

November 18th, 2025

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2025-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 -Tractor Trailer Storage, Accessory	<p>Lot Means the area outlined in heavy black line on Schedule "A" to this By-law 2006-50, at the time of its approval, regardless of any future severance, partition, or division of the lot, and of any conveyance(s) for parkland, road allowance, road widening or daylighting triangle purposes.</p> <p>Lot Area</p> <ul style="list-style-type: none"> a) The lands described in subsection 2 shall be considered a single lot, and b) Public Road and public lands shall not be included in the lot area calculation c) The lands zoned EPA on Schedule 'A' shall not be included in the lot area calculation

			<p>Building Area (maximum) 55%</p> <p>Front Yard (minimum)</p> <p>a) From a front lot line abutting a residential zone or a lot containing a residential use 16 m</p> <p>b) From a front lot line to an Noise Attenuation Wall 8.5 m</p> <p>Rear Yard (minimum)</p> <p>a) From a rear lot line adjacent to an EPA zone boundary 1.0 m</p> <p>b) From a rear lot line to a parking Area or drive aisle 1.0</p> <p>Building Height (maximum) 18.0 m</p> <p>Planting Strip Width (minimum)</p> <p>a) Adjacent to EPA zone boundary 1.0 m</p> <p>b) Along all other interior side lot lines 1.5 m</p> <p>c) Abutting an arterial road 6.0 m</p> <p>Noise Attenuation Wall A Noise Attenuation Wall shall be permitted in the Front Yard and within a Planting Strip</p> <p>Lighting Fixtures Lighting Fixtures shall be permitted in a Planting Strip or Landscaped Area.</p> <p>Landscape Area (minimum) 10%</p> <p>Non-Residential Parking Requirements (minimum):</p> <p>a) Despite the requirements set out in section 5.2.3 of the Zoning By-law, the parking requirements for a warehouse use is one space per 230 square metres of gross floor area.</p> <p>b) In addition to the standards contained in Section 5.2.3, in Table 5.2 for Warehouses, the applicable net floor for office or retail exceeding 15% shall be subject to the applicable office or retail parking requirements</p> <p>Parking Space, Driveway and Aisle (Location)</p> <p>a) Vehicle parking, driveways, and drive aisles shall be permitted adjacent to a lot containing a residential use.</p>
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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 (A) to exception Serviced Industrial Zone (MS-XXX) and Environmental Protection Area One (EPA1) in accordance with Schedule "A" attached hereto. Enacted by the Town of Caledon Council this ____ day of _____, 2025.

Annette Groves, Mayor

Kevin Klingenberg, Municipal Clerk