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KLM file: P-3638

May 13, 2026

Town of Caledon
Planning and Development Services
6311 Old Church Road
Caledon ON
L7C 1J6

Attention: Sarah Mowder
Senior Planner, Development
Planning Department

Re: Planning Justification Brief – Zoning By-law Amendment Application
United Holdings Inc.
9408 Columbia Way, 0 Mount Hope Road, and 14320 Mount Hope Road
Part of Lots 11 and 12, Concession 7
Town File No: RZ 2026-0005
Related File Numbers: POPA-2025-004, 21T-25003C

Dear Ms. Mowder,

On behalf of our client, United Holdings Inc., KLM Planning Partners Inc. is pleased to submit additional information to support to the above noted Zoning By-law Amendment Application for the Subject Lands municipally known as 9408 Columbia Way, 0 Mount Hope Road, and 14320 Mount Hope Road located generally at the intersection of Mount Hope Road and Columbia Way in the Town of Caledon.

The application for Zoning By-law Amendment was submitted on March 4, 2026. This Zoning By-law Amendment was submitted with the purpose of re-zoning the Subject Lands in accordance with Town By-law No. 2026-012, a By-law to adopt Official Plan Number 9 to Future Caledon Official Plan (Mount Hope West Secondary Plan) under Town File POPA 2025-0004. As per Schedule H38a - Mount Hope West Community Structure and Land Use, the Subject Lands are designated Neighbourhood Area and Natural Features including a Neighbourhood Park, Commercial Area, and two Stormwater Ponds. The Zoning By-law Amendment intends to align the Zoning on the Subject Lands with the approved Official Plan Amendment.

1.0 Surrounding Uses

The Subject Lands are approximately 32.067 hectares in size and are located generally at the intersection of Mount Hope Road and Columbia Way between Highway 50 and Mount Pleasant Road. The lands are currently vacant. The surrounding uses to the Subject Lands include the following:

North: To the north of the Subject Lands are vacant agricultural lands designated New Community Area and zoned Environmental Policy Area.

East: East of the Subject Lands across Mount Hope Road are vacant agricultural lands designated New Community Area and zoned Agricultural.

South: South of the Subject Lands is the Urban Area (Bolton) with semi and single detached residential dwellings in an established subdivision.

West: To the west of the Subject Lands are vacant lands designation Rural Lands with St. Michael Catholic Secondary School and lands zoned for future residential beyond.

2.0 Planning Analysis

The following letter includes a brief review of the applicable planning policies in support of the development found within Provincial Planning Statement, the Region of Peel Official Plan, the Town of Caledon Official Plan, and the Mount Hope West Secondary Plan.

2.1 Planning Act

The purpose of the Planning Act (the “Act”) is to provide the regulations that govern land use planning in the province of Ontario and establishes a land use planning system that is guided by a provincial policy framework. The Act promotes economically, environmentally, and socially sustainable development through a land use planning system guided by provincial policy. The Act additionally aims to integrate matters of provincial interest in planning decisions and encourages cooperation and coordination of interests. The Act recognizes the decision-making authority and accountability of municipal councils, and endeavors to provide for fair, open, accessible, timely and efficient planning processes.

Section 2 of the Planning Act requires that the council of a municipality and the Tribunal, shall have regard to matters of Provincial interest when carrying out their responsibilities. These interests include the protection of ecological systems, the adequate provision and efficient use of sewage and water systems, the orderly development of safe and healthy communities, provision of a range of housing, protection of public health and safety, appropriate location of growth and development, and the promotion of development that is sustainable, is oriented to pedestrians and promotes a built form that is well designed. Section 3 of the Act states that planning decisions shall be consistent with the Provincial Planning Statement and shall confirm or not conflict with in effect Provincial Plans.

It is our opinion that the Zoning By-law Amendment Application and the Proposed Development satisfy the requirements of the Planning Act.

2.2 Provincial Planning Statement

The Provincial Planning Statement 2024 (the “PPS”) is a guiding document providing policy direction on matters of Provincial interest related to planning and development. As a key part of Ontario’s policy-led planning system, the PPS sets the foundation for regulating the development and use of land province-wide, helping achieve the Provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians. The PPS is a policy statement issued under the authority of section 3 of the Planning Act and came into effect on October 20, 2024.

The proposed development is consistent with the applicable policies contained within the PPS by focusing growth within a settlement area accommodating a range and mix of housing and commercial uses, while protecting the existing natural heritage lands. The development proposal is an efficient use of currently underutilized lands and would contribute to the Town’s overall housing supply and needs, assisting with supporting future growth.

It is our opinion that the Zoning By-law Amendment Application and the proposed development satisfy the requirements of the Provincial Planning Statement.

2.3 Region of Peel Official Plan

The Region of Peel Official Plan (“ROP”) was adopted by Regional Council on April 28, 2022, through By-law 20-2022. This by-law repealed and replaced the former July 11, 1996 Region of Peel Official Plan adopted by By-law 54-96, as amended. The Plan was subsequently approved with modifications by the Minister of Municipal Affairs and Housing, through the Minister’s Notice of Decision on the Plan dated November 4, 2022. The latest copy of the ROP includes the modifications made by the Minister in the Minister’s approval. In July 2024, planning authority was removed from the Region and the Regional Official Plan became the responsibility of the Town of Caledon to implement.

