a required <i>parking space</i> in a <i>private garage</i>.</p> <p style="text-align: center;"><b>ZONE STANDARDS</b></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 style="padding-left: 20px;"><i>Interior Lot</i>: 4m</p> <p style="padding-left: 20px;"><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): 2m</p> <p><b>Exterior Side Yard</b> (minimum): 2m</p>

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			<p><b>Exterior Side Yard abutting a Lane</b> (minimum): 1.2m</p> <p><b>Rear Yard</b> (minimum): 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>: 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>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): 14m</p> <p><b>Landscaping Area</b> (minimum): N/A</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): 3.5m<sup>2</sup> per <i>dwelling unit</i></p> <p style="text-align: center;"><b>PERMITTED ENCROACHMENTS</b></p> <p><b>For Dwelling, Townhouse, Rear Lane</b></p> <p>a) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required <i>front, exterior side, or rear yard</i>;</p> <p>b) Covered or uncovered <i>Porch or Balcony, Canopy or Portico</i>, may encroach a maximum of 2.0 m into a required <i>front yard</i>, 2.5m into a required <i>rear yard</i>, 1.5m into a required <i>exterior side yard</i>, and 0.6m into a required <i>interior side yard</i>, provided a minimum <i>setback</i> of 0.6m is maintained to an <i>interior side yard lot line</i>.</p> <p>c) Covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a <i>deck</i> may encroach a maximum of 2.0m into a required <i>front yard</i> or <i>exterior side yard</i> provided a <i>setback</i> of 0.5m is maintained to the <i>front</i> and <i>exterior side lot line</i>.</p> <p>d) A <i>deck</i> in the <i>rear yard</i> may encroach up to 1.2 m from the <i>rear lot line</i>.</p> <p>e) A required third floor egress <i>balcony</i> may project a maximum of 1.0 m beyond the <i>building</i> into a <i>rear yard, , exterior side</i></p>

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			<p>yard and/or front yard;</p> <p>f) Chimneys or vents may encroach a maximum of 0.6m into any required yard, provided that a minimum setback of 0.6m is maintained to the lot line.</p> <p>g) Fireplaces may encroach a maximum 1.2m into the rear yard and 0.6m into the required side yard or 50% of the minimum required side yard provided a minimum setback of 0.6 m is maintained to an interior side yard lot line.</p> <p>h) Sills, Cornices, Parapets, or other similar ornamental architectural features may encroach a maximum of 0.6m extending from a main building wall or permitted encroachment provided that a minimum setback of 0.5m is maintained to a lot line.</p> <p>i) Eaves may encroach a maximum of 0.6m from a main building wall or permitted encroachment provided that a minimum setback of 0.2m is maintained to an interior side lot line.</p> <p>j) Steps, stairs, landings, ramp, or barrier-free access feature may encroach a maximum of 0.5m into a required parking space in a private garage.</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):</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> 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 style="padding-left: 20px;">Front wall of attached private garage: 5.75m</p> <p style="padding-left: 20px;">Front wall of main building: 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 style="padding-left: 20px;">To a private garage facing an exterior side lot line: 5.75m</p> <p style="padding-left: 20px;">To a main building: 1.2m</p> <p><b>Rear Yard</b> (minimum): N/A</p> <p><b>Interior Side Yard</b> (minimum):</p> <p style="padding-left: 20px;">To a main building: 1.5m</p>

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			<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): 14m</p> <p><b>Landscaping Area</b> (minimum): N/A</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): 3.5m<sup>2</sup> per <i>dwelling unit</i></p> <p style="text-align: center;"><b>PERMITTED ENCROACHMENTS</b></p> <p><b>For Dwelling, Back-to-Back Townhouse</b></p> <p>a) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required <i>front</i> or <i>exterior side</i>;</p> <p>b) Covered or uncovered <i>Porch</i> or <i>Balcony</i>, Canopy or Portico, may encroach a maximum of 2.0 m into a required <i>front yard</i>, 1.5m into a required <i>exterior side yard</i>, and 0.6m into a required <i>interior side yard</i>, provided a minimum <i>setback</i> of 0.6m is maintained to an <i>interior side yard lot line</i>.</p> <p>c) Covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a <i>deck</i> may encroach a maximum of 2.0m into a required <i>front yard</i> or <i>exterior side yard</i> provided a <i>setback</i> of 0.5m is maintained to the <i>front</i> and <i>exterior side lot line</i>.</p> <p>d) A required third floor egress <i>balcony</i> may project a maximum of 1.0 m beyond the <i>building</i> into an <i>exterior side yard</i> or <i>front yard</i>;</p> <p>e) Chimneys or vents may encroach a maximum of 0.6m into any required <i>yard</i>, provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>lot line</i>.</p> <p>f) Fireplaces may encroach a maximum 0.6m into the required <i>side yard</i> or 50% of the minimum required <i>side yard</i> provided a minimum <i>setback</i> of 0.6 m is maintained to an <i>interior side yard lot line</i>.</p>

