

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, with respect to Part of Lots 21 & 22 Concession 5, E.H.S. (Township of 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 Corporations of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of Part of Lots 21 & 22 Concession 5, E.H.S. (Township of Chinguacousy), Town of Caledon, Regional Municipality of Peel, for medium density residential 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	Additional Permitted Uses	Special Standards
RMD	AAA	- <i>Additional Residential Unit</i> - <i>Adult Day Centre</i> - <i>Amusement Arcade</i> - <i>Animal Hospital</i> - <i>Apartment, Accessory</i> - <i>Art Gallery</i> - <i>Artist Studio and Gallery</i> - <i>Automotive Store</i> - <i>Bakery</i> - <i>Bed and Breakfast Establishments</i> - <i>Building, Apartment</i> - <i>Building, Apartment, Senior Citizens</i> - <i>Building, Mixed Use</i> - <i>Business Office</i> - <i>Clinic</i> - <i>Conference Centre</i> - <i>Convenience Store</i> - <i>Cultural Centre</i> - <i>Day Nursery, Dwelling Unit</i> - <i>Day Nursery</i> - <i>Department Store</i> - <i>Dry Cleaning or Laundry Outlet</i>	1.0 DEFINITIONS Amenity Space For the purposes of this zone, means an outdoor area used exclusively for the enjoyment of the outdoor environment and may include landscaping areas, patios, porches, privacy areas, balconies, terraces, decks and similar areas. 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. Dwelling, Stacked Townhouse For the purposes of this zone, 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; Dwelling, Back-to-Back For the purpose of this zone, Back-to-Back means a building divided

		- 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 - Home Improvement Centre - Home Occupation - Hotel - Laboratory, Medical - Laundromat - Live-Work Unit - Long-Term Care Facility - Medical Centre - Merchandise Service Shop - Museum - Outdoor Seasonal Garden Centre, Accessory - Outdoor Display or Sales Area, Accessory - Patio, Outdoor - POPS - Parking Area, Commercial - Parking Garage - Personal Service Shop - Pharmacy - Place of Assembly - Place of Entertainment - Place of Worship - Printing and Processing Service Shop - Private Club - Public Transit Depot - Recreation, Non Intensive - Research Establishment - Restaurant - Retail Store - Retail Store, Accessory - Sales, Service and Repair Shop - Seniors Retirement Facility - Shopping Centre - Supermarket - Training Facility - Veterinary Hospital - Video Outlet/Rental Store - Wellness Centre	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 building and must share at least one side wall and one rear wall with adjacent dwelling units. Finished 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. Established Grade For the purposes of this zone, Established 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. Building Height For the purpose of this zone, Building Height shall be calculated using the vertical distance measured from the average elevation of the established grade at the front of such building to the median level between the eaves and ridge on a gable, gambrel or hip roof. Lane For the purposes of this zone, means a public or private throughfare, 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. Lot Depth For the purposes of this zone, means the shortest horizontal distance between the front lot line and the rear lot line. Lot Frontage For the purposes of this zone, 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. Lot Line, Front For the purposes of this zone, where a lot contains a Rear-Lane Dwelling the Front Lot Line shall be the lot line opposite to the lot line traversed by a driveway. 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. Porch For the purposes of this zone, Porch shall mean a platform with or without foundation or cold cellar, extending from an exterior wall of a building 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.
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			2.0 REGULATIONS 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. For the purposes of this zone, Sections 4.3.3 (minimum entrance setback) and 4.3.4 (minimum entrance separation) shall not apply. Accessory Building Location: For the purpose of this zone, any accessory building, not including a detached garage shall be located a minimum of 0.6 m from any lot line. Additional Residential Units a) 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 b) Notwithstanding the maximum number of dwelling units permitted within a Townhouse Block, Additional Residential Units shall not be counted toward the maximum permitted number of dwelling units within such Townhouse Block. 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. Detached or Dual Garage For the purposes of this zone, a detached or dual garage with driveway access to a lane shall: 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. Dwellings Per Lot Section 4.11 shall only apply to a lot containing a detached dwelling, semi-detached dwelling, and/or a freehold townhouse. Model Homes and Temporary Sales Structure Notwithstanding Section 4.24 (Model Homes and Temporary Sales Structures), for the purposes of this zone: a) a maximum of ten (10) dry or serviced model homes shall be permitted on lands with draft plan approval.
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			b) Any number of temporary sales structures 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). Planting Strips A driveway, walkway or retaining wall may extend through a planting strip at any location. Private, Garage The minimum dimensions of a double car garage accommodating 2 parking spaces shall be 5.5 m in width and 5.5 m in length. Residential Parking Requirements Notwithstanding Section 5.2.2, no visitor parking spaces are required for back-to-back dwellings having frontage on a public street. Sight Triangles Notwithstanding Section 4.38.2 (Sight Triangles) 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 yard or setback is required from a lot line abutting such curved or triangular area of land. Size of Parking Spaces For the purpose of this zone, the minimum size of a parking space shall be 2.75 m in width and 5.5 m in length. 3.0 ZONE STANDARDS 3.1 ZONE STANDARDS For a <i>Dwelling, Detached</i> <table><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>9.0 m</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>5.5 m</td></tr><tr><td>Front wall of <i>main building</i>:</td><td>2.5 m</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>5.5 m</td></tr><tr><td>To a <i>main building</i>:</td><td>2.0 m</td></tr><tr><td>Rear Yard (minimum)</td><td></td></tr><tr><td>For <i>lots</i> with a <i>lot depth</i> of 20 m or greater:</td><td>6.0 m</td></tr><tr><td>For <i>lots</i> with a <i>lot depth</i> less than 20 m:</td><td>4.7 m</td></tr><tr><td>To the side wall of a <i>private garage</i>:</td><td>0.6 m</td></tr><tr><td>For a <i>Dwelling, Detached</i> abutting a Street:</td><td></td></tr><tr><td>To an attached <i>private garage</i>:</td><td>5.5 m</td></tr></table>	Lot Area (minimum)	N/A	Lot Frontage (minimum)		<i>Dwelling, Detached:</i>	9.0 m	Building Area (maximum):	N/A	Backyard Amenity Area (minimum):	nil	Front Yard (minimum)		Front wall of attached <i>private garage</i> :	5.5 m	Front wall of <i>main building</i> :	2.5 m	Exterior Side Yard (minimum):		To a <i>private garage</i> facing an <i>exterior side lot line</i> :	5.5 m	To a <i>main building</i> :	2.0 m	Rear Yard (minimum)		For <i>lots</i> with a <i>lot depth</i> of 20 m or greater:	6.0 m	For <i>lots</i> with a <i>lot depth</i> less than 20 m:	4.7 m	To the side wall of a <i>private garage</i> :	0.6 m	For a <i>Dwelling, Detached</i> abutting a Street:		To an attached <i>private garage</i> :	5.5 m
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			To a <i>main building</i>: 2.5 m Interior Side Yard (minimum): One side: 0.6 m Other side: 1.2 m Abutting a non-residential land use: 1.2 m Building Height (maximum) 14 m Landscape Area (minimum) N/A 3.1.2 PERMITTED ENCROACHMENTS for <i>Dwelling, Detached</i> 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; b) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0 m into a required front, exterior side, or rear yard; 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. 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. e) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into a required front yard, 2.5 m into a required rear yard, 1.5 m into a required exterior side yard, and 0.6 m into a required interior side yard, provided a minimum setback of 0.6 m is maintained to an interior side yard lot line. f) Steps associated with a porch or deck may encroach up to 0.5 m from the front lot line g) A deck in the rear yard may encroach up to 1.2 m from the rear lot line 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. h) Fireplaces may encroach a maximum 1.2 m into the rear yard and 0.6 m 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. i) Chimneys or vents may encroach a maximum of 0.6 m into any required yard, provided that a minimum setback of 0.6 m is maintained to the lot line. j) Sills, Cornices, Parapets or other similar ornamental architectural features may encroach a maximum of 0.6 m extending from a main building wall or permitted encroachment provided that a minimum setback of 0.5 m is maintained to a lot line. k) Eaves may encroach a maximum of 0.6 m from a main building wall or permitted encroachment provided that a minimum setback of 0.2 m is maintained to an interior side lot line.
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			3.2 ZONE STANDARDS For a Dwelling, Townhouse Lot Area (minimum) N/A Lot Frontage (minimum) <i>Interior Lot:</i> 4.5 m <i>End Lot or Corner Lot:</i> 5.5 m Building Area (maximum): N/A Backyard Amenity Area (minimum): nil Front Yard (minimum) Front wall of attached <i>private garage</i>: 5.5 m Front wall of <i>main building</i>: 2.5 m Exterior Side Yard (minimum): To a <i>private garage</i> facing an <i>exterior side lot line</i>: 5.5 m 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>: 5.5 m To a <i>main building</i>: 1.2 m Rear Yard (minimum) To a <i>main building</i>: 4.5 m To the side wall of a <i>private garage</i>: 0.6 m Interior Side Yard (minimum): To a <i>main building</i>: 1.2 m Between attached <i>dwelling units</i>: nil Abutting a non-residential land use: 1.2 m Building Height (maximum) 14 m Landscape Area (minimum) N/A Driveway Width (minimum) 2.75 m 3.2.1 PERMITTED ENCROACHMENTS for Dwelling, Townhouse: 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; b) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0 m into a required front, exterior side, or rear yard; 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. d) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into a required front yard, 2.5 m into a required rear yard, 1.5 m into a required exterior side yard, and 0.6 m into a required interior side yard, provided a minimum setback of 0.6 m is maintained to an interior side yard lot line. e) Steps associated with a porch or deck may encroach up to 0.5 m from the front lot line f) A deck in the rear yard may encroach up to 1.2 m from the rear lot line g) Decks, terraces, balconies may encroach a distance equal to the minimum yards of the main dwelling and
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		3.3.1 PERMITTED ENCROACHMENTS for <i>Dwelling, Townhouse, Rear Lane</i> 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 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 1.0 m into a required front, exterior side, or rear yard; 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. d) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into a required front yard, 2.5 m into a required rear yard, 1.5 m into a required exterior side yard, and 0.6 m into a required interior side yard, provided a minimum setback of 0.6 m is maintained to an interior side yard lot line. e) Steps associated with a porch or deck may encroach up to 0.5 m from the front lot line 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. 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. h) Chimneys or vents may encroach a maximum of 0.6 m into any required yard, provided that a minimum setback of 0.6 m is maintained to the lot line. i) Sills, Cornices, Parapets or other similar ornamental architectural features may encroach a maximum of 0.6 m extending from a main building wall or permitted encroachment provided that a minimum setback of 0.5 m is maintained to a lot line. j) Eaves may encroach a maximum of 0.6 m from a main building wall or permitted encroachment provided that a minimum setback of 0.2 m is maintained to an interior side lot line 3.4 ZONE STANDARDS For a <i>Dwelling, Back-to-Back Townhouse:</i> <table><tr><td>Lot Area (minimum)</td><td>N/A</td></tr><tr><td>Lot Frontage (minimum)</td><td></td></tr><tr><td> <i>Interior Lot:</i></td><td>5.5 m</td></tr><tr><td> <i>End Lot or Corner Lot:</i></td><td>6.7 m</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></table>	Lot Area (minimum)	N/A	Lot Frontage (minimum)		<i>Interior Lot:</i>	5.5 m	<i>End Lot or Corner Lot:</i>	6.7 m	Building Area (maximum):	N/A	Backyard Amenity Area (minimum):	nil	Front Yard (minimum)	
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			Front wall of attached <i>private garage</i>: 5.5 m Front wall of <i>main building</i>: 2.5 m Exterior Side Yard (minimum): 2.0 m Exterior Side Yard abutting a Lane (minimum) To a <i>private garage</i> facing an exterior side lot line: 5.5 m To a <i>main building</i>: 1.2 m Rear Yard (minimum): nil Interior Side Yard (minimum): To a <i>main building</i>: 1.2 m Between attached <i>dwelling units</i>: nil Abutting a <i>non-residential land use</i>: 1.2 m Building Height (maximum): 14 m Landscape Area (minimum): N/A Driveway Width (minimum): 2.75 m Parking Requirements (minimum): 1 parking space per dwelling unit Contiguous Dwelling Units (maximum): 16 Dimensions of a Contiguous Structure (maximum): 8 dwelling units wide by 2 dwelling units deep Amenity Space (minimum): 3.5m² per dwelling unit 3.4.1 PERMITTED ENCROACHMENTS for Dwelling, Back-to-Back Townhouse 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: 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; b) Bay, Box, or Bow Windows with or without foundations may encroach a maximum of 1.0 m into a required front, exterior side, or rear yard; 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. d) Covered or uncovered Porch, Canopy or Portico, may encroach 2.0 m into a required front yard, 1.5 m into a required exterior side yard, and 0.6 m into a required interior side yard, provided a minimum setback of 0.6 m is maintained to an interior side yard lot line. e) Steps associated with a porch or deck may encroach up to 0.5 m from the front lot line 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. g) Fireplaces may encroach a maximum 0.6 m into the required side yard or 50% of the minimum required side
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			yard provided a minimum setback of 0.6 m is maintained to an interior side yard lot line. h) Chimneys or vents may encroach a maximum of 0.6 m into any required yard, provided that a minimum setback of 0.6m is maintained to the lot line. i) Sills, Cornices, Parapets or other similar ornamental architectural features may encroach a maximum of 0.6 m extending from a main building wall or permitted encroachment provided that a minimum setback of 0.5 m is maintained to a lot line. j) Eaves may encroach a maximum of 0.6 m from a main building wall or permitted encroachment provided that a minimum setback of 0.2 m is maintained to an interior side lot line k) For units without a private garage, an enclosed garbage structure is permitted in front yard to the depth of the allowable porch encroachment. 3.5 ZONE STANDARDS For Dwelling, <i>Stacked Townhouse</i>: <table><tr><td>Lot Area (minimum)</td><td>nil</td></tr><tr><td>Lot Frontage (minimum)</td><td>nil</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>2.5 m</td></tr><tr><td>Exterior Side Yard (minimum):</td><td>2.4 m</td></tr><tr><td>Rear Yard (minimum):</td><td>2.4m</td></tr><tr><td></td><td>0.5m is permitted to a Lane</td></tr><tr><td>Interior Side Yard (minimum):</td><td>1.5 m</td></tr><tr><td>Building Height (maximum):</td><td>Greater of 20 m or 5 storeys</td></tr><tr><td>Landscaped Area (minimum):</td><td>nil</td></tr><tr><td>Parking Requirements (minimum):</td><td></td></tr><tr><td>Residents</td><td>1.0 parking space per dwelling unit</td></tr><tr><td>Visitor</td><td>0.15 parking spaces per dwelling</td></tr><tr><td>Amenity Space (minimum):</td><td>2m² per dwelling unit</td></tr></table> 3.4.1 PERMITTED ENCROACHMENTS for Dwelling, <i>Stacked Townhouse</i> 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; 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 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; 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;	Lot Area (minimum)	nil	Lot Frontage (minimum)	nil	Building Area (maximum):	N/A	Backyard Amenity Area (minimum):	nil	Front Yard (minimum)	2.5 m	Exterior Side Yard (minimum):	2.4 m	Rear Yard (minimum):	2.4m		0.5m is permitted to a Lane	Interior Side Yard (minimum):	1.5 m	Building Height (maximum):	Greater of 20 m or 5 storeys	Landscaped Area (minimum):	nil	Parking Requirements (minimum):		Residents	1.0 parking space per dwelling unit	Visitor	0.15 parking spaces per dwelling	Amenity Space (minimum):	2m ² per dwelling unit
Lot Area (minimum)	nil																																
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Residents	1.0 parking space per dwelling unit																																
Visitor	0.15 parking spaces per dwelling																																
Amenity Space (minimum):	2m ² per dwelling unit																																

			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; f) the minimum setback from the side wall of any building to a walkway is 1.5 m; 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; h) despite paragraphs above, there is no minimum setback between attached units; i) the minimum setback from a front or rear wall of any building to any other building on the same lot is 9.0 m; 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; 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; l) the minimum outdoor amenity area is the greater of 2.5 sq.m per dwelling unit or 5% of the site area; 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.
RMD	BBB	- Additional Residential Unit - Art Gallery - Artist Studio and Gallery - Bakery - Building, Apartment - Building, Apartment, Senior Citizens - Building, Mixed Use - Business Office - Clinic - Convenience Store - Day Nursery - Dry Cleaning or Laundry Outlet - Dwelling, Apartment Building - Dwelling, Back-to-Back Townhouse (subject to RMD-AAA) - Dwelling, Detached (subject to RMD-AAA) - Dwelling, Detached, Rear-Lane (subject to RMD-AAA) - Dwelling, Semi Detached - Dwelling, Semi Detached, Rear-Lane - Dwelling, Stacked Townhouse (subject to RMD-AAA) - Dwelling, Townhouse (subject to RMD-AAA) - Dwelling, Townhouse, Rear-Lane (subject to RMD-AAA) - Dwelling, Multiplex - Dwelling, Stacked Townhouse (subject to RMD-AAA) - Financial Institution - Fitness Centre - Grocery Store	Definitions subject to RMD-AAA 4.0 ZONE STANDARDS For a <i>Building, Apartment; Building, Mixed Use; Building, Apartment, Senior Citizen; Seniors Retirement Facility, and Long-Term Care Facility:</i> Lot Area (minimum) nil Lot Frontage (minimum) nil Building Area (maximum): N/A Front Yard (minimum) 1.5 m Exterior Side Yard (minimum): 1.5 m Rear Yard (minimum): 1.5 m Interior Side Yard (minimum): 3 m Setback to a Sight Triangle (minimum) nil Driveway and Parking Space setback (minimum): 3 m Building Height (maximum): Greater of 48 m or 12 storey excluding rooftop mechanical rooms and equipment Parking Requirements (minimum): For a <i>Building, Apartment</i> or <i>Building, Apartment, Mixed Use:</i> Residents: 0.1 parking space per dwelling unit Visitors: 0.15 parking space per dwelling unit

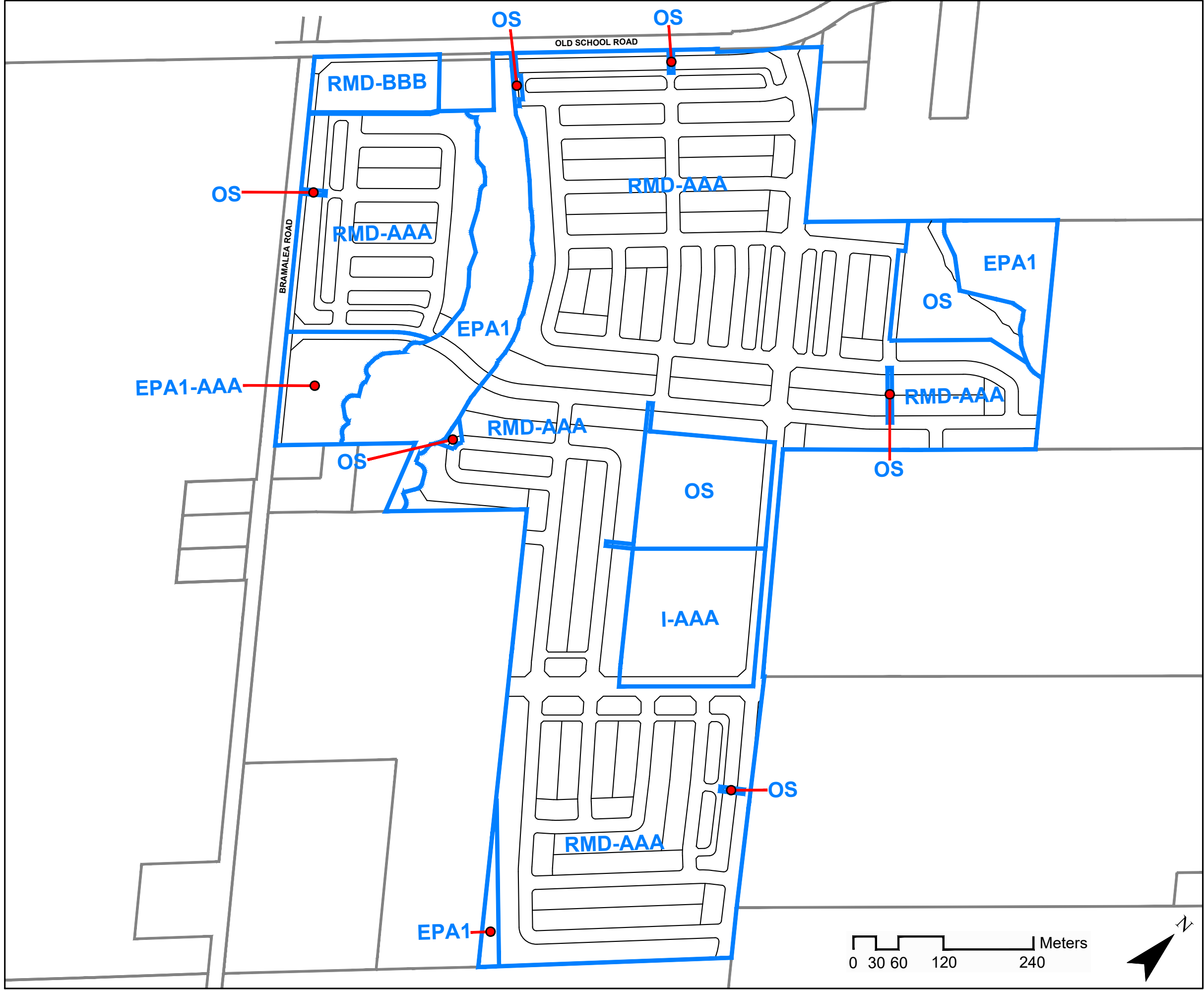
		- Home Occupation - Laundromat - Live-Work Unit - Merchandise Service Shop - Non Market Housing - Outdoor Display or Sales Area, Accessory - Patio, Outdoor - Personal Service Shop - Pharmacy - Place of Assembly - Place of Entertainment - Printing and Processing Service Shop - Restaurant - Retail Store - Retail Store, Accessory - Sales, Service and Repair Shop - School - Seniors Retirement Facility - Training Facility - Video Outlet/Rental Store - Wellness Centre	Visitor and non residential use parking spaces may be shared. For a <i>Seniors Retirement Facility</i>: Residents: 0.5 <i>parking space</i> per dwelling unit Visitors: 0.15 <i>parking space</i> per dwelling unit For a <i>Long-Term Care Facility</i>: Residents: 0.3 <i>parking space</i> per bed Visitors: 0.15 <i>parking space</i> per dwelling unit Non-Residential Use: 1 <i>parking space</i> per 25 sq. m. net floor area Landscaped Open Space (minimum): 15% of the lot Planting Strip (minimum): 3 m along a street line adjacent to a parking area Amenity Area (minimum): 2 m² per unit or 10% of the site area.
I	CCC	- Artist Studio and Gallery - Accessory to a Training Facility - Long Term Care Facility - Museum - Place of Worship	
EPA1	DDD	- Stormwater Management Facility - Recreation, Non-Intensive	
OS		-Park -Parkette	

1. Schedule “A”, Zone Map 1 of By-law 2006-50, as amended is further amended for Part of Lots 21 & 22 Concession 5, E.H.S. (Township of Chinguacousy), Town of Caledon, Regional Municipality of Peel, from “Agricultural” Zone (A1) and “Environmental Policy Area 2” (EPA2) Zone to “Residential Mixed Density – Exception AAA (RMD-AAA) Zone, “Residential Mixed Density – Exception AAA (RMD-BBB) Zone, Institutional (I) Zone, Environmental Policy Area One – Exception AAA (EPA1 - AAA) Zone and Open Space (OS) Zone in accordance with Schedule “A” attached hereto.

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

Annette Groves, Mayor

Kevin Klingenberg, Municipal Clerk



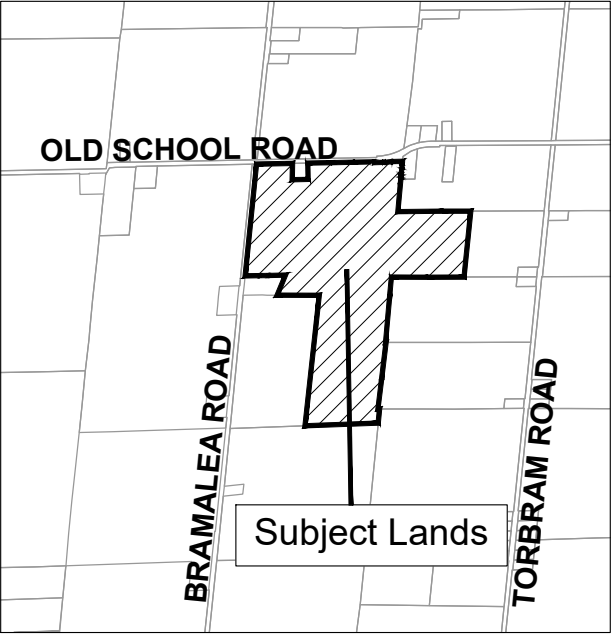
Schedule A
By-law 2026-__

Part of Lots 21 & 22
Concession 5, E.H.S.
(Township of Chinguacousy)
Town of Caledon
Regional Municipality of Peel

Legend

 Lands to be rezoned to the zones
identified on this Schedule

Key Map



Date: June 9, 2026

File: