

March 10, 2021

**THE CORPORATION OF THE TOWN OF CALEDON**  
**BY-LAW NO. 20xx-xxx**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,  
with respect to Part Lot 5, Concession 5 (Albion),  
Town of Caledon, Regional Municipality of Peel  
municipally known as 8281 and 0 Healey 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 constructing, 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 use of Part Lot 5, Concession 5 (Albion), Town of Caledon, Regional Municipality of Peel, municipally known as 8281 and 0 Healey Road for industrial 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	Permitted Uses	Special Standards
MS	<p>&lt;insert exception #&gt;</p> <p>(# to be provided by Planning Staff)</p> <p>(&lt;insert by-law #&gt;)</p>	<ul style="list-style-type: none"> <li>- Bulk Storage Facility</li> <li>- Business Office</li> <li>- Contractor's Facility</li> <li>- Convenience Store (A)</li> <li>- Dry Cleaning or Laundry Plant</li> <li>- Equipment Storage Building</li> <li>- Factory Outlet</li> <li>- Gasoline Pump Island, Accessory</li> <li>- Industrial Use</li> <li>- Light Equipment Rental Establishment</li> <li>- Maintenance Garage, Accessory</li> <li>- Merchandise Service Shop</li> <li>- Motor Vehicle Body Shop</li> <li>- Motor Vehicle Gas Bar</li> <li>- Motor Vehicle Repair Facility</li> <li>- Open Storage Area,</li> </ul>	<p><b>Building Area (Maximum)</b> 60% For the purpose of this zone, the maximum <i>Building Area</i> shall be calculated as a percentage of the lot area.</p> <p><b>Front Yard (Minimum)</b> 6.0m</p> <p><b>Exterior Side Yard (Minimum)</b> 6.0m</p> <p><b>Interior Side Yard (Minimum)</b> 3.0m From an <i>interior side lot line</i> abutting a Residential zone or a <i>lot</i> containing a Residential use: 3.0m</p> <p><b>Planting Strip Location</b> Any required <i>planting strip</i> located along an <i>interior side yard</i> shall have a minimum width of 3.0m, except where a lot line abuts an EPA-1 Zone the required <i>planting strip</i> minimum width shall be reduced by 50%.</p> <p><b>Private Garbage Enclosures</b> In addition to the requirements for <i>private garbage enclosures</i> within the General</p>

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Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<p>Accessory</p> <ul style="list-style-type: none"> <li>- Outside Display or Sales Area, Accessory</li> <li>- Research Establishment</li> <li>- Transportation Depot</li> <li>- Vehicular Trailer Storage, Accessory</li> <li>- Warehouse</li> <li>- Warehouse, Public Self-Storage</li> </ul>	<p>Provisions of the Zoning By-law, <i>private garbage enclosures</i> are not permitted in a <i>front yard</i> or <i>exterior side yard</i>.</p> <p><b>Parking Space Setback (Minimum)</b></p> <ul style="list-style-type: none"> <li>-From a <i>Front Lot Line</i> 6.0m</li> <li>-From an <i>Exterior Side Lot Line</i> 6.0m</li> <li>-From an <i>Interior Side Lot Line</i> 3.0m</li> <li>-From a <i>Rear Lot Line</i> 3.0m</li> </ul> <p>-No <i>parking spaces</i> or <i>aisle</i> shall be located closer than 6.0 metres from a <i>front yard</i> or <i>exterior side yard</i>.</p> <p>-Notwithstanding the provisions noted above to the contrary, where a lot line abuts an EPA-1 Zone the required setback shall be reduced by 50%.</p> <p><b>Loading Space Setback (Minimum)</b></p> <p>No <i>loading space</i> shall be located between the <i>building</i> and the <i>street</i>.</p> <p><b>Delivery Space Setback (Minimum)</b></p> <p>No <i>delivery space</i> shall be located between the <i>building</i> and the <i>street</i>.</p> <p><b>Driveway Setbacks (Minimum)</b></p> <p>From the point at which a <i>Front Lot Line</i> and an <i>Exterior Side Lot Line</i> meet: 6.0m</p> <p><b>Open Storage Area, Accessory</b></p> <ul style="list-style-type: none"> <li>-For the purpose of this zone, no <i>open storage area, accessory</i> is permitted in the <i>front yard</i> or <i>exterior side yard</i>.</li> <li>-All <i>open storage areas, accessory</i> shall be screened with fencing a minimum of 2.0m high with solid opaque materials.</li> </ul> <p><b>Vehicular Trailer Storage, Accessory Use</b></p> <p>All <i>vehicular trailer storage</i> areas shall be screened with year round screening.</p> <p><b>Building Height (max)</b> 18.0m</p> <p><b>Height Exceptions</b></p> <p>For the purpose of this zone, the <i>building</i> or <i>structure</i> height provisions of this By-law shall not apply to the following uses:</p> <ul style="list-style-type: none"> <li>-Renewable energy mechanical systems</li> <li>-Green roof mechanical systems</li> </ul>

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Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><b>Illumination</b> Light fixtures shall be no more than 19.0m above <i>finished grade</i>.</p> <p><b>Footnote A</b> – for the purpose of this zone, Section 13.1.1.5 shall not apply and the uses denoted with footnote A shall only be permitted as an accessory use to a lot, or as a freestanding use that is accessory and incidental to the other permitted uses in the zone.</p> <p><b>Footnote B</b> – subject to compliance with Section 4.7.</p>
MP	<p>&lt;insert exception #&gt;</p> <p>(# to be provided by Planning Staff)</p> <p>(&lt;insert by-law #&gt;)</p>	<ul style="list-style-type: none"> <li>- Business Office</li> <li>- Convenience Store (A)</li> <li>- Day Nursery, Accessory</li> <li>- Drive Through Service Facility, Accessory (B)</li> <li>- Equipment Storage Building</li> <li>- Factory Outlet</li> <li>- Financial Institution (A)</li> <li>- Fitness Centre, Accessory</li> <li>- Gasoline Pump Island, Accessory</li> <li>- Industrial Use</li> <li>- Light Equipment Rental Establishment</li> <li>- Maintenance Garage, Accessory</li> <li>- Vehicular Trailer Storage, Accessory</li> <li>- Place of Assembly</li> <li>- Place of Worship</li> <li>- Research Establishment</li> <li>- Restaurant (A)</li> <li>- Training Facility</li> <li>- Warehouse</li> <li>- Warehouse, Wholesale</li> </ul>	<p><b>Building Area (Maximum)</b> 60% For the purpose of this zone, the maximum <i>Building Area</i> shall be calculated as a percentage of the lot area.</p> <p><b>Front Yard (Minimum)</b> 6.0m</p> <p><b>Exterior Side Yard (Minimum)</b> 6.0m</p> <p><b>Interior Side Yard (Minimum)</b> 3.0m From an <i>interior side lot line</i> abutting a Residential zone or a lot containing a Residential use: 3.0m</p> <p><b>Planting Strip Location</b> Any required <i>planting strip</i> located along an <i>interior side yard</i> shall have a minimum width of 3.0m, except where a lot line abuts an EPA-1 Zone the required <i>planting strip</i> minimum width shall be reduced by 50%.</p> <p><b>Private Garbage Enclosures</b> In addition to the requirements for <i>private garbage enclosures</i> within the General Provisions of the Zoning By-law, <i>private garbage enclosures</i> are not permitted in a front yard or exterior side yard.</p> <p><b>Building Mass</b> For the purpose of this zone, where a lot abuts a Regional Road, the combined sum of all <i>building widths</i> shall be no less than</p>

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			<p>50% of the <i>lot frontage</i>.</p> <p><b>Parking Space Location</b> A maximum depth of 18.0 metres may be dedicated to <i>parking spaces</i> and one <i>aisle</i> located between the <i>planting strip</i> and the <i>building</i> along a <i>front</i> or <i>exterior side yard</i>.</p> <p><b>Parking Space Setback (Minimum)</b>            -From a <i>Front Lot Line</i> 6.0m            -From an <i>Exterior Side Lot Line</i> 6.0m            -From an <i>Interior Side Lot Line</i> 3.0m            -From a <i>Rear Lot Line</i> 3.0m-            -Where a lot line abuts an EPA-1 Zone the required setback shall be reduced by 50%.</p> <p><b>Loading Space Setback (Minimum)</b> Notwithstanding any setback requirement related to <i>loading spaces</i>, <i>loading spaces</i> shall be set back 3.0m behind any wall facing the <i>front</i> or <i>exterior lot line</i>, and, shall be screened with a solid wall.</p> <p><b>Delivery Space Setback (Minimum)</b> Notwithstanding any setback requirement related to <i>delivery spaces</i>, <i>delivery spaces</i> shall be set back 3.0m behind any wall facing the <i>front</i> or <i>exterior lot line</i>, and, shall be screened with a solid wall.</p> <p><b>Driveway Setbacks (Minimum)</b> From the point at which a <i>Front Lot Line</i> and an <i>Exterior Side Lot Line</i> meet - 6.0m</p> <p><b>Vehicular Trailer Storage, Accessory Use</b>            -For the purpose of this zone, no <i>vehicular trailer</i> storage is permitted in the <i>front yard</i> or <i>exterior side yard</i>.            -No <i>vehicular trailer</i> storage shall exceed 5.0m in height.            -All <i>vehicular trailer</i> storage areas shall be screened with year round screening.</p> <p><b>Height Exceptions</b> For the purpose of this zone, the <i>building</i> or <i>structure</i> height provisions of this By-law shall not apply to the following uses:            -Renewable energy mechanical systems</p>

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Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>-Green roof mechanical systems</p> <p><b>Illumination</b> Light fixtures shall be no more than 19.0m above <i>finished grade</i>.</p> <p><b>Footnote A</b> – For the purpose of this zone, Section 13.1.1.5 shall not apply and the uses denoted with footnote A shall only be permitted as an accessory use to a lot, or as a freestanding use that is accessory and incidental to the other permitted uses in the zone.</p> <p><b>Footnote B</b> – subject to compliance with Section 4.7.</p>

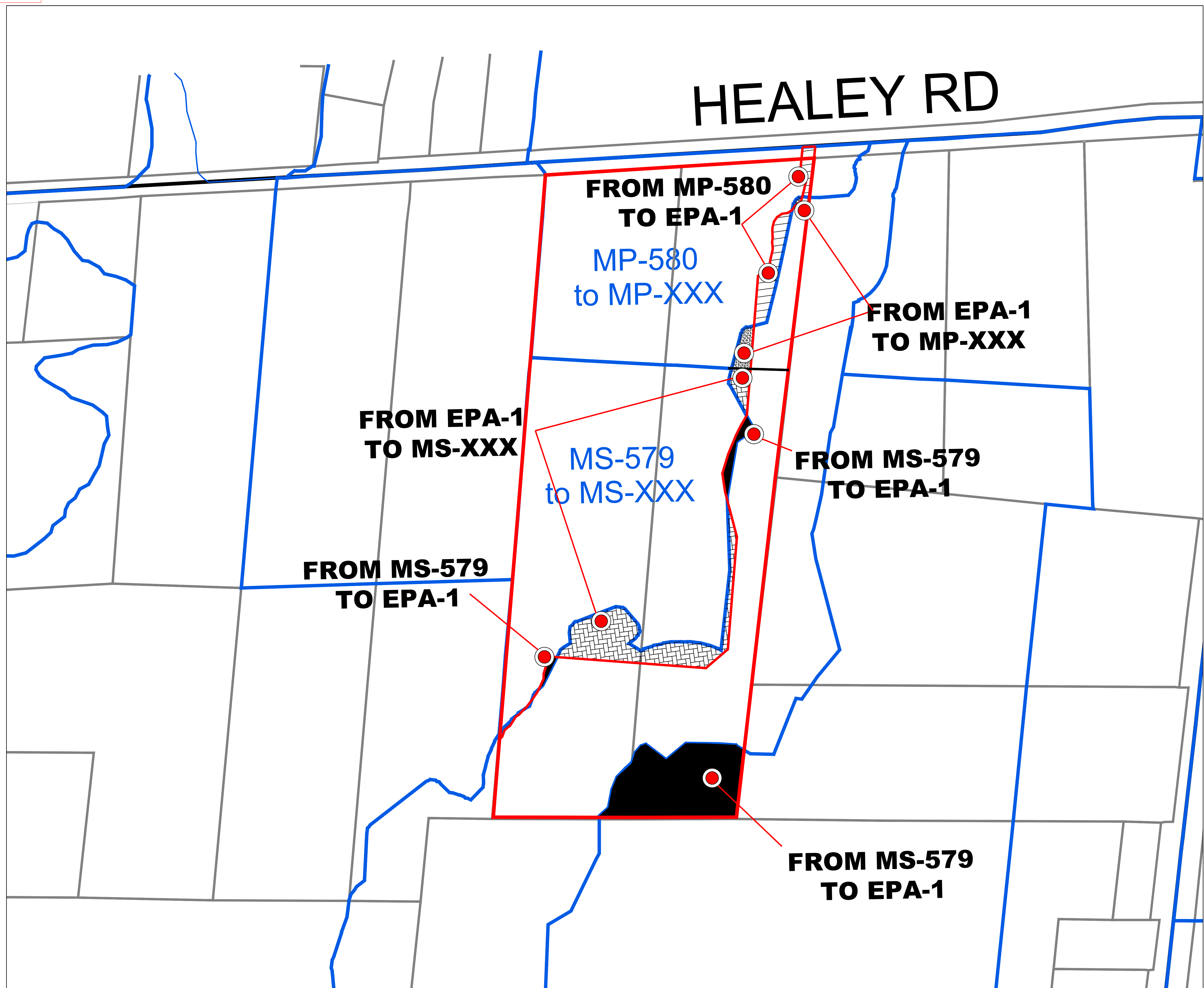
- Schedule “A”, Zone Map 2 of By-law 2006-50, as amended is further amended for Part Lot 5, Concession 5 (Albion), Town of Caledon, Regional Municipality of Peel, from Environmental Policy Area 1 (EPA1), Serviced Industrial – Exception 579 (MS-579), and Prestige Industrial – Exception 580 (MP-580), to Serviced Industrial – Exception XX (MS-XX), and Prestige Industrial – Exception XX (MP-XX), and from Serviced Industrial – Exception 579 (MS-579) and Prestige Industrial – Exception 580 (MP-580) to Environmental Policy Area 1 (EPA1) in accordance with Schedule “A” attached hereto.

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

\_\_\_\_\_  
Allan Thompson, Mayor

\_\_\_\_\_  
Laura Hall, Town Clerk





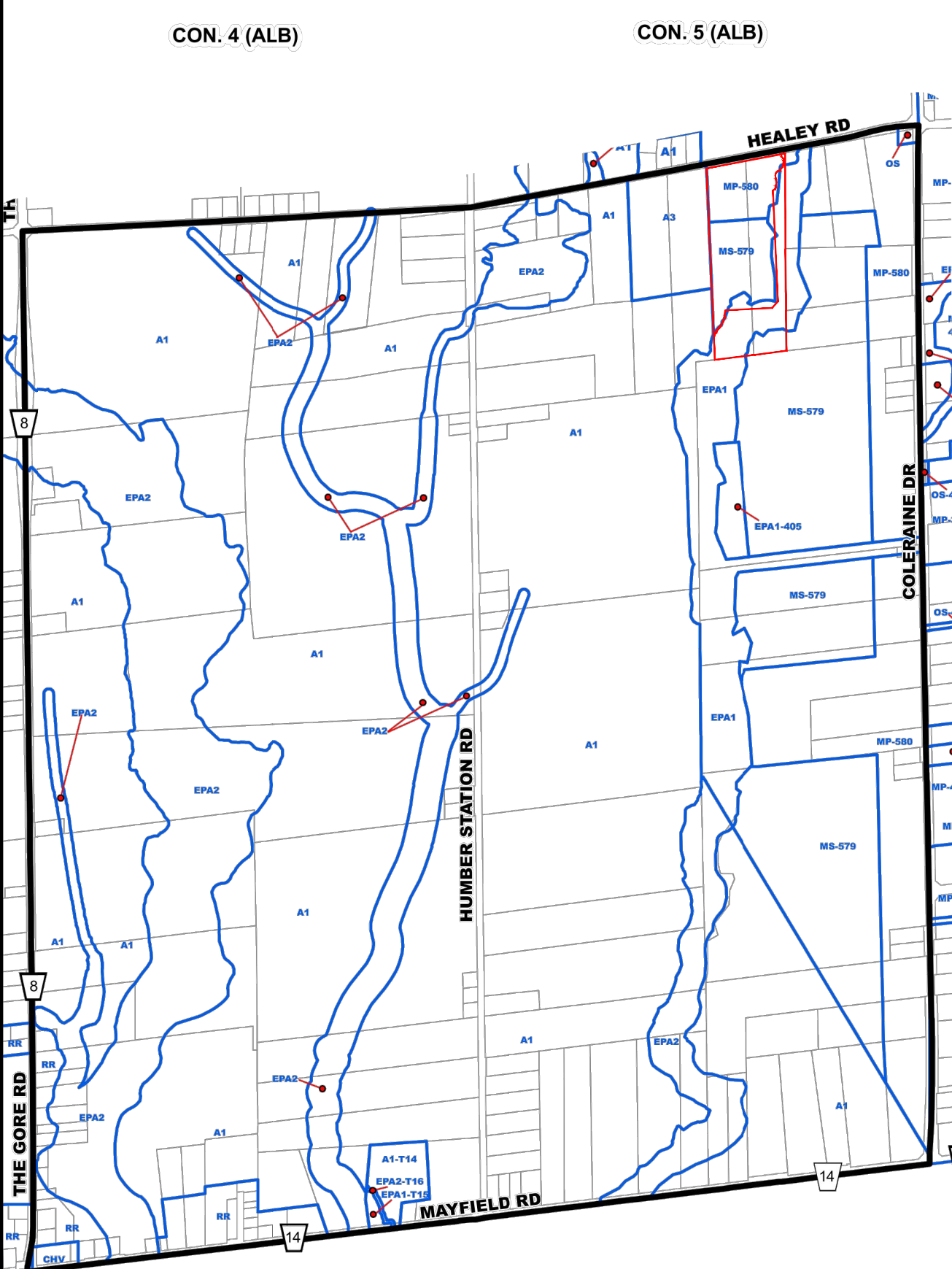
## Schedule A By-law No. BL-2021-XXX

Town of Caledon  
Regional Municipality of Peel

### Legend

- Lands to be rezoned from MP-580 to EPA-1
- Lands to be rezoned from EPA-1 to MP-XXX
- Lands to be rezoned from EPA-1 to MS-XXX
- Lands to be rezoned from MS-579 to EPA-1

Key Map nts.



Date: March 5, 2021

File: RZ 2020-0007