The ROP outlines strategies to guide growth and development in Peel Region for the period 2005 to 2031. The ROP seeks to establish healthy and complete communities, achieve an intensified and compact urban form with a mix of land uses that pedestrian-friendly and transit supportive while also supporting rural system and the rural economy. The ROP aims to achieve the goal of protecting, maintaining, restoring and enhancing the quality and ecological integrity of ecosystems, including air, water and land. The Subject Lands are designated ‘Urban System’ with a ‘2051 New Urban Area’ overlay per Schedule E-1, Regional Structure.

The proposed Zoning By-law Amendment will ensure that the natural environment and resource objectives of the Region are supported and protected for while providing for a range of housing types and non-residential opportunities to contribute to the Region of Peel. Furthermore, the proposed development is compatible with the surrounding uses, specifically how the surrounding area is developing. The proposed development protects the adjacent natural environmental lands and is a logical extension of development in the area.

The Region Official Plan identifies the subject lands as part of the Urban Area. The proposed Zoning By-law Amendment conforms to, implements and promotes the policies of the Region of Peel Official Plan as it provides for natural heritage protection and achieves the Urban System / 2051 New Urban Area objectives by accommodating a diverse and compatible mix of land uses and compact form.

2.4 Town of Caledon Official Plan

The Town of Caledon Official Plan (the “Caledon OP” or “OP”) states the principles, goals, objectives and policies that are intended to guide land use and development and the resulting social, economic, and environmental effects within the Town of Caledon. The Official Plan is intended to provide direction on land use, built form, transportation and the environment providing the basis for addressing and guiding growth. The Plan provides the basis for preparing draft plans of subdivision and zoning by-law amendments which will implement the land use policies of the Plan.

The Subject Lands are designated as “New Community Area” and “Natural Features and Areas” within Schedule ‘B4 – Land Use Designations’ of the Town of Caledon Official Plan.

13.3.1 The Natural Features and Areas designation in this Plan corresponds to the Core Areas of the Greenlands System as identified and protected in the Region of Peel Official Plan. The Natural Features and Areas designation is shown on Schedule D1, Natural Environment System, and Schedules D2a and D2b, New Urban Area Preliminary Natural Environment System. Individual components are shown on Schedule D3, Natural and Supporting Features and Areas. The Natural Features and Areas designation includes the following:

- a) Provincially Significant Wetlands;*

- b) woodlands meeting one or more of the criteria for Core Area woodland on Table 1 of the Region of Peel Official Plan;
- c) significant valleylands
- d) Environmentally Sensitive or Significant Areas;
- e) Provincial Life Science Areas of Natural and Scientific Interest;
- f) the Escarpment Natural Area designation of the Niagara Escarpment Plan; and,
- g) valley and stream corridors meeting one or more of the criteria for Core Area valley and stream corridors in Table 2 of the Region of Peel Official Plan.

The limits of the lands designated 'Natural Features and Areas' are proposed to be zoned 'Environmental Protection' aligning with the policies for protection and enhancement. The proposed development will ensure that the natural features and areas objectives of the Town are supported.

22.2 New Community Area Designation

The New Community Area designation will be applied pending the preparation and adoption of secondary plans in accordance with the growth phasing policies of Chapter 4, and other policies of this Plan. The New Community Areas designation identifies lands to be developed as future residential/mixed-use communities. As secondary planning is completed for each secondary plan area, new land use designations and policies, as set out later in this chapter and in Part D, will replace the New Community Area designation.

Based on the above New Community Area Designation policy, the applicable land use designations on the Subject Lands per the recently approved Official Plan Amendment for the Mount Hope West Secondary Plan are 'Neighbourhood Area' and 'Natural Features'.

22.7 Neighbourhood Area Designation

The Neighbourhood Area designation will apply to areas that are planned to accommodate a wide range of housing types and forms for all ages and incomes in a more compact built form than older established neighbourhoods in the Town. In addition to housing, Neighbourhood Areas will be planned to accommodate the schools, parks and other institutional uses needed to support the development of complete communities along with mixed-use areas that will accommodate a range of neighbourhood-scale retail, commercial, personal service and professional service uses in a mixed-use setting with residential uses.

In accordance with policy 22.7 above, the Subject Lands are intended to support a range of housing types, future commercial uses, and parks to form a complete community within an area designated *Neighbourhood Area*. The proposal will assist the Town in meeting projected housing needs and targets, provide for a mix of housing types aiming to support a range of socio-economic groups, and provide the zoning to allow for complimentary and compatible land uses on the Subject Lands.

The Zoning By-law Amendment conforms to and implements the Caledon OP as it adjusts the currently approved and in-effect zone categories on the subject land to be consistent with the recently Council approved Mount Hope West Secondary Plan supporting the accommodation of forecasted population and employment growth to 2051.

2.5 Mount Hope West Secondary Plan

The Amendment to the Town of Caledon Official Plan to establish the Mount Hope West Secondary Plan was adopted by Town of Caledon Council on February 24, 2026 and is now in full force and effect. The Mount Hope West Secondary Plan includes policies to facilitate the development of approximately 900 new residential units with a population of approximately 2,800 people and 130 jobs across a total area of

approximately 33 hectares (81.5 acres). The Secondary Plan also includes policies relating to the natural environment system, community amenities including schools and parks, a connected road and active transportation network, and a mix of land uses including commercial.

As per Schedule H38a - Mount Hope West Community Structure and Land Use, the Subject Lands are designated 'Neighbourhood Area' and 'Natural Features', including a Neighbourhood Park, Commercial Area, and two Stormwater Ponds. The Zoning By-law Amendment intends to align the Zoning categories to the approved Official Plan Amendment designations.

38.2.1 Community Structure

38.2.1.1 *The community structure of the Secondary Plan is based on Schedule B1, Town Structure, and Figure F2, Preliminary Community Structure, which provides a comprehensive foundation for secondary planning and development in the Urban System. In conformity with the Town Structure, the structural elements within the Secondary Plan include:*

- c) Neighbourhood Areas occupying the majority of the Secondary Plan Area, which are intended to accommodate a wide range of ground-related housing types and densities, as well as commercial uses, alongside parks, and stormwater infrastructure to support the development of a new residential community; and,*
- d) Natural Features and Areas to be protected and, where possible, restored and enhanced.*

The lands have already been zoned through By-law 2024-057, which has been incorporated into the Town's comprehensive Zoning By-law 2006-50. The proposed Zoning By-law Amendment intends to re-zone the lands in order to be consistent with Schedule H38a - Mount Hope West Community Structure and Land Use and the outlined community structure through policy 38.2.1.1. Through the zoning, the Neighbourhood Area lands are intended for future development of a range of housing types, a park, stormwater management ponds, and commercial uses, and the Natural Heritage lands are proposed to be protected within the EPA1 Zone category.

Based on the above analysis, it is our opinion that the proposed development conforms to the Mount Hope West Secondary Plan policies.

2.6 Town of Caledon Zoning By-Law 2006-50

The Subject Lands are currently zoned as Environmental Policy Area 1 with Holding Symbol H46A and H46B "EPA1-H46A-H46B", Agricultural "A1", Core Commercial Exception 699 with Holding Symbol H46A and H46B "CC-699-H46A-H46B", Multiple Residential Exception 698 with Holding Symbol H46A and H46B "RM-698-H46A-H46B", and Mixed Density Residential Exception 697 with Holding Symbol H46A and H46B "RMD-697-H46A-H46B" within Schedule 'A', Map 21 of the Town of Caledon Zoning By-Law 2006-50. Please refer to Appendix 1 to this PJR – Current Zoning on the Subject Lands.

The purpose of the Zoning By-law Amendment is:

- To adjust the zone boundary on the Schedule to refine the EPA1 lands per the proposed Draft Plan of Subdivision and to conform with the Mount Hope West Community Structure and Land Use Plan;
- Relocate the Core Commercial Zone to the NW corner of Mount Hope Road & Columbia Way per the proposed Draft Plan of Subdivision and to conform with the Mount Hope West Community Structure and Land Use Plan;
- Add residential uses as a permitted use to the Core Commercial Zone;
- Include a minimum gross floor area for all non-residential uses within the lands zoned Core Commercial "CC" Exception 699 of 1,580 m²;

- Relocate the RM-698 zone to the northern limit of the lands;
- Permit a minimum 5.5 metre rear yard for townhouse, semi detached, and single detached dwellings within the RMD-697, RM-698 and CC-699 zone categories;
- Remove the minimum Backyard Amenity Area requirement within the RMD-697 zone category;
- Reduce the Minimum Landscape Area for Townhouse Dwellings from 25% to 20% within the RMD-697 and RM-698 zone categories;
- Reduce the Minimum Lot Area for Semi Detached Dwellings from 190 m² to 170 m²; and,
- Remove the Holding Symbol across the entirety of the Subject Lands.

As mentioned above, the overall intent of the Zoning By-law Amendment is to adjust the existing residential and commercial zone boundaries on the lands to align the zoning permissions with the recently approved Mount Hope West Secondary Plan and request the site-specific zone standard exceptions noted above. All of the zoning provisions currently applicable to the lands will continue to apply in addition to the requested amendments. The inclusion of residential use permissions within the Core Commercial Zone category will assist with the flexibility for future development opportunity, while guaranteeing a portion of the site be developed as non-residential through the minimum GFA requirement. Within the 'Neighbourhood Area' designation, the Official Plan permits the development of mixed-use areas that will accommodate a range of neighbourhood-scale retail, commercial, personal service and professional service uses in a mixed-use setting with residential uses. The addition of residential use permissions in the Core Commercial Zone and the enforcement of the minimum commercial GFA aligns with the overall intent of the Official Plan designation to permit the development of a mixed-use area.

Bill 17 and O. Reg. 257/25 (amends O. Reg. 545/06) allow for a 10% reduction to a yard as of right with no minor variance application needed. The intent of Bill 17 is to allow for the flexibility to accommodate Additional Residential Units within a dwelling, such as basement suites or garden suites, which is currently a Provincial priority. The flexibility in reduced rear yard permissions can allow for opportunity for potential additional units on a lot where appropriate. Though we do not have specific housing sitings at this time, sufficient backyard amenity space will still be possible and provided for with this reduced setback. The site-specific amendment for a minimum 5.5 metre rear yard will allow for the development of larger homes on the lots which, based on current market trends and conditions, is desirable for development. The reduction in the rear yard setback by 0.5 metres is minor in nature and will still provide for a sufficient backyard size in line with market trends for desirable housing.

The request for a reduction in the minimum rear yard setback from 6 metres to 5.5 metres therefore triggers the additional required site-specific zoning exceptions for the removal of the backyard amenity area requirement for dwellings in the RMD zone, and the reduction in landscaped area for townhouse dwellings. The reduction in the landscaped area for the townhouse dwellings is minor and will not have a negative impact on the development, ensuring an appropriate landscaped area is provided. The requirement for a backyard amenity area is not typically seen in a Zoning By-law as this would be indirectly enforced by the minimum rear yard setback provision. Therefore, we believe this is not required and does not negatively impact the overall backyard amenity provided through the lots when the provision is removed. The site-specific provision to reduce the minimum lot area for semi detached dwellings is required due to the 26 metre lot depth. As noted above, the flexibility to have the ability to build larger homes on a lot is desirable with market conditions, and allowing for zoning on the site to permit these dwellings will be beneficial to provide housing to a growing community. Reducing the rear yard by 0.5 m will not result in additional lots/units being provided on the lands, and will only allow for slightly larger units to be constructed on each lot.

The Holding Symbol on the Subject Lands requires the following conditions to be satisfied in order to be lifted:

1. Approval of a secondary plan in conformity with the Town's Future Caledon Official Plan or an official plan amendment;

Response: This has been completed as the Mount Hope West Secondary Plan was adopted by Town of Caledon Council on February 24, 2026 and is in full force and effect.

2. 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.

Response: The Draft Plan of Subdivision is in progress, and the intent is that draft approval is issued shortly. An EIS was included in the Draft Plan submission materials which delineates the environmental lands to be protected, zoned EPA1, and conveyed. The lands will be subject to Conditions of Draft Plan approval which must be satisfied, through which a mechanism exists to include the appropriate conditions of draft approval to ensure this condition is satisfied before the plan is registered and any construction commences on the site.

3. 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.

Response: We are in receipt of a letter dated April 24, 2026, from Patrick Amaral, Principal Planner Development Services, Region of Peel. The letter states that based on the proposed interim and ultimate servicing strategies, the Region has no objection to the removal of the Holding (H) Symbol, as these requirements will be facilitated and addressed through the draft plan of subdivision and the associated subdivision agreement.

4. The submission of an Environmental Impact Study, to the satisfaction of the Town ("EIS"), which among other things, determines the extent of the Natural Environment System as defined in the Future Caledon Official Plan in order to confirm the limits and extent of the Environmental Policy Area 1 Zone (EPA1) as described in the note on Schedule "A" to this By-law. Following the completion of the EIS to the satisfaction of the Town, the holding provision (H46B) 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 (H46B) 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".

Response: As noted above, the EIS was included in the Draft Plan of Subdivision submission which delineates the environmental lands to be protected, zoned EPA1, and conveyed. Similar to Condition 2 above, this requirement can also be secured through a Condition of Draft approval.

Based on the above, we believe it is appropriate to remove the holding symbol on the Subject Lands through this Zoning By-law Amendment Application.

In conclusion, the proposed Zoning By-law Amendment will adjust the existing residential, commercial and open space zoning on the lands to align with the approved Mount Hope West Secondary Plan, and maintain all zoning standards currently applicable to the lands, save and except for the requested amendments. The Zoning By-law amendment will regulate the use of land, facilitate the development of the residential and non-residential uses, and implement the future Draft Plan of Subdivision. The site-specific exceptions are appropriate for the nature of the development and the market trends and conditions. The Zoning By-law Amendment would conform to the Official Plan and Secondary Plan in a manner that conforms to the Regional Official Plan and Provincial Policies. The Draft Zoning By-law Amendment is included with the complete submission materials to the Town.

3.0 Conclusion

Based on the analysis provided within this Planning Justification Brief, the proposed Zoning By-law Amendment is consistent with and in conformity to the relevant policy framework outlined in the Provincial Planning Statement, the Region of Peel Official Plan, and also meets the general intent of the policies of the Town of Caledon Official Plan and Mount Hope West Secondary Plan. Therefore, it is our opinion that the proposal represents good land use planning and is deemed appropriate for the Subject Lands.

As such, please find enclosed the following materials in support of the application in accordance with the Town of Caledon's Submission Requirements and email correspondence between Simone Fiore and Mauro Peverini dated February 25, 2026:

1. Planning Justification Letter prepared by KLM Planning Partners Inc. dated May 13, 2026;
2. Draft Zoning By-law Amendment prepared by KLM Planning Partners Inc. dated May 13, 2026;
3. Addendum Letter – Noise Feasibility Study prepared by HGC Limited dated May 11, 2026; and,
4. Draft Plan of Subdivision prepared by KLM Planning Partners Inc. dated May 13, 2026.

We trust that the enclosed materials are satisfactory and we look forward to working with staff on this proposed development. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



Lauren Dynes, BURPI, MCIP, RPP
Senior Planner

Copy to: Keith MacKinnon, Partner, KLM Planning Partners Inc.
Mauro Peverini, Vice President, Solmar Development Corp.

APPENDIX 1: CURRENT ZONING ON THE SUBJECT LANDS.

**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2024-057**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part 1 Plan 43R-37026, Part 1 Plan 43R-37027, Part 1 Plan 43R 4880, Part 1 Plan 43R-18117, Parts 1, 2, 3 & 4 on Plan 43R-17592 and Parts 1 & 2 on Plan 43R-22592, Parts 1, 2 & 3 on Plan 43R-7218, Parts 4 & 5 on Plan 43R- 7218, within, Town of Caledon, Regional Municipality of Peel.

WHEREAS on March 26th, 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 1 Plan 43R-37026, Part 1 Plan 43R-37027, Part 1 Plan 43R 4880, Part 1 Plan 43R-18117, Parts 1, 2, 3 & 4 on Plan 43R-17592 and Parts 1 & 2 on Plan 43R-22592, Parts 1, 2 & 3 on Plan 43R-7218, Parts 4 & 5 on Plan 43R- 7218 Town of Caledon, Regional Municipality of Peel, for commercial, residential and community 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	697	<ul style="list-style-type: none"> - <i>Additional Residential Unit</i> - <i>Bed and Breakfast Establishments</i> - <i>Day Care, Private Home</i> - <i>Day Nursery</i> - <i>Dwelling, Detached</i> - <i>Dwelling, Semi Detached</i> - <i>Dwelling, Townhouse Street</i> - <i>Dwelling, Stacked Townhouse</i> - <i>Dwelling, Multiplex</i> 	<p style="text-align: center;">DEFINITIONS</p> <p><i>Dwelling, Stacked Townhouse</i> For the purposes of this zone, means a building containing more than 4 dwelling units, each dwelling unit being separated from the other vertically and horizontally and each dwelling unit having a private entrance from outside.</p> <p><i>Dwelling, Back-to-Back Stacked Townhouse</i> For the purposes of this zone, means a building containing more than six dwelling units, where dwelling units are separated from each other through a combination of</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> - <i>Dwelling, Back-to-Back Townhouse</i> - <i>Home Occupation</i> - <i>Line-Work Unit</i> - <i>Non-Market Housing</i> 	<p>vertically including a common rear wall and horizontally common walls and whereby each <i>dwelling unit</i> has an independent entrance either directly from the outside or through a common vestibule but does not include a common corridor system.</p> <p><i>Dwelling, Multiplex</i> For the purposes of this <i>zone</i>, means a residential <i>building</i> with up to eight units. In order to qualify, at least one <i>dwelling unit</i> must be entirely or partially above another. A <i>dwelling unit</i> within a <i>multiplex</i> is not a principal <i>dwelling</i> that can contain an <i>Additional Residential Unit</i>.</p> <p><i>Lane</i> For the purposes of this <i>zone</i>, means a public or private thoroughfare, whether or not improved for <i>use</i>, which has a reduced right-of-way width and which affords a means of access for vehicular traffic to abutting <i>lots</i>.</p> <p><i>Non-Market Housing</i> For the purposes of this <i>zone</i>, means housing that is owned or subsidized by government, a non-profit society, or a housing cooperative; whereby it is not solely market driven.</p> <p><i>Outdoor Amenity Space</i> For the purposes of this <i>zone</i>, means outdoor space including a <i>balcony</i> or a roof area that is for the exclusive use of the occupants of a <i>dwelling unit</i> for their personal recreational or social activities.</p> <p><i>Street</i> For the purpose of this <i>zone</i>, a <i>street</i> shall include a <i>private road</i> or <i>lane</i>.</p> <p style="text-align: center;">GENERAL PROVISIONS</p> <p><i>Additional Residential Units</i> 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><i>Dwellings Per Lot</i> 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><i>Non-Market Housing</i> Shall be permitted in all residential <i>zones</i>, provided that such <i>use</i>, <i>building</i> or <i>structure</i> complies with the standards of the <i>Zone</i> in which it is located.</p> <p><i>Use Restriction</i></p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Where a <i>dwelling</i> has been legally constructed, the <i>dwelling</i> shall not be used for any purpose other than a domicile, a <i>day care, private home, home occupation</i>, and related <i>accessory use</i> as permitted by the Zoning By-law. All other <i>uses</i> are prohibited.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Dwelling, Detached and Dwelling Multiplex:</p> <p>Lot Area (Minimum, per <i>dwelling unit</i>): 224m²</p> <p>Lot Frontage (Minimum): <i>Corner Lot per dwelling unit:</i> 11.0m <i>Other Lots, per dwelling unit:</i> 8.0m</p> <p>Building Area (Maximum): 50%</p> <p>Front Yard (Minimum): <i>Front wall of attached private garage:</i> 6.0m <i>Front wall of main building:</i> 4.5m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): 6.0m, except 1.5m to a garage abutting a <i>rear lane</i> with a minimum of 5 metres between the detached garage and the <i>dwelling unit</i>.</p> <p>Interior Side Yard (Minimum): <i>One side:</i> 1.2m <i>Other side:</i> 0.6m</p> <p>Building Height (Maximum): 12.5m</p> <p>Landscaping Area (Minimum): 35%</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Dwelling, Semi Detached:</p> <p>Lot Area (Minimum, per <i>dwelling unit</i>): 190m²</p> <p>Lot Frontage (Minimum): <i>Corner Lot per dwelling unit:</i> 9.75m <i>Other Lots, per dwelling unit:</i> 6.75m</p> <p>Building Area (Maximum): 55%</p> <p>Front Yard (Minimum): <i>Front wall of attached private garage:</i> 6.0m <i>Front wall of main building:</i> 4.5m</p> <p>Exterior Side Yard (Minimum): 3.0m</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Rear Yard (Minimum): 6.0m, except 1.5m to a garage abutting a <i>rear lane</i> with a minimum of 5 metres between the detached garage and the <i>dwelling unit</i>.</p> <p>Interior Side Yard (Minimum): 1.0m, except no <i>interior side yard</i> is required where abutting <i>lots</i> share an above grade common wall.</p> <p>Building Height (Maximum): 12.5m</p> <p>Landscaping Area (Minimum): 35%</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Dwelling, Street Townhouse:</p> <p>Lot Area (Minimum, per <i>dwelling unit</i>): 150m²</p> <p>Lot Frontage (Minimum): Corner Lot per <i>dwelling unit</i>: 9.0m Other <i>Lots</i>, per <i>dwelling unit</i>: 6.0m</p> <p>Building Area (Maximum): 65%</p> <p>Front Yard (Minimum): Front wall of attached <i>private garage</i>: 6.0m Front wall of <i>main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): 6.0m, except 1.5m to a garage abutting a <i>rear lane</i> within a minimum of 5 metres between the detached garage and the <i>dwelling unit</i>.</p> <p>Interior Side Yard (Minimum): 1.2m, except no <i>interior side yard</i> is required where abutting <i>lots</i> share an above grade common wall.</p> <p>Building Height (Maximum): 12.5m</p> <p>Landscaping Area (Minimum): 25%</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Dwelling, Stacked Townhouse:</p> <p>Lot Area (Minimum, per <i>dwelling unit</i>): N/A</p> <p>Lot Frontage (Minimum): 30m</p> <p>Building Area (Maximum): N/A</p> <p>Outdoor Amenity Area (Minimum): 8m² (per unit)</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Front Yard (Minimum): Front wall of attached <i>private garage</i>: 6.0m Front wall of <i>main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): 6.0m</p> <p>Interior Side Yard (Minimum): 1.8m</p> <p>Building Height (Maximum): 14m</p> <p>Landscaping Area (Minimum): 25%, applies to <i>front yard</i> only.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Dwelling, Back-to-Back Townhouse:</p> <p>Lot Area (Minimum, per <i>dwelling unit</i>): 75m²</p> <p>Lot Frontage (Minimum): <i>Corner Lot</i> per <i>dwelling unit</i>: 8.5m Other <i>Lots</i>, per <i>dwelling unit</i>: 5.5m</p> <p>Building Area (Maximum): N/A</p> <p>Outdoor Amenity Area (Minimum): 8m² (per unit)</p> <p>Front Yard (Minimum): Front wall of attached <i>private garage</i>: 6.0m Front wall of <i>main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): N/A</p> <p>Interior Side Yard (Minimum): 1.5m, except no <i>interior side yard</i> is required where abutting <i>lots</i> share an above grade common wall.</p> <p>Building Height (Maximum): 12.5m</p> <p>Landscaping Area (Minimum): 25%, applies to <i>front yard</i> only.</p>
RM	698	<ul style="list-style-type: none"> - <i>Additional Residential Unit</i> - <i>Building, Apartment</i> - <i>Day Care, Private Home</i> - <i>Dwelling, Street Townhouse</i> - <i>Dwelling, Stacked Townhouse</i> - <i>Dwelling, Back-to-Back Townhouse</i> - <i>Dwelling, Back-to-Back Stacked Townhouse</i> 	<p style="text-align: center;">DEFINITIONS</p> <p>Dwelling, Stacked Townhouse For the purposes of this zone, means a <i>building</i> containing more than 4 <i>dwelling units</i>, each <i>dwelling unit</i> being separated from the other vertically and horizontally and each <i>dwelling unit</i> having a private entrance from outside.</p> <p>Dwelling, Back to Back Stacked Townhouse For the purposes of this zone, means a <i>building</i> containing more than six <i>dwelling</i></p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> - <i>Home Occupation</i> - <i>Live-Work Unit</i> - <i>Long-Term Care Facility</i> - <i>Non-Market Housing</i> - <i>Seniors Retirement Facility</i> 	<p><i>units</i>, where <i>dwelling units</i> are separated from each other through a combination of vertically including a common rear wall and horizontally common walls and whereby each <i>dwelling unit</i> has an independent entrance either directly from the outside or through a common vestibule but does not include a common corridor system.</p> <p><i>Dwelling, Multiplex</i> For the purposes of this <i>zone</i>, means a residential <i>building</i> with up to eight units. In order to qualify as a <i>Multiplex</i>, at least one <i>dwelling unit</i> must be entirely or partially above another. A <i>dwelling unit</i> within a <i>multiplex</i> is not a principal <i>dwelling</i> that can contain an <i>Additional Residential Unit</i>.</p> <p><i>Lane</i> For the purposes of this <i>zone</i>, means a public or private thoroughfare, whether or not improved for <i>use</i>, which has a reduced right-of-way width and which affords a means of access for vehicular traffic to abutting <i>lots</i>.</p> <p><i>Non-Market Housing</i> For the purposes of this <i>zone</i>, means housing that is owned or subsidized by government, a non-profit society, or a housing cooperative; whereby it is not solely market driven.</p> <p><i>Outdoor Amenity Space</i> For the purposes of this <i>zone</i>, means outdoor space including a <i>balcony</i> or a roof area that is for the exclusive use of the occupants of a <i>dwelling unit</i> for their personal recreational or social activities.</p> <p><i>Street</i> For the purpose of this <i>zone</i>, a <i>street</i> shall include a <i>private road</i> or <i>lane</i>.</p> <p style="text-align: center;">GENERAL PROVISIONS</p> <p><i>Additional Residential Units</i> 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><i>Dwellings Per Lot</i> 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><i>Non-Market Housing</i> Shall be permitted in all residential <i>zones</i>, provided that such <i>use</i>, <i>building</i> or <i>structure</i> complies with the standards of the <i>Zone</i> in which it is located.