

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. [By-law Number Inserted by Town]

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part Lot 19, Concession 2 EHS (Chinguacousy), Town of Caledon, Town of Caledon, Regional Municipality of Peel, municipally known as 12304 Heart Lake 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 Section 36 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, by the use of the holding symbol “H” in conjunction with any use designation, to specify the use to which land, buildings or structures may be put at such time in the future as the holding symbol is removed by amendment to 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 Part Lot 19, Concession 2 EHS (Chinguacousy), Town of Caledon, Regional Municipality of Peel, for industrial uses;

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	XXX	<div><div></div><div><div>- Animal Hospital</div><div>- Artist Studio and Gallery</div><div>- Business Office</div><div>- Clinic</div><div>- Convenience Store (A)</div><div>- Cultural Centre</div><div>- Day Nursery</div><div>- Dormitory</div><div>- Drive Through Service Facility, Accessory (C)</div><div>- Equipment Storage Building</div><div>- Factory Outlet</div><div>- Financial Institution (A)</div><div>- Fitness Centre</div><div>- Funeral Home</div><div>- Gasoline Pump Island, Accessory</div><div>- Hotel</div><div>- Industrial Use</div><div>- Laboratory, Medical</div><div>- Laboratory, Industrial</div><div>- Library</div><div>- Light Equipment Rental Establishment</div><div>- Maintenance Garage, Accessory</div></div></div>	<div><div>Location Restrictions</div><div>For the purpose of this zone, a dormitory and/or school cannot be located on the same property as the following:</div><div><div>a) Industrial Use</div><div>b) Laboratory, Medical</div><div>c) Laboratory, Industrial</div><div>d) Light Equipment Rental Establishment</div><div>e) Maintenance Garage, Accessory</div><div>f) Warehouse</div><div>g) Warehouse, Public Self-Storage</div><div>h) Warehouse, Wholesale</div></div></div> <div><div>Building Area (Maximum)</div><div>50%</div></div> <div><div>Front Yard (Minimum)</div><div><div>a) From a front lot line abutting a Residential zone or a lot containing a residential use</div><div>20 m</div><div>b) From any other front lot line</div><div>6 m</div></div></div> <div><div>Exterior Side Yard (Minimum)</div><div><div>a) From an exterior side lot line abutting a Residential zone or a lot containing a residential use</div><div>20 m</div><div>b) From any other exterior side lot line</div><div>6 m</div></div></div> <div><div>Rear Yard (Minimum)</div><div><div>a) From a rear lot line abutting a Residential zone or a lot containing a residential use</div><div>15 m</div><div>b) From any other rear lot line</div><div>7.5 m</div></div></div> <div><div>Interior Side Yard (Minimum)</div><div>a) From an interior side lot line abutting a Residential zone</div></div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none">- Medical Centre- Merchandise Service Shop- Museum- Personal Service Shop (A)- Place of Assembly- Place of Worship- Printing and Processing Service Shop- Private Club- Research Establishment- Restaurant (A)- Retail Store, Accessory (B)- School- Training Facility- Veterinary Hospital- Warehouse- Warehouse, Public Self-Storage- Warehouse, Wholesale- Wellness Centre	<p>or a lot containing a residential use 15 m</p> <p>b) From any other interior side lot line 6 m</p> <p>Parking Space Setback (Minimum)</p> <p>a) From any front lot line 6 m</p> <p>b) From any exterior side lot line 6 m</p> <p>c) From any other lot line 3 m</p> <p>Tractor Trailer Storage, Accessory Use</p> <p>For the purpose of this zone, no tractor trailer parking, storing or staging is permitted in:</p> <p>a) a front yard or an exterior side yard; or</p> <p>b) a rear yard adjacent to a rear lot line of such lot which abuts a residential zone or abuts a lot containing a residential use; or</p> <p>c) an interior side yard adjacent to an interior side lot line of such lot which abuts a residential zone or abuts a lot containing a residential use.</p> <p>All tractor trailer storage, parking, and staging areas shall be screened with year round screening that creates vertical or horizontal visual interest, to the satisfaction of the Planning Department.</p> <p>Private Garbage Enclosures</p> <p>In addition to the requirements for private garbage enclosures within the General Provisions of the Zoning By-law, private garbage enclosures are not permitted in a front yard or exterior side yard.</p> <p>Footnote A – Must comply with Section 8.4.2.</p> <p>Footnote B – Must comply with Section 8.4.1.</p> <p>Footnote C – Must comply with Section 4.9</p>
RT	XXX	<ul style="list-style-type: none">- Adult Day Centre- Animal Hospital- Antique and Collectibles Store- Apartment, Accessory- Art Gallery- Artisan Operation- Artist Studio and Gallery- Bakery- Building, Mixed Use- Business Office- Clinic- Communication Equipment Outlet- Conservation	<p>Live-Work Units</p> <p>One of the following uses may be permitted within the work component of a Live-Work unit.</p> <p>a) Antique and Collectibles Store</p> <p>b) Art Gallery</p> <p>c) Artisan Operation</p> <p>d) Artist Studio and Gallery</p> <p>e) