

**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2026-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 West Half of Lot 11, Concession 5, Town of Caledon, Regional Municipality of Peel, municipally known as '0' Humber Station Road.

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 the West Half of Lot 11, Concession, 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. By adding the following subsections to Section 13 – EXCEPTIONS.

1.1 Notwithstanding any other provisions of by-law 2006-50, the following provisions shall apply to the lands as shown on Schedule "A" of this By-law 2026 - _____. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

1.2 The following is added to Table 13.1

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RMD	XXXX	<ul style="list-style-type: none"> • Accessory Uses • 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 	<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</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> • Building, Mixed Use • Business Office • Clinic • Conference Centre • Convenience Store • Cultural Centre • Day Care, Private Home • 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 • Fitness Centre • Forest Management • Funeral Home • Furniture Showroom • Grocery Store • High occupancy vehicle facility • Home Improvement Centre • Home Occupation • Hotel • Laboratory, Medical • Laundromat • Live-Work Unit • Long-Term Care Facility • Medical Centre • Merchandise Service Shop 	<p>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>Essential Infrastructure Means physical structures that are necessary for development and includes sewage and water pipes, stormwater management systems, including outlets and headwalls, power/ communications/ telecommunications transmission and distribution systems, public roads, and transportation corridors</p> <p>Established Grade For the purposes of this zone, Finished Grade, 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>Lot Depth For the purposes of this zone, means the shortest horizontal distance between the front lot line and the rear lot line.</p> <p>Lot Frontage In the case of a corner lot, the lot frontage shall be calculated as if the front and exterior side lot lines were extended to their point of intersection.</p> <p>3.0 ZONE STANDARDS</p> <p>3.1 ZONE STANDARDS For a Building, Apartment, Building, Mixed Use, Building, Apartment - Senior Citizen, Retirement Homes, Long Term Care:</p> <p>Lot Area (minimum) nil Lot Frontage (minimum) nil</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> • Mixed Use Building • Motor vehicle rental Establishment • Multiplex • Municipal Drain • Museum • Non-Market Housing • Outdoor Seasonal Garden Centre, Accessory • Outdoor Display or Sales Area, Accessory • Patio, Outdoor • Parks • Parking Area, Commercial • Parking Garage • Personal Service Shop • Pharmacy • Place of Assembly • Place of Entertainment • Place of Worship • Post-Secondary Education Facility • Printing and Processing Service Shop • Private Club • Public Transit Depot • Public Use • Recreation, Non-Intensive • Research Establishment • Restaurant • Retail Store • Retail Store, Accessory • Sales, Service and Repair Shop • Schools • Seniors Retirement Facility • Shopping Centre • Stormwater Management Pond • Supermarket • Training Facility • Veterinary Hospital 	<p>Building Area (maximum): N/A Front Yard (minimum) nil Exterior Side Yard (minimum): nil Rear Yard (minimum): 3m Interior Side Yard (minimum): 3m Setback to a Sight Triangle (minimum) nil</p> <p>Building Height (maximum) (excluding rooftop mechanical rooms and equipment) for buildings within MTSA: 20 storeys</p> <p>Parking Requirements (minimum): no parking requirement for lands/uses inside of the MTSA boundary.</p> <p>3.2 ZONE STANDARDS For a Shopping Centre or non-residential use not otherwise regulated in this zone:</p> <p>Lot Area (minimum) nil Lot Frontage (minimum) 3m Setback to a Street Line (minimum): 3m Exterior Side Yard (minimum) 3m Rear Yard (minimum): 3m Interior Side Yard (minimum): 3m Setback to a Sight Triangle (minimum) nil</p> <p>Building Height (maximum) Greater of 18m or 6 storeys excluding rooftop mechanical rooms and equipment Landscaped Open Space (minimum): 10%</p> <p>Planting Strip (minimum): nil Entrance Width (maximum): N/A Parking Requirements (minimum): No parking requirement for lands/uses inside of the MTSA boundary)</p> <p>An Outdoor Seasonal Garden</p>

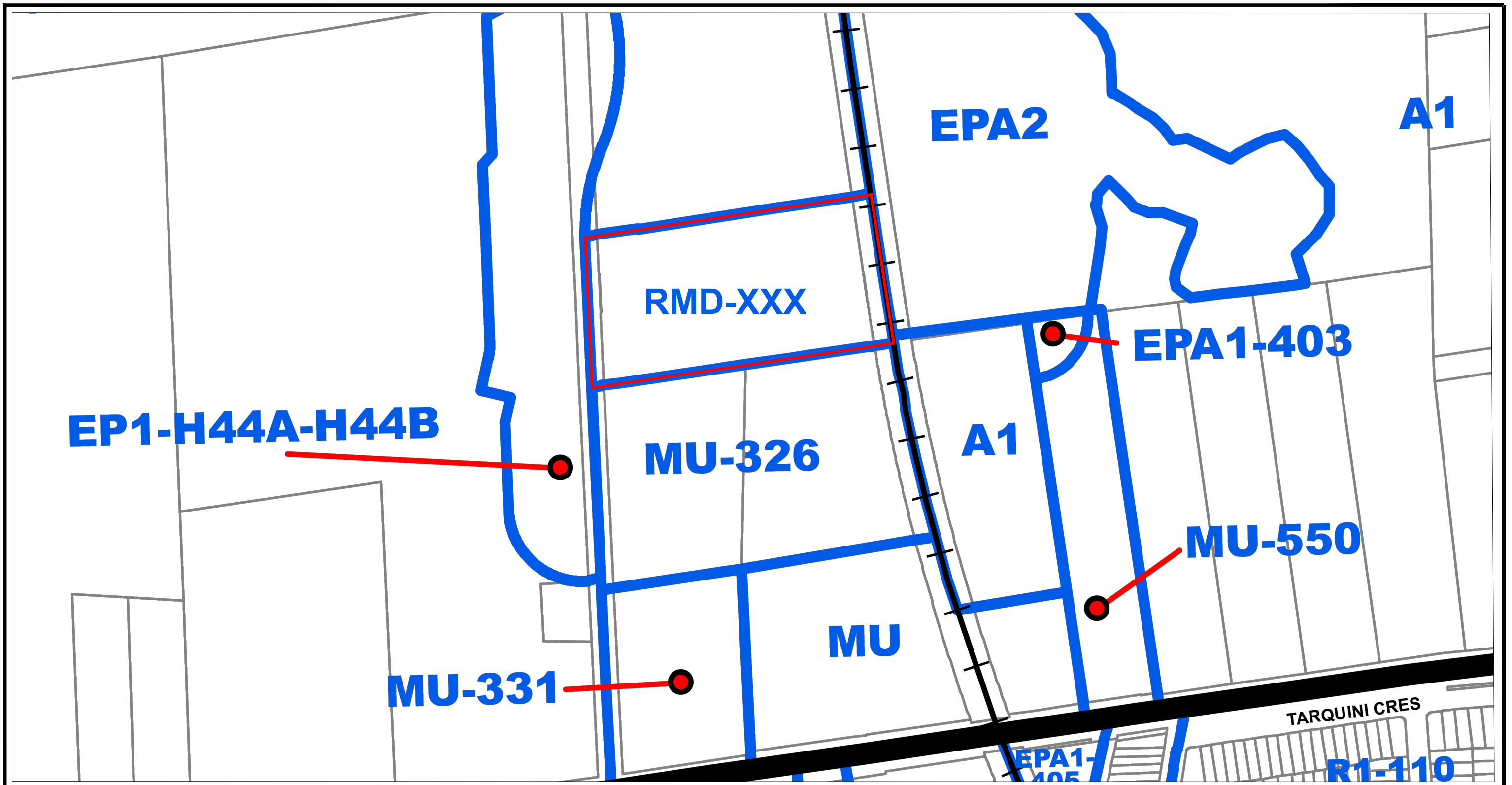
Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> • Video Outlet/Rental Store • Wellness Centre 	<p>Centre, Accessory or Outdoor Display or Sales Area, Accessory may encroach up to 10% within a required parking area.</p> <p>No part of a lighting fixture shall be closer than 2.5m to a lot line.</p> <p>A loading space shall not be closer than 6m to a street line or 12m to a residential land use and shall be screened from street lines.</p>

2. Schedule "A", Zone Map 22 of By-law 2006-50, as amended is further amended for West Half of Lot 11, Concession 5, Town of Caledon Town of Caledon, Regional Municipality of Peel, from "Mobility Transit Hub Zone" (per MZO O'Reg. 171/21) to "Mixed Density Residential – Exception XXX" (RMD-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



TOWN of CALEDON ZONING BY-LAW ZONING BY-LAW AMENDMENT NO. RMD-XXX

LEGEND

SUBJECT SITE

P.N.: 17.2370

Date: February 4, 2025

F

Scale: N.T.S.

Revised:

Drawn By: H.S.

File No.: PN 2370_ Figures

