

**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2020-xxx**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,
with respect to Part Lot 5, Concession 2 (Albion), as in AL19984,
Town of Caledon, Regional Municipality of Peel,
municipally known as 6809 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 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 use of Part Lot 5, Concession 2 (Albion), as in AL19984, Town of Caledon, Regional Municipality of Peel, for a contractor's facility with accessory business office, accessory gasoline pump island, and accessory open storage 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
EPA1	T 11 (If exception # changes, # to be provided by Planning Staff)	Driveway, Existing	
A3	T 12 (If exception # changes, # to be provided by Planning Staff) (By-law 2017-43)	Business Office, Accessory Contractor's Facility Gasoline Pump Island, Accessory Open Storage Area, Accessory	Notwithstanding any other standard relating to open storage area, accessory, parking spaces and loading spaces , the below special provisions shall be considered to be additional standards. Open storage Area, Accessory a) <i>All Open Storage Area, Accessory to a Contractor's Facility shall be set back a minimum of 145 m from the</i>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Front Lot Line.</p> <p>b) <i>Open Storage Areas, Accessory</i> shall be screened with fencing a minimum of 2.0 m high with solid opaque materials except for the interior side lot lines.</p> <p>c) <i>Open Storage Area, Accessory</i> (maximum) 5%</p> <p>Parking Spaces setback</p> <p>a) <i>Yard Front, Motor Vehicles</i> accessory to the <i>Contractor's Facility</i> (minimum) 25m</p> <p>b) <i>Yard Front, Trailer, Vehicular</i> accessory to the <i>Contractor's Facility</i> (minimum) 95m</p> <p>c) <i>From Business Office, Accessory</i> Nil</p> <p>d) <i>Yard, Interior Side</i> (minimum) 2 m</p> <p>Loading Spaces Setback <i>Yard, Front</i> (minimum) 145 m</p> <p>Delivery Space <i>Delivery Space</i> (minimum) Nil</p> <p>Gasoline Pump Island, Accessory <i>Yard, Interior Side</i> (minimum) 3.8m</p> <p>Illumination Where parking areas are illuminated, the lighting fixtures shall be provided in accordance with the following provisions</p> <p>i) No part of the lighting fixture shall be more than 9 metres above grade and no close than</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>1.0 m to any <i>interior side yard lot line</i></p> <p>Garbage Enclosure <i>Yard, Interior Side</i> (minimum) 3.8m</p> <p>Accessory Buildings and Structures <i>Yard, Interior Side</i> (minimum) 1.5m</p> <p>Business Office, Accessory Gross Floor Area (maximum) 390 sq.m</p> <p>Landscaping Area (minimum) 10%</p> <p>Planting Strip Width</p> <p>a) <i>Interior side lot line</i> (minimum) 2m</p> <p>b) <i>Front lot line</i> (minimum) 6m except for the existing two entrances</p> <p>Entrance Width (maximum)</p> <p>a) West Entrance 7.6 m</p> <p>b) East Entrance 5.6 m</p>

2. Schedule "A", Zone Map 3 of By-law 2006-50, as amended is further amended for Part Lot 5, Concession 2 (Albion), as in AL19984, Town of Caledon, Regional Municipality of Peel, by continuing the existing Small Agricultural Holdings – Temporary 12 (A3-T12), and Environmental Policy Area 1 Temporary 11 (EPA1 – T11) zones in accordance with Schedule "A" attached hereto.

Read three times and finally passed in open Council on the XX day of XXXXXX,
2020.

Allan Thompson, Mayor

Carey Herd, Clerk

DRAFT

SCHEDULE "A"

ZONING BY-LAW

No. 2020-XX

Tolias Landscaping
6809 Healey Road

Part of Lot 5, Concession 2
 Town of Caledon
 Region of Peel

LEGEND



Subject Property to be Rezoned From
 Agricultural Small Holdings Zone (A3)
 and Environmental Policy Area 2 (EPA2)
 Zone to
 Agricultural Small Holdings Zone (A3),
 Agricultural Small Holdings (A3-XX) Zone,
 Environmental Policy Area 1 Zone (EPA1),
 and Environmental Policy Area 1 (EPA1-XX)
 Zone.



DRAWN BY:	FILE NO:
CHECKED BY:	DATE: 01/10/2020
SCALE: 1:2500	REVISED:

PLANNING & DEVELOPMENT DEPARTMENT

