

Filed with the Registrar of Regulations  
Déposé auprès du registrateur des règlements

MAR 05 2021

Number (O. Reg.)

Numéro (Règl. de l'Ont.)

→

171/21

## ONTARIO REGULATION

made under the

### PLANNING ACT

#### ZONING ORDER - TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL

##### Definition

1. In this Order,

“high occupancy vehicle facility” means land used to support and service a public transit facility, including for dispatching, storing, servicing, hiring, loading or unloading buses, taxis, rideshare vehicles, limousine vehicles or similar fleet vehicles, but not tow trucks, tractors, trailers or tractor-trailers;

“long-term care home” has the same meaning as in the *Long-Term Care Homes Act, 2007*;

“retirement home” has the same meaning as in the *Retirement Homes Act, 2010*;

“stacked townhouse” 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;

“stormwater management pond” means an end-of-pipe management facility that consists of a detention and retention basin and that may include associated non-intensive recreational uses and a permanent pool designed to temporarily store and treat collected stormwater runoff and release it at a controlled rate;

“Zoning By-law” means Zoning By-law No. 2006-50 of the Town of Caledon.

**Application**

2. This Order applies to lands in the Town of Caledon in the Regional Municipality of Peel, in the Province of Ontario, being the lands outlined in red on a map numbered 258 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

**Mobility Transit Hub Zone**

3. (1) This section applies to the lands located in the area shown as the Mobility Hub Transit Zone on the map referred to in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands referred to in subsection (1), except for a public transit depot together with accessory uses, buildings and structures that may include,

- (a) a bakery;
- (b) a convenience store;
- (c) a dry cleaning or laundry outlet;
- (d) a parking garage;
- (e) a municipal parking lot;
- (f) a commercial parking lot;
- (g) a personal service shop;
- (h) public uses;
- (i) retail stores;
- (j) service buildings;
- (k) a high occupancy vehicle facility; and
- (l) motor vehicle rental establishments.

(3) The following zoning requirements apply to the lands referred to in subsection (1):

- 1. The minimum lot area is 275 square metres.
- 2. There is no minimum lot frontage.
- 3. The maximum building area is 75 per cent.

4. The minimum front yard setback is 6 metres.
5. The minimum exterior side yard setback is 6 metres.
6. The minimum rear yard setback is 3 metres.
7. The minimum interior side yard setback is 3 metres.
8. The maximum building height is 10.5 metres.
9. The minimum landscaped area is 10 per cent.
10. The maximum gross floor area for a retail store is 465 square metres.
11. A six-metre-wide planting strip shall be located along the front lot line.
12. A six-metre-wide planting strip shall be located along an exterior side lot line.
13. A three-metre wide planting strip shall be located along the rear lot line.
14. A three-metre-wide planting strip shall be located along an interior side lot line.
15. The minimum setback along a driveway is 3 metres from any lot line.
16. The minimum parking space setback is 6 metres from any front lot line and 4.5 metres from any other lot line.
17. No part of any building or structure shall be located within 30 metres of a railroad right-of-way.
18. The accessory uses referred to in subclauses (2) (a) and (b) shall each have a maximum net floor area of 160 metres square.

#### **Mixed-Use Residential Zone**

4. (1) This section applies to the lands located in the area shown as the Mixed-Use Residential Zone on the map referred to in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands referred to in subsection (1), except for,

- (a) uses identified within the Residential Two — Exception 614 Zone of the Zoning By-law;

- (b) uses identified within the Townhouse Residential — Exception 615 Zone of the Zoning By-law;
- (c) a stacked townhouse;
- (d) uses identified within the Multiple Residential Zone of the Zoning By-law;
- (e) a long-term care home;
- (f) a retirement home;
- (g) a mixed-use building;
- (h) a live-work unit;
- (i) an animal hospital;
- (j) an art gallery;
- (k) an artist studio and gallery;
- (l) a bakery;
- (m) a business office;
- (n) a clinic;
- (o) a convenience store;
- (p) a day nursery;
- (q) a dry cleaning or laundry outlet;
- (r) a dwelling unit;
- (s) a financial institution;
- (t) a fitness centre;
- (u) a grocery store;
- (v) a hotel;
- (w) a laundromat;

- (x) a medical centre;
- (y) a merchandise service shop;
- (z) a museum;
- (z.1) a personal service shop;
- (z.2) a place of assembly;
- (z.3) a place of entertainment, excluding a cinema or theatre;
- (z.4) a place of worship;
- (z.5) a private club;
- (z.6) a retail store;
- (z.7) an accessory retail store;
- (z.8) a sales, service and repair shop;
- (z.9) a supermarket;
- (z.10) a restaurant;
- (z.11) a training facility;
- (z.12) a stormwater management pond; and
- (z.13) a public use.

(3) The zoning requirements in the Residential Two — Exception 614 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in clause (2) (a).

(4) The zoning requirements in the Townhouse Residential — Exception 615 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in clause (2) (b).

(5) The zoning requirements for a back-to-back townhouse in the Townhouse Residential — Exception 615 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in clause (2) (c).

(6) The zoning requirements for a townhouse in the Townhouse Residential — Exception 615 Zone of the Zoning By-law apply to the uses, buildings and structures referred to in clause (2) (h).

(7) Despite subsections (3) to (6), the following zoning requirements apply to the uses, buildings and structures referred to in clauses (2) (a) to (c) and clause (2) (h).

1. The maximum width for an individual driveway accessing a dwelling on a corner lot is six metres.
2. The maximum encroachment for decks greater than or equal to 0.75 metres in height is four metres into a required rear yard inclusive of any stairs, ramp or barrier-free access feature, if the rear lot line abuts an Environmental Policy Area Zone designated in the Zoning By-law.
3. For all lots containing a semi-detached dwelling or townhouse dwelling, the following are not permitted in the front or exterior side yard:
  - i. An accessory building, and
  - ii. An air conditioner or heat pump, unless it is screened from public view or located on a balcony above the ground floor.
4. A stacked townhouse shall have two parking spaces per dwelling unit.
5. The maximum building height for any type of townhouse dwelling is 16 metres.

(8) The uses set out in clauses (2) (d), (f), (i) to (z.11) and (z.13) are permitted on the ground floor of a mixed-use building.

(9) The uses set out in clauses (2) (j), (k), (m), (o) to (t), (y), (z.1), (z.2), (z.4) to (z.8) and (z.10) are permitted on the ground floor of a live-work unit.

(10) The zoning requirements that apply to the Multiple Residential Zone of the Zoning By-law apply to the uses, buildings and structures referred to in clauses (2) (d) to (g).

(11) The zoning requirements of the Village Core Commercial Zone of the Zoning By-law apply to the uses referred to in clauses (2) (i) to (z.13).

(12) Despite subsections (10) and (11), the following requirements apply to the uses, buildings and structures referred to in clauses (2) (d) to (g) and (i) to (z.13):

1. There is no minimum lot area.

2. There is no minimum lot frontage.
3. There is no maximum building area.
4. The front yard setback is,
  - i. if the ground floor contains non-residential uses, at least 0.3 metres and no more than 2 metres, and
  - ii. if the ground floor contains residential uses, at least 2 metres.
5. The minimum interior side yard setback is 3 metres.
6. The minimum rear yard setback is 3 metres.
7. The minimum setback to a sight triangle is 4 metres.
8. The maximum building height is 32 metres.
9. The minimum landscaped area is 15 per cent.
10. A three-metre-wide planting strip shall be located along each street line adjacent to a parking area.
11. The minimum driveway setback is 3 metres.
12. The minimum parking space setback is 3 metres.
13. All garbage shall be stored inside the building.
14. No air conditioning units or heat pumps shall be located in the front yard or exterior side yard.
15. A convenience store shall not exceed a maximum net floor area of 160 square metres.

(13) For the lands referred to in subsection (1), the minimum density is 45 dwelling units per net hectare.

(14) For the lands referred to in subsection (1), no part of any building or structure shall be located within 30 metres of a railroad right-of-way.

#### **Terms of use**

5. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

**Deemed by-law**

6. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be and to always have been a by-law passed by the council of the Town.

**Commencement**

7. **This Regulation comes into force on the day it is filed.**

Made by:

  
.....  
*Signature*

*Minister of Municipal Affairs and Housing*

Date made: MARCH 5, 2021