
Subject: FW: Caledon MZO Approval
Attachments: 362-20.pdf; Map 244_FINAL.pdf

From: Smith, Adrian <adrian.smith@peelregion.ca>

Sent: July 14, 2020 9:42 AM

To: Nicole McInerney <Nicole.McInerney@mississauga.ca>

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Subject: RE: Caledon MZO Approval

Hello Nicole (on behalf of Mayor Crombie) and also copying others who may likely receive similar enquiries regarding the Province approving an MZO in Caledon: I can confirm that we received word earlier Monday and late yesterday received the documents that implement a Minister's Zoning Order for the lands known as the Mayfield West Phase 2 Stage 2 lands in Caledon. I have attached the Provincial document and mapping "Ontario Regulation 362/20 made under the Planning Act – Zoning Area – Town of Caledon, Regional Municipality of Peel." The regulation is also posted on e-laws at the following link: <https://www.ontario.ca/laws/regulation/200362> .

We are still evaluating the documents and will be considering implications on the Region's planning processes including proposed ROPA 34 and our ongoing Peel 2041 Municipal Comprehensive Review process. I would expect to be reporting to Council on the implications of this Provincial decision and potential next steps for the Region once we have evaluated.

It appears that regulation 362/20 would have the effect of implementing zoning provisions to allow urban land uses on the Mayfield West Phase 2 Stage 2 lands in a manner consistent with the proposed amendment to the Regional Official Plan (ROPA 34). ROPA 34 is a draft amendment that would accommodate about 7,000 people and 500 jobs on 105 hectares of developable land in Caledon. Details of proposed ROPA 34 can be found in a Regional staff report item 13.2 on the March 12, 2020, Regional Council agenda and the following link: <https://www.peelregion.ca/planning/officialplan/list-amendmts.htm#ropa000a-title>

The most recent Peel position on ROPA 34 was expressed by Regional Council resolution on June 11, 2020 (Resolution 2020-44) which resolved, that the Council of The Regional Municipality of Peel strongly opposes the request by the Town of Caledon for an MZO for Mayfield West Phase 2 Stage 2.

Best regards,

Adrian

Adrian Smith, RPP
Acting Director and Chief Planner
Regional Planning and Growth Management
Public Works Department
Region of Peel
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adrian.smith@peelregion.ca

PUBLIC WORKS - REGIONAL PLANNING
REFERRAL TO AND GROWTH MANAGEMENT
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED _____

JUL 10 2020

Number (O. Reg.)

Numéro (Règl. de l'Ont.)

→ 362/20

ONTARIO REGULATION

made under the

PLANNING ACT

ZONING AREA - TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL

Definition

1. In this Order,

“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;

“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 244 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

Low-density residential zone

3. (1) This section applies to the lands located in the area shown as the Low Density Residential Zone on the map described in section 2.

(2) The following uses are permitted on the lands described in subsection (1):

1. A dual-frontage townhouse.
2. A rear-lane townhouse.
3. A stormwater management facility.

4. A townhouse.
5. A use identified within the Residential Two – Exception 614 (R2-614) Zone of the zoning by-law.

(3) The zoning requirements for the Residential Two (R2) Zone set out in section 6 of the zoning by-law apply to the uses, buildings and structures permitted under paragraph 5 of subsection (2).

(4) The zoning requirements for the Townhouse Residential – Exception 615 (RT-615) Zone set out in section 13 of the zoning by-law apply to the uses, buildings and structures permitted under paragraphs 1, 2, and 4 of subsection (2).

(5) Despite subsections (3) and (4), the following zoning requirements apply to the uses, buildings and structures permitted under subsection (2):

1. The maximum width for an individual driveway accessing a dwelling on a corner lot is 6 metres.
2. The maximum encroachment for decks greater than or equal to 0.75 metres in height is 4 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 in the zoning by-law.
3. For all lots containing a semi-detached dwelling type or townhouse dwelling type, the following are not permitted in the front or exterior side yard:
 - i. An accessory building.
 - ii. An air conditioner or heat pump, unless it is screened from public view or located on a balcony above the ground floor.

Medium-density residential zone

4. (1) This section applies to the lands located in the area shown as the Medium Density Residential Zone on the map described in section 2.

(2) The following uses are permitted on the lands described in subsection (1):

1. A home occupation.
2. A stacked townhouse.
3. A use identified within the Townhouse Residential – Exception 615 (RT-615) Zone of the zoning by-law.

(3) The zoning requirements for the Townhouse Residential – Exception 615 (RT-615) Zone set out in section 13 of the zoning by-law apply to the uses, buildings and structures permitted under subsection (2).

(4) The zoning requirements for a back-to-back townhouse in the Townhouse Residential – Exception 615 (RT-615) Zone set out in section 13 of the zoning by-law apply to the uses, buildings and structures permitted under paragraph 2 of subsection (2).

(5) Despite subsections (3) and (4), the following requirements apply to the uses, buildings and structures permitted under subsection (2):

1. The maximum width for an individual driveway accessing a dwelling on a corner lot is 6 metres.
2. The following are not permitted in the front or exterior side yard:
 - i. An accessory building.
 - ii. An air conditioner or heat pump, unless it is screened from public view or located on a balcony above the ground floor.
3. The maximum building height is 16 metres.
4. A stacked townhouse shall have two parking spaces per dwelling unit.

Multiple residential zone

5. (1) This section applies to the lands located in the area shown as the Multiple Residential Zone on the map described in section 2.

(2) The following uses are permitted on the lands described in subsection (1):

1. A mixed-use building.
2. A use identified in subsection 4 (2).
3. A use identified within the Multiple Residential (RM) Zone of the zoning by-law.

(3) The following uses are permitted on the ground floor of a mixed-use building permitted under paragraph 1 of subsection (2):

1. An animal hospital.
2. An art gallery.

3. An artist studio and gallery.
4. A bakery.
5. A business office.
6. A clinic.
7. A convenience store.
8. A day nursery.
9. A dry cleaning or laundry outlet.
10. A financial institution.
11. A fitness centre.
12. A hotel.
13. A laundromat.
14. A merchandise service shop.
15. A museum.
16. A personal service shop.
17. A place of assembly.
18. A place of entertainment, excluding a cinema or theatre.
19. A place of worship.
20. A private club.
21. A public use.
22. A restaurant.
23. A retail store.
24. A sales, service and repair shop.

25. A training facility.

(4) The zoning requirements for the Multiple Residential Zone set out in section 6 of the zoning by-law apply to the uses permitted under paragraphs 1 and 3 of subsection (2).

(5) The requirements set out in subsections 4 (3) to (5) apply to the uses permitted under paragraph 2 of subsection (2).

(6) The zoning requirements for the Village Core Commercial Zone set out in section 7 of the zoning by-law apply to the uses permitted under subsection (3).

(7) Despite subsections (4) to (6), the following requirements apply to the uses, buildings and structures permitted under subsections (2) and (3):

1. There is no minimum lot area.
2. There is no minimum lot frontage.
3. There is no maximum lot coverage.
4. The front yard setback is,
 - i. at least 0.3 metres and no more than 2 metres if the ground floor contains non-residential uses, and
 - ii. at least 2 metres if the ground floor contains residential uses.
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. All garbage shall be stored inside the building.
10. Delivery, loading and parking spaces shall be provided in accordance with section 5 of the zoning by-law.
11. The minimum landscaped area is 20 per cent.

12. No air conditioning units or heat pumps shall be located in the front yard or exterior side yard.
13. A convenience store shall not exceed a maximum of 160 metres squared net floor area.

Mixed-use zone

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

(2) The following uses are permitted on the lands described in subsection (1):

1. An animal hospital.
2. An art gallery.
3. An artist studio and gallery.
4. An apartment building.
5. A bakery.
6. A business office.
7. A clinic.
8. A convenience store.
9. A day nursery.
10. A dry cleaning or laundry outlet.
11. A dwelling unit.
12. A financial institution.
13. A fitness centre.
14. A grocery store.
15. A hotel.
16. A laundromat.

17. A long term care facility.
18. A medical centre.
19. A merchandise service shop.
20. A mixed-use building.
21. A museum.
22. A personal service shop.
23. A place of assembly.
24. A place of entertainment, excluding a cinema or theatre.
25. A place of worship.
26. A private club.
27. A restaurant.
28. A retail store.
29. A retail store, accessory.
30. A sales, service and repair shop.
31. A seniors retirement facility.
32. A supermarket.
33. A temporary sales structure.
34. A training facility.

(3) The uses set out in paragraphs 4, 11, 17, 31, 32 and 33 of subsection (2) are not permitted on the ground floor of a mixed-use building.

(4) The zoning requirements for the Village Core Commercial Zone set out in section 7 of the zoning by-law apply to the uses permitted under subsection (2).

(5) Despite, subsection (4), for residential uses permitted under paragraphs 4 and 20 of subsection (2), the zoning requirements for the Multiple Residential Zone set out in section 6 of the zoning by-law apply.

(6) Despite subsections (4) and (5), the following requirements apply to the uses, buildings and structures permitted under subsection (2):

1. There is no minimum lot area.
2. There is no minimum lot frontage.
3. The maximum lot coverage is 60 per cent.
4. The front yard setback and exterior side yard setback is,
 - i. at least 0.3 metres and no more than 2 metres if the ground floor contains non-residential uses, and
 - ii. at least 2 metres if the ground floor contains residential uses.
5. The minimum interior side yard setback is 3 metres.
6. The minimum rear yard setback is 3 metres.
7. The maximum building height is 24 metres.
8. All garbage shall be stored inside the building.
9. Delivery, loading and parking spaces shall be provided in accordance with section 5 of the zoning by-law.
10. The minimum landscaped area is 15 per cent.
11. A 3 metre planting strip shall be located along each street line adjacent to a parking area.
12. A 3 metre planting strip shall be located along each lot line abutting a Low Density Residential Zone or Medium Density Residential Zone.
13. The minimum parking space setback and driveway setback is 3 metres.
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 of 160 metres squared net floor area.

Terms of use

7. (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 or its original use altered.

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

Deemed by-law

8. 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

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

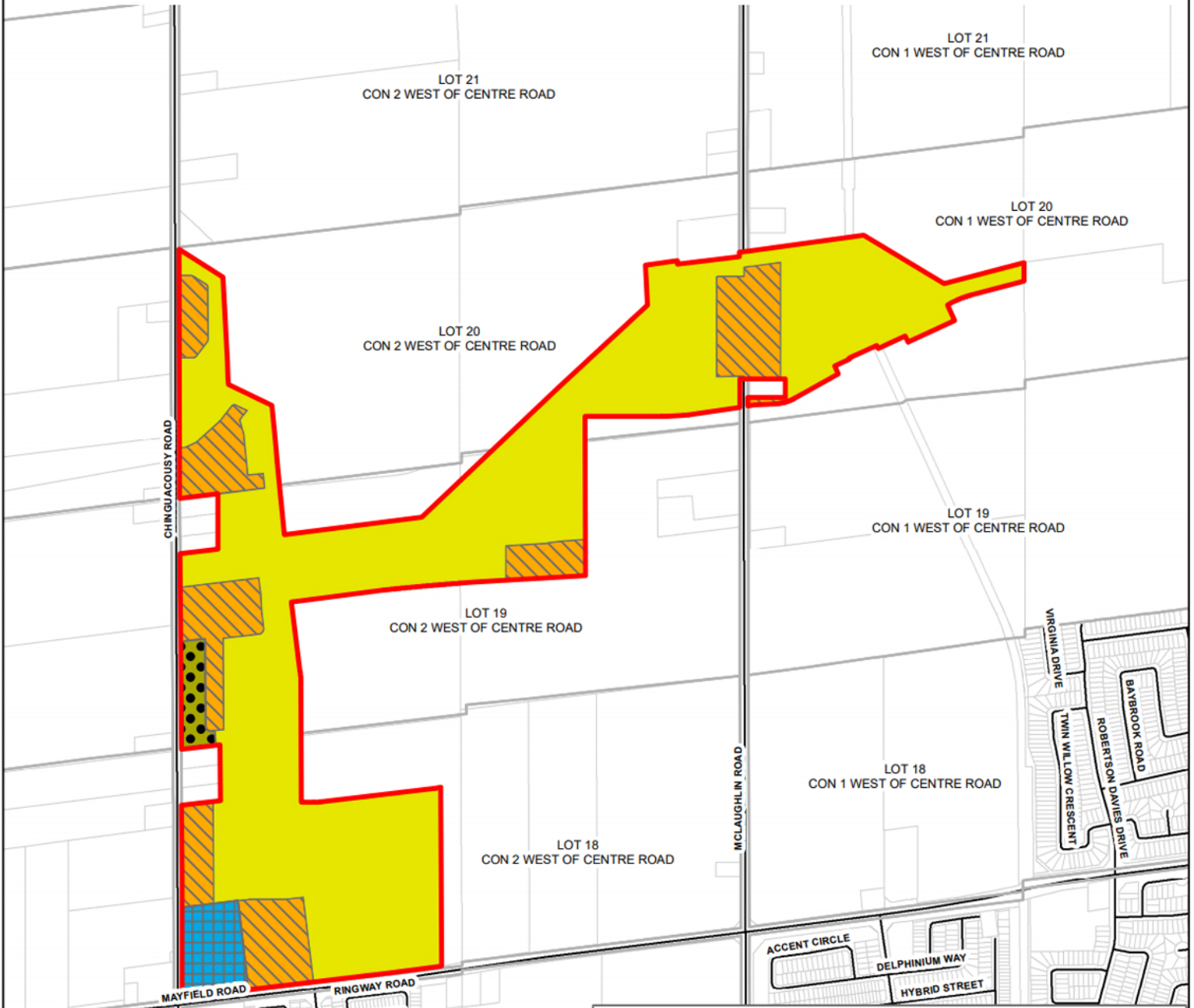
Made by:


.....
Signature (in blue ink)

Minister of Municipal Affairs and Housing

Date made: July 10/2020.....

Part Lots 18-20, Concessions 1 & 2, W.H.S. Town of Caledon, Regional Municipality of Peel



MAP No. 244

Map filed at the office of the Ontario Ministry of Municipal Affairs and Housing, 777 Bay St., Toronto, Ontario,

Planning Act

Ontario Regulation: 362/20

Date: July 10th, 2020

Original Signed By: Minister of Municipal Affairs and Housing

LEGEND

- Lands Subject to Zoning Order
- Low Density Residential Zone
- Medium Density Residential Zone
- Mixed Use Zone
- Multiple Residential Zone
- Lot & Concession
- Roads
- Assessment Parcel

