

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

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of Lot 22, Concession 2, EHS (Chinguacousy), 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 of Lot 22, Concession 2, EHS (Chinguacousy), Town of Caledon, Regional Municipality of Peel, for mixed use 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	AAA	<ul style="list-style-type: none"> - Amusement Arcade - Animal Hospital - Apartment, Accessory - Art Gallery - Artist Studio and Gallery - Automotive Store - Bakery - Bed and Breakfast Establishments - Building, Apartment - Building, Apartment, Senior Citizens - Building, Mixed Use - Business Office - Clinic - Conference Centre - Convenience Store - Cultural Centre - Day Nursery, Dwelling Unit - Day Nursery - Department Store - Dry Cleaning or Laundry Outlet - Dwelling, Back-to-Back Townhouse - Dwelling, Detached - Dwelling, Detached, Rear-Lane - Dwelling, Semi-Detached - Dwelling, Semi-Detached, Rear-Lane - Dwelling, Stacked Townhouse - Dwelling, Townhouse - Dwelling, Townhouse, Rear-Lane - Environmental Management - Farmers Market - Financial Institution 	<p>1.0 DEFINITIONS</p> <p>Amenity Area For the purposes of this zone, 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.</p> <p>Amenity Space For the purposes of this zone, means an outdoor area used exclusively for the enjoyment of the outdoor environment and may include landscaped areas, patios, porches, privacy areas, balconies, terraces, decks and similar areas.</p> <p>Building Height For the purpose of this zone, <i>Building Height</i> shall be calculated using the vertical distance measured from the average elevation of the <i>established grade</i> 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>Dwelling, Multiplex For the purposes of this zone, means a residential building with up to eight units. In order to qualify as a Multiplex, at least one dwelling unit must be entirely or partially above another. A dwelling unit within a Multiplex is not a principal dwelling that can contain an Additional Residential Unit.</p> <p>Dwelling, Stacked Townhouse For the purposes of this zone, means a building containing four or more <i>dwelling units</i> in which each <i>dwelling unit</i> is divided both horizontally and vertically from another <i>dwelling unit</i> by a common wall;</p> <p>Established Grade For the purposes of this zone, <i>Established Grade</i>, with reference to a <i>building</i>, shall be calculated</p>

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		<ul style="list-style-type: none"> - <i>Fitness Centre</i> - <i>Forest Management</i> - <i>Funeral Home</i> - <i>Furniture Showroom</i> - <i>Grocery Store</i> - <i>Home Improvement Centre</i> - <i>Home Occupation</i> - <i>Hotel</i> - <i>Laboratory, Medical</i> - <i>Laundromat</i> - <i>Live-Work Unit</i> - <i>Long-Term Care Facility</i> - <i>Medical Centre</i> - <i>Merchandise Service Shop</i> - <i>Museum</i> - <i>Outdoor Seasonal Garden Centre, Accessory</i> - <i>Outdoor Display or Sales Area, Accessory</i> - <i>Patio, Outdoor</i> - <i>POPS</i> - <i>Parking Area, Commercial</i> - <i>Parking Garage</i> - <i>Personal Service Shop</i> - <i>Pharmacy</i> - <i>Place of Assembly</i> - <i>Place of Entertainment</i> - <i>Place of Worship</i> - <i>Printing and Processing Service Shop</i> - <i>Private Club</i> - <i>Public Transit Depot</i> - <i>Recreation, Non-Intensive</i> - <i>Research Establishment</i> - <i>Restaurant</i> - <i>Retail Store</i> - <i>Retail Store, Accessory</i> - <i>Sales, Service and Repair Shop</i> - <i>Seniors Retirement Facility</i> - <i>Shopping Centre</i> - <i>Supermarket</i> - <i>Training Facility</i> - <i>Veterinary Hospital</i> - <i>Video Outlet/Rental Store</i> - <i>Wellness Centre</i> 	<p>using the average elevation of the finished surface of the ground where it meets the exterior of the front of such <i>building</i>.</p> <p>Finished Grade For the purposes of this zone, <i>Finished Grade</i>, with reference to a building, shall be calculated using the average elevation of the finished surface of the ground where it meets the exterior of the front of such building.</p> <p>Lane For the purposes of this zone, means a public or private thoroughfare, not intended for general traffic that provides a means of vehicular access to the rear of a lot where the lot also fronts or flanks onto a street, or where a lot fronts onto public or private open space.</p> <p>Lot Depth For the purposes of this zone, means the shortest horizontal distance between the <i>front lot line</i> and the <i>rear lot line</i>.</p> <p>Lot Frontage In the case of a <i>corner lot</i>, the <i>lot frontage</i> shall be calculated as if the <i>front</i> and <i>exterior side lot lines</i> were extended to their point of intersection.</p> <p>Lot Line, Front For the purposes of this zone, where a lot contains a <i>Rear-Lane dwelling</i>, the <i>Front Lot Line</i> shall be the <i>lot line</i> opposite to the <i>lot line</i> traversed by a <i>driveway</i>.</p> <p>Non Market Housing For the purposes of this zone, 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>Porch For the purposes of this zone, <i>Porch</i> 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>Planting Strip Includes LIDS/stormwater treatment features. A driveway, walkway or retaining wall may extend through a planting strip at any location.</p> <p>Rear-Lane For the purposes of this zone, means a dwelling with a driveway access to a private or public street or lane adjacent to the rear lot line.</p> <p>Street For the purposes of this zone, a street shall include a private road or lane.</p>

