

**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 Part of Lot 19, Concession 4, E.H.S.,  
 Town of Caledon, Regional Municipality of Peel,  
 municipally known as 0 Dixie 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 of Lot 19, Concession 4 E.H.S., Town of Caledon, Regional Municipality of Peel, for ‘Industrial’ and 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
MS	XXX	<ul style="list-style-type: none"> <li>• Industrial Use</li> <li>• Maintenance Garage, Accessory</li> <li>• Motor Vehicle Repair</li> <li>• Business Office</li> <li>• Office, Accessory</li> <li>• Open Storage Area, Accessory</li> <li>• Transportation Depot</li> </ul>	<p>For the purposes of this exception, all provisions are related to the area of the subject site (‘0’ Dixie Road) identified as MS-XXX on <b>Schedule “A”</b> to this By-Law; all other zones on the balance of the subject site are not being altered and will be maintained as they existed on the date of passing of this by-law.</p> <p><b>Planting Strip Location:</b>  <i>A planting strip</i> shall be required along the rear (east) lot line of a minimum 21 metres.</p> <p><b>Parking Space Setbacks:</b>            Minimum <i>parking space setback</i> to an interior lot line (north property line) of 3.0 metres</p> <p><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</p>

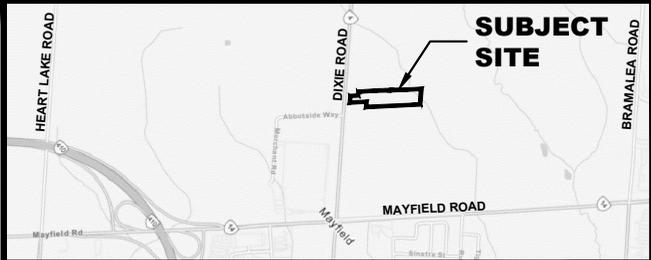
Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>structure) shall be divided by the <i>lot area</i>. <i>Lot area</i> is to be calculated on the portion of the lot subject to this application and identified as MS-XXX on <b>Schedule "A"</b> to this By-Law.</p> <p><b>Building Area (minimum)</b> 5%</p> <p><b>Front Yard (Dixie Road)</b> 6 m</p>

- Schedule "A", Zone Map \_\_\_ of By-law 2006-50, as amended is further amended for Part of Lot 19, Concession 4 E.H.S., Town of Caledon Town of Caledon, Regional Municipality of Peel, from A1 to MS-XXXX in accordance with Schedule "A" attached hereto.

Read three times and finally passed in open Council on the \_\_\_ day of \_\_\_\_\_, 2026

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

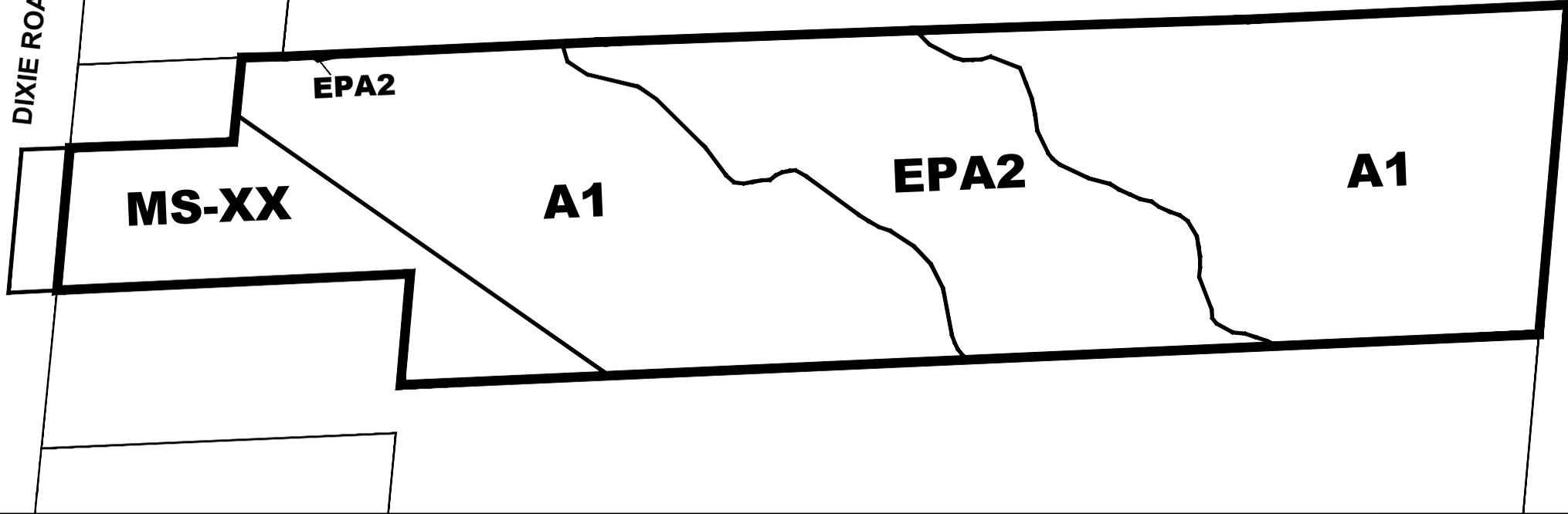
\_\_\_\_\_  
Kevin Klingenberg, Clerk



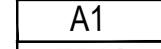
**KEY MAP**

NTS

DIXIE ROAD



**PROPOSED SCHEDULE "A" - BY-LAW 2023-XXX**  
**BY-LAW 2006-050**  
**'0' DIXIE ROAD**  
 PART OF LOT 19, CONCESSION 4, E.H.S.  
 TOWN of CALEDON, REGION of PEEL

-  LANDS SUBJECT to AMENDMENT
-  ZONE BOUNDARY
-  SERVICED INDUSTRIAL
-  AGRICULTURAL
-  ENVIRONMENTAL POLICY AREA 2

P.N.: 20.2744 Date: August 2, 2023

Scale: N.T.S. Revised:

Drawn By: D.S. File No.:2744 ZN\_AUG\_2023



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