TOWN OF CALEDON
PLANNING
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Zoning Matrix

The following represents the Zoning Matrix required to accompany the Proposed Draft Plans of Subdivision PRE 2024-0105:

Zoning By-Law Matrix Proposed Draft Plans of Subdivision Town Files: 2024-0107		
Zone Standard	**Requirement (Parent RMD)**	**Proposed (RMD-XX)**
PERMITTED USES	- Accessory Uses - Adult Day Centre - Amusement Arcade - Animal Hospital - Apartment, Accessory - Art Gallery - Artist Studio and Gallery - Bakery - Bed and Breakfast Establishments - Building, Apartment - Building, Apartment, Senior Citizens - Building, Mixed Use - Business Office - Clinic - Community Centre - Conference Centre - Convenience Store - Crisis Care Facility - Cultural Centre - Day Care, Private Home - Day Nursery - Drive-Through Service - Facility - Dry Cleaning or Laundry Outlet - Dwelling, Back-to-Back Townhouse - Dwelling, Detached - Dwelling, Detached, Rear-Lane - Dwelling, Multiplex - Dwelling, Semi-Detached - Dwelling, Semi-Detached, Rear-Lane - Dwelling, Stacked Townhouse - Dwelling, Townhouse	No change

	- Dwelling, Townhouse, - Rear-Lane - Emergency Service Facility - Environmental Management - Farmers Market - Financial Institution - Fitness Centre - Forest Management - Funeral Home - Furniture Showroom - Government Office - Grocery Store - Home Occupation - Hospital - Hotel - Laboratory, Medical - Laundromat - Library - Live-Work Unit - Long-Term Care Facility - Medical Centre - Merchandise Service Shop - Motor Vehicle Gas Bar - Motor Vehicle Washing Establishment - Museum - Non-Market Housing - Outdoor Seasonal Garden Centre, Accessory - Outdoor Display or Sales Area, Accessory - Park - Patio, Outdoor - Personal Service Shop - Pharmacy - Place of Assembly - Place of Entertainment - Place of Worship - Printing and Processing Service Shop - Private Club - Public Transit Depot - Recreation, Non-Intensive - Restaurant - Retail Store - Retail Store, Accessory - Sales, Service and Repair Shop - School	

	- Seniors Retirement Facility - Shopping Centre - Supermarket - Training Facility - Veterinary Hospital - Video Outlet/Rental Store - Wellness Centre	
REGULATIONS	**DEFINITIONS** ***Amenity Space*** For the purposes of this zone, means an outdoor area used exclusively for the enjoyment of the outdoor environment and may include landscaping areas, patios, porches, privacy areas, balconies, terraces, decks and similar areas. ***Dwelling, Multiplex*** For the purposes of this zone, means a residential building with up to eight units. In order to qualify as a Multiplex, at least one dwelling unit must be entirely or partially above another. A dwelling unit within a multiplex is not a principal dwelling that can contain an Additional Residential Unit. ***Dwelling, Stacked Townhouse*** For the purposes of this zone, means a building containing four or more dwelling units in which each dwelling unit is divided both horizontally and vertically from another dwelling unit by a common wall; ***Finished Grade*** For the purposes of this zone, *Finished Grade,* with reference to a building, shall be calculated using the average elevation of the finished surface of the ground where it meets the exterior of the front of such building. ***Lane*** 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 lots.	No change

	Live-Work Unit For the purposes of this *zone,* means a *dwelling unit* within a *building* divided vertically, containing not more than 8 units, in which the portion of the *building* at grade level may be used as a business establishment and whereby each "live" and "work" component within the *dwelling unit* 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. ***Lot Depth*** For the purposes of this *zone*, means the shortest horizontal distance between the *front lot line* and the *rear lot line*. ***Lot Frontage*** For the purposes of this *zone*, in the case of a *corner lot,* the *lot frontage* shall be calculated as if the *front* and *exterior side lot lines* were extended to their point of intersection. ***Lot Line, Front*** For the purposes of this zone, where a lot contains a Rear-Lane Dwelling the Front Lot Line shall be the lot line opposite to the lot line traversed by a driveway. ***Non-Market Housing*** 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. ***Porch*** For the purposes of this zone, Porch shall mean a roofed exterior platform attached to a building with or without foundation and/or basement with at least one (1) side open including any guards or railings, as required. ***Rear-Lane*** For the purposes of this zone, means a dwelling with a	

	driveway access to a private or public street or Lane adjacent to the rear lot line. ***Street*** For the purpose of this zone, a street shall include a private road or lane. **GENERAL PROVISIONS** ***Access Regulations*** Notwithstanding Section 4.3.1, a rear-lane dwelling and associated accessory structures may be erected on a lot without frontage and access to a public or private street, provided driveway access to the rear lot line is available from a public or private street or Lane. For the purposes of this zone, Sections 4.3.3 (minimum entrance setback) and 4.3.4 (minimum entrance separation) shall not apply. ***Additional Residential Units*** 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. ***Air Conditioners and Heat Pumps*** Air Conditioners and Heat Pumps are permitted in all yards provided where an Air Conditioner or Heat Pump is located in a Front Yard or Exterior Side Yard, it shall be screened from public view or located on a balcony. **Detached or *Dual Garage*** For the purposes of this zone, a detached or dual garage with driveway access to a lane shall: a) Comply with the minimum yard requirements of the lot, except in the case of a dual garage, or portion thereof, no minimum side yard requirement shall apply where a dual garage is divided vertically into 2 separate private garages on a lot line.	

	b) Not be subject to Section 4.2.2 c) Not exceed the *Building Height* of the *main building* on the *lot.* ***Dwellings* Per *Lot*** Section 4.11 shall only apply to a lot containing a detached dwelling, semi-detached dwelling, and/or a freehold townhouse. ***Model Homes and Temporary Sales Structure*** Notwithstanding Section 4.24 (Model Homes and Temporary Sales Structures), for the purposes of this *zone*: a) a maximum of ten (10) dry or serviced model homes shall be permitted on lands with draft plan approval. 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). ***Motor Vehicle Gas Bars and Washing Establishments, and Drive-Through Service Facilities*** Motor Vehicle Gas Bars, Motor Vehicle Washing Establishments, and Drive-Through Service Facilities shall only be located on a lot abutting Mayfield Road ***Non-Market Housing*** 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. ***Sight Triangles*** 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. ***Size of Parking Spaces***	

	For the purpose of this zone, the minimum size of a parking space shall be 2.75 m in width and 5.5 m in length. ***Residential Parking Requirements*** Notwithstanding Section 5.2.2 (Residential Parking Requirements), no visitor parking spaces are required for a dwelling, back-to-back townhouse, having frontage on a public street. ***Visitor Parking*** 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 spaces per unit, unless otherwise specified in this zone. ***Planting Strips*** A driveway, walkway or retaining wall may extend through a planting strip at any location. ***Use Restriction*** 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.	
REGULATIONS	**ZONING STANDARDS** **For a *Dwelling, Detached* and *Dwelling, Detached, Rear-Lane:*** ***Lot Area*** (minimum) N/A ***Lot Frontage*** (minimum) *Dwelling, Detached:* 8m *Dwelling, Detached, Rear-Lane*: 7.8m ***Building Area*** (maximum)**:** N/A ***Backyard Amenity Area*** (minimum)***:*** N/A	No change

	Front Yard (minimum) Front wall of attached *private garage*: 5.75m Front wall of *main building:* 2.5m ***Exterior Side Yard*** (minimum)***:*** To a *private garage* facing an *exterior side lot line*: 5.75m To a *main building:* 2.0m ***Exterior Side Yard*** **abutting a** ***Lane*** (minimum): To a *private garage* facing an *exterior side lot line*: 5.75m To a *main building:* 1.2m ***Rear Yard*** (minimum): For *lots* with a *lot depth* of 22m or greater: 6.0m For *lots* with a *lot depth* less than 22m: 4.7m To the side wall of a *private garage*: 0.6m For a *Dwelling, Detached, Rear-Lane* abutting a *Lane*: N/A For a *Dwelling, Detached, Rear-Lane* abutting a *Street*: To an attached *private garage*: 5.5m To a *main building:* 2.5m ***Interior Side Yard*** (minimum)***:*** One side: 0.6m Other side: 1.2m Abutting a non-residential land use: 1.2m	

	Building Height (maximum) 14m ***Landscape Area*** (minimum) 10% of Front Yard **Driveway Width** (minimum) 2.75m **Parking Requirements for a Rear-Lane** Dwelling (minimum): 2 parking spaces per dwelling unit **ZONE STANDARDS** **For a Dwelling, Townhouse:** **Lot Area** (minimum): N/A **Lot Frontage** (minimum): Interior Lot: 4.5m End Lot or Corner Lot: 5.5m **Building Area** (maximum): N/A **Backyard Amenity Area** (minimum): N/A **Front Yard** (minimum): Front wall of attached private garage: 5.75m Front wall of *main building:* 2.5m **Exterior Side Yard** (minimum): To a private garage facing an exterior side lot line: 5.75m To a main building: 2.0m **Exterior Side Yard abutting a Lane** (minimum): To a private garage facing an exterior side lot line: 5.5m To a main building: 1.2m	

	Rear Yard (minimum): To a main building: 4.7m To the side wall of a private garage: 0.6m **Interior Side Yard** (minimum): To a main building: 1.2m Between attached dwelling units: N/A Abutting a non-residential land use: 1.2m **Building Height** (maximum): 14m **Landscaping Area** (minimum): 10% of Front Yard **Driveway Width** (minimum): 2.75m **ZONE STANDARDS** **For a Dwelling, Townhouse, Rear-Lane:** **Lot Area** (minimum): N/A **Lot Frontage** (minimum): Interior Lot: 4.0m End Lot or Corner Lot: 5.5m **Building Area** (maximum): N/A **Backyard Amenity Area** (minimum): N/A **Front Yard** (minimum): 2m **Exterior Side Yard** (minimum): 2m **Exterior Side Yard abutting a Lane** (minimum): 1.2m **Rear Yard** (minimum): For a Dwelling, Townhouse, Rear-Lane abutting a Lane: 0.0m	

	For a Dwelling, Townhouse, Rear-Lane abutting a Street: To an attached private garage: 5.5m To a main building: 2.5m **Interior Side Yard** (minimum): To a main building: 1.2m Between attached dwelling units: N/A Between attached private garages: N/A Abutting a non-residential land use: 1.2m **Building Height** (maximum): 14m **Landscaping Area** (minimum): 10% of Front Yard **Driveway Width** (minimum): 2.75m **Parking Requirements** (minimum): 1 parking space per dwelling unit **Amenity Space** (minimum): 3.5m² per dwelling unit **ZONE STANDARDS** **For a Dwelling, Back-to-Back Townhouse:** **Lot Area** (minimum): N/A **Lot Frontage** (minimum): Interior Lot: 5.5m End Lot or Corner Lot: 6.7m **Building Area** (maximum): N/A	

	Backyard Amenity Area (minimum): N/A **Front Yard** (minimum): Front wall of attached private garage: 5.75m Front wall of main building: 2.5m **Exterior Side Yard** (minimum): 2.0m **Exterior Side Yard abutting a Lane** (minimum): To a private garage facing an exterior side lot line: 5.75m To a main building: 1.2m **Rear Yard** (minimum): N/A **Interior Side Yard** (minimum): To a main building: 1.2m Between attached dwelling units: N/A Abutting a non-residential land use: 1.2m **Building Height** (maximum): 14m **Landscaping Area** (minimum): 10% of Front Yard **Driveway Width** (minimum): 2.75m **Parking Requirements** (minimum): 1 parking space per dwelling unit **Contiguous Dwelling Units** (maximum): 16 **Dimensions of a Contiguous Structure** (maximum): 8 dwelling units wide by 2 dwelling units deep **Amenity Space** (minimum): 3.5m² per dwelling unit	

	ZONE STANDARDS **For a Dwelling, Stacked Townhouse, and Dwelling, Multiplex:** **Lot Area** (minimum): N/A **Lot Frontage** (minimum): N/A **Building Area** (maximum): N/A **Backyard Amenity Area** (minimum): N/A **Front Yard** (minimum): 2.5m **Exterior Side Yard** (minimum): 2.4m **Rear Yard** (minimum): 2.4m but 0.5m is permitted to a Lane **Interior Side Yard** (minimum): 0.9m **Building Height** (maximum): 20m **Landscaping Area** (minimum): 10% of the lot **Driveway Width** (minimum): 2.75m **Parking Requirements** (minimum): Residents: 1 parking space per dwelling unit Visitors: 0.15 parking space per dwelling, stacked townhouse unit **Amenity Space** (minimum): 2m² per dwelling unit **ZONE STANDARDS** **For a Building, Apartment; Building, Apartment, Senior Citizen, and Building, Mixed Use:**	