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			<p>g) Sills, Cornices, Parapets, or other similar ornamental architectural features may encroach a maximum of 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>h) Eaves may encroach a maximum of 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>i) Steps, stairs, landings, ramp, or barrier-free access feature may encroach a maximum of 0.5 m into a required <i>parking space</i> in a <i>private garage</i>.</p> <p>j) For units without a <i>private garage</i>, an enclosed garbage <i>structure</i> is permitted in <i>front yard</i> to the depth of the allowable <i>porch</i> encroachment.</p> <p style="text-align: center;"><b>ZONE STANDARDS</b></p> <p><b>For a <i>Dwelling, Stacked Townhouse, and Multiplex</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>Backyard Amenity Area</i></b> (minimum): N/A</p> <p><b><i>Front Yard</i></b> (minimum): 2.5m</p> <p><b><i>Exterior Side Yard</i></b> (minimum): 2.4m</p> <p><b><i>Rear Yard</i></b> (minimum): 2.4m but 0.5m is permitted to a <i>Lane</i></p> <p><b><i>Interior Side Yard</i></b> (minimum): 1.5m</p> <p><b><i>Building Height</i></b> (maximum): Greater of 20m or 5 storeys</p> <p><b><i>Landscaping Area</i></b> (minimum): N/A</p> <p><b><i>Parking Requirements</i></b> (minimum): Residents: 1 <i>parking space per dwelling unit</i></p> <p>Visitors: 0.15 <i>parking space per dwelling, stacked townhouse unit</i></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>PERMITTED ENCROACHMENTS</b></p> <p><b>For <i>Dwelling, Stacked Townhouse</i></b></p> <p>a) Bay, Box, or Bow Windows with or without foundations may encroach a</p>

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			<p>maximum of 1.0m into a required <i>front, exterior side, or rear yard</i>;</p> <p>b) Covered or uncovered <i>Porch or Balcony, Canopy or Portico</i>, may encroach a maximum of 2.0 m into a required <i>front yard</i>, 2.5m into a required <i>rear yard</i>, 1.5m into a required <i>exterior side yard</i>, and 0.6m into a required <i>interior side yard</i>, provided a minimum <i>setback</i> of 0.6m is maintained to an <i>interior side yard lot line</i>.</p> <p>c) Covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a <i>deck</i> may encroach a maximum of 2.0m into a required <i>front yard</i> or <i>exterior side yard</i> provided a <i>setback</i> of 0.5m is maintained to the <i>front and exterior side lot line</i>.</p> <p>d) A <i>deck</i> in the <i>rear yard</i> may encroach up to 1.2 m from the <i>rear lot line</i>.</p> <p>e) A required third floor egress <i>balcony</i> may project a maximum of 1.0 m beyond the <i>building</i> into a <i>rear yard, exterior side yard and/or front yard</i>;</p> <p>f) Chimneys or vents may encroach a maximum of 0.6m into any required <i>yard</i>, provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>lot line</i>.</p> <p>g) Fireplaces may encroach a maximum 1.2m into the <i>rear yard</i> and 0.6m into the required <i>side yard</i> or 50% of the minimum required <i>side yard</i> provided a minimum <i>setback</i> of 0.6 m is maintained to an <i>interior side yard lot line</i>.</p> <p>h) Sills, Cornices, Parapets, or other similar ornamental architectural features may encroach a maximum of 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>i) Eaves may encroach a maximum of 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>j) Steps, stairs, landings, ramp, or barrier-free access feature may encroach a maximum of 0.5m into a required <i>parking space</i> in a <i>private garage</i>.</p> <p>k) The minimum <i>setback</i> from front wall of a <i>building</i> to a <i>public or private street, sidewalk, walkway or parking space</i> not located in a <i>driveway</i> is 3.0 m;</p> <p>l) The minimum <i>setback</i> from a <i>porch</i>, exclusive of stairs, located at and accessible from the first <i>storey</i> or below the first <i>storey</i>, to a <i>public or private street, sidewalk, walkway or parking space</i> is 1.0</p>



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			<p>m;</p> <p>m) The minimum <i>setback</i> from the vehicular door of a <i>private garage</i> to a <i>public</i> or <i>private street, sidewalk, walkway</i> or <i>parking space</i> not located in a <i>driveway</i> is 5.5 m;</p> <p>n) Despite paragraph above, the minimum <i>setback</i> from the vehicular door of a <i>private garage</i>, where the garage is accessed at the rear of the <i>dwelling</i> by a <i>public</i> or <i>private street</i>, is 0.5m;</p> <p>o) The minimum <i>setback</i> from the side wall of any <i>building</i> to a <i>walkway</i> is 1.5 m;</p> <p>p) The minimum <i>setback</i> from the side wall of any <i>building</i> to any other <i>building</i> on the same block, a <i>public</i> or <i>private street, sidewalk</i> or <i>parking space</i> is 3.0 m;</p> <p>q) Despite paragraphs above, there is no minimum <i>setback</i> between attached units;</p> <p>r) The minimum <i>setback</i> from a front or rear wall of any <i>building</i> to any other <i>building</i> on the same <i>lot</i> is 9.0 m;</p> <p>s) The minimum <i>setback</i> of any <i>building</i> to any <i>lot line</i> where the adjacent use is the <i>interior side yard</i> for any <i>detached</i> or <i>semi-detached</i> built form is 9.0 m;</p> <p>t) The minimum <i>setback</i> of any <i>building</i> to any <i>lot line</i> where the adjacent use is the <i>rear yard</i> for any <i>detached</i> or <i>semi-detached</i> built form is 4.5 m;</p> <p>u) The minimum outdoor <i>amenity area</i> is the greater of 2.5 sq.m per <i>dwelling unit</i> or 5% of the site area;</p> <p>v) The maximum encroachment for eaves, sills, fireplaces, cornices, parapets, pilasters, shadow boxes or other similar ornamental architecture features is 0.6 m extending from a <i>main building</i> wall, a bay, box or bow window, a covered or uncovered <i>porch</i> or <i>balcony</i> into a required <i>yard</i>.</p> <p style="text-align: center;"><b>ZONE STANDARDS</b></p> <p><b>For a <i>Building, Apartment; Building, Mixed Use; Building, Apartment, Senior Citizen; 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): N/A</p> <p><b><i>Exterior Side Yard</i></b> (minimum): N/A</p>

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			<p><b>Rear Yard</b> (minimum): 3m</p> <p><b>Interior Side Yard</b> (minimum): 3m</p> <p><b>Setback to a Sight Triangle</b> (minimum): N/A</p> <p><b>Driveway and Parking Space Setback</b> (minimum): 3m</p> <p><b>Building Height</b> (maximum): Greater of 48m or 12 storeys, excluding rooftop mechanical rooms and equipment</p> <p><b>Parking Requirements</b> (minimum): For a <i>Building, Apartment or Building, Apartment, Mixed Use</i>:</p> <p>Residents: 0.7 parking space per dwelling unit</p> <p>Visitors: 0.15 parking space per dwelling unit</p> <p>Visitor and non-residential use parking spaces may be shared.</p> <p>For a <i>Seniors Retirement Facility</i>: Residents: 0.5 parking space per dwelling unit</p> <p>Visitors: 0.15 parking space per dwelling unit</p> <p>For a <i>Long-Term Care Facility</i>: Residents: 0.3 parking space per bed</p> <p>Visitors: 0.15 parking space per dwelling unit</p> <p>Non-Residential Use: 1 parking space per non-residential unit</p> <p><b>Landscaping Area</b> (minimum): 15% of the lot</p> <p><b>Planting Strip</b> (minimum): 3m along a <i>street line</i> adjacent to a parking area</p> <p><b>Amenity Area</b> (minimum): 2m<sup>2</sup> per unit or 10% of the site area.</p> <p><b>Garbage Storage</b> Except for schools, shall be stored inside the <i>building</i>.</p> <p><b>Convenience Store</b> (maximum): 160m<sup>2</sup> net floor area;</p> <p style="text-align: center;"><b>ZONE STANDARDS</b></p> <p><b>For a Live-Work Unit:</b> A <i>Live-Work Unit</i> shall be limited to the</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>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 Care, Private Home</i></li> <li>f) <i>Day Nursery</i></li> <li>g) <i>Dry Cleaning or Laundry Outlet</i></li> <li>h) <i>Personal Service Shop</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): 2m</p> <p><b>Exterior Side Yard</b> (minimum): 2m</p> <p><b>Exterior Side Yard abutting a Lane</b> (minimum): 1.2m</p> <p><b>Rear Yard</b> (minimum):</p> <p><i>Abutting a Lane:</i> 0.5m</p> <p><i>Abutting a Street:</i></p> <p><i>To an attached private garage:</i> 5.5m</p> <p><i>To a main building:</i> 2.5m</p> <p><b>Interior Side Yard</b> (minimum):</p> <p><i>To a main building:</i> 1.5m</p> <p><i>Between attached Live-Work units:</i> N/A</p> <p><i>Abutting another land use:</i> 1.5m</p> <p><b>Building Height</b> (maximum): 17m</p> <p><b>Landscaping Area</b> (minimum): N/A</p> <p><b>Parking Requirements</b> (minimum):</p> <p><i>1 parking space per dwelling unit; and</i></p> <p><i>1 parking space per non-residential unit</i></p> <p><b>Amenity Space</b> (minimum):</p> <p><i>3.5m<sup>2</sup> per dwelling unit</i></p> <p><b>Non-Residential Floor Area, Gross Leasable</b> (minimum):</p> <p><i>50m<sup>2</sup> per Live-Work Unit</i></p> <p style="text-align: center;"><b>PERMITTED ENCROACHMENTS</b></p> <p><b>For a Live Work Unit:</b></p> <ul style="list-style-type: none"> <li>a) Bay, Box, or Bow Windows with or</li> </ul>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>without foundations may encroach a maximum of 1.0m into a required <i>front</i>, <i>exterior side</i>, or <i>rear yard</i>;</p> <p>b) Covered or uncovered <i>Porch</i> or <i>Balcony</i>, <i>Canopy</i> or <i>Portico</i>, may encroach a maximum of 2.0 m into a required <i>front yard</i>, 2.5m into a required <i>rear yard</i>, 1.5m into a required <i>exterior side yard</i>, and 0.6m into a required <i>interior side yard</i>, provided a minimum <i>setback</i> of 0.6m is maintained to an <i>interior side yard lot line</i>.</p> <p>c) Covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a <i>deck</i> may encroach a maximum of 2.0m into a required <i>front yard</i> or <i>exterior side yard</i> provided a <i>setback</i> of 0.5m is maintained to the <i>front</i> and <i>exterior side lot line</i>.</p> <p>d) A <i>deck</i> in the <i>rear yard</i> may encroach up to 1.2 m from the <i>rear lot line</i>.</p> <p>e) A required third floor egress <i>balcony</i> may project a maximum of 1.0 m beyond the <i>building</i> into a <i>rear yard</i>, <i>exterior side yard</i> and/or <i>front yard</i>;</p> <p>f) Chimneys or vents may encroach a maximum of 0.6m into any required <i>yard</i>, provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>lot line</i>.</p> <p>g) Fireplaces may encroach a maximum 1.2m into the <i>rear yard</i> and 0.6m into the required <i>side yard</i> or 50% of the minimum required <i>side yard</i> provided a minimum <i>setback</i> of 0.6 m is maintained to an <i>interior side yard lot line</i>.</p> <p>h) Sills, Cornices, Parapets, or other similar ornamental architectural features may encroach a maximum of 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>i) Eaves may encroach a maximum of 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>j) Steps, stairs, landings, ramp, or barrier-free access feature may encroach a maximum of 0.5m into a required <i>parking space</i> in a <i>private garage</i>.</p> <p style="text-align: center;"><b>ZONE STANDARDS</b></p> <p><b>For a <i>Shopping Centre</i> or <i>non-residential use</i> not otherwise regulated in this zone:</b></p> <p><b>Lot Area</b> (minimum): N/A</p> <p><b>Lot Frontage</b> (minimum): N/A</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><b>Front Yard</b> (minimum): 3m</p> <p><b>Exterior Side Yard</b> (minimum): 3m</p> <p><b>Rear Yard</b> (minimum): 3m</p> <p><b>Interior Side Yard</b> (minimum): 3m</p> <p><b>Building Height</b> (maximum): Greater of 18m or 6 storeys, excluding rooftop mechanical rooms and equipment</p> <p><b>Landscaping Area</b> (minimum): 10%</p> <p><b>Planting Strip</b> (minimum): nil</p> <p><b>Entrance Width</b> (maximum): N/A</p> <p><b>Parking Requirements</b> (minimum): 1 <i>parking space</i> per 23m<sup>2</sup> of <i>net floor area</i> or portion thereof</p> <p>An <i>Outdoor Seasonal Garden Centre, Accessory</i> or <i>Outdoor Display or Sales Area, Accessory</i> may encroach up to 10% within a required <i>parking area</i>.</p> <p>No part of a lighting fixture shall be closer than 2.5m to a <i>lot line</i>.</p> <p>A <i>loading space</i> shall not be closer than 6m to a <i>street line</i> or 12m to a residential land use and shall be screened from <i>street lines</i>.</p> <p><b>Community Centre, Emergency Service Facility, Hospital, Library, Place of Worship, School and Public Transit Depot</b></p> <p>Where a <i>lot</i> is used for a <i>Community Centre, Emergency Service Facility, Hospital, Library, Place of Worship, School, or Public Transit Depot</i>, the provisions for <i>Building, Mixed Use</i> of this By-Law shall apply.</p> <p><b>Park and Open Space Uses</b></p> <p>Where a <i>lot</i> is used for a <i>Park</i> purposes, the provisions of Section 12 (Open Space Zone) shall apply.</p>

