

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2026-XXX

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to PT LT 21 CON 6 EHS CHINGUACOUSY AS IN VS219362; T/W VS219362; CALEDON and PT LT 21 CON 6 EHS CHINGUACOUSY AS IN VS219234; T/W VS219234; CALEDON, Town of Caledon, Regional Municipality of Peel, municipally.

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 Corporations of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of PT LT 21 CON 6 EHS CHINGUACOUSY AS IN VS219362; T/W VS219362; CALEDON and PT LT 21 CON 6 EHS CHINGUACOUSY AS IN VS219234; T/W VS219234; CALEDON, Town of Caledon, Regional Municipality of Peel, for serviced 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	Additional Permitted Uses	Special Standards
MS	XXX	- Office, Accessory - Open Storage Area, Accessory - Outside Display or Sales Area, Accessory - Retail Store, Accessory - Storm Water Management Facility, Private - Tractor Trailer Storage, Accessory - Warehouse - Warehouse, Cold-Storage - Warehouse	Lot <i>Means the area outlined in heavy black line, zoned MS-XX on Schedule "A" to this By-law, at the time of its approval, regardless of any easements, future severance, partition, or division of the lot, and of any conveyance(s) for parkland, road allowance, road widening or daylighting triangle purposes.</i> Lot Area a) <i>The lands described in subsection 2 shall be considered a single lot, and</i> b) <i>Public Road and public lands shall not be included in the lot area calculation</i> c) <i>For the purposes of this zone, the lands zoned EPA1 on Schedule "A" to this By-law shall not be included in the Lot Area calculation.</i> Building Area (maximum) 55%

			Exterior Yard (minimum) a) From a lot line abutting a collector Road 7.5 m Front Yard (minimum) a) From a front lot line abutting a residential zone or a lot containing a residential use 15 m b) From a front lot line to an Noise Attenuation Wall 8.5 m Rear Yard (minimum) a) From a rear lot line adjacent to an EPA zone boundary 1.0 m Building Height (maximum) 25.0 m however, building containing a Warehouse, Cold Storage may have a maximum Building Height of 45m Maximum Net Floor Area a) The maximum net floor area of a factory outlet is 20 per cent of the net floor area of the industrial facility to which it is accessory. b) The maximum net floor area of a sales display area associated with a wholesale warehouse is 33 per cent of the total net floor area. Planting Strip Width (minimum) a) Adjacent to EPA zone boundary 1.0 m b) Along all other interior side lot lines 1.5 m c) Along all other exterior lot lines 3.0 m d) Abutting an arterial road 6.0 m e) Abutting a collector road 3.0 m Noise Attenuation Wall A Noise Attenuation Wall shall be permitted in the Front Yard and within a Planting Strip Lighting Fixtures a) Lighting Fixtures shall be permitted in a Planning Strip or Landscaped Area b) Lighting Fixtures shall be permitted 1.0 m from an interior and exterior lot line Landscape Area (minimum) 10%
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			Landscape Area <i>The landscaped area may include a surfaced walk, a surfaced patio, a noise attenuation wall, a retaining wall, a stormwater management pond, and a naturalized area, but shall not include any driveway or vehicular access ramp, curb, parking area, delivery space or loading space.</i> Non-Residential Parking Requirements (minimum): a) <i>Despite the requirements set out in section 5.2.3 of the Zoning By-law, the parking requirements for a warehouse and warehouse cold storage use is one space per 230 square metres of net floor area.</i> b) <i>If associated office or retail net floor areas are more than 15% of the total net floor area, the applicable net floor area exceeding 15% shall be subject to the applicable office or retail parking requirements.</i> Parking Space, and Driveway Setback (minimum) a) <i>From any other lot line containing a residential use</i> 1.5 m b) <i>From a collector road</i> 3.0 m c) <i>Adjacent to a Stormwater Management Pond</i> 1.0 m Open Storage Area, Accessory 1. <i>Minimum Setback from an EPA zone</i> 1.0 m b) <i>Notwithstanding the requirements of Section 4.1.6 of Zoning By-law 2006-50, screening is not required to an Open Storage Area, Accessory in a rear yard.</i> Maximum Entrance Width 25 m Minimum Entrance Width 6.0 m Electrical Transformer <i>An Electrical Transformer Shall be permitted in a Front Yard or Interior Side Yard</i> Fence <i>A Fence Shall be permitted in a plating strip.</i> <i>For the purposes of this zone Section 5.2.19 of the Zoning By-law does not apply to the lands Zoned MS-XX in Schedule "A"</i>
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2. Schedule “A”, Zone Map 4 of By-law 2006-50, as amended is further amended for PT LT 21 CON 6 EHS CHINGUACOUSY AS IN VS219362; T/W VS219362; CALEDON and PT LT 21 CON 6 EHS CHINGUACOUSY AS IN VS219234; T/W VS219234; CALEDON, Town of Caledon, Regional Municipality of Peel, from “Agricultural” Zone (A1) and “Environmental Policy Area 2” (EPA2) Zone to “Serviced Industrial – Exception XXX (MS-XXX) Zone and Environmental Policy Area One (EPA1) Zone in accordance with Schedule “A” attached hereto.

Read three times and finally
passed in open Council on the
XX day of XXXXXX, 2026.

Annette Groves, Mayor

Kevin Klingenberg, Municipal Clerk

SCHEDULE "A"
ZONING BY-LAW
No. 2025-XX

**BROCCOLINI AIRPORT ROAD LIMITED
PARTNERSHIP ("BROCCOLINI")
LOT 21, CONCESSION 6, EHS
(GEOGRAPHIC TOWNSHIP OF
CHINGUACOUSY)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL**

LEGEND

LANDS TO BE REZONED FROM AGRICULTURAL A1
TO
ENVIRONMENTAL PROTECTION EPA1 ZONE AND
SERVICED INDUSTRIAL - EXEMPTION MS-XX



DRAWN BY: GSAI	FILE NO:
CHECKED BY:	DATE: 10/24/25
SCALE: 1:10000	REVISED:
PLANNING & DEVELOPMENT DEPARTMENT	