

Jan. 21, 2022

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

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,
with respect to 6034 Mayfield Road, PT Lt 1 CON 1 ALBION as in RO829323,
Town of Caledon, Regional Municipality of Peel.

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 6034 Mayfield Road, Town of Caledon, Regional Municipality of Peel, for employment/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	Permitted Uses	Special Standards
CH	<insert exception #> (# to be provided by Planning Staff) (<insert by-law #>)	<ul style="list-style-type: none"> - Animal Hospital - Automotive Store - Business Office - Clinic - Communication Equipment Outlet - Drive-through Service Facility - Dry Cleaning or Laundry Outlet - Farmers Market - Financial Institution - Fitness Centre - Funeral Home - Grocery Store - Home Improvement Centre - Hotel - Laundromat - Medical Centre - Merchandise Service Shop - Motel - Motor Vehicle Gas Bar - Motor Vehicle Sales Establishment 	Front Lot Line: For the purposes of this zone, the lot line adjacent to Airport Road shall be considered to be a front lot line. Yard, Interior Side (minimum): 6 m Yard, Exterior Side (minimum): 2 m a) Adjacent to Mayfield Road: 4.5 m Yard, Front (minimum): 2 m a) Adjacent to Airport Road: 4.5 m Yard, Rear (Minimum): 10 m Building Height (maximum): a) Hotel: 18 m b) All other uses: 15 m Gross Floor Areas Total Maximum: 56,590 sq. m. Maximum office gross floor area shall be 5% of total non-residential gross floor area. Lot Coverage Total Maximum: 60%

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> - Motor Vehicle Service Centre - Motor Vehicle Rental Establishment - Motor Vehicle Repair Facility - Motor Vehicle Used Sales Establishment - Outdoor Seasonal Garden Centre, Accessory - Outside Sales or Display Area, Accessory - Outdoor Storage Use - Accessory Office use - Industrial Use - Personal Service Shop - Place of Assembly - Place of Entertainment - Public Transit Depot - Private Club - Supermarket - Restaurant - Retail Store - Sales, Service and Repair Shop - Shopping Centre - Training facility - Video outlet/rental store - Warehouse, Retail - Warehouse - Wellness Centre 	<p>Parking Space Setbacks (minimum):</p> <ul style="list-style-type: none"> a) Airport Road: 4.5 m b) Mayfield Road: 4.5 m <p>Landscaping Area (minimum): 15%</p> <p>Planting Strip (minimum):</p> <ul style="list-style-type: none"> a) Adjacent to Airport Road: 4.5 m b) Adjacent to Mayfield Road: 6 m c) Adjacent to all other Lot Lines abutting a street: 1 m <p>Planting Strip encroachments are permitted adjacent to a public road for a Building or Outdoor Patio to the applicable minimum yard requirement.</p> <p>Driveway Setback (minimum)</p> <ul style="list-style-type: none"> a) From any Interior Side Lot Line: Nil b) From any other Lot Line: Nil <p>Pedestrian Street Entrance</p> <ul style="list-style-type: none"> a) A Pedestrian Street Entrance shall be provided where a building is located within: <ul style="list-style-type: none"> a. 26 m of Airport Road; b. 26 m of Mayfield Road.

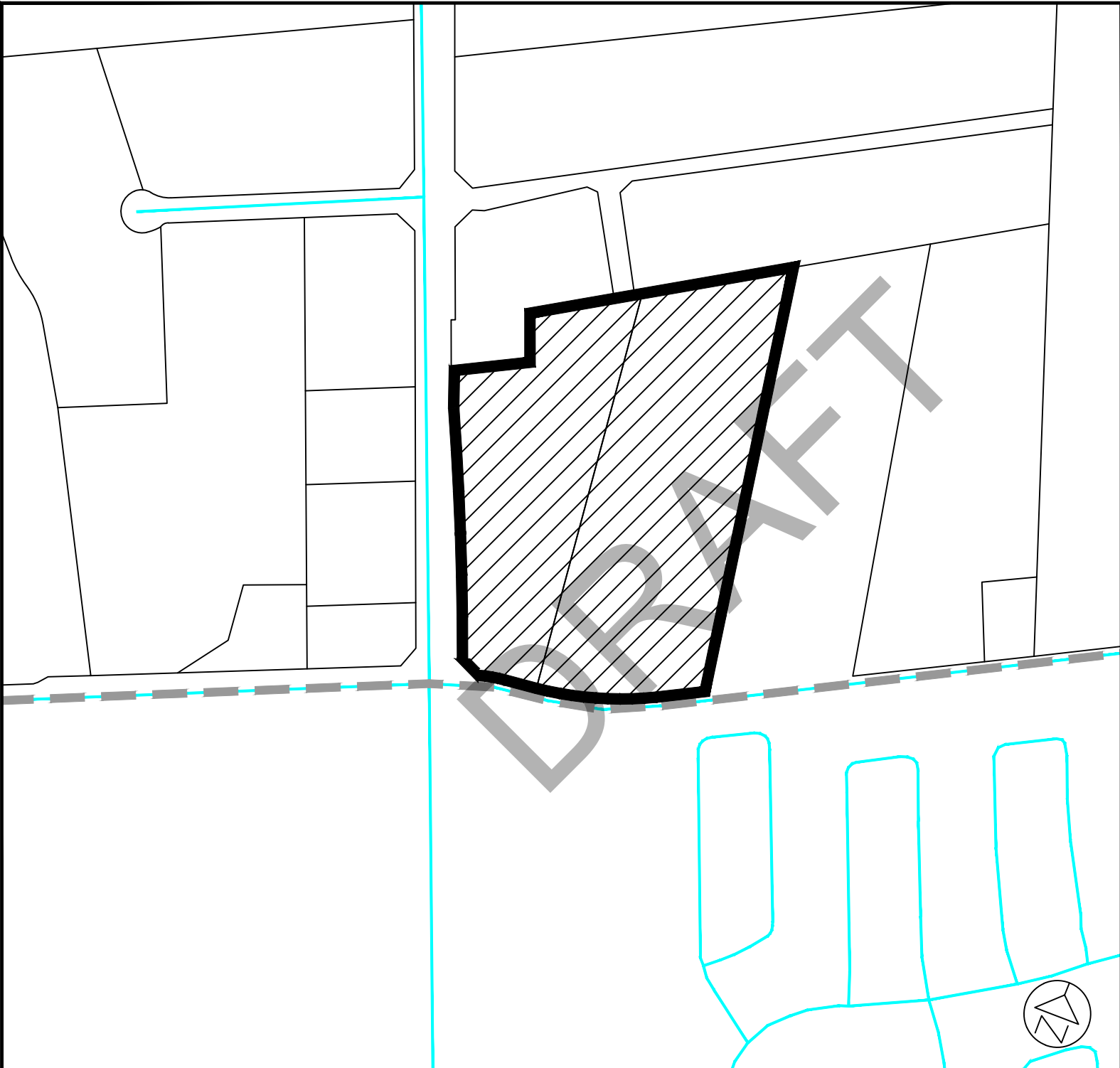
Schedule "A", Zone Map 4 of By-law 2006-50, as amended is further amended for 6034 Mayfield Road, PT Lt 1 CON 1 ALBION as in RO829323, Town of Caledon, Regional Municipality of Peel from Highway Commercial (CH-556-H19 and CH-480-H13) and Service Industrial (MS-483-H13) to Highway Commercial (CH-XX) in accordance with Schedule "A" attached hereto.

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

Allan Thompson, Mayor

Carey Herd, Clerk

DRAFT






SCHEDULE "A"

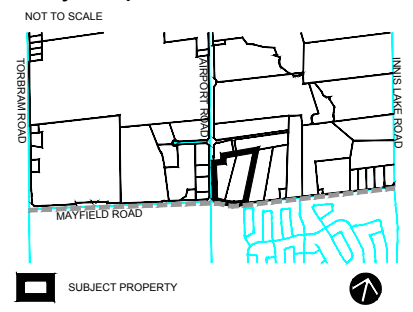
By-Law 2021-XXX-XX

Airport Road & Mayfield Road
Part 1 Lot Concession 1 Albion
Town of Caledon
Regional Municipality of Peel

Legend

-  Legend
-  Lands to be Rezoned to CH-XXX
-  Municipal Boundary

Key Map



THE CORPORATION
OF THE
TOWN OF CALEDON
PLANNING DEPARTMENT

File:
Date: