

THE CORPORATION OF THE TOWN OF CALEDON  
BY-LAW NO. \_\_\_\_\_

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to PIN: 142355845 - PT LOT 20 & PT LOT 21, CON 2 EHS (CHING) Described AS PTS 2 AND 3, 43R34533 EXCEPT PART 1, 43R37613 & PART 1, 43R37614; SUBJECT TO AN EASEMENT IN GROSS OVER PT 1 43R37112 AS IN PR2951902; SUBJECT TO AN EASEMENT IN GROSS OVER PT 2 43R37613 AS IN PR3155228; SUBJECT TO AN EASEMENT IN GROSS OVER PT 2 43R37614 AS IN PR3155228; TOWN OF CALEDON; and PIN: 142350668 - PT LT 20 CON 2 EHS CHINGUACOUSY, Described as PTS 1, 2 & 3, 43R20767; CALEDON; Regional Municipality of Peel, municipally known as 12506 and 12698 Heart Lake 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 PIN: 142355845 - PT LOT 20 & PT LOT 21, CON 2 EHS (CHING) Described AS PTS 2 AND 3, 43R34533 EXCEPT PART 1, 43R37613 & PART 1, 43R37614; SUBJECT TO AN EASEMENT IN GROSS OVER PT 1 43R37112 AS IN PR2951902; SUBJECT TO AN EASEMENT IN GROSS OVER PT 2 43R37613 AS IN PR3155228; SUBJECT TO AN EASEMENT IN GROSS OVER PT 2 43R37614 AS IN PR3155228; TOWN OF CALEDON; and PIN: 142350668 - PT LT 20 CON 2 EHS CHINGUACOUSY, Described as PTS 1, 2 & 3, 43R20767; CALEDON; Regional Municipality of Peel, for employment 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
MP	XX	<div><div>- Bulk Storage Facility</div><div>- Business Office</div><div>- Cold Storage Warehouse</div><div>- Contractor's Facility</div><div>- Data Centre</div><div>- Distribution Facility</div><div>- Dry Cleaning or Laundry Plant</div><div>- Equipment Storage Building</div><div>- Factory Outlet</div><div>- Financial Institution</div><div>- Gasoline Pump Island, Accessory</div><div>- Industrial Hemp-Related Use-Indoor</div><div>- Industrial Use</div><div>- Light Equipment Rental Establishment</div><div>- Maintenance Garage, Accessory</div><div>- Merchandise Service Shop</div><div>- Place of Assembly</div><div>- Place of Worship</div><div>- Research</div></div>	<div>For the purposes of this exception, all provisions are related to the entirety of the <i>lot</i> municipally known as 12506 and 12698 Heart Lake Road on the date of passing this by-law.</div> <div>DEFINITIONS</div> <div><b>Building Area:</b> For the purpose of calculating the <i>building area</i>, the <i>gross floor area</i> (exclusive of any rooftop mechanical structure) shall be divided by the <i>lot area</i>. <i>Lot area</i> is to be calculated on the entirety of the <i>lot</i> municipally known as 12506 and 12698 Heart Lake Road (inclusive of any portion of the <i>lot</i> within the Environmental Policy Area 1 Zone).</div> <div><b>Data Centre</b> For the purpose of this <i>zone</i>, a <i>Data Centre</i> shall mean a physical room(s), <i>building</i>(s) or facility(ies) that stores information technology (IT) infrastructure and associated components for building, running, and delivering applications and services.</div> <div>ZONE STANDARDS</div> <div><b>Entrance Width</b> (maximum) Notwithstanding Section 4.3.6, the maximum entrance width for a two-way entrance</div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<p><i>Establishment</i></p> <ul style="list-style-type: none"> <li>- <i>Restaurant (2)</i></li> <li>- <i>Retail Store, Accessory (1)</i></li> <li>- <i>Training Facility</i></li> <li>- <i>Transportation Depot</i></li> <li>- <i>Trucking</i></li> <li>- <i>Warehouse</i></li> <li>- <i>Warehouse, Public Self-Storage</i></li> <li>- <i>Warehouse, Wholesale</i></li> </ul> <p>Nothing in this By-law shall prevent the use of any <i>lot, building or structure</i> for any purpose prohibited by this By-law if such <i>lot, building or structure</i> was lawfully used for such purposes on the effective date of this By-law as for so long as it continues to be used for that purpose.</p>	<p>serving any use shall be 25 m, and 12.5 m for a one-way width.</p> <p><b><i>Illumination</i></b> Light fixtures shall be no more than 11.0 m above finished grade.</p> <p><b><i>Lot Frontage</i></b> (minimum): Heart Lake Road 30 m</p> <p><b><i>Building Area</i></b> (maximum): 50%</p> <p><b><i>Lot Line, Front</i></b> For the purposes of this by-law, Heart Lake Road shall be deemed to be the front lot line.</p> <p><b><i>Front Yard</i></b> (minimum) Heart Lake Road: 9 m</p> <p><b><i>Rear Yard</i></b> (minimum) (abutting residential): 15 m</p> <p><b><i>Exterior Side Yard</i></b> (minimum): (south lot line) 7.5m</p> <p><b><i>Interior Side Yard</i></b> (minimum): (north lot line) 6 m</p> <p><b><i>Building Height</i></b> (maximum): 35 m; except for <i>Cold Storage Warehouse</i> refrigeration tower where 45 m is permitted.</p> <p><b><i>Landscaping Area</i></b> (minimum): 10%</p> <p><b><i>Planting Strip Width</i></b> (minimum): Front Lot Line : 6 m Exterior Lot Line: 3 m A planting strip is not required abutting an Environmental Protection Zone that has a minimum width of 6 metres.</p> <p><b><i>Parking Space Setback</i></b> (minimum): From any street or lot line 1.5m</p> <p><b><i>Parking Requirements:</i></b> for added clarity, truck and trailer parking spaces count towards parking minimums. Trailer parking is permitted in an exterior side yard with a minimum setback of 6m.</p> <p><b><i>Fencing Restrictions:</i></b> noise attenuation fencing required through the approved noise study, shall be permitted in any yard to the height specified by the noise study.</p>
EPA1	405	<p>-<i>Recreation, Non-Intensive</i></p> <p>-<i>Storm Water Management Facility</i></p> <p>-<i>Flood or Erosion Control</i></p>	

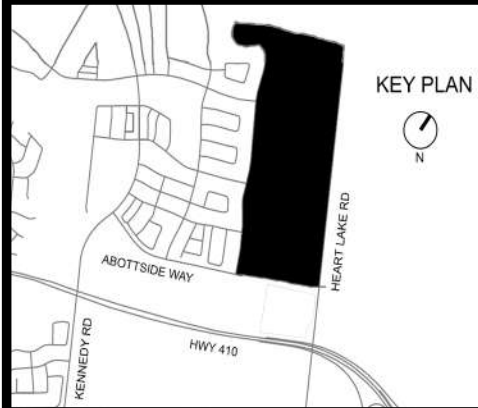
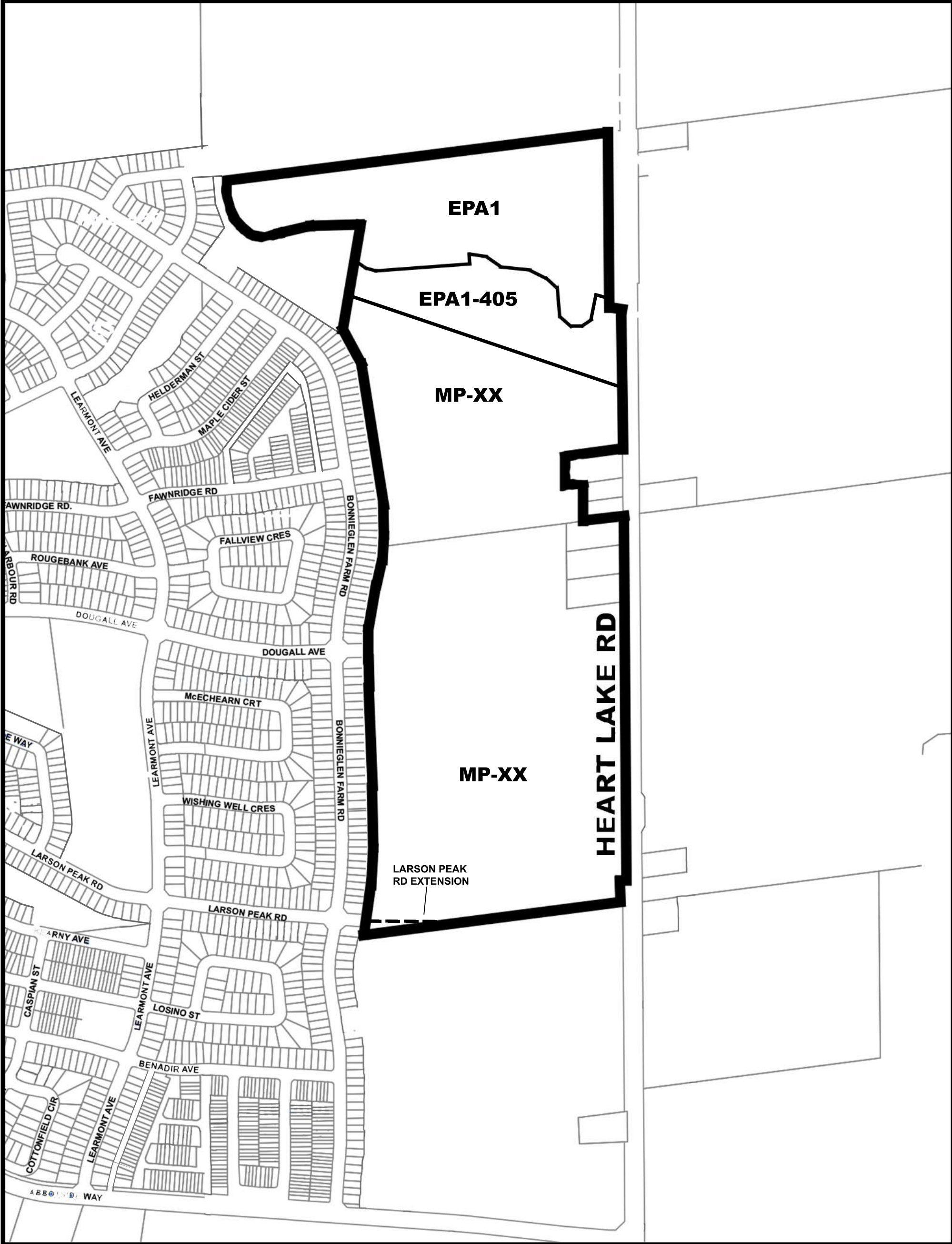
Zone Prefix	Exception Number	Permitted Uses	Special Standards
EPA1		<i>-Environmental Management</i> <i>-Farm, Existing</i> <i>-Forest Management</i> <i>-Recreation, Non-Intensive</i>	

2. Schedule “A”, Zone Map 6 of By-law 2006-50, as amended is further amended for PIN: 142355845 - PT LOT 20 & PT LOT 21, CON 2 EHS (CHING) Described AS PTS 2 AND 3, 43R34533 EXCEPT PART 1, 43R37613 & PART 1, 43R37614; SUBJECT TO AN EASEMENT IN GROSS OVER PT 1 43R37112 AS IN PR2951902; SUBJECT TO AN EASEMENT IN GROSS OVER PT 2 43R37613 AS IN PR3155228; SUBJECT TO AN EASEMENT IN GROSS OVER PT 2 43R37614 AS IN PR3155228; TOWN OF CALEDON; and PIN: 142350668 - PT LT 20 CON 2 EHS CHINGUACOUSY, Described as PTS 1, 2 & 3, 43R20767; CALEDON; Regional Municipality of Peel, from Agricultural Zone (A1) and Environmental Policy Area Zone 2 (EPA 2) to **Prestige Industrial Zone (MP-XX), Environmental Policy Area Zone 1 (EPA 1), and Environmental Policy Area Zone 1 (EPA 1- 405)** in accordance with Schedule “A” attached hereto.

Read three times and finally  
passed in open Council on the  
\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
Annette Groves, Mayor

\_\_\_\_\_  
Kevin Klingenberg, Municipal Clerk



Schedule 'A' to By-law 2025-XX	
Legal Description	
PT LT 20 CON 2 EHS CHINGUACOUSY, Described as PTS 1, 2 & 3, 43R20767; CALEDON	
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<div></div> Lands Subject to this By-law
DATE:- October 02, 2025
FILE:-
<div>armstrong</div> <div>planning   project management</div>