

**THE CORPORATION OF THE TOWN OF CALEDON  
BY-LAW NO. 2023-xxx**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended by  
Ontario Regulation 171/21 and Map No. 258,  
with respect to Part of West Half of Lot 12, Concession 5, (Albion),  
Town of Caledon, Regional Municipality of Peel.

**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 the West Half of Lot 12, Concession 5 (Albion), Town of Caledon, Regional Municipality of Peel, for a Draft Plan of Subdivision including Blocks of land intended for Multiple Residential uses (including Mixed Uses) and Mobility Transit Hub uses;

**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:

**1.0** THAT Section 3.2 (Definitions) be amended to add the following definition:

*“Amenity Area” means an indoor and/or outdoor recreational area provided for the communal use of the residents including rooftop amenity areas, green roofs and rooftop gardens and inclusive of landscaped areas and may include POPS.”*

*“Privately owned publicly accessible open space (POPS)” means open space which the public is welcome to enjoy, but remain privately owned.*

**2.0** THAT Schedule A to Comprehensive Zoning By-law 2006-50 and Map No. 258 to Ontario Regulation 171/21 is hereby further amended by changing the existing “Mobility Transit Hub Zone” (per MZO O’Reg. 171/21) to a new Town of Caledon “Mobility Transit Hub” (MTH) and “Multiple Residential - Exception” (RM-YY) zone (per Zoning By-Law No. 2006-50) as shown on Schedule A; and

**3.0** THAT the following is added to Section 7.2:

7.2 To establish a new Commercial Zone to be called “Mobility Transit Hub” (MTH) zone, to include the following permitted uses and Special standards:

Zone Prefix	Additional Permitted Uses	Special Standards
Mobility Hub Transit (MTH) Zone	<ul style="list-style-type: none"> <li>- <i>uses identified within the Townhouse Residential – Exception 615 (RT-615) zone of the Zoning By-Law</i></li> <li>- <i>Dwelling, Townhouse, Stacked</i></li> <li>- <i>uses identified within the Village Core Commercial (CCV) zone of the Zoning By-Law</i></li> <li>- <i>a long-term care home</i></li> <li>- <i>a retirement home</i></li> <li>- <i>a mixed-use building</i></li> <li>- <i>a live-work unit</i></li> <li>- <i>an animal hospital</i></li> <li>- <i>a convenience store</i></li> <li>- <i>a day nursery</i></li> <li>- <i>funeral home</i></li> <li>- <i>laundromat</i></li> <li>- <i>a medical centre</i></li> <li>- <i>a museum</i></li> <li>- <i>outdoor display or sales areas, accessory</i></li> <li>- <i>research establishment</i></li> <li>- <i>an accessory retail store</i></li> <li>- <i>a stormwater management pond</i></li> <li>- <i>a parking garage</i></li> <li>- <i>a public transit depot</i></li> <li>- <i>a public use</i></li> </ul>	<p><b><u>1.0 DEFINITIONS</u></b></p> <p><b>1.1) "stacked townhouse"</b>            For the purpose of this zone, <u>stacked townhouse</u> 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;</p> <p><b><u>2.0 REGULATIONS</u></b></p> <p>a) Accessory Building Size            For the purpose of this zone, (an) accessory building(s), not including a detached or dual garage, shall have a total maximum building area of 20m<sup>2</sup>.</p> <p><b>2.1) The zoning requirements in the Townhouse Residential – Exception 615 (RT-615) zone of the Zoning By-Law apply to the uses, buildings and structures permitted through the Townhouse Residential – Exception 615 (RT-615) zone in addition to the following:</b></p> <p>a) a required third floor egress balcony may project a maximum of 1.0m beyond the building into a rear yard, a rear yard backing onto a lane, exterior side yard and/or front yard.</p> <p>b) the maximum encroachment for covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a deck is 0.5 m into a required parking space in a private garage.</p> <p>c) for dwelling, townhouse, the minimum rear yard setback is 6.0 and a maximum rear yard encroachment of up to 3.0 m of the main building is permitted, provided that the width of the encroachment does not exceed 55% of the overall building width.</p> <p>d) an air conditioner or heat pump is permitted in the front yard of a Dwelling, Townhouse, Back-to-Back, provided it is screened from public view or located on a balcony.</p> <p>e) maximum building height is 17.0 m</p> <p>f) Parking for townhouse units shall be provided at a minimum rate of 1.0 space per unit.</p>

Zone Prefix	Additional Permitted Uses	Special Standards
		<p>g) visitor parking for townhouse units (except back-to-back townhouse units on a public street) shall be provided at a minimum rate of 0.15 spaces per unit.</p> <p><b>2.2) The zoning requirements for Dwelling, Townhouse, Stacked shall include the following:</b></p> <p>a) there is no minimum lot area;</p> <p>b) the minimum dwelling unit width is 3.5 m for the ground floor and 4.5m above the ground floor;</p> <p>c) the minimum setback from front wall of a building to a public or private street, sidewalk, walkway or parking space not located in a driveway is 3.0 m;</p> <p>d) the minimum setback from a porch, exclusive of stairs, located at and accessible from the first storey or below the first storey, to a public or private street, sidewalk, walkway or parking space is 1.0 m;</p> <p>e) the minimum setback from the vehicular door of a private garage to a public or private street, sidewalk, walkway or parking space not located in a driveway is 5.5 m;</p> <p>f) despite paragraph above, the minimum setback from the vehicular door of a private garage, where the garage is accessed at the rear of the dwelling by a public or private street, is 0.5m;</p> <p>g) the minimum setback from the side wall of any building to a walkway is 1.5 m;</p> <p>h) the minimum setback from the side wall of any building to any other building on the same block, a public or private street, sidewalk or parking space is 3.0 m;</p> <p>i) despite paragraph (h) above, there is no minimum setback between attached units;</p> <p>j) the minimum setback from a front or rear wall of any building to any other building on the same lot is 9.0 m;</p> <p>k) the minimum setback of any building to any lot line where the adjacent use is the interior side yard for any single detached or semi-detached built form is 9.0 m;</p>

Zone Prefix	Additional Permitted Uses	Special Standards
		<p>l) the minimum setback of any building to any lot line where the adjacent use is the rear yard for any single detached or semi-detached built form is 4.5 m;</p> <p>m) parking shall be provided at a minimum rate of 1.15 parking space per dwelling unit, inclusive of visitor parking;</p> <p>n) the minimum outdoor amenity area is the greater of 2.5 sq.m per dwelling unit or 5% of the site area;</p> <p>o) the minimum landscaped area is 20% of the block;</p> <p>p) the maximum building height is the greater of 20.0m or 5 storeys;</p> <p>q) an air conditioner or heat pump is permitted in the front yard, provided it is screened from public view or located on a balcony;</p> <p>r) the maximum encroachment for eaves, sills, fireplaces, cornices, parapets, pilasters, shadow boxes or other similar ornamental architecture features is 0.6 m extending from a main building wall, a bay, box or bow window, a covered or uncovered porch or balcony into a required yard.</p> <p><b>2.3 The zoning requirements for uses permitted pursuant to the Village Core Commercial (CCV) zone as well as non-residential uses permitted through this Zoning By-Law shall include the following:</b></p> <p>a) there is no minimum lot area;</p> <p>b) minimum lot frontage of 6.0 m;</p> <p>c) no maximum building height for buildings within MTSA; for all buildings outside of the MTSA, a maximum height of 12 storeys (48 m) excluding rooftop mechanical rooms and equipment shall be permitted.</p> <p>d) no minimum planting strips widths;</p> <p>e) no minimum parking space setbacks from any lot line or from any zone;</p>

Zone Prefix	Additional Permitted Uses	Special Standards
		<p><b>2.4 The zoning requirements for Apartment Buildings, Mixed Use Buildings, Long Term Care Homes, and Retirement Homes shall include the following:</b></p> <ul style="list-style-type: none"> <li>a) there is no minimum lot area;</li> <li>b) there is no minimum lot frontage;</li> <li>c) there is no maximum lot coverage;</li> <li>d) minimum front yard setback is 0.3 m if ground floor contains non-residential uses and 2.0 m if the ground floor contains residential uses;</li> <li>e) maximum front yard setback is 2.0 m if the ground floor contains non-residential uses;</li> <li>f) minimum interior side yard setback is 3.0 m</li> <li>g) minimum rear yard setback is 3.0 m</li> <li>h) minimum setback to a sight triangle is 0.0 m;</li> <li>i) no maximum building height for buildings within MTSA; for all buildings outside of the MTSA, a maximum height of 12 storeys (48 m) excluding rooftop mechanical rooms and equipment shall be permitted.</li> <li>j) minimum landscaped open space is 15%;</li> <li>k) minimum 3.0 m planting strip shall be located along each street line adjacent to a parking area;</li> <li>l) minimum parking space setback and driveway setback is 3.0 m;</li> <li>m) all garbage shall be stored inside the building;</li> <li>n) no air conditioning units or heat pumps shall be located in the front yard or the exterior side yard;</li> <li>o) a convenience store shall not exceed a maximum of 160 sq.m. net floor area;</li> <li>p) Parking for apartment units shall be provided at minimum 0.7 spaces per unit.</li> </ul>

Zone Prefix	Additional Permitted Uses	Special Standards
		<p>q) Parking for long term care and retirement homes shall be provided at minimum 0.3 spaces per unit.</p> <p>r) Visitor parking for all units in an Apartment Building, long term care and retirement homes shall be provided at minimum 0.15 spaces/unit</p> <p>s) Parking for non-residential uses on the ground floor of an Apartment Building shall be provided at minimum 1 space/ non-residential unit</p> <p>t) In a mixed-use development, shared parking is permitted between residential visitors and non-residential visitors.</p> <p>u) minimum amenity area to be the greater of 5 sq.m. per unit or 10% of the site area.</p>

4.0 That the following is added to Table 13.1:

Zone Prefix	Exception Number	Additional Permitted Uses	Special Standards
Multiple Residential (RM) Zone	YY  (# to be provided by Planning Staff)	<p>- <i>uses identified within the Townhouse Residential – Exception 615 (RT-615) zone of the Zoning By-Law</i></p> <p>- <i>Dwelling, Townhouse, Stacked</i></p> <p>- <i>uses identified within the Village Core Commercial (CCV) zone of the Zoning By-Law</i></p> <p>- <i>a long-term care home</i></p> <p>- <i>a retirement home</i></p> <p>- <i>a mixed-use building</i></p> <p>- <i>a live-work unit</i></p> <p>- <i>an animal hospital</i></p> <p>- <i>a convenience store</i></p> <p>- <i>a day nursery</i></p> <p>- <i>funeral home</i></p>	<p><b><u>1.0 DEFINITIONS</u></b></p> <p><b>1.1) "stacked townhouse"</b> For the purpose of this zone, <u>stacked townhouse</u> 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;</p> <p><b><u>2.0 REGULATIONS</u></b></p> <p>a) Accessory Building Size For the purpose of this zone, (an) accessory building(s), not including a detached or dual garage, shall have a total maximum building area of 20m<sup>2</sup>.</p> <p><b>2.1) The zoning requirements in the Townhouse Residential – Exception 615 (RT-615) zone of the Zoning By-Law apply to the uses, buildings and structures permitted</b></p>

		<ul style="list-style-type: none"> <li>- laundromat</li> <li>- a medical centre</li> <li>- a museum</li> <li>- outdoor display or sales areas, accessory</li> <li>- research establishment</li> <li>- an accessory retail store</li> <li>- a stormwater management pond</li> <li>- a public use</li> </ul>	<p>through the Townhouse Residential – Exception 615 (RT-615) zone in addition to the following:</p> <p>a) a required third floor egress balcony may project a maximum of 1.0m beyond the building into a rear yard, a rear yard backing onto a lane, exterior side yard and/or front yard.</p> <p>b) the maximum encroachment for covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a deck is 0.5 m into a required parking space in a private garage.</p> <p>c) for dwelling, townhouse, the minimum rear yard setback is 6.0 and a maximum rear yard encroachment of up to 3.0 m of the main building is permitted, provided that the width of the encroachment does not exceed 55% of the overall building width.</p> <p>d) an air conditioner or heat pump is permitted in the front yard of a Dwelling, Townhouse, Back-to-Back, provided it is screened from public view or located on a balcony.</p> <p>e) maximum building height is 17.0 m</p> <p>f) Parking for townhouse units shall be provided at a minimum rate of 1.0 space per unit.</p> <p>g) visitor parking for townhouse units (except back-to-back townhouse units on a public street) shall be provided at a minimum rate of 0.15 spaces per unit.</p> <p><b>2.2) The zoning requirements for Dwelling, Townhouse, Stacked shall include the following:</b></p> <p>a) there is no minimum lot area;</p>
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		<p>b) the minimum dwelling unit width is 3.5 m for the ground floor and 4.5m above the ground floor;</p> <p>c) the minimum setback from front wall of a building to a public or private street, sidewalk, walkway or parking space not located in a driveway is 3.0 m;</p> <p>d) the minimum setback from a porch, exclusive of stairs, located at and accessible from the first storey or below the first storey, to a public or private street, sidewalk, walkway or parking space is 1.0 m;</p> <p>e) the minimum setback from the vehicular door of a private garage to a public or private street, sidewalk, walkway or parking space not located in a driveway is 5.5 m;</p> <p>f) despite paragraph above, the minimum setback from the vehicular door of a private garage, where the garage is accessed at the rear of the dwelling by a public or private street, is 0.5m;</p> <p>g) the minimum setback from the side wall of any building to a walkway is 1.5 m;</p> <p>h) the minimum setback from the side wall of any building to any other building on the same block, a public or private street, sidewalk or parking space is 3.0 m;</p> <p>i) despite paragraph (h) above, there is no minimum setback between attached units;</p> <p>j) the minimum setback from a front or rear wall of any building to any other building on the same lot is 9.0 m;</p> <p>k) the minimum setback of any building to any lot line where the adjacent use is the interior side yard</p>
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			<p>for any single detached or semi-detached built form is 9.0 m;</p> <p>l) the minimum setback of any building to any lot line where the adjacent use is the rear yard for any single detached or semi-detached built form is 4.5 m;</p> <p>m) parking shall be provided at a minimum rate of 1.15 parking space per dwelling unit, inclusive of visitor parking;</p> <p>n) the minimum outdoor amenity area is the greater of 2.5 sq.m per dwelling unit or 5% of the site area;</p> <p>o) the minimum landscaped area is 20% of the block;</p> <p>p) the maximum building height is the greater of 20.0m or 5 storeys;</p> <p>q) an air conditioner or heat pump is permitted in the front yard, provided it is screened from public view or located on a balcony;</p> <p>r) the maximum encroachment for eaves, sills, fireplaces, cornices, parapets, pilasters, shadow boxes or other similar ornamental architecture features is 0.6 m extending from a main building wall, a bay, box or bow window, a covered or uncovered porch or balcony into a required yard.</p> <p><b>2.3 The zoning requirements for uses permitted pursuant to the Village Core Commercial (CCV) zone as well as non-residential uses permitted through this Zoning By-Law shall include the following:</b></p> <p>a) there is no minimum lot area;</p> <p>b) minimum lot frontage of 6.0 m;</p>
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		<p>c) no maximum building height for buildings within MTSA; for all buildings outside of the MTSA, a maximum height of 12 storeys (48 m) excluding rooftop mechanical rooms and equipment shall be permitted</p> <p>d) no minimum planting strip widths</p> <p>e) no minimum parking space setbacks for any lot line or from any zone;</p> <p><b>2.4 The zoning requirements for Apartment Buildings, Mixed Use Buildings, Long Term Care Homes, and Retirement Homes shall include the following:</b></p> <p>a) there is no minimum lot area;</p> <p>b) there is no minimum lot frontage;</p> <p>c) there is no maximum lot coverage;</p> <p>d) minimum front yard setback is 0.3 m if ground floor contains non-residential uses and 2.0 m if the ground floor contains residential uses;</p> <p>e) maximum front yard setback is 2.0 m if the ground floor contains non-residential uses;</p> <p>f) minimum interior side yard setback is 3.0 m</p> <p>g) minimum rear yard setback is 3.0 m</p> <p>h) minimum setback to a sight triangle is 0.0 m;</p> <p>i) no maximum building height for buildings within MTSA; for all buildings outside of the MTSA, a maximum height of 12 storeys (48 m) excluding rooftop mechanical rooms and equipment shall be permitted;</p> <p>j) minimum landscaped open space is 15%;</p>
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			<p>k) minimum 3.0 m planting strip shall be located along each street line adjacent to a parking area;</p> <p>l) minimum parking space setback and driveway setback is 3.0 m;</p> <p>m) all garbage shall be stored inside the building;</p> <p>n) no air conditioning units or heat pumps shall be located in the front yard or the exterior side yard;</p> <p>o) a convenience store shall not exceed a maximum of 160 sq.m. net floor area;</p> <p>p) Parking for apartment units shall be provided at minimum 0.7 spaces per unit.</p> <p>q) Parking for long term care and retirement homes shall be provided at minimum 0.3 spaces per unit</p> <p>r) Visitor parking for all units in an Apartment Building, long term care and retirement homes shall be provided at minimum 0.15 spaces/unit</p> <p>s) Parking for non-residential uses on the ground floor of an Apartment Building shall be provided at minimum 1 space/ non-residential unit</p> <p>t) In a mixed-use development, shared parking is permitted between residential visitors and non-residential visitors</p> <p>u) minimum amenity area to be the greater of 5 sq.m. per unit or 10% of the site area.</p>
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**5.0** Schedule “A”, Zone Map 22 of By-law 2006-50, as amended is further amended for Part of West Half of Lot 12, Concession 5 (Albion), Town of Caledon, Regional Municipality of Peel, from “Mobility Transit Hub Zone” (per MZO O’Reg. 171/21) to “Mobility Transit Hub Zone” Zone and “Multiple Residential – Exception” (RM-YY) (per Zoning By-Law No. 2006-50) in accordance with Schedule “A” attached hereto.

Read three times and finally  
passed in open Council on the  
XX day of XXXXXX, 20XX.

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Annette Groves, Mayor

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Laura Hall, Clerk