TOWN OF CALEDON
PLANNING
RECEIVED
11/5/2026

Zoning By-law Amendment

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. [By-law Number Inserted by Town]

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to PT LT 20 CON 3 EHS CHINGUACOUSY PTS 1, 2 & 3, 43R2380, EXCEPT PT 18, 43R20345 -"EXCLUDING PT 1, 43R20758 LYING WITHIN THE LIMITS OF PT 18"; S/T RO1081724; CALEDON "ADDED 99/08/30 BY C. COOPER", Town of Caledon, Regional Municipality of Peel, municipally known as 12434 Dixie 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 development of a cross-dock and warehousing facility on PT LT 20 CON 3 EHS CHINGUACOUSY PTS 1, 2 & 3, 43R2380, EXCEPT PT 18, 43R20345 -"EXCLUDING PT 1, 43R20758 LYING WITHIN THE LIMITS OF PT 18"; S/T RO1081724; CALEDON "ADDED 99/08/30 BY C. COOPER", Town of Caledon, Regional Municipality of Peel.

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
MS	X	- Adult Video Store - Bulk Storage Facility - Business Office, Accessory - Cannabis-related use-Indoor - Contractors Facility - Dry cleaning or laundry plant - Equipment storage building - Factory outlet - Gasoline pump island, accessory - Industrial hemp-related use-indoor - Industrial use - Light equipment rental establishment - Maintenance garage, accessory - Merchandise service	- Driveway Setbacks (Minimum): from any other lot line: 0m

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Zone Prefix	Exception Number	Permitted Uses	Special Standards
		shop - Motor vehicle body shop - Motor vehicle compound - Motor vehicle gas bar - Motor vehicle towing facility - Motor Vehicle Washing Establishment, Accessory Open storage area, accessory - Outside display or sales area, accessory - Research establishment - Restaurant - Retail store, accessory - Transportation depot - Warehouse - Warehouse, public self-storage - Warehouse, wholesale -	
EPA2	X	- Additional Residential Unit - Dwelling, Detached - Bed and Breakfast Establishment - Environmental Management - Farm, Existing - Forest management - Home occupation - Recreation, non-intensive - Stormwater management facility	

2. Schedule “A”, Zone Map 6 of By-law 2006-50, as amended is further amended for PT LT 20 CON 3 EHS CHINGUACOUSY PTS 1, 2 & 3, 43R2380, EXCEPT PT 18, 43R20345 -"EXCLUDING PT 1, 43R20758 LYING WITHIN THE LIMITS OF PT 18"; S/T RO1081724; CALEDON

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Zoning By-law Amendment

"ADDED 99/08/30 BY C. COOPER", Town of Caledon, Regional Municipality of Peel, from Agricultural (A1) and Environmental Policy Area 2 (EPA2) to Serviced Industrial (MS-X) and Environmental Policy Area 2 (EPA2 –X) in accordance with Schedule “A” attached hereto.

Read three times and finally passed in open Council on the [XX] day of [XXXXXX], [20XX].

Annette Groves, Mayor

Kevin Klingenberg, Clerk

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Zoning By-law Amendment

Schedule "A" – BY-LAW NO. [By-law Number Inserted by Town]

