

Proposed Official Plan Amendments

Purpose:

Caledon is committed to increasing housing supply and enabling diverse housing options to meet the needs of our growing community.

The following amendments are proposed to permit multiplexes (up to four residential units) in urban settlement areas and to make changes to the additional residential unit policies, known as Apartments-in-House and Garden Suites in the 1978 Caledon Official Plan.

These amendments include changes to the text of the Region of Peel Official Plan (as it applies to Caledon), Future Caledon Official Plan and 1978 Caledon Official Plan as described in the following tables.

Subject Lands:

The proposed amendment to the Region of Peel Official Plan, Future Caledon Official Plan and 1978 Caledon Official Plan would all apply Town-wide.

Note:

This draft is subject to change (including the addition, modification and deletion of policies) to ensure that the amendments are implemented as intended.

Table 1 - Proposed Changes to Region of Peel Official Plan (for Caledon)

In the “Description of Change” column, text that is **bolded and underlined** is new text to be inserted into the Region of Peel Official Plan. Text that is crossed out (“~~strikethrough~~”) is to be deleted from the Plan.

Item Number	Section	Description of Change
1	5.7.19.8 Rural Lands, Policies	<p>Revise Policy 5.7.19.8 as follows:</p> <p>Not permit <i>new multiple lots or units for residential development</i> in Rural Lands except in site-specific locations with approved zoning or designation in the local municipal official plan that permitted this type of development as of June 16, 2006, <u>and except for additional residential units in accordance with Policy 5.9.14, which may be permitted by an implementing zoning by-law in a manner consistent with the policies of the Provincial Planning Statement, Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan.</u></p>
2	5.9.14 Housing, Policies, Housing Options and Targets	<p>Revise Policy 5.9.14 as follows:</p> <p>Direct the local municipalities to include policies in local municipal official plans that permit <u>up to three additional residential units, unless otherwise restricted by the policies of the Provincial Planning Statement, Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, and the Greenbelt Plan,</u> including:</p> <p>a) the use of two residential units <u>residential unit(s)</u> in a detached house, semi-detached house, or rowhouse; and</p> <p>b) the use of a residential unit <u>residential unit(s)</u> in a building or structure ancillary to a detached house, semi-detached house, or rowhouse, <u>provided no more than three additional residential units are on a lot.</u></p>

Table 2 - Proposed Changes to Future Caledon Official Plan

In the “Description of Change” column, text that is **bolded and underlined** is new text to be inserted into the Future Caledon Official Plan. Text that is crossed out (“~~strikethrough~~”) is to be deleted from the Plan.

Item Number	Section	Description of Change
1	9.3.2 Housing, Missing Middle Housing	<p><u>Revise Policy 9.3.2 as follows:</u></p> <p>To support the evolution of complete communities <u>greater housing choice and affordability</u>, the Town will:</p> <p>a) expand zoning permissions town-wide to support gentle density, <u>such as missing middle housing</u>, in areas that are transit supportive to allow for innovative and diverse housing options. The following criteria shall apply:</p> <p><u>i) All multiplex dwellings shall be located on fully serviced residential lots within urban settlement areas;</u></p> <p><u>ii) Multiplex dwellings shall be designed to integrate harmoniously with the existing built form and character of the surrounding neighbourhood, in accordance with urban design guidelines established by the Town. Consideration should be given to building height, setbacks, landscaping, and parking.</u></p> <p><u>iii) Multiplex dwellings are encouraged on arterial and collector roads, and in proximity to transit and other amenities.</u></p> <p><u>iv) The number of dwelling units in a multiplex dwelling shall be limited to four (4) units.</u></p> <p><u>v) Notwithstanding the above, an amendment to this plan is not required where more than four (4) units are proposed. Consideration for more than four (4) units through the implementing zoning by-law should be given based on site-specific context, including lot size, servicing capacity, adequate parking, proximity to collector or arterial roads, and neighbourhood context.</u></p> <p>b) restrict new low-rise detached and semi-detached housing forms within <i>major transit station areas</i>.</p>

Item Number	Section	Description of Change
2	9.7.1 Housing, Additional Residential Units	<p><u>Revise Policy 9.7.1 as follows:</u></p> <p>Subject to the policies of this Plan, the Provincial Policy Planning Statement and applicable Provincial plans, a maximum of two three <i>additional residential units</i> may be permitted on a lot in conjunction with a detached, semi-detached or townhouse dwelling, which may include:</p> <p>a) two attached <i>additional residential unit(s)</i> within the primary dwelling; and/or,</p> <p>b) one additional residential unit(s) within the primary dwelling and one additional residential unit within an ancillary structure to the primary dwelling.</p>
3	9.7.2 Housing, Additional Residential Units	<p><u>Revise Policy 9.7.2 as follows:</u></p> <p>The severance of an ancillary structure accessory facility containing an ancillary additional <i>residential unit</i> will not be permitted.</p>

Item Number	Section	Description of Change
4	13.3.3 Natural Features and Areas	<p><u>Revise Policy 13.3.3h) as follows:</u></p> <p><i>Development</i> and site alteration within the Natural Features and Areas designation is not permitted except for:</p> <p>a) forest, fish and wildlife management;</p> <p>b) <i>conservation</i> and flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all reasonable alternatives have been considered;</p> <p>c) essential <i>infrastructure</i> exempted, pre-approved or authorized under an environmental assessment process;</p> <p>d) <i>passive recreation</i>;</p> <p>e) minor <i>development</i> and minor <i>site alteration</i>;</p> <p>f) existing uses, buildings or structures;</p> <p>g) expansions or alterations to existing buildings or structures;</p> <p>h) accessory, uses, buildings, or structures <u>provided such accessory building or structures are not used as an additional residential unit</u>, and,</p> <p>i) a new single residential dwelling on an <i>existing lot of record</i>, provided that the dwelling would have been permitted by the applicable planning legislation or zoning by-law on May 23, 2014. A new dwelling built after May 23, 2014 in accordance with this policy will be deemed to be an existing building or structure for the purposes of subsections g) and h) above.</p>

Item Number	Section	Description of Change
5	17.6.1 Agricultural Area and Rural Lands, Rural Housing	<p><u>Revise Policy 17.6.1, subsections (a) and (b), as follows:</u></p> <p>Where an additional residential units is <u>are</u> permitted within <i>Prime Agricultural Areas</i> and or <u>or</u> rural lands by this Plan, the following policies will apply:</p> <p>a) Where an additional residential units is <u>are</u> permitted, it <u>such units</u> will be subordinate in size to the primary residential dwelling unit, and it will be demonstrated that there is sufficient well and septic system capacity to service the <i>additional residential unit</i>.</p> <p>b) Where an additional residential units is <u>are</u> permitted in an <i>accessory facility</i>, it <u>such units</u> will be located in close proximity to the primary residential dwelling unit and be on a lot of a sufficient size to accommodate the <i>additional residential unit</i>. New driveways from a Regional Road for a new <i>additional residential unit</i> will not be permitted.</p>
5	17.6.1 Agricultural Area and Rural Lands, Rural Housing	<p><u>Further to the above, insert a new subsection (c), in Policy 17.6.1 as follows and renumber the remaining subsections accordingly:</u></p> <p><u>c) Notwithstanding Policies 9.7.1 and 9.7.2, where a residential dwelling is permitted on a lot in a prime agricultural area, up to two additional residential units will be permitted in accordance with provincial policies provided that, where two additional residential units are proposed, at least one of the additional residential units is to be located within or attached to the principal dwelling, and any additional residential units:</u></p> <p><u>i) comply with the minimum distance separation formulae;</u></p> <p><u>ii) are compatible with, and would not hinder, surrounding agricultural operations;</u></p> <p><u>iii) have appropriate sewage and water services;</u></p> <p><u>iv) address any public health and safety concerns;</u></p> <p><u>v) are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and,</u></p> <p><u>vi) minimize land taken out of agricultural production.</u></p>