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			<p>2.0 REGULATIONS</p> <p>Access Regulations Notwithstanding Section 4.3.1, a rear-lane associated accessory structure may be erected on a lot without frontage and access to a public or private street, provided driveway access to the rear lot line is available from a public or private street or Lane.</p> <p>For the purposes of this zone, Sections 4.3.3 (minimum entrance setback) and 4.3.4 (minimum entrance separation) shall not apply.</p> <p>Accessory Building Location: For the purpose of this zone, any accessory building, not including a detached garage shall be located a minimum of 0.6m from any lot line.</p> <p>Additional Residential Units 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>Air Conditioners and Heat Pumps Air Conditioners and Heat Pumps are permitted in all yards provided where an Air Conditioner or Heat Pump is located in a Front Yard or Exterior Side Yard, it shall be screened from public view or located on a balcony.</p> <p>Detached or Dual Garage For the purposes of this zone, a detached or dual garage with driveway access to a lane shall:</p> <ul style="list-style-type: none"> a) Comply with the minimum yard requirements of the lot, except in the case of a dual garage, or portion thereof, no minimum side yard requirement shall apply where a dual garage is divided vertically into 2 separate private garages on a lot line. b) Not be subject to Section 4.2.2 c) Not exceed the Building Height of the main building on the lot. <p>Dwellings Per Lot Section 4.11 shall only apply to a lot containing a detached dwelling, semi-detached dwelling, and/or a freehold townhouse.</p> <p>Model Homes and Temporary Sales Structure Notwithstanding Section 4.24 (Model Homes and Temporary Sales Structures), for the purposes of this zone:</p> <ul style="list-style-type: none"> a) a maximum of ten (10) dry or serviced model homes shall be permitted on lands with draft plan approval. b) Any number of temporary sales structures

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			<p>may be located on lands which are the subject of a draft approved plan of subdivision subject to Subsections 4.24.5 a), b), and c).</p> <p>Planting Strips A driveway, walkway or retaining wall may extend through a planting strip at any location.</p> <p>Private, Garage The minimum dimensions of a double car garage accommodating 2 <i>parking spaces</i> shall be 5.5m in width and 5.5m in length.</p> <p>Residential Parking Requirements Notwithstanding Section 5.2.2, no visitor <i>parking spaces</i> are required for back-to-back dwellings having frontage on a public <i>street</i>.</p> <p>Sight Triangles Notwithstanding Section 4.38.2 (<i>Sight Triangles</i>) no sight triangle shall be required where a curved or triangular area of land abutting a corner lot has been incorporated into the public right-of-way. No minimum <i>yard</i> or <i>setback</i> is required from a lot line abutting such curved or triangular area of land.</p> <p>Size of Parking Spaces For the purpose of this <i>zone</i>, the minimum size of a <i>parking space</i> shall be 2.75m in width and 5.5m in length.</p> <p>Use Restriction Where a dwelling has been legally constructed, the dwelling shall not be used for any purpose other than a domicile, a day care, private home, home occupation, and related accessory use as permitted by the Zoning By-law. All other uses are prohibited.</p> <p>3.0 ZONE STANDARDS</p> <p>3.1 ZONE STANDARDS For a Dwelling, Detached and Dwelling, Detached, Rear-Lane:</p> <table border="0"> <tr> <td>Lot Area (minimum)</td> <td>N/A</td> </tr> <tr> <td>Lot Frontage (minimum)</td> <td></td> </tr> <tr> <td> <i>Dwelling, Detached:</i></td> <td>9m</td> </tr> <tr> <td> <i>Dwelling, Detached, Rear-Lane:</i></td> <td>7.8m</td> </tr> <tr> <td>Building Area (maximum):</td> <td>N/A</td> </tr> <tr> <td>Backyard Amenity Area (minimum):</td> <td>nil</td> </tr> <tr> <td>Front Yard (minimum)</td> <td></td> </tr> <tr> <td> Front wall of attached <i>private garage:</i></td> <td>5.5m</td> </tr> <tr> <td> Front wall of <i>main building:</i></td> <td>2.5m</td> </tr> <tr> <td>Exterior Side Yard (minimum):</td> <td></td> </tr> <tr> <td> To a <i>private garage</i> facing an <i>exterior side lot line:</i></td> <td>5.5m</td> </tr> <tr> <td> To a <i>main building:</i></td> <td>2.0m</td> </tr> <tr> <td>Exterior Side Yard abutting a Lane (minimum)</td> <td></td> </tr> <tr> <td> To a <i>private garage</i> facing an <i>exterior side lot line:</i></td> <td>5.5m</td> </tr> <tr> <td> To a <i>main building:</i></td> <td>1.2m</td> </tr> <tr> <td>Rear Yard (minimum)</td> <td></td> </tr> <tr> <td> For <i>lots</i> with a <i>lot depth</i> of 20m or greater:</td> <td>6.0m</td> </tr> <tr> <td> For <i>lots</i> with a <i>lot depth</i> less than 20m:</td> <td>4.7m</td> </tr> <tr> <td> To the side wall of a <i>private garage:</i></td> <td>0.6m</td> </tr> <tr> <td> For a <i>Dwelling, Detached, Rear-Lane</i></td> <td></td> </tr> </table>	Lot Area (minimum)	N/A	Lot Frontage (minimum)		<i>Dwelling, Detached:</i>	9m	<i>Dwelling, Detached, Rear-Lane:</i>	7.8m	Building Area (maximum):	N/A	Backyard Amenity Area (minimum):	nil	Front Yard (minimum)		Front wall of attached <i>private garage:</i>	5.5m	Front wall of <i>main building:</i>	2.5m	Exterior Side Yard (minimum):		To a <i>private garage</i> facing an <i>exterior side lot line:</i>	5.5m	To a <i>main building:</i>	2.0m	Exterior Side Yard abutting a Lane (minimum)		To a <i>private garage</i> facing an <i>exterior side lot line:</i>	5.5m	To a <i>main building:</i>	1.2m	Rear Yard (minimum)		For <i>lots</i> with a <i>lot depth</i> of 20m or greater:	6.0m	For <i>lots</i> with a <i>lot depth</i> less than 20m:	4.7m	To the side wall of a <i>private garage:</i>	0.6m	For a <i>Dwelling, Detached, Rear-Lane</i>	
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			<p>abutting a <i>Lane</i>: nil</p> <p>For a <i>Dwelling, Detached, Rear-Lane</i> abutting a <i>Street</i>:</p> <p>To an attached <i>private garage</i>: 5.5m</p> <p>To a <i>main building</i>: 2.5m</p> <p>Interior Side Yard (minimum):</p> <p>One side: 0.6m</p> <p>Other side: 1.2m</p> <p>Abutting a non-residential land use: 1.2m</p> <p>Building Height (maximum) 14m</p> <p>Landscape Area (minimum) N/A</p> <p>3.2 PERMITTED ENCROACHMENTS for Dwelling, Detached and Dwelling, Detached, Rear-Lane, and Dwelling:</p> <p>a) a required third floor egress balcony may project a maximum of 1.0 m beyond the building into a rear yard, a rear yard backing onto a lane exterior side yard and/or front yard;</p> <p>b) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required front, exterior side, or rear yard;</p> <p>c) the maximum encroachment for steps, stairs, landings, ramp, or barrier-free access feature is 0.5 m into a required parking space in a private garage.</p> <p>d) rear yard projections up to a maximum of 60% of the lot frontage are permitted to encroach up to 3.5 m into the required rear yard.</p> <p>e) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into a required front yard, 2.5m into a required rear yard, 1.5m into a required exterior side yard, and 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line.</p> <p>f) Steps associated with a porch or deck may encroach up to 0.5m from the front lot line</p> <p>g) A deck in the rear yard may encroach up to 1.2 m from the rear lot line</p> <p>h) Decks, terraces, balconies may encroach a distance equal to the minimum yards of the main dwelling and equal to the permitted porch encroachment in front yard.</p> <p>i) fireplaces may encroach a maximum 1.2m into the rear yard and 0.6m into the required side yard or 50% of the minimum required side yard provided a minimum setback of 0.6 m is maintained to an interior side yard lot line.</p> <p>j) Chimneys or vents may encroach a maximum of 0.6m into any required yard, provided that a minimum setback of 0.6m is maintained to the lot line.</p> <p>k) Sills, Cornices, Parapets or other similar ornamental architectural features may encroach</p>

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			<p>a maximum of 0.6m extending from a main building wall or permitted encroachment provided that a minimum setback of 0.5m is maintained to a lot line.</p> <p>l) Eaves may encroach a maximum of 0.6m from a main building wall or permitted encroachment provided that a minimum setback of 0.2m is maintained to an interior side lot line.</p> <p>3.3 ZONE STANDARDS For a Dwelling, Semi-Detached, and Dwelling, Semi-Detached, Rear-Lane:</p> <p>Lot Area (minimum) N/A Lot Frontage (minimum) <i>Interior Lot:</i> 5m <i>Corner Lot:</i> 6.5m Building Area (maximum): N/A Backyard Amenity Area (minimum): nil Front Yard (minimum) Front wall of attached <i>private garage</i>: 5.5m Front wall of <i>main building</i>: 2.5m Exterior Side Yard (minimum): To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.5m To a <i>main building</i>: 2.0m Exterior Side Yard abutting a Lane (minimum) To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.5m To a <i>main building</i>: 1.2m Rear Yard (minimum) Dwelling, Semi-Detached, Back-to-Back nil To a <i>main building</i>: 6.0m To the side wall of a <i>private garage</i>: 0.6m For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Lane</i>: nil For a <i>Dwelling, Semi-Detached, Rear-Lane</i> abutting a <i>Street</i>: To an attached <i>private garage</i>: 5.5m To a <i>main building</i>: 2.5m Interior Side Yard (minimum): To a <i>main building</i>: 0.9m Between attached <i>dwelling units</i>: nil Abutting a non-residential land use: 1.2m Building Height (maximum) 14m Landscape Area (minimum) N/A</p> <p>3.4 PERMITTED ENCROACHMENTS for Dwelling, Semi-Detached and Dwelling, Semi-Detached, Rear-Lane</p> <p>a) a required third floor egress balcony may project a maximum of 1.0 m beyond the building into a rear yard, a rear yard backing onto a lane, exterior side yard and/or front yard;</p> <p>b) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required front, exterior side, or rear yard;</p> <p>c) the maximum encroachment for steps, stairs, landings, ramp, or barrier-free access feature is 0.5 m into a required parking space in a private garage.</p>

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			<p>d) rear yard projections up to a maximum of 60% of the lot frontage are permitted to encroach up to 3.5 m into the required rear yard.</p> <p>e) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into a required front yard, 2.5m into a required rear yard, 1.5m into a required exterior side yard, and 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line.</p> <p>f) Steps associated with a porch or deck may encroach up to 0.5m from the front lot line</p> <p>g) A deck in the rear yard may encroach up to 1.2 m from the rear lot line</p> <p>h) Decks, terraces, balconies may encroach a distance equal to the minimum yards of the main dwelling and equal to the permitted porch encroachment in front yard.</p> <p>i) fireplaces may encroach a maximum 1.2m into the rear yard and 0.6m into the required side yard or 50% of the minimum required side yard provided a minimum setback of 0.6 m is maintained to an interior side yard lot line.</p> <p>j) Chimneys or vents may encroach a maximum of 0.6m into any required yard, provided that a minimum setback of 0.6m is maintained to the lot line.</p> <p>k) Sills, Cornices, Parapets or other similar ornamental architectural features may encroach a maximum of 0.6m extending from a main building wall or permitted encroachment provided that a minimum setback of 0.5m is maintained to a lot line.</p> <p>l) Eaves may encroach a maximum of 0.6m from a main building wall or permitted encroachment provided that a minimum setback of 0.2m is maintained to an interior side lot line.</p> <p>3.5 ZONE STANDARDS For a Dwelling, Townhouse</p> <p>Lot Area (minimum) N/A</p> <p>Lot Frontage (minimum)</p> <p style="padding-left: 20px;"><i>Interior Lot:</i> 4.5m</p> <p style="padding-left: 20px;"><i>End Lot or Corner Lot:</i> 5.5m</p> <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): nil</p> <p>Front Yard (minimum)</p> <p style="padding-left: 20px;">Front wall of attached <i>private garage</i>: 5.5m</p> <p style="padding-left: 20px;">Front wall of <i>main building</i>: 2.5m</p> <p>Exterior Side Yard (minimum):</p> <p style="padding-left: 20px;">To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.5m</p> <p style="padding-left: 20px;">To a <i>main building</i>: 2.0m</p> <p>Exterior Side Yard abutting a Lane (minimum)</p> <p style="padding-left: 20px;">To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.5m</p> <p style="padding-left: 20px;">To a <i>main building</i>: 1.2m</p> <p>Rear Yard (minimum)</p> <p style="padding-left: 20px;">To a <i>main building</i>: 5.0m</p> <p style="padding-left: 20px;">To the side wall of a <i>private garage</i>: 0.6m</p>

