

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 Pt Lt 18, Conc 4 Ehs Chinguacousy As In Ro1055677 S&e Ch25744 & Pts 1 To 14,16 To 26, 43r20417 & Pts 9,10 & 11, Exprop.pl Pr1385233; S/t Ch21926, Pt Lt 19 Con 4 Ehs Chinguacousy Pts 1, 2, 3 43r16437; T/w Ro883253, and Pt Lt 19 Con 4 Ehs Chinguacousy As In Ro811026; Except 29, 30, 33 & 34 43r20417, Pt 1 & 2 43r16098 & Pt 4 43r16437, Town of Caledon, Regional Municipality of Peel, municipally known as 12035 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 Pt Lt 18, Conc 4 Ehs Chinguacousy As In Ro1055677 S&e Ch25744 & Pts 1 To 14,16 To 26, 43r20417 & Pts 9,10 & 11, Exprop.pl Pr1385233; S/t Ch21926, Pt Lt 19 Con 4 Ehs Chinguacousy Pts 1, 2, 3 43r16437; T/w Ro883253, and Pt Lt 19 Con 4 Ehs Chinguacousy As In Ro811026; Except 29, 30, 33 & 34 43r20417, Pt 1 & 2 43r16098 & Pt 4 43r16437, Town of 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		<div><div></div><div><div><div>- Bulk Storage Facility</div><div>- Business Office</div><div>- Cold Storage Warehouse</div><div>- Contractor's 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 Use</div><div>- Light Equipment Rental Establishment</div><div>- Maintenance Garage, Accessory</div><div>- Merchandise Service Shop</div><div>- Motor Vehicle Body Shop</div><div>- Motor Vehicle Compound</div><div>- Motor Vehicle Gas Bar</div><div>- Motor Vehicle Repair Facility</div><div>- Motor Vehicle Towing Facility</div><div>- Open Storage Area, Accessory</div><div>- Outside Display or Sales Area, Accessory</div></div></div></div>	<div><div>For the purposes of this exception, all provisions are related to the entirety of the <i>lot</i> municipally known as 12035 Dixie Road, as described above, on the date of passing this by-law. For greater clarity, if the lot is severed, the standards and provisions apply to the lot as it existed on the date of passing this by-law and shall not apply individually. <i>Lot Lines</i> are as defined in <b>Schedule "B"</b>.</div><div><div><b>Building Area:</b><div>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 12035 Dixie Road (inclusive of any portion of the <i>lot</i> within the Environmental Policy Area 1 Zone).</div></div><div><div><b>Lot Frontage</b> (minimum):<div>Mayfield Road30 m</div></div><div><b>Building Area</b> (maximum):50%</div><div><b>Front Yard</b> (Mayfield Road):20 m</div><div><b>Rear Yard</b> (north <i>lot line</i>):7.5 m</div><div><b>Exterior Side Yard</b> (Dixie Road):7.5 m</div><div><b>Interior Side Yard</b> (east <i>lot line</i>):6 m</div></div></div></div>

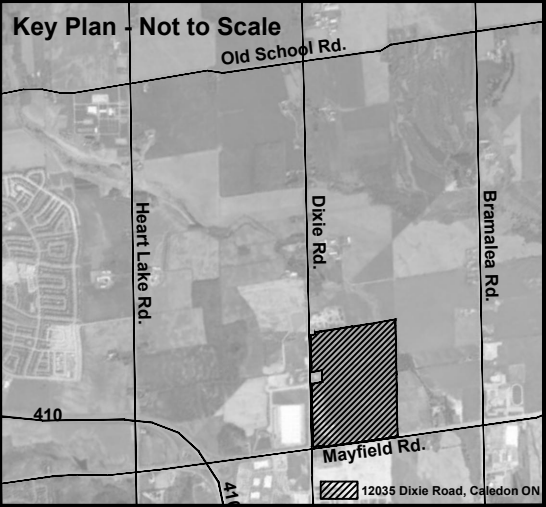
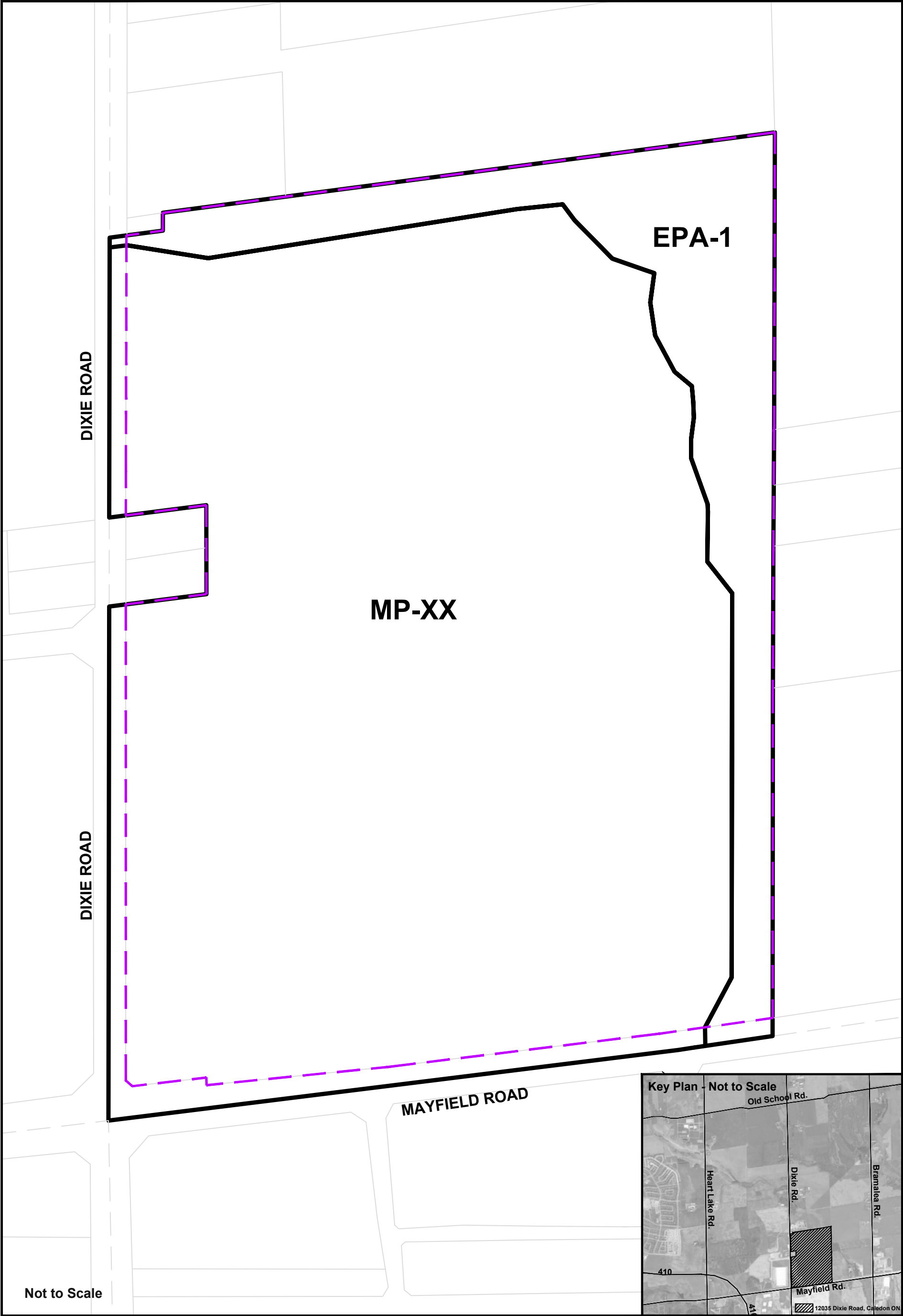
Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<div><div><ul style="list-style-type: none"><li>- <i>Place of Assembly</i></li><li>- <i>Place of Worship</i></li><li>- <i>Research Establishment</i></li><li>- <i>Restaurant</i></li><li>- <i>Retail Store, Accessory</i></li><li>- <i>Training Facility</i></li><li>- <i>Transportation Depot</i></li><li>- <i>Warehouse</i></li><li>- <i>Warehouse, Public Self-Storage</i></li><li>- <i>Warehouse, Wholesale</i></li></ul></div><div>Nothing in this By-law shall prevent the use of any <i>lot, building</i> or <i>structure</i> for any purpose prohibited by this By-law if such <i>lot, building</i> or <i>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.</div></div>	<div><div><b>Building Height</b> (maximum): 18 m; except for <i>Cold Storage Warehouse</i> refrigeration tower where 45 m is permitted.</div><div><b>Landscaping Area</b> (minimum): 10%</div><div><b>Planting Strip Width</b> (minimum): Front Lot Line (Mayfield Road): 4.0 m Rear Lot Line (north lot line): 3.0 m Exterior Lot Line (Dixie Road): 3.0 m Interior Lot Line (west lot line): 1.5 m</div><div><b>Parking Space Setback</b> (minimum): From any <i>street</i> 3.0 m</div><div><b>Parking Requirements:</b> for added clarity, truck and trailer <i>parking spaces</i> count towards parking minimums.</div><div><b>Fencing Restrictions:</b> noise attenuation fencing required through the approved <i>noise study</i>, shall be permitted in any <i>yard</i> to the height specified by the <i>noise study</i>.</div><div><b>Illumination:</b> notwithstanding 5.2.19.i), lighting fixtures shall be located no closer than 3.0 metres from any <i>lot line</i>.</div></div>


2. Schedule “A”, Zone Map 5 of By-law 2006-50, as amended is further amended for Pt Lt 18, Conc 4 Ehs Chinguacousy As In Ro1055677 S&e Ch25744 & Pts 1 To 14,16 To 26, 43r20417 & Pts 9,10 & 11, Exprop.pl Pr1385233; S/t Ch21926, Pt Lt 19 Con 4 Ehs Chinguacousy Pts 1, 2, 3 43r16437; T/w Ro883253, and Pt Lt 19 Con 4 Ehs Chinguacousy As In Ro811026; Except 29, 30, 33 & 34 43r20417, Pt 1 & 2 43r16098 & Pt 4 43r16437, Town of Caledon, Regional Municipality of Peel, from A1 and EPA 2 to MP-XX and EPA 1 in accordance with Schedule “A” attached hereto.
3. Schedule “B” \_\_\_\_\_ attached hereto, outlining the *lot lines* for the property is hereby added to Schedule “B”, Maps of By-law 2006-50, as amended, for the lands legally described Pt Lt 18, Conc 4 Ehs Chinguacousy As In Ro1055677 S&e Ch25744 & Pts 1 To 14,16 To 26, 43r20417 & Pts 9,10 & 11, Exprop.pl Pr1385233; S/t Ch21926, Pt Lt 19 Con 4 Ehs Chinguacousy Pts 1, 2, 3 43r16437; T/w Ro883253, and Pt Lt 19 Con 4 Ehs Chinguacousy As In Ro811026; Except 29, 30, 33 & 34 43r20417, Pt 1 & 2 43r16098 & Pt 4 43r16437, Town of Caledon, Regional Municipality of Peel.

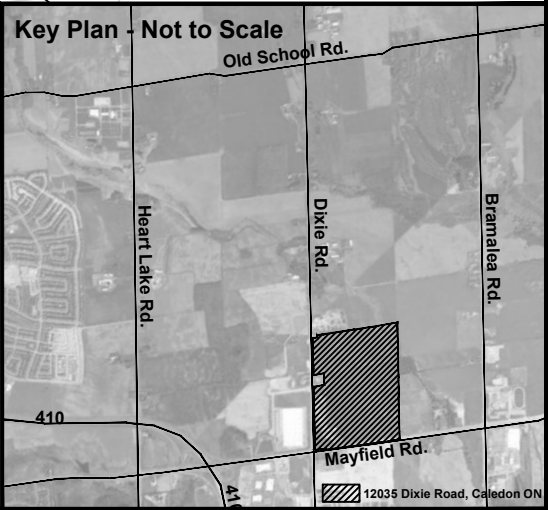
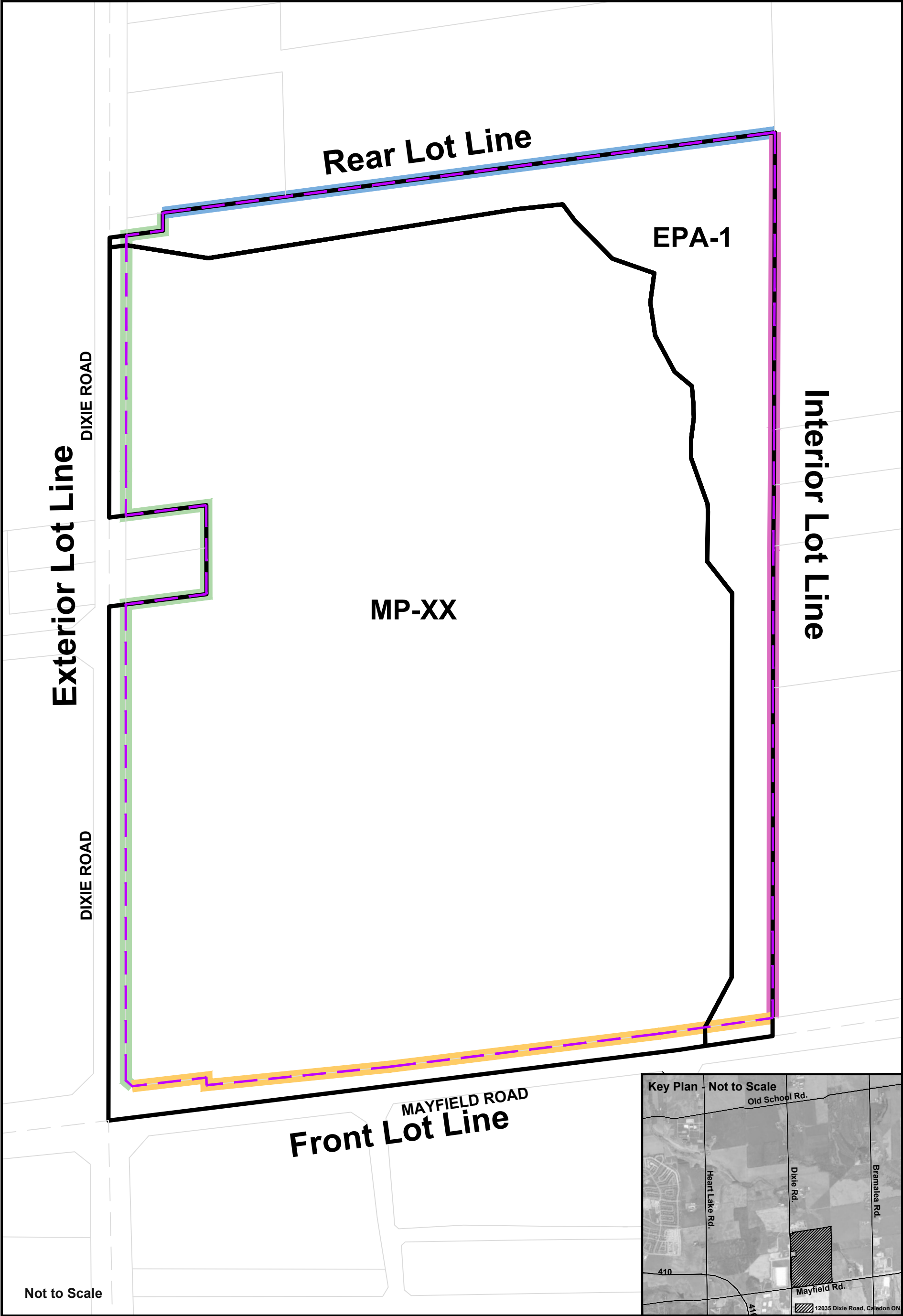
Read three times and finally  
passed in open Council on the  
\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.








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Allan Thompson, Mayor

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Carey Herd, Clerk



<p><b>Schedule "A"- By-law 2021-XXX</b></p> <p><b>12035 Dixie Road, Caledon ON</b></p> <p><b>Legal Description:</b></p> <p>Parcel 1-PIN 143470318: Pt Lt 18, Conc 4 Ehs(ching) As In Ro1055677 S&amp;e Ch25744 &amp; Pts 1 To 14,16 To 26, 43r20417 &amp; Pts 9,10 &amp; 11, Exprop.pl Pr1385233 ; S/t Ch21926</p> <p>Parcel 2: PIN 143470017: Pt Lt 19 Con 4 Ehs Chinguacousy Pts 1, 2, 3 43r16437; T/w Ro883253 ; Caledon</p> <p>Parcel 3: PIN 143470016: Pt Lt 19 Con 4 Ehs Chinguacousy As In Ro811026; Except 29, 30, 33 &amp; 34 43r20417, Pt 1 &amp; 2 43r16098 &amp; Pt 4 43r16437 ; Caledon</p>	<p>DATE MAR 2021</p>	<p></p> <p><b>armstrong</b> planning   project management</p>
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<b>Schedule "B"- By-law 2021-XXX</b>				<b>DATE</b> MAR 2021		
<b>12035 Dixie Road, Caledon ON</b>		 <b>12892 Dixie Road</b>	 <b>Front Lot Line</b>	 <b>Interior Lot Line</b>		
<b>Legal Description:</b>			 <b>Rear Lot Line</b>	 <b>Exterior Lot Line</b>		
<b>Parcel 1-PIN 143470318:</b> Pt Lt 18, Conc 4 Ehs(ching) As In Ro1055677 S&e Ch25744 & Pts 1 To 14,16 To 26, 43r20417 & Pts 9,10 & 11, Exprop.pl Pr1385233 ; S/t Ch21926						
<b>Parcel 2: PIN 143470017:</b> Pt Lt 19 Con 4 Ehs Chinguacousy Pts 1, 2, 3 43r16437; T/w Ro883253 ; Caledon						
<b>Parcel 3: PIN 143470016:</b> Pt Lt 19 Con 4 Ehs Chinguacousy As In Ro811026; Except 29, 30, 33 & 34 43r20417, Pt 1 & 2 43r16098 & Pt 4 43r16437 ; Caledon						