2. The following is added to Table 13.3

The following provisions shall apply to all lands zoned with a Holding Provision (H40A) as shown on Schedule "A" to this By-law until the Holding Provision (H40A) 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 (H40A):

- 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 (H40A) 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.
  - iv. Only with respect to lands in the Focus Analysis Area of the Highway 413 Transportation Corridor (FAA) and the Narrowed Area of Interest of the Northwest GTA Transmission Identification Study (Northwest GTA TIS), the Applicant has provided written confirmation of clearance for the lifting of the holding zone to the Town from the appropriate Ministry with regards to any lands in the FAA and Northwest GTA TIS.

3. The following is added to Table 13.3:

A Holding Provision (H40B) 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 (H40B) 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 (H40B) 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 6 and 7 of By-law 2006-50, as amended is further amended for Part of Lots 21, and 22, Concessions 1 and 2, EHS (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 688 – Holding Provision 40A and Holding Provision 40B (RMD-688-H40A-H40B), and Environmental Policy Area 1 Zone – Holding Provision 40A and Holding Provision 40B (EPA1-H40A-H40B) 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


  
Kevin Klingenberg, Clerk



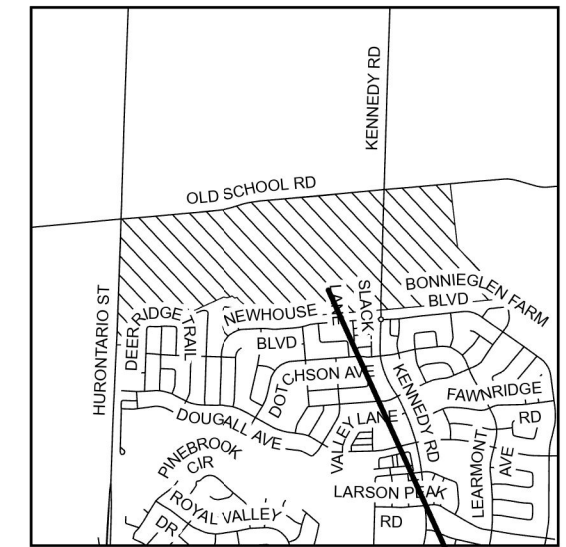
# Schedule A By-law 2024-51

Part of Lots 21 & 22  
concessions 1 & 2, E.H.S.  
(Geographic 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 2024-0013