	Lot Area (minimum): N/A **Lot Frontage** (minimum): N/A **Building Area** (maximum): N/A **Front Yard** (minimum): N/A **Exterior Side Yard** (minimum): N/A **Rear Yard** (minimum): 3m **Interior Side Yard** (minimum): 3m **Building Height** (maximum): N/A **Landscaping Area** (minimum): 10% of the lot **Parking Requirements** (minimum): Residents: 1 parking space per dwelling unit Visitors: 0.15 parking space per dwelling unit **Amenity Space** (minimum): 2m² per dwelling unit **For a Building, Mixed Use**, the number of parking spaces required shall be calculated in accordance with the above requirements for residential uses as well as the standards set out in Table 5.2 for non-residential uses multiplied by the percent of the peak period for each time period as follows: **Percentage of Peak Period (Weekday):** <u>Morning</u> Business Office, Clinic, and Financial Institution: 90 Retail Store and Service Shop: 80 Restaurant: 20 Hotel: 70 Residential – Resident: 90	

	Residential – Visitor:	20	
	<u>Noon</u>		
	Business Office, Clinic, and Financial Institution:	90	
	Retail Store and Service Shop:	90	
	Restaurant:	100	
	Hotel:	70	
	Residential – Resident:	65	
	Residential – Visitor:	20	
	<u>Afternoon</u>		
	Business Office, Clinic, and Financial Institution:	95	
	Retail Store and Service Shop:	90	
	Restaurant:	30	
	Hotel:	70	
	Residential – Resident:	90	
	Residential – Visitor:	60	
	<u>Evening</u>		
	Business Office, Clinic, and Financial Institution:	10	
	Retail Store and Service Shop:	90	
	Restaurant:	100	
	Hotel:	100	
	Residential – Resident:	100	
	Residential – Visitor:	100	
	Percentage of Peak Period (Weekend):		
	<u>Morning</u>		
	Business Office, Clinic, and Financial Institution:	10	
	Retail Store and Service Shop:	80	
	Restaurant:	20	
	Hotel:	70	
	Residential – Resident:	90	
	Residential – Visitor:	20	
	<u>Noon</u>		
	Business Office, Clinic, and Financial Institution:	10	
	Retail Store and Service Shop:	100	
	Restaurant:	100	
	Hotel:	70	
	Residential – Resident:	65	
	Residential – Visitor:	20	
	<u>Afternoon</u>		

	Business Office, Clinic, and Financial Institution: 10 Retail Store and Service Shop: 100 Restaurant: 50 Hotel: 70 Residential – Resident: 90 Residential – Visitor: 60 <u>Evening</u> Business Office, Clinic, and Financial Institution: 10 Retail Store and Service Shop: 70 Restaurant: 100 Hotel: 100 Residential – Resident: 100 Residential – Visitor: 100 Each time period shall be totaled for weekday and weekend periods. The highest figure obtained from all time periods shall become the required parking for a Building, Mixed Use. **ZONE STANDARDS** **For a Seniors Retirement Facility, and Long-Term Care Facility** **Lot Area** (minimum): N/A **Lot Frontage** (minimum): N/A **Building Area** (maximum): N/A **Front Yard** (minimum): N/A **Exterior Side Yard** (minimum): N/A **Rear Yard** (minimum): 3m **Interior Side Yard** (minimum): 3m **Building Height** (maximum): N/A **Landscaping Area** (minimum): 10% of the lot **Parking Requirements** (minimum):	

	For a Seniors Retirement Facility: Residents: 0.5 parking space per dwelling unit Visitors: 0.15 parking space per dwelling unit **Amenity Space** (minimum): 2m² per dwelling unit **ZONE STANDARDS** For a Live-Work Unit: A Live-Work Unit shall be limited to the following non-residential uses in addition to a dwelling unit: a) Art Gallery b) Artist Studio and Gallery c) Business Office d) Clinic e) Day Care, Private Home f) Day Nursery g) Dry Cleaning or Laundry Outlet h) Personal Service Shop i) Restaurant j) Retail Store **Lot Area** (minimum): N/A **Lot Frontage** (minimum): Interior Lot: 6.0m End Lot or Corner Lot: 7.2m **Building Area** (maximum): N/A **Backyard Amenity Area** (minimum): N/A **Front Yard** (minimum): 2m **Exterior Side Yard** (minimum): 2m **Exterior Side Yard abutting a Lane** (minimum): 1.2m	

