

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 20xx-xxx

TOWN OF CALEDON
PLANNING
RECEIVED

Feb 20, 2025

Being a by-law to amend Comprehensive Zoning Bylaw

2006-50, as amended, with respect to PT LT 26
CON 10 ALBION PT 1, 43R17925; CALEDON,
Town of Caledon, Regional Municipality of Peel,
municipally known as 10795 Highway 9.

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 Section 39 of the Planning Act, as amended, permits the councils of local municipalities, in a by-law passed under Section 34 of the Planning Act, as amended, to authorize the use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by 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 pass a zoning by-law to permit the use of PT LT 26 CON 10 ALBION PT 1, 43R17925; CALEDON, Regional Municipality of Peel, for a Motor Vehicle Repair Facility (Modified).

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 13.4:

Zone Designation	Exception Number	Permitted Uses	Special Standards
A2-ORM	XXXX	Motor Vehicle Repair Facility (Modified)	Motor Vehicle Repair Facility (Modified) means a premises used to conduct repairs of motor vehicles of a mechanical or structural nature (including construction equipment) and may include an associated towing service, motor vehicle service centre and motor vehicle rentals but does not include a motor vehicle body shop. In accordance with zone standards of the existing buildings and structures.
EPA2-ORM			

2. Schedule "A", Zone Map 43 of By-law 2006-50, as amended is further amended for PT LT 26 CON 10 ALBION PT 1, 43R17925; CALEDON, Town of Caledon, Regional Municipality of Peel, from A2-ORM to A2-ORM-XXXX & the A2-ORM to EPA2-ORM in accordance with Schedule "A" attached hereto.

Read three times and finally
passed in open Council on the
XX day of XXXX, 20XX.

Annette Groves, Mayor

Kevin Klingenberg, Clerk


APPENDIX "A"

ZONING BY-LAW

No. 2025-XXX

NUCON PROPERTY DEVELOPMENT INC.
 PT LT 26 CON 10 ALBION PT 1,
 43R17925
 Town of Caledon
 Region of Peel

LEGEND

 Lands to be rezoned from A2-ORM & EPA2-ORM to A2-ORM-XXXX & EPA2-ORM-XXXX



DRAWN BY: GSAI	FILE NO:
CHECKED BY:	DATE: February 5, 2025
SCALE: N.T.S.	REVISED:
PLANNING & DEVELOPMENT DEPARTMENT	

