

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2026-XXX

TOWN OF CALEDON
PLANNING
RECEIVED
February 11, 2026

Being a by-law to amend Comprehensive Zoning By-law 2006-50 as amended, with respect to PT LT 22 CON 4 WHS CALEDON, PARTS 1, 2 & 3 ON 43R39365 SUBJECT TO AN EASEMENT OVER PT 2 ON 43R39365 AS IN CA22188 TOWN OF CALEDON, Town of Caledon, Regional Municipality of Peel, municipally known as 14 Agnes Street.

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 PT LT 22 CON 4 WHS CALEDON, PARTS 1, 2 & 3 ON 43R39365 SUBJECT TO AN EASEMENT OVER PT 2 ON 43R39365 AS IN CA22188 TOWN OF CALEDON, Town of Caledon, Regional Municipality of Peel, for residential townhouse 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
RT	XXX	<ul style="list-style-type: none">- <i>Apartment, Accessory</i>- <i>Day Care, Private Home</i>- <i>Dwelling, Common Element Townhouse</i>- <i>Dwelling Semi Detached</i>- <i>Dwelling, Townhouse</i>- <i>Home Occupation</i>	<p>Street For the purposes of this <i>zone</i>, a <i>street</i> shall include a <i>private road</i>.</p> <p>Parking Requirements (minimum): 2 <i>parking spaces</i> per <i>dwelling unit</i></p> <p>Visitor Parking Requirements (minimum): Units with 2 <i>private parking spaces</i> 0.25 per <i>dwelling unit</i></p> <p>Units with 3 or more <i>private parking spaces</i> 0.125 per <i>dwelling unit</i></p> <p>Lot Area (minimum): 325 square metres <i>Per Dwelling Unit</i></p> <p>Building Area (maximum): 40%,</p> <p>Front Yard (minimum): Front wall of main <i>building</i> 4.0m</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards				
			<p>Rear Yard (minimum): 12m</p> <p>Interior Side Yard (minimum): 1.5 m except where a common vertical wall separates two <i>dwelling units</i>, no <i>interior side yard</i> shall be required.</p> <p>Exterior Side Yard (minimum):</p> <table> <tr> <td>Abutting Agnes Street</td> <td>6.0m</td> </tr> <tr> <td>Abutting any other street</td> <td>4.0m</td> </tr> </table> <p>Minimum Lot Frontage: 8.0m</p> <p>Notwithstanding Section 4.43.1 of the By-law, sewage disposal systems with subsurface discharge of up to 10,000 litres/day shall be permitted.</p> <p>Notwithstanding the definition for <i>Landscaping Area</i>, a Landscaping Area shall also include a common sewage system area.</p> <p>Notwithstanding anything to the contrary in this By-law, on the rear of any houses facing Lots 5 to 16, Plan Cal-5, there shall be no more than two <i>storeys</i> of vertical wall, and if there is a partial third <i>storey</i> located within a sloping or mansard roof, the only windows on that level facing the <i>rear yard</i> shall be clerestory windows or skylights.</p> <p>Notwithstanding anything to the contrary in this By-law, Zone Standards shall be applied to each individual Block as illustrated on Schedule "A" to this by-law, prior to the approval of any Part Lot Control By-law or Draft Plan of Condominium.</p>	Abutting Agnes Street	6.0m	Abutting any other street	4.0m
Abutting Agnes Street	6.0m						
Abutting any other street	4.0m						

2. Schedule "A", Zone Map 82 of By-law 2006-50, as amended, is further amended for PT LT 22 CON 4 WHS CALEDON, PARTS 1, 2 & 3 ON 43R39365 SUBJECT TO AN EASMENT OVER PT 2 ON 43R39365 AS IN CA22188 TOWN OF CALEDON, Town of Caledon, Regional Municipality of Peel, from "Rural Residential" Zone (RR) to "Residential Townhouse – Exception XXX" Zone (RT-XXX) in accordance with Schedule "A" attached hereto.

Read three times and finally
passed in open Council on the
____ day of _____, 2026.

Annette Groves, Mayor

Kevin Klingenberg, Clerk

DRAFT

Schedule A

By-law 2026-XXX

PART OF LOT 22, CONCESSION 4
WEST OF HURONARIO STREET
GEOGRAPHIC TOWNSHIP OF CALEDON

TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

Legend

— Subject Lands
— Proposed Zone Boundaries



Zoning Schedule



Scale

Date: 2026-02-03