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			<p>Interior Side Yard (minimum):</p> <p>To a <i>main building</i>: 1.5m</p> <p>Between attached <i>dwelling units</i>: nil</p> <p>Abutting a non-residential land use: 1.2m</p> <p>Building Height (maximum) 14m</p> <p>Landscape Area (minimum) N/A</p> <p>Driveway Width (minimum) 2.75m</p> <p>3.6 PERMITTED ENCROACHMENTS for Dwelling, Townhouse:</p> <p>a) a required third floor egress balcony may project a maximum of 1.0 m beyond the building into a rear yard, a rear yard backing onto a lane, exterior side yard and/or front yard;</p> <p>b) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required front, exterior side, or rear yard;</p> <p>c) the maximum encroachment for steps, stairs, landings, ramp, or barrier-free access feature is 0.5 m into a required parking space in a private garage.</p> <p>d) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into a required front yard, 2.5m into a required rear yard, 1.5m into a required exterior side yard, and 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line.</p> <p>e) Steps associated with a porch or deck may encroach up to 0.5m from the front lot line</p> <p>f) A deck in the rear yard may encroach up to 1.2 m from the rear lot line</p> <p>g) Decks, terraces, balconies may encroach a distance equal to the minimum yards of the main dwelling and equal to the permitted porch encroachment in front yard.</p> <p>h) fireplaces may encroach a maximum 1.2m into the rear yard and 0.6m into the required side yard or 50% of the minimum required side yard provided a minimum setback of 0.6 m is maintained to an interior side yard lot line.</p> <p>i) Chimneys or vents may encroach a maximum of 0.6m into any required yard, provided that a minimum setback of 0.6m is maintained to the lot line.</p> <p>j) Sills, Cornices, Parapets or other similar ornamental architectural features may encroach a maximum of 0.6m extending from a main building wall or permitted encroachment provided that a minimum setback of 0.5m is maintained to a lot line.</p> <p>k) Eaves may encroach a maximum of 0.6m from a main building wall or permitted encroachment provided that a minimum setback of 0.2m is</p>

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			<p>maintained to an interior side lot line.</p> <p>l) rear yard projections of one store with foundation may encroach a maximum of 2.0 m into the rear yard for 50% of the lot frontage</p> <p>3.7 ZONE STANDARDS For a Dwelling, Townhouse, Rear-Lane:</p> <p>Lot Area (minimum) N/A</p> <p>Lot Frontage (minimum)</p> <p style="padding-left: 20px;"><i>Interior Lot:</i> 4m</p> <p style="padding-left: 20px;"><i>End Lot or Corner Lot:</i> 5.5m</p> <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): nil</p> <p>Front Yard (minimum): 2m</p> <p>Exterior Side Yard (minimum): 2m</p> <p>Exterior Side Yard abutting a Lane (minimum) 1.2m</p> <p>Rear Yard (minimum)</p> <p style="padding-left: 20px;">For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Lane:</i> 0.5m</p> <p style="padding-left: 20px;">For a <i>Dwelling, Townhouse, Rear-Lane</i> abutting a <i>Street:</i></p> <p style="padding-left: 40px;">To an attached <i>private garage:</i> 5.5m</p> <p style="padding-left: 40px;">To a <i>main building:</i> 2.5m</p> <p>Interior Side Yard (minimum):</p> <p style="padding-left: 20px;">To a <i>main building:</i> 1.5m</p> <p style="padding-left: 20px;">Between attached <i>dwelling units:</i> nil</p> <p style="padding-left: 20px;">Between attached <i>private garages:</i> nil</p> <p style="padding-left: 20px;">Abutting a non-residential land use: 1.2m</p> <p>Building Height (maximum) 14m</p> <p>Landscape Area (minimum) N/A</p> <p>Driveway Width (minimum) 2.75m</p> <p>Parking Requirements (minimum): 1 parking space per dwelling unit</p> <p>Amenity Space (minimum): 3.5m² per dwelling unit</p> <p>3.8 PERMITTED ENCROACHMENTS for Dwelling, Townhouse, Rear Lane</p> <p>The Permitted Encroachments in the Townhouse Residential -Exception 615 (RT-615) zone of the Zoning By-Law apply to the uses, buildings and structures permitted in this zone, in addition to the following</p> <p>a) a required third floor egress balcony may project a maximum of 1.0 m beyond the building into a rear yard backing onto a street, exterior side yard and/or front yard;</p> <p>b) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required front, exterior side, or rear yard;</p> <p>c) the maximum encroachment for steps, stairs, landings, ramp, or barrier-free access feature is 0.5 m into a required parking space in a private garage.</p> <p>d) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into a required front yard, 2.5m into a required rear yard, 1.5m</p>

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			<p>into a required exterior side yard, and 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line.</p> <p>e) Steps associated with a porch or deck may encroach up to 0.5m from the front lot line</p> <p>f) Decks, terraces, balconies may encroach a distance equal to the minimum yards of the main dwelling and equal to the permitted porch encroachment in front yard.</p> <p>g) fireplaces may encroach a maximum 0.6m into the required side yard or 50% of the minimum required side yard provided a minimum setback of 0.6 m is maintained to an interior side yard lot line.</p> <p>h) Chimneys or vents may encroach a maximum of 0.6m into any required yard, provided that a minimum setback of 0.6m is maintained to the lot line.</p> <p>i) Sills, Cornices, Parapets or other similar ornamental architectural features may encroach a maximum of 0.6m extending from a main building wall or permitted encroachment provided that a minimum setback of 0.5m is maintained to a lot line.</p> <p>j) Eaves may encroach a maximum of 0.6m from a main building wall or permitted encroachment provided that a minimum setback of 0.2m is maintained to an interior side lot line</p> <p>3.9 ZONE STANDARDS For a <i>Dwelling, Back-to-Back Townhouse:</i></p> <p>Lot Area (minimum) N/A</p> <p>Lot Frontage (minimum)</p> <p style="padding-left: 20px;"><i>Interior Lot:</i> 5.5m</p> <p style="padding-left: 20px;"><i>End Lot or Corner Lot:</i> 6.7m</p> <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): nil</p> <p>Front Yard (minimum)</p> <p style="padding-left: 20px;">Front wall of attached <i>private garage:</i> 5.5m</p> <p style="padding-left: 20px;">Front wall of <i>main building:</i> 2.5m</p> <p>Exterior Side Yard (minimum): 2.0m</p> <p>Exterior Side Yard abutting a Lane (minimum)</p> <p style="padding-left: 20px;">To a <i>private garage</i> facing an <i>exterior side lot line:</i> 5.5m</p> <p style="padding-left: 20px;">To a <i>main building:</i> 1.2m</p> <p>Rear Yard (minimum) nil</p> <p>Interior Side Yard (minimum):</p> <p style="padding-left: 20px;">To a <i>main building:</i> 1.5m</p> <p style="padding-left: 20px;">Between attached <i>dwelling units:</i> nil</p> <p style="padding-left: 20px;">Abutting a non-residential land use: 1.2m</p> <p>Building Height (maximum) 14m</p> <p>Landscape Area (minimum) N/A</p> <p>Driveway Width (minimum) 2.75m</p> <p>Parking Requirements (minimum):</p> <p style="padding-left: 40px;">1 <i>parking space</i> per <i>dwelling unit</i></p> <p>Contiguous Dwelling Units (maximum): 16</p> <p>Dimensions of a Contiguous Structure (maximum):</p> <p style="padding-left: 40px;">8 <i>dwelling units</i> wide by 2 <i>dwelling units</i> deep</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p data-bbox="781 123 1469 196">Amenity Space (minimum): 3.5m² per dwelling unit</p> <p data-bbox="781 263 1349 336">3.10 PERMITTED ENCROACHMENTS for Dwelling, Back-to-Back Townhouse</p> <p data-bbox="781 365 1435 532">The Permitted Encroachments in the Townhouse Residential -Exception 615 (RT-615) zone of the Zoning By-Law apply to the uses, buildings and structures permitted in this zone, in addition to the following:</p> <ul style="list-style-type: none"> <li data-bbox="781 567 1469 666">a) a required third floor egress balcony may project a maximum of 1.0 m beyond the building into an exterior side yard and/or front yard; <li data-bbox="781 701 1446 801">b) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required front, exterior side, or rear yard; <li data-bbox="781 870 1451 1005">c) the maximum encroachment for steps, stairs, landings, ramp, or barrier-free access feature is 0.5 m into a required parking space in a private garage. <li data-bbox="781 1040 1463 1239">d) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into a required front yard, 1.5m into a required exterior side yard, and 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line. <li data-bbox="781 1274 1393 1338">e) Steps associated with a porch or deck may encroach up to 0.5m from the front lot line <li data-bbox="781 1373 1446 1507">f) Decks, terraces, balconies may encroach a distance equal to the minimum yards of the main dwelling and equal to the permitted porch encroachment in front yard. <li data-bbox="781 1542 1463 1709">g) fireplaces may encroach a maximum 0.6m into the required side yard or 50% of the minimum required side yard provided a minimum setback of 0.6 m is maintained to an interior side yard lot line. <li data-bbox="781 1744 1469 1878">h) Chimneys or vents may encroach a maximum of 0.6m into any required yard, provided that a minimum setback of 0.6m is maintained to the lot line. <li data-bbox="781 1913 1458 2112">i) Sills, Cornices, Parapets or other similar ornamental architectural features may encroach a maximum of 0.6m extending from a main building wall or permitted encroachment provided that a minimum setback of 0.5m is maintained to a lot line. <li data-bbox="781 2147 1458 2282">j) Eaves may encroach a maximum of 0.6m from a main building wall or permitted encroachment provided that a minimum setback of 0.2m is maintained to an interior side lot line <li data-bbox="781 2317 1451 2416">k) For units without a private garage, an enclosed garbage structure is permitted in front yard to the depth of the allowable porch encroachment.

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			<p>3.11 ZONE STANDARDS For a Dwelling, Stacked Townhouse:</p> <p><i>Lot Area</i> (minimum) nil <i>Lot Frontage</i> (minimum) nil <i>Building Area</i> (maximum): N/A <i>Backyard Amenity Area</i> (minimum): nil <i>Front Yard</i> (minimum) 2.5m <i>Exterior Side Yard</i> (minimum): 2.4m <i>Rear Yard</i> (minimum): 2.4m but 0.5m is permitted to a Lane <i>Interior Side Yard</i> (minimum): 1.5m <i>Building Height</i> (maximum): Greater of 20m or 5 storeys <i>Landscaped Area</i> (minimum): nil <i>Parking Requirements</i> (minimum): Residents 1.0 parking space per dwelling unit Visitor 0.15 parking spaces per dwelling, stacked townhouse unit <i>Amenity Space</i> (minimum): 2m² per dwelling unit</p> <p>3.12 PERMITTED ENCROACHMENTS for Dwelling, Stacked Townhouse</p> <p>a) 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>b) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required front, exterior side, or rear yard;</p> <p>c) 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>d) 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>e) 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>f) the minimum setback from the side wall of any building to a walkway is 1.5 m;</p> <p>g) 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>h) despite paragraphs above, there is no minimum setback between attached units;</p> <p>i) the minimum setback from a front or rear wall of</p>

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			<p>any building to any other building on the same lot is 9.0 m;</p> <p>j) 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> <p>k) 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>l) the minimum outdoor amenity area is the greater of 2.5 sq.m per dwelling unit or 5% of the site area;</p> <p>m) 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>3.13 ZONE STANDARDS For a <i>Building, Apartment; Building, Mixed Use; Building, Apartment, Senior Citizen; Seniors Retirement Facility, and Long-Term Care Facility:</i></p> <p>Lot Area (minimum) nil</p> <p>Lot Frontage (minimum) nil</p> <p>Building Area (maximum): N/A</p> <p>Front Yard (minimum) nil</p> <p>Exterior Side Yard (minimum): nil</p> <p>Rear Yard (minimum): 3m</p> <p>Interior Side Yard (minimum): 3m</p> <p>Setback to a Sight Triangle (minimum) nil</p> <p>Driveway and Parking Space setback (minimum): 3m</p> <p>Building Height (maximum): Greater of 48m or 12 storeys excluding rooftop mechanical rooms and equipment</p> <p>Parking Requirements (minimum): For a <i>Building, Apartment or Building, Apartment, Mixed Use:</i> Residents: 0.7 parking space per dwelling unit Visitors: 0.15 parking space per dwelling unit Visitor and non-residential use parking spaces may be shared.</p> <p>For a <i>Seniors Retirement Facility:</i> Residents: 0.5 parking space per dwelling unit Visitors: 0.15 parking space per dwelling unit</p> <p>For a <i>Long-Term Care Facility:</i> Residents: 0.3 parking space per bed Visitors: 0.15 parking space per dwelling unit</p> <p>Non-Residential Use: 1 parking space per non-residential unit</p> <p>Landscaped Open Space (minimum): 15% of the lot</p> <p>Planting Strip (minimum): 3m along a street line adjacent to a parking area</p> <p>Amenity Area (minimum): 2m² per unit or 10% of the site area.</p> <p>All garbage shall be stored inside the <i>building</i>; A <i>convenience store</i> shall not exceed a maximum</p>

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			<p>of 160m² net floor area;</p> <p>3.15 ZONE STANDARDS For a <i>Live-Work Unit</i>:</p> <p>A <i>Live-Work Unit</i> shall be limited to the following non-residential uses in addition to a <i>dwelling unit</i>:</p> <ul style="list-style-type: none"> a) <i>Art Gallery</i> b) <i>Artist Studio and Gallery</i> c) <i>Business Office</i> d) <i>Clinic</i> e) <i>Dry Cleaning or Laundry Outlet</i> f) <i>Personal Service Shop</i> g) <i>Restaurant</i> h) <i>Retail Store</i> <p>Lot Area (minimum) N/A</p> <p>Lot Frontage (minimum)</p> <ul style="list-style-type: none"> <i>Interior Lot:</i> 6.0m <i>End Lot or Corner Lot:</i> 7.2m <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): nil</p> <p>Front Yard (minimum): 2m</p> <p>Exterior Side Yard (minimum): 2m</p> <p>Exterior Side Yard abutting a Lane (minimum): 1.2m</p> <p>Rear Yard (minimum)</p> <ul style="list-style-type: none"> <i>Abutting a Lane:</i> 0.5m <i>Abutting a Street:</i> <ul style="list-style-type: none"> <i>To an attached private garage:</i> 5.5m <i>To a main building:</i> 2.5m <p>Interior Side Yard (minimum):</p> <ul style="list-style-type: none"> <i>To a main building:</i> 1.5m <i>Between attached Live-Work units:</i> nil <i>Abutting another land use:</i> 1.5m <p>Building Height (maximum) 17m</p> <p>Landscape Area (minimum) nil</p> <p>Parking Requirements (minimum): 3 parking spaces per <i>Live-Work unit</i></p> <p>Amenity Space (minimum): 3.5m² per <i>dwelling unit</i></p> <p>Non-Residential Floor Area, Gross Leasable (minimum): 50m² per <i>Live-Work Unit</i></p> <p>3.14 PERMITTED ENCROACHMENTS for a <i>Live Work Unit</i>:</p> <p>The Permitted Encroachments in the Townhouse Residential -Exception 615 (RT-615) zone of the Zoning By-Law apply to the uses, buildings and structures permitted in this zone, in addition to the following:</p> <ul style="list-style-type: none"> a) a required third floor egress balcony may project a maximum of 1.0 m beyond the building into a rear yard backing onto a street, exterior side yard and/or front yard; b) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0m into a required front, exterior side, or rear yard; c) the maximum encroachment for steps, stairs, landings, ramp, or barrier-free access feature is

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			<p>0.5 m into a required parking space in a private garage.</p> <p>d) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into a required front yard, 2.5m into a required rear yard, 1.5m into a required exterior side yard, and 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to an interior side yard lot line.</p> <p>e) Steps associated with a porch or deck may encroach up to 0.5m from the front lot line</p> <p>f) Decks, terraces, balconies may encroach a distance equal to the minimum yards of the main dwelling and equal to the permitted porch encroachment in front yard.</p> <p>g) fireplaces may encroach a maximum 0.6m into the required side yard or 50% of the minimum required side yard provided a minimum setback of 0.6 m is maintained to an interior side yard lot line.</p> <p>h) Chimneys or vents may encroach a maximum of 0.6m into any required yard, provided that a minimum setback of 0.6m is maintained to the lot line.</p> <p>i) Sills, Cornices, Parapets or other similar ornamental architectural features may encroach a maximum of 0.6m extending from a main building wall or permitted encroachment provided that a minimum setback of 0.5m is maintained to a lot line.</p> <p>j) Eaves may encroach a maximum of 0.6m from a main building wall or permitted encroachment provided that a minimum setback of 0.2m is maintained to an interior side lot line</p> <p>4.0 COMMUNITY CENTRE, EMERGENCY SERVICE FACILITY, HOSPITAL, LIBRARY, PLACE OF WORSHIP, SCHOOL, PUBLIC TRANSIT DEPOT</p> <p><i>Where a lot is used for a Community Centre, Emergency Service Facility, Hospital, Library, Place of Worship, School, or Public Transit Depot, the provisions for Building, Mixed Use of this By-Law shall apply.</i></p> <p>5.0 PARK / OPEN SPACE USES</p> <p><i>Where a lot is used for a Park purposes, the provisions of Section 12 (Open Space Zone) shall apply.</i></p>

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EPA 2	BBB	- <i>Stormwater Management Facility</i>	

2. Schedule "A", Zone Map 22 of By-law 2006-50, as amended is further amended for Part of Lot 22, Concession 2, EHS (Chinguacousy), Town of Caledon, Regional Municipality of Peel from Agricultural (A1) and Environmental Policy Area 2 (EPA2) to Mixed Density Residential – Exception AAA (RMD-AAA), Environmental Policy Area 1 – 405 (EPA1-405), and Environmental Policy Area 1 (EPA1) in accordance with Schedule "A" attached hereto.

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

Annette Groves, Mayor

Kevin Klingenberg, Clerk