

**THE CORPORATION OF THE TOWN OF CALEDON**

**BY-LAW NO. 2020-XXX**

A by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of Lot 19, Concession 1 WHS (Chinguacousy) designated as Parts 1 and 2 on Reference Plan 43R-36981 in the Town of Caledon, in the 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 advisable to pass a zoning by-law to permit the use of Part of Lot 19, Concession 1 WHS (Chinguacousy) designated as Parts 1 and 2 on Reference Plan 43R-36981 in the Town of Caledon, in the Regional Municipality of Peel for Residential, Commercial, Institutional, Open Space and Environmental Protection 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	AAA	<ul style="list-style-type: none"> <li>- Day Care, Private Home</li> <li>- Dwelling, Townhouse, Back-to-Back</li> </ul>	<p style="text-align: center;"><b>1.0 DEFINITIONS</b></p> <p><b>a) Building Height</b>            For the purpose of this zone, <i>Building Height</i> shall be calculated using the vertical distance measured from the average elevation of the established grade at the front of such <i>building</i> to the median level between the eaves and ridge on a gable, gambrel or hip roof.</p> <p><b>b) Back-to-Back</b>            For the purpose of this zone, <i>Back-to-Back</i> means a <i>building</i> divided vertically both above and below grade into 2 or more residential dwelling units. Each such unit must have an independent entrance directly from outside the <i>building</i> and must share at least one side wall and one rear wall with adjacent <i>dwelling units</i>.</p> <p><b>c) Established Grade</b>            For the purposes of this zone, <i>Established Grade</i>, with reference to a <i>building</i>, shall be calculated using the average elevation of the finished surface of the ground where it meets the exterior of the front of such</p>

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			<p><i>building.</i></p> <p><b>d) Lot Depth</b>            For the purpose of this zone, <u>Lot Depth</u> means the shortest horizontal distance between the <i>front lot line</i> and <i>rear lot line</i>.</p> <p><b>e) Lot Frontage</b>            i) For the purpose of this zone, <u>Lot Frontage</u> means the horizontal distance between the two <i>lot lines</i> which intersect the <i>front lot line</i>, with such distance being measured along a line which is parallel to, and at a distance of 4.5m from the <i>front lot line</i>.</p> <p>ii) In the case of a <i>corner lot</i> with a daylight rounding or triangle, the <i>lot frontage</i> shall be calculated as if the front and exterior side <i>lot lines</i> were extended to their point of intersection.</p> <p><b>f) Outdoor Amenity Space</b>            For the purpose of this zone, <u>Outdoor Amenity Space</u> shall mean an outdoor area, used exclusively for the enjoyment of the outdoor environment in the form of a <i>rear yard</i>, covered or uncovered <i>porch</i>, courtyard, <i>balcony</i> or <i>deck</i>.</p> <p><b>g) Porch</b>            For the purposes of this zone, <u>Porch</u> shall mean a platform with or without foundation or cold cellar, extending from an exterior wall of a <i>building</i> and having at least 50% of one side of the vertical planes forming the perimeter unobstructed in any manner except by railings and stairs with access to grade.</p> <p style="text-align: center;"><b><u>2.0 REGULATIONS</u></b></p> <p><b>a) Access Regulations</b>            i) For the purpose of this zone Sections 4.3.3 (<u>minimum entrance setback</u>) and 4.3.4 (<u>minimum entrance separation</u>) shall not apply.</p> <p><b>b) Accessory Buildings</b>            For the purpose of this zone, accessory buildings are not permitted.</p> <p><b>c) Air Conditioners and Heat Pumps</b>            For the purpose of this zone, no air conditioner or heat pump may be located in the <i>front yard</i> or exterior <i>side yard</i> unless it is screened from public view or located on a balcony above the ground floor.</p> <p><b>d) Residential Parking Requirements</b>            Notwithstanding Section 5.2.2, no visitor parking spaces are required.</p> <p><b>e) Sight Triangles</b>            For the purposes of this zone Section 4.34 (<u>Sight Triangles</u>) shall not apply.</p> <p><b>f) Size of Parking Spaces</b></p>

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			<p>For the purpose of this zone, the minimum size of a <i>parking space</i> shall be 2.75m in width and 5.5m in length.</p> <p><b>g) Width of Driveways Accessing Individual Residential Dwellings:</b></p> <p>Notwithstanding the maximum driveway width permitted for a semi-detached dwelling in Section 5.2.15, the maximum driveway width for a back-to-back dwelling on a corner lot is 6.0m.</p> <p style="text-align: center;"><b><u>3.0 ZONE STANDARDS</u></b></p> <p>a) Lot Area (Min.) N/A            b) Lot Frontage for an interior lot per dwelling unit (Min.) 5.5m            c) Lot Frontage for an end lot per dwelling unit (Min.) 7m            d) Lot Frontage for a corner lot per dwelling unit (Min.) 7.9m            e) Yard, Front to a main building (Min.) 3m            f) Yard, Front to a vehicular door of a private garage (Min.) 5.5m            g) Yard, Interior Side to a main building (Min.) 1.5m            h) Yard, Interior Side between attached dwelling units (Min.) nil            e) Yard, Exterior Side (Min.) 2.4m            f) Yard, Rear (Min.) nil            g) Outdoor Amenity Area (Min.) 7m<sup>2</sup>            h) Backyard Amenity Area (Min.) N/A            i) Building Height (Max.) 12.5m            j) Building Area (Max.) N/A            k) Landscaped Area (Min.) N/A</p> <p style="text-align: center;"><b><u>4.0 PERMITTED ENCROACHMENTS</u></b></p> <table border="1" data-bbox="889 1620 1421 2486"> <thead> <tr> <th data-bbox="889 1620 1141 1698">Permitted Ornamental Structure</th> <th data-bbox="1141 1620 1421 1698">Maximum Permitted Distance of Encroachment</th> </tr> </thead> <tbody> <tr> <td data-bbox="889 1698 1141 1822">a) Bay, Box or Bow Windows with or Without Foundations</td> <td data-bbox="1141 1698 1421 1822">1.0m into a required <i>front, exterior side or rear yard</i></td> </tr> <tr> <td data-bbox="889 1822 1141 2217">b) Covered or Uncovered Porch or Balcony, Canopy or Portico</td> <td data-bbox="1141 1822 1421 2217">           i) 2.0m into a required <i>front yard</i>            ii) 1.5m into a required <i>exterior side yard</i>            iii) 0.6m into a required <i>interior side yard</i>, provided a minimum <i>setback</i> of 0.6m is maintained to an <i>interior side lot line</i> </td> </tr> <tr> <td data-bbox="889 2217 1141 2413">c) Covered or Uncovered Steps or Stairs, Ramp or Barrier-free Access Feature not associated with a Deck</td> <td data-bbox="1141 2217 1421 2413">           i) 2.7m into a required <i>front yard</i>            ii) 2.1m into a required <i>exterior side yard</i> </td> </tr> <tr> <td data-bbox="889 2413 1141 2467">d) Deck ≥ 0.75m in Height</td> <td data-bbox="1141 2413 1421 2467">nil</td> </tr> <tr> <td data-bbox="889 2467 1141 2486">e) Deck &lt; 0.75m in</td> <td data-bbox="1141 2467 1421 2486">nil</td> </tr> </tbody> </table>	Permitted Ornamental Structure	Maximum Permitted Distance of Encroachment	a) Bay, Box or Bow Windows with or Without Foundations	1.0m into a required <i>front, exterior side or rear yard</i>	b) Covered or Uncovered Porch or Balcony, Canopy or Portico	i) 2.0m into a required <i>front yard</i> ii) 1.5m into a required <i>exterior side yard</i> iii) 0.6m into a required <i>interior side yard</i> , provided a minimum <i>setback</i> of 0.6m is maintained to an <i>interior side lot line</i>	c) Covered or Uncovered Steps or Stairs, Ramp or Barrier-free Access Feature not associated with a Deck	i) 2.7m into a required <i>front yard</i> ii) 2.1m into a required <i>exterior side yard</i>	d) Deck ≥ 0.75m in Height	nil	e) Deck < 0.75m in	nil
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2. Schedule "A", Zone Map 7 is amended for Part of Lot 19, Concession 1 WHS (Chinguacousy) from Agricultural (A1) to Residential Two Exception 614 (R2-614), Residential Townhouse Exception 615 (RT-615), Residential Townhouse Exception AAA (RT-AAA), General Commercial Exception BBB (C-BBB), Institutional (I), Open Space (OS), Environmental Policy Area One (EPA1) and Environmental Policy Area One Exception 405 (EPA1-405) in accordance with Schedule "A" attached hereto.

Read three times and finally passed in open Council on this 00 day of MONTH, 2020.

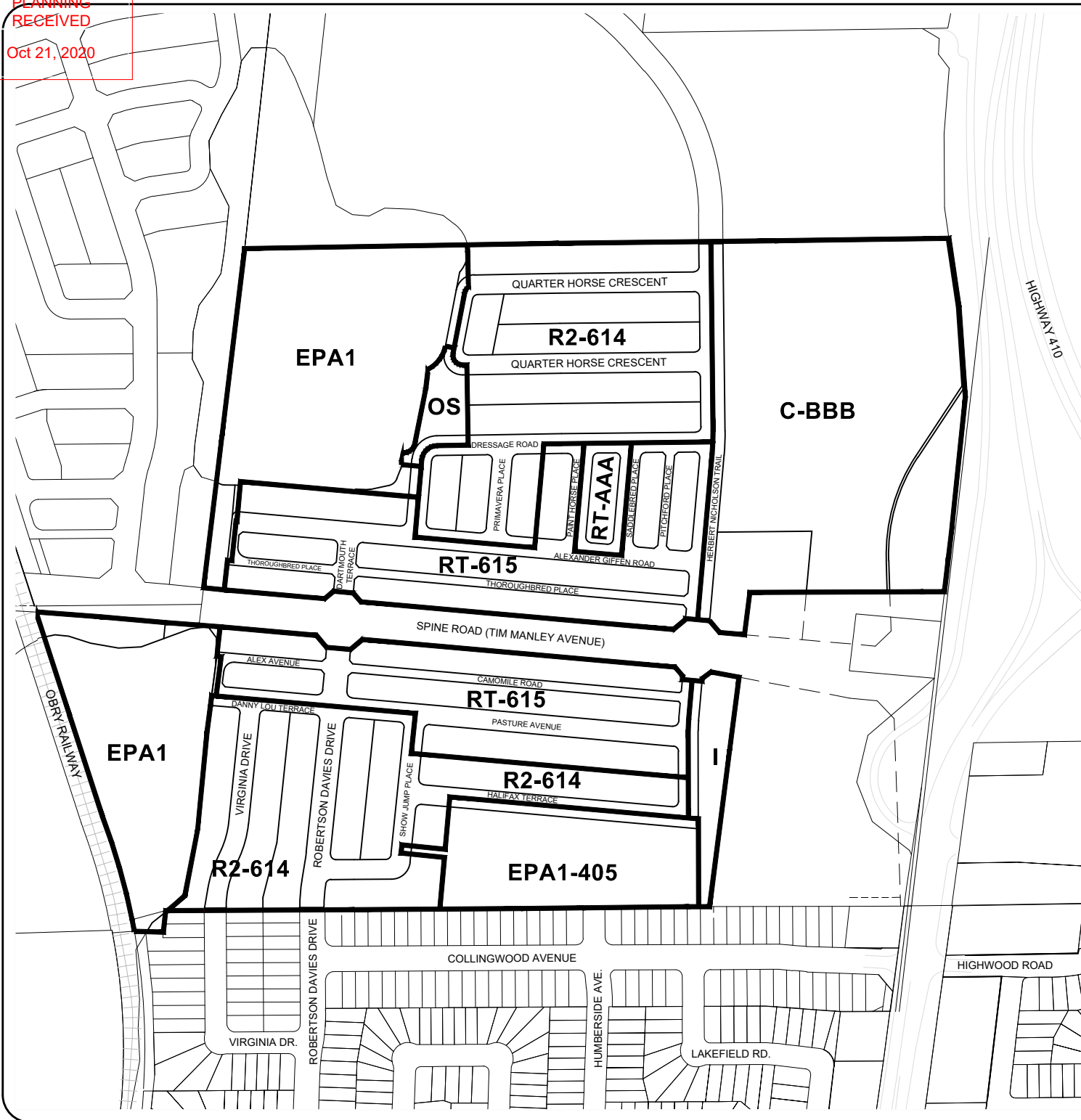
\_\_\_\_\_  
Allan Thompson, Mayor

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Carey deGorter, Clerk

# APPENDIX "A"

## ZONING BY-LAW No. 2020-XX

**FIELDGATE DEVELOPMENTS  
 (CALEDON 410 DEVELOPMENTS LTD.)**  
 PART OF LOT 19, CONCESSION 1,  
 WEST OF HURONTARIO STREET  
 (GEOGRAPHIC TOWNSHIP OF  
 CHINGUACOUSY)  
 MAYFIELD WEST PHASE 2  
 TOWN OF CALEDON  
 REGIONAL MUNICIPALITY OF PEEL



**LEGEND**  
 SUBJECT PROPERTY TO BE REZONED FROM  
 AGRICULTURAL (A1) ZONE TO:

- RESIDENTIAL TWO (R2-614)
- TOWNHOUSES RESIDENTIAL (RT-615)
- TOWNHOUSES RESIDENTIAL (RT-AAA)
- COMMERCIAL (C-BBB)
- INSTITUTIONAL (I)
- OPEN SPACE (OS)
- ENVIRONMENTAL POLICY AREA 1 (EPA1-405)

**TOWN OF CALEDON**

DRAWN BY: GSAI	FILE NO:
CHECKED BY:	DATE: OCTOBER 8, 2020
SCALE: 1:5000	REVISED:

PLANNING & DEVELOPMENT DEPARTMENT