</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Use Restriction Where a <i>dwelling</i> has been legally constructed, the <i>dwelling</i> shall not be used for any purpose other than a domicile, a <i>day care</i>, <i>private home</i>, <i>home occupation</i>, and related accessory use as permitted by the Zoning By-law. All other uses are prohibited.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Dwelling, Street Townhouse:</p> <p>Lot Area (Minimum, per <i>dwelling unit</i>): 150m²</p> <p>Lot Frontage (Minimum): Corner Lot per <i>dwelling unit</i>: 9.0m Other Lots, per <i>dwelling unit</i>: 6.0m</p> <p>Building Area (Maximum): 65%</p> <p>Front Yard (Minimum): Front wall of attached <i>private garage</i>: 6.0m Front wall of <i>main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): 6.0m, except 1.5m to a garage abutting a <i>rear lane</i> within a minimum of 5 metres between the detached garage and the <i>dwelling unit</i>.</p> <p>Interior Side Yard (Minimum): 1.2m, except no <i>interior side yard</i> is required where abutting lots share an above grade common wall.</p> <p>Building Height (Maximum): 12.5m</p> <p>Landscaping Area (Minimum): 25%</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Dwelling, Stacked Townhouse:</p> <p>Lot Area (Minimum, per <i>dwelling unit</i>): N/A</p> <p>Lot Frontage (Minimum): 30m</p> <p>Building Area (Maximum): N/A</p> <p>Outdoor Amenity Area (Minimum): 8m² (per unit)</p> <p>Front Yard (Minimum): Front wall of attached <i>private garage</i>: 6.0m Front wall of <i>main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): 6.0m</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Interior Side Yard (Minimum): 1.8m</p> <p>Building Height (Maximum): 14m</p> <p>Landscaping Area (Minimum): 25%, applies to <i>front yard</i> only.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Dwelling, Back-to-Back Townhouse:</p> <p>Lot Area (Minimum, per <i>dwelling unit</i>): 75m²</p> <p>Lot Frontage (Minimum): <i>Corner Lot</i> per <i>dwelling unit</i>: 8.5m <i>Other Lots</i>, per <i>dwelling unit</i>: 5.5m</p> <p>Building Area (Maximum): N/A</p> <p>Outdoor Amenity Area (Minimum): 8m² (per unit)</p> <p>Front Yard (Minimum): Front wall of attached <i>private garage</i>: 6.0m Front wall of <i>main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): N/A</p> <p>Interior Side Yard (Minimum): 1.5m, except no <i>interior side yard</i> is required where abutting <i>lots</i> share an above grade common wall.</p> <p>Building Height (Maximum): 12.5m</p> <p>Landscaping Area (Minimum): 25%, applies to <i>front yard</i> only.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Dwelling, Back-to-Back Stacked Townhouse</p> <p>Lot Area (Minimum, per <i>dwelling unit</i>): N/A</p> <p>Lot Frontage (Minimum): 30m</p> <p>Building Area (Maximum): N/A</p> <p>Outdoor Amenity Area (Minimum): 8m² (per unit)</p> <p>Front Yard (Minimum): Front wall of attached <i>private garage</i>: 6.0m Front wall of <i>main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><i>Rear Yard</i> (Minimum): N/A</p> <p><i>Interior Side Yard</i> (Minimum): 1.8m</p> <p><i>Building Height</i> (Maximum): 14m</p> <p><i>Landscaping Area</i> (Minimum): 25%, applies to <i>front yard</i> only.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Building, Apartment:</p> <p><i>Lot Area</i> (Minimum, per <i>dwelling unit</i>): N/A</p> <p><i>Lot Frontage</i> (Minimum): N/A</p> <p><i>Building Area</i> (Maximum): N/A</p> <p><i>Outdoor Amenity Area</i> (Minimum): N/A</p> <p><i>Front Yard</i> (Minimum): 3.0m</p> <p><i>Exterior Side Yard</i> (Minimum): 3.0m</p> <p><i>Rear Yard</i> (Minimum): 6.0m</p> <p><i>Interior Side Yard</i> (Minimum): 6.0m</p> <p><i>Building Height</i> (Maximum): 6 storeys</p> <p><i>Landscaping Area</i> (Minimum): 25%</p>
CC	699	<ul style="list-style-type: none"> - <i>Animal Hospital</i> - <i>Art Gallery</i> - <i>Artist Studio & Gallery</i> - <i>Bakery</i> - <i>Boarding House</i> - <i>Business Office</i> - <i>Clinic</i> - <i>Commercial School</i> - <i>Convenience Store</i> - <i>Day Nursery</i> - <i>Dry Cleaning or Laundry Outlet</i> - <i>Financial Institution</i> - <i>Fitness Centre</i> - <i>Funeral Home</i> - <i>Hotel</i> - <i>Laundromat</i> - <i>Merchandise Service Shop</i> - <i>Motel</i> - <i>Parking Area, Commercial</i> - <i>Parking Area, Municipal</i> - <i>Personal Service Shop</i> - <i>Pharmacy</i> - <i>Place of Assembly</i> - <i>Place of Entertainment</i> - <i>Private Club</i> 	<p style="text-align: center;">DEFINITIONS</p> <p>Commercial School means a teaching and training center, operated for gain or profit, in which instruction in a trade, skill or service is provided.</p> <p style="text-align: center;">ADDITIONAL PROVISIONS</p> <p>i. Notwithstanding Table 5.2 of Zoning By-law 2006-50, the <i>uses</i> permitted in the Core Commercial “CC” Zone shall be subject to a parking rate of 3.5 spaces per 100 m² of <i>gross floor area</i>.</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> - <i>Restaurant</i> - <i>Retail Store</i> - <i>Sales, Service and Repair Shop</i> - <i>Training Facility</i> 	

2. The following is added to Table 13.3:

The following provisions shall apply to all lands zoned with a holding provision (H46A) as shown on Schedule "A" to this By-law until the holding provision (H46A) 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 (H46A):
 - 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 (H46A) from all or a portion of the lands shall not be enacted until the following conditions, as applicable, have been met to the satisfaction of the Town:
 - i. Approval of a secondary plan in conformity with the Town's Future Caledon Official Plan or an official plan amendment;
 - ii. Approval of Draft Plan of Subdivision has been issued or where the lands are not subject to a Plan of Subdivision, a Site Plan Approval – Final Summary letter has been issued by the Town. Through the Draft Plan of Subdivision or Site Plan approval process, the applicant shall submit an Environmental Impact Study, to the satisfaction of the Town ("EIS"), which among other things, determines the extent of the Natural Environment System as defined in the Future Caledon Official Plan. Any lands that are identified as being within the Natural Environment System through the EIS and protected from development shall either be dedicated to the Town or other appropriate public authority or otherwise protected from development over the long term to the satisfaction of the Town as a condition of draft plan approval or through Site Plan approval.
 - iii. Written confirmation, where required, from the Regional Municipality of Peel and/or the applicable utility, that:
 - i. a development agreement has been executed to implement the required water and sanitary services, which may include payment of fees and posting of required securities; and/or
 - ii. there is sufficient municipal water and sanitary sewer capacity to service the lands.

3. The following is added to Table 13.3:

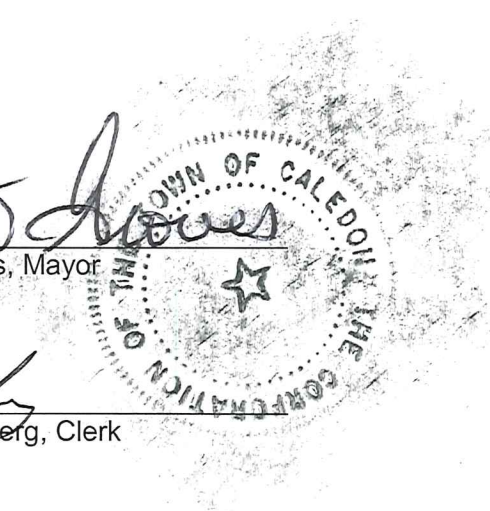
A holding provision (H46B) shall apply to the lands shown on Schedule "A" to this By-law and may be lifted over all or a portion of the lands provided that the following conditions, as applicable, have been met to the satisfaction of the Town:

- a) The submission of an Environmental Impact Study, to the satisfaction of the Town ("EIS"), which among other things, determines the extent of the Natural Environment System as defined in the Future Caledon Official Plan in order to confirm the limits and extent of the Environmental Policy Area 1 Zone (EPA1) as described in the note on Schedule "A" to this By-law. Following the completion of the EIS to the satisfaction of the Town, the holding provision (H46B) 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 (H46B) shall not be lifted from lands that form part of the Natural Environment System and are protected from development as identified through the EIS where lands are zoned for residential or commercial uses on Schedule "A".
4. Schedule "A", Zone Map 21 of By-law 2006-50, as amended is further amended for Part 1 Plan 43R-37026, Part 1 Plan 43R-37027, Part 1 Plan 43R 4880, Part 1 Plan 43R-18117, Parts 1, 2, 3 & 4 on Plan 43R-17592 and Parts 1 & 2 on Plan 43R-22592, Parts 1, 2 & 3 on Plan 43R-7218, Parts 4 & 5 on Plan 43R- 7218 Town of Caledon, Regional Municipality of Peel, from Agricultural Zone (A1) and Environmental Policy Area 2 Zone (EPA2) to Mixed Density Residential Zone – Exception 697 – Holding Provision 46A and Holding Provision 46B (RMD-697-H46A-H46B), Multiple Residential Zone – Exception 698 – Holding Provision 46A and Holding Provision 46B (RM-698-H46A-H46B), Environmental Policy Area 1 Zone – Holding Provision 46A and Holding Provision 46B "EPA1-H46A-46B", and Core Commercial Zone – Exception 699 - Holding Provision 46A and Holding Provision 46B (CC-699-H46A-H46B) Zone in accordance with Schedule "A" attached hereto.

Read three times and finally
passed in open Council on the
[XX] day of [XXXXXX], [20XX].
25 June 2024


Annette Groves, Mayor



Kevin Klingenberg, Clerk



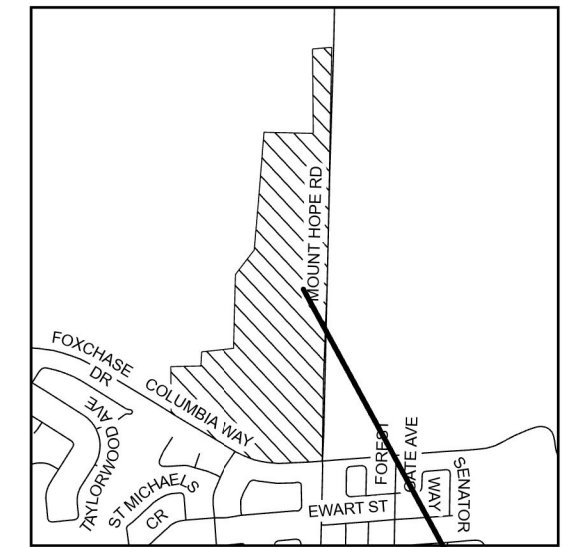
Schedule A By-law 2024-57

Part 1 Plan 43R-37026, Part 1 Plan 43R-37027,
Part 1 Plan 43R 4880, Part 1 Plan 43R-18117,
Parts 1, 2, 3 & 4 on Plan 43R-17592 and
Parts 1 & 2 on Plan 43R-22592, Parts 1, 2 & 3
on Plan 43R-7218, Parts 4 & 5 on Plan 43R- 7218
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 2024-0006