Item Number	Section	Description of Change
6	17.6.1 Agricultural Area and Rural Lands, Rural Housing	<p><u>Further to the above, revise the remainder of Policy 17.6.1 as follows:</u></p> <p>e)d) Where an <i>additional residential unit</i> is proposed on lands subject to the Greenbelt Plan, Oak Ridges Moraine Conservation Plan or the Niagara Escarpment Plan, conformity with those Provincial Plans is required.</p> <p>d)e) The future severance of <i>additional residential units</i> is prohibited; and,</p> <p>e)f) In order to To mitigate the cumulative impacts of multiple uses on individual properties on the <i>agricultural system</i>, the character of the area, the road network and the ability to provide water and sewage services, the establishment of <i>additional residential units</i> on a property will be restricted if <i>agriculture-related uses</i> and/or <i>on-farm diversified uses</i> are located on the same property.</p>
7	17.6.3 Agricultural Area and Rural Lands, Rural Housing	<p><u>In Policy 17.6.3, insert a new subsection (c) as follows:</u></p> <p>Where a new or expanding <i>non-agricultural use</i> is proposed in the <i>Prime Agricultural Area</i>, it will be required that:</p> <p>a) an <i>agricultural impact assessment</i> be prepared in accordance with Provincial and Municipal guidelines, <u>except in the case of permitted <i>additional residential uses</i>, which are instead required to comply within minimum distance separation formulae</u>; and,</p> <p>b) <i>adverse effects</i> on agricultural operations will be avoided or, if avoidance is not possible, will be minimized and mitigated. Where mitigation is required, the mitigation measures should be incorporated as part of the <i>non-agricultural uses</i>, as appropriate, within the area being developed.</p>
8	31 Glossary	<p><u>Revise the term as follows:</u></p> <p>Multiplex means a single, low-rise, building with two, three or four dwelling units built at a scale similar to a detached dwelling. This type of housing is also referred to as a duplex, triplex or fourplex. means a residential <i>building</i> with multiple <i>dwelling units</i>. In order to qualify as a <i>Multiplex Dwelling</i>, at least one <i>dwelling unit</i> must be entirely or partially above another. A <i>dwelling unit</i> within a <i>multiplex dwelling</i> is not a <i>main dwelling</i> that can contain an <i>Additional Residential Unit</i>.</p>

Table 3 - Proposed Changes to the 1978 Caledon Official Plan

In the “Description of Change” column, text that is **bolded and underlined** is new text to be inserted into the 1978 Caledon Official Plan. Text that is crossed out (“~~strikethrough~~”) is to be deleted from the Plan.

Item Number	Section	Description of Change
1	5.10 Settlements, General Policies	<p><u>Insert the following new policy after Policy 5.10.3.14, and renumber the subsequent policies and references as required:</u></p> <p><u>5.10.3.14 Within fully serviced settlement areas, multiplex dwellings shall be permitted in residential zones to provide a range of housing options and affordability. The following criteria shall apply:</u></p> <p><u>a) All multiplex dwellings shall be located on fully serviced lots within urban settlement areas;</u></p> <p><u>b) Multiplex dwellings shall be designed to integrate harmoniously with the existing built form and character of the surrounding neighbourhood, in accordance with urban design guidelines established by the Town. Consideration should be given to building height, setbacks, landscaping, and parking.</u></p> <p><u>c) Multiplex dwellings are encouraged on arterial and collector roads, and in proximity to transit and other amenities.</u></p> <p><u>d) The number of dwelling units in a multiplex dwelling shall be limited to four (4) units.</u></p> <p><u>e) Notwithstanding the above, an amendment to this plan is not required where more than four (4) units are proposed. Consideration for more than four (4) units through the implementing zoning by-law should be given based on site-specific context, including lot size, servicing capacity, adequate parking, proximity to collector or arterial roads and neighbourhood context.</u></p>

Item Number	Section	Description of Change
2	6.7 Glossary of Terms	<p><u>The following terms will be deleted:</u></p> <p>14. <u>Apartment in House</u>, shall mean a self-contained residential unit with its own cooking and bathroom facilities and two accesses to the exterior to the satisfaction of the Fire and Building departments and is created through converting part of, or adding onto, a permitted residential structure including a detached, semi-detached, duplex or link house and the unit is accessory to the existing principal dwelling unit.</p> <p>66. <u>Garden Suite</u>, shall mean a single unit, one (1) storey freestanding temporary and portable residential structure containing bathroom and cooking facilities which is equipped for year round occupancy but shall not include a tourist vehicle, tourist trailer or any trailer. A Garden Suite shall remain accessory to an existing permanent detached dwelling.</p>
3	6.7 Glossary of Terms	<p><u>The following terms will be added in alphabetical order and all glossary terms renumbered as required:</u></p> <p><u>Additional Residential Unit means a self-contained separate dwelling unit with full kitchen and bath facilities and separate entrance, as part of an existing detached, semi-detached or row house, or in a structure ancillary to a detached, semi-detached or row house.</u></p> <p><u>Multiplex Dwelling means a residential building with multiple dwelling units. In order to qualify as a Multiplex Dwelling, at least one dwelling unit must be entirely or partially above another. A dwelling unit within a multiplex dwelling is not a main dwelling that can contain an Additional Residential Unit.</u></p>
4	6.7 Glossary of Terms	<p><u>Amend the following terms as indicated below:</u></p> <p>2. <u>Accessory Building or Structure</u> shall mean a detached building or structure that is not used for human habitation, the use of which is naturally and normally incidental to, or subordinate to, or exclusively devoted to a principal use or building located on the same lot.</p> <p>150. <u>Residential Intensification</u>, shall mean the creation of new residential units through accommodation in existing buildings or on previously developed, serviced land and includes infill, but excludes apartments in houses and garden suites <u>additional residential units</u>.</p>

Item Number	Section	Description of Change
5	Entirety of Plan	<u>Replace all references of “Apartments-in-House” or “Apartment-in-House” to “Additional Residential Unit”</u>
6	Entirety of Plan	<u>Replace all references of “Garden Suites” to “Detached Additional Residential Units”</u>
7	3.5.3.10 Housing, Policies, Apartments in Houses	<p><u>Revise Policy 3.5.3.10 by deleting the Apartment-In-House policies as follows:</u></p> <p><u>Apartments in Houses</u></p> <p>The Town recognizes Apartments in Houses as a housing form which will assist in meeting the needs of the Town’s current and future residents. Given the temporary nature of this form of housing, Apartments in Houses will not be subject to the density calculation policies of this Plan. Only one garden suite or apartment in house will be permitted per lot.</p> <p>3.5.3.10.1 Criteria for Apartments in Houses</p> <p>a) An Apartment in House shall be permitted within a detached, semi-detached, duplex or link house and is located on residentially designated lands within the Rural Service Centres of Bolton, Mayfield West and Caledon East, on lands within Villages and Hamlets where the primary use is residential, or located on lands identified as Prime Agricultural Area and General Agricultural Area, Rural Lands, Rural Estate Residential Area, Policy Area 1, 2 or 3 within the Palgrave Estate Residential Community, or Environmental Policy Area lands within the Town of Caledon in accordance with the policies of this Plan, the provisions of the Comprehensive Zoning By-law, and where required, the approval of the Building Department and/or the appropriate conservation authority.</p>

Item Number	Section	Description of Change
	3.5.3.10 Housing, Policies, Apartments in Houses	<p><u>Further to the above, delete the remainder of Policy 3.5.3.10 as follows:</u></p> <p>b) In accordance with the requirements of the Niagara Escarpment Plan, except for lands lying within a Minor Urban Centre, Apartments in Houses shall not be permitted within the Niagara Escarpment Plan Area.</p> <p>c) Within the ORMCPA, Apartments in Houses shall also be required to meet all applicable policies contained in Section 7.10, and in particular 7.10.3.10.1.</p> <p>d) Apartments in Houses should generally have a minimum size of 32.5 m².</p> <p>e) Apartments in Houses should generally be restricted to a maximum size of 30% of the detached, semi-detached, duplex or link house excluding the cellar and private garage.</p> <p>f) An Apartment in House will be registered in the Town's Apartment in House Register.</p>

Item Number	Section	Description of Change
8	3.5.3.10 Housing, Policies, Apartments in Houses	<p>Add the following policies to Policy 3.5.3.10 and rename to <u>Additional Residential Units</u> and revise the Table of Contents:</p> <p><u>Additional Residential Units</u></p> <p><u>3.5.3.10.1 Subject to the policies of this Plan, the Provincial Planning Statement and applicable Provincial plans, a maximum of three additional residential units may be permitted on a lot in conjunction with a detached, semi-detached or townhouse dwelling, which may include:</u></p> <p><u>a) additional residential unit(s) within the primary dwelling; and/or,</u></p> <p><u>b) additional residential unit(s) within an accessory building or structure to the primary dwelling.</u></p> <p><u>3.5.3.10.2 The severance of an accessory building or structure containing an additional residential unit will not be permitted.</u></p> <p><u>3.5.3.10.3 All additional residential units in existing or new developments are subject to:</u></p> <p><u>a) the requirements of the Ontario Building Code, the Town's Zoning By-law, and any applicable Conservation Authority regulations; and,</u></p> <p><u>b) the Town-wide Design Guidelines.</u></p>

Item Number	Section	Description of Change
	3.5.3.10 Housing, Policies, Apartments in Houses	<p>Further to the above, add the following policies to Policy 3.5.3.10:</p> <p><u>3.5.3.10.4 Intensification will not occur within environmental policy areas or in areas rendered inaccessible to people and vehicles during times of flooding and/or erosion hazards.</u></p> <p><u>3.5.3.10.5 Subject to sufficient public or private water and wastewater servicing capacity, servicing for additional residential units is to be connected through the primary dwelling.</u></p> <p><u>3.5.3.10.6 Requirements for on-site parking and minimum yards/setbacks for access to dwelling units will be established through the implementing zoning.</u></p> <p><u>3.5.3.10.7 Urban Residential Properties</u></p> <p><u>a) Large residential developments on sites two hectares or greater in size are encouraged to include a minimum of one <i>additional residential unit</i> within each detached and semi-detached dwelling unit.</u></p> <p><u>b) In order to contribute to rental housing stock, low density residential developments within or abutting strategic growth areas should aim to provide a minimum of one occupancy-ready <i>additional residential unit</i> within at least 50 percent of new detached, semi-detached and townhouse dwelling units.</u></p>

	<p>3.5.3.10 Housing, Policies, Apartments in Houses</p>	<p>Further to the above, add the following policies to Policy 3.5.3.10:</p> <p><u>3.5.3.10.8 Rural and Agricultural Properties</u></p> <p><u>3.5.3.10.8.1 Where additional residential units are permitted within Prime Agricultural Areas and/or rural lands by this Plan, the following policies will apply:</u></p> <p><u>a) Where additional residential units are permitted, such units will be subordinate in size to the primary residential dwelling unit, and it will be demonstrated that there is sufficient well and septic system capacity to service the additional residential unit as required by the Ontario Building Code;</u></p> <p><u>b) Where additional residential units are permitted in an accessory building or structure, such units will be located in close proximity to the primary residential dwelling unit and be on a lot of a sufficient size to accommodate the additional residential unit. New driveways from a Regional Road for a new additional residential unit will not be permitted;</u></p> <p><u>c) Where a residential dwelling is permitted on a lot in a <i>prime agricultural area</i>, up to two <i>additional residential units</i> will be permitted in accordance with provincial policies provided that, where two <i>additional residential units</i> are proposed, at least one of the <i>additional residential units</i> is to be located within or attached to the principal dwelling, and any <i>additional residential units</i>:</u></p> <ul style="list-style-type: none"> <u>i) comply with the minimum distance separation formulae;</u> <u>ii) are compatible with, and would not hinder, surrounding agricultural operations;</u> <u>iii) have appropriate sewage and water services;</u> <u>iv) address any public health and safety concerns;</u> <u>v) are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and</u> <u>vi) minimize land taken out of agricultural production;</u> <p><u>d) Where an <i>additional residential unit</i> is proposed on lands subject to the Greenbelt Plan, Oak Ridges Moraine Conservation Plan or the Niagara Escarpment Plan, conformity with those Provincial Plans is required;</u></p> <p><u>e) The future severance of additional residential units is prohibited; and,</u></p>
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Item Number	Section	Description of Change
		<u>f) To mitigate the cumulative impacts of multiple uses on individual properties on the agricultural system, the character of the area, the road network and the ability to provide water and sewage services, the establishment of additional residential units on a property will be restricted if agriculture-related uses and/or on-farm diversified uses are located on the same property.</u>
9	3.5.3.13 Housing, Policies, Garden Suites	Delete Policy in its entirety, and the reference in the Table of Contents: Garden Suites 3.5.3.13.1 For policies regarding Garden Suites refer to Section 6.2.13.3 of this Plan.
10	4.2.2.3.4 Greenfield Density Policies	<u>Revise Policy 4.2.2.3.4 as follows:</u> Caledon will support and plan for innovative means of contributing to the achievement of the Regional minimum Greenfield Density Target in residential neighbourhoods in the Designated Greenfield Area such as Apartments in Houses, coach houses (apartments above garages), and duplexes <u>additional residential units and multiplex dwellings.</u>
11	5.3.2.1 Rural Estate Residential General Policies	<u>Revise Policy 5.3.2.1 as follows:</u> The predominant use of land outlined as Rural Estate Residential Area on Schedule F, is single-family dwellings on large lots. Apartments in houses <u>Additional Residential Units</u> as per Section 3.4.3.6 of this Plan, shall be permitted in Rural Estate Residential. Garden Suites as per Section 6.2.13.3 of this Plan, shall be permitted in Rural Estate Residential. The emphasis is on minimum disturbance of the natural setting and environment offering a distinctly "rural" atmosphere to those people not wishing to live in continuously built-up urban areas.
12	5.10.3.24 Settlements – General Policies	<u>Revise Policy 5.10.3.24 as follows:</u> Apartments in Houses <u>Additional Residential Units</u> as per Section 3.5.3.10 of this Plan, shall be permitted in Rural Service Centres, Villages and Hamlets where the primary use is residential. Garden Suites as per Section 6.2.13.3 of this Plan, shall be permitted in Settlements.

13	6.2.13.3 Planning and Development Review Process, Temporary Use By-laws, Garden Suites	<p><u>Delete Policy 6.2.13.3 in its entirety:</u></p> <p>6.2.13.3 <u>Garden Suites</u></p> <p>The Council of the Corporation of the Town of Caledon recognizes the garden suite as a housing form which will assist in meeting the needs of current and future residents of the Town. Only one garden suite or apartment in house will be permitted per lot.</p> <p>Given the temporary nature of this form of housing, Garden Suites will not be subject to the density calculation policies of this Plan.</p> <p>6.2.13.3.1 Criteria for Garden Suites</p> <p>a) Garden Suites shall be permitted on lands identified as Prime Agricultural Area and General Agricultural Area, Rural Lands, Rural Estate Residential Area, Policy Areas 1, 2 or 3 within the Palgrave Estate Residential Community, on residentially designated lands within the Rural Service Centres of Bolton, Mayfield West and Caledon East, on lands within Villages and Hamlets where the primary use is residential, and on Environmental Policy Area lands subject to the major expansion policies of this Plan, the Comprehensive Zoning Bylaw provisions, the approval of the Building Department and/or the appropriate conservation authority where required, and subject to the approval by the Council of the Corporation of the Town of Caledon of a Temporary Use By-law for the subject property, and the appropriate agreement registered on the title of the property.</p> <p>b) In accordance with the requirements of the Niagara Escarpment Plan, except for lands lying within a Minor Urban Centre, Garden Suites shall not be permitted on lands located within the Niagara Escarpment Plan Area.</p> <p>c) The Garden Suite shall be accessory to the permanent detached dwelling on the property with respect to its services and utilities which must, in so far as is possible, be connected to the services and utilities of the permanent detached dwelling.</p> <p>d) The maximum height of the Garden Suite shall be one (1) storey.</p> <p>e) Only one (1) Garden Suite shall be permitted per lot.</p> <p>f) The minimum size of a Garden Suite shall be approximately 32.5 square metres while the maximum size of the Garden Suite shall be approximately 93 square metres.</p> <p>g) The Garden Suite should generally comply with the Town of Caledon's Zoning By-law provisions relating to building setbacks</p>
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		<p>and landscaping area, and a high quality of site design shall be required to ensure compatibility with the surrounding community.</p> <p>h) The Garden Suite shall be situated in the side or rear yard and not in a front yard in a Settlement Area, a Rural Estate Residential Area, or the Policy Areas 1, 2, or 3 within the Palgrave Estate Residential Community.</p> <p>—i) Notwithstanding Subsection 6.2.13.3.1h) a Garden Suite shall be permitted to be situated in the front yard on lands described as Part Lot 2, Concession 6 EHS (Caledon), municipally known as 15676 Airport Road, Town of Caledon, Regional Municipality of Peel.</p> <p>i) Where possible the Garden Suite shall generally be situated in the side or rear yard and not in a front yard in a Prime Agricultural Area, General Agricultural Area or Rural Lands.</p> <p>j) The Garden Suite shall generally be located no more than 15 metres from the main dwelling.</p> <p>k) The Garden Suite shall not be situated over any existing underground services or utilities.</p> <p>l) The Garden Suite shall not encroach upon any permanent easements registered on the title of the property. A survey plan may be required.</p> <p>m) The installation of the Garden Suite shall not interfere with, nor disrupt, the existing surface water drainage pattern on adjacent properties, nor cause any ponding of stormwater.</p> <p>n) The Garden Suite location shall ensure the protection of Environmental Policy Area form, function and integrity.</p> <p>o) One parking space on the property designated for the occupant(s) of the Garden Suite is required and should be generally accessible from a common driveway.</p> <p>p) Where applicable, the Garden Suite shall require the approval of the Town of Caledon with respect to septic systems.</p> <p>q) A detailed site plan reflecting the above noted features to the satisfaction of the Town of Caledon.</p> <p>r) All Garden Suite installations shall be subject to an agreement registered on the title to the property, and such agreement will, among other matters, stipulate:</p> <p>i) The names of the specific individuals who will be entitled to occupy the Garden Suite;</p>
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Item Number	Section	Description of Change
		<p>ii) The detailed site plan referred to in Section 6.2.13.3.1 q);</p> <p>iii) The mutual obligations of the Garden Suite owner/supplier and the property owner/host family with respect to its installation, removal when no longer required, and the restoration of the property after its removal;</p> <p>iv) That the Garden Suite must be removed within a stipulated time period following the termination of its occupancy by the stipulated individuals;</p> <p>v) The right of the municipality with prior notification to enter upon the property and into the Garden Suite at periodic intervals to ascertain compliance with the provisions of the agreement;</p> <p>vi) The right of the Town, upon expiry of the agreement, to enter upon the property and remove the Garden Suite, retain the Garden Suite for a specified period with the right to sell to recoup removal costs or recoup removal costs by invoicing the property through taxes; and,</p> <p>vii) The penalties that will be invoked for failure to comply with the terms of the agreement.</p> <p>s) The Temporary Use By-law, and agreement regulating the installation of a garden suite, will be in effect for a period of up to ten (10) years from the date that of passing at which time the Garden Suite will be removed from the property.</p> <p>t) Notwithstanding Section 6.2.13.3.1 s), Council may by by-law grant further periods of not more than three (3) years each during which the temporary use is authorized.</p> <p>u) Within the ORMCPA, except for lands lying within the ORMCP Settlement Area, ORMCP Rural Settlement designations and the Palgrave Estate Residential Community, Garden Suites shall not be permitted on lands located within the Oak Ridges Moraine. Garden Suites shall also comply with the provisions of Section 7.10.3.10.2.</p>

Item Number	Section	Description of Change
14	7.1.3.6 Palgrave Estate Residential Community, General Development Policies	<p><u>Revise Policy 7.1.3.6 as follows:</u></p> <p>Apartments-in-houses Additional Residential Units as per Section 3.5.3.10 of this Plan shall be permitted within the Palgrave Estate Residential Community. Garden Suites as per Section 6.2.13.3 of this Plan shall be permitted in the Palgrave Estate Residential Community. Within Policy Area 4, Apartments-in-Houses and Garden Suites Additional Residential Units shall also be subject to the detailed provisions of Section 7.10, and in particular, Section 7.10.3.10.</p>
15	7.10.3.10.1 Oak Ridges Moraine Conservation Plan, Second Dwellings	<p><u>Revise Policy 7.10.3.10.1 as follows:</u></p> <p>Within the ORMCPA, except for lands lying within the ORMCP Settlement Area and Rural Settlement designations and the Palgrave Estate Residential Community, Apartments-in-Houses Additional Residential Units shall not be permitted on lands located within the Oak Ridges Moraine. In addition to the provisions of Section 3.5.3.10, if the application is within EPA and requires an expansion of the existing dwelling, the applicant must demonstrate that:</p> <p>a) The expansion meets the requirements of Section 7.10.3.8.1 b).</p>
16	7.10.3.10.2 Oak Ridges Moraine Conservation Plan, Second Dwellings	<p><u>Delete Policy 7.10.3.10.2 as follows:</u></p> <p>Within the ORMCPA, except for lands lying within the ORMCP Settlement Area and Rural Settlement designations and the Palgrave Estate Residential Community, Garden Suites shall not be permitted on lands located within the Oak Ridges Moraine. In addition to the provisions of Section 6.2.13.3, if the application is within EPA, the applicant must demonstrate that:</p> <p>a) There are no reasonable alternative locations for the Garden Suite outside of EPA;</p> <p>b) That the Garden Suite will not adversely affect the ecological integrity of the ORMCPA; and,</p> <p>c) A Site Plan has been approved.</p>