	Rear Yard (minimum): Abutting a Lane: N/A Abutting a Street: To an attached private garage: 5.5m To a main building: 2.5m **Interior Side Yard** (minimum): To a main building: 1.2m Between attached Live-Work units: N/A Abutting another land use: 1.2m **Building Height** (maximum): 14m **Landscaping Area** (minimum): N/A **Parking Requirements** (minimum): 1 parking space per dwelling unit; and 1 parking space per non-residential unit **Amenity Space** (minimum): 3.5m² per dwelling unit **Non-Residential Floor Area, Gross Leasable** (minimum): 50m² per Live-Work Unit **ZONE STANDARDS** **For a Shopping Centre or Non-Residential Use not otherwise regulated in this zone:** **Setback to a Street Line** (minimum): 3m **Setback to another Lot Line** (minimum): 6m **Building Height** (maximum): 18m	

	Planting Strip (minimum): 3m along a street line or a lot line adjacent to another zone. **Entrance Width** (maximum): N/A **Parking Requirements for a Shopping Centre** (minimum): 1 parking space per 23m² of net floor area or portion thereof No part of a lighting fixture shall be closer than 2.5m to a lot line. A loading space shall not be closer than 6m to a street line or 12m to a residential land use. Where a lot is used exclusively for a Community Centre, Emergency Service Facility, Hospital, Library, Place of Worship, or School, the provisions of Section 9 (Institutional Zone) shall apply. Where a lot is used for Environmental Management, Forest Management, and Recreation, Non-Intensive uses, the provisions of Section 11 (Environmental Policy Area Zones) shall apply. Where a lot is used for a Park purpose, the provisions of Section 12 (Open Space Zone) shall apply.	
	PERMITTED ENCROACHMENTS **Into a required Yard, Front:** A covered or uncovered porch or balcony, terrace, canopy or portico, including stairs or steps (maximum): 2m provided a setback of 0.5m is maintained to the lot line, front. A bay, bow or box window with or without foundation or cold cellar (maximum): 1.0m	No change

	For *Dwelling, Detached* and *Dwelling, Detached, Rear-Lane:* A carport or garbage enclosure, private (maximum): 2m, provided a setback of 0.5m is maintained to the lot line, front. **Into a required Yard, Exterior Side:** A covered or uncovered porch or balcony, terrace, canopy or portico, including stairs or steps (maximum): 2m provided a setback of 0.5m is maintained to the lot line, exterior side. A bay, bow or box window with or without foundation or cold cellar (maximum): 1m Exterior below grade stairs (maximum): 1m A fireplace, chimney or vent (maximum): 0.6m Any type of encroachment where the yard, exterior side abuts a lane (maximum): 0.5m **Into a required Yard, Rear:** **In the case of a Dwelling, Detached, Dwelling, Semi-Detached, and Dwelling, Townhouse:** A one-storey component of a main building on a lot with a lot depth less than 24m (maximum): 3.5m up to a maximum width of 60% of the lot A covered or uncovered porch or balcony, canopy or portico, including stairs or steps (maximum): 1m A bay, bow or box window with or without foundation or cold cellar (maximum): 1m An open-roofed porch, uncovered terrace, deck off the main floor, or exterior below grade stairs:	

	To within 1.2m of a lot line, rear. Stairs or steps associated with an open-roofed porch, uncovered terrace or deck: To within 0.6m of a lot line, rear. A fireplace, chimney or vent (maximum): 1.2m **In the case of a Dwelling, Rear-Lane where the lot line, rear abuts a street that is not a lane:** A covered or uncovered porch or balcony, canopy or portico, including stairs or steps (maximum): 2m provided a setback of 0.5m is maintained to the lot line, front. A bay, bow or box window with or without foundation or cold cellar (maximum): 1m **Into a Yard, Interior Side:** A covered or uncovered porch or balcony, canopy or portico, including stairs or steps (maximum): 0.6m provided a setback of 0.6m is maintained to the lot line, interior side. A fireplace, chimney or vent (maximum): 0.6m **In the case of a Dwelling, Rear-Lane:** A bay, bow or box window with or without foundation or cold cellar (maximum): 0.5m **Into all Yards:** Sills, cornices, parapets, or other similar ornamental architectural features (maximum): 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; Eaves (maximum): 0.6m from a main building wall or permitted encroachment provided that a minimum setback of 0.2m is maintained to an interiorside lot line. **Within a Private Garage:** Steps, Stairs, Landings, Ramp, or barrier-free access feature (maximum): 0.25m into a required parking space.	

Prepared by GSAI