TOWN OF CALEDON
PLANNING
RECEIVED
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Zoning Matrix – Serviced Industrial (MS)

	Requirement (MS)	Proposed (MS-X)
Permitted Uses	Adult Video Store Bulk Storage Facility 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 shop Motor vehicle body shop Motor vehicle compound Motor vehicle gas bar Motor vehicle towing facility 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	Same with the additional use for: Business Office, Accessory Motor Vehicle Washing Establishment, Accessory
Minimum Lot Area	925 m²	10.7 ha
Minimum Lot Frontage	30 m	~140 m
Maximum Building Area	50%	14%
Minimum Building Area (for a Transportation Depot)	10% (footnotes 22, 23 — net of landscaped area)	10%+
Minimum Front Yard	18 m	25m
Minimum Exterior Side Yard	n/a	n/a
Minimum Interior Side Yard	3 m on one side; 6 m on the other side	8 m (at narrowest)
Minimum Rear Yard	7.5 m	18m
Maximum Building Height	12.2 m	15 m
Minimum Landscaped Area	10%	10%+
Minimum Driveway Setback	1.5 m	0 m from the lot line shared with the adjacent UPS facility (mutual driveway)
Minimum Parking Space Setback	6 m from any front lot line 3 m from any other lot line	6m+

Zoning Matrix – Environmental Policy Area 2 (EPA2)

	Requirement (EPA2)	Proposed (EPA2 – X)
Permitted Uses	Environmental and Forest Management Accessory Apartment Existing Farm Accessory Dwelling Detached Dwelling Non-Intensive Recreation	Same with the additional temporary use for Stormwater management facility
Minimum Lot Area (ha)	1,390m^2	10.7ha
Minimum Lot Frontage	21m	~140m
Maximum Building Area	25% of lot or 500m^2 (lessor of)	Same
Minimum Front Yard	18m	Same
Minimum Exterior Yard	n/a	n/a
Minimum Rear Yard	10m	Same
Minimum Interior Side Yard	15m	Same
Maximum Building Height	12.2m	Same
Minimum Driveway Setback	3m	Same
Minimum Parking Space Setback from any Streetline	3m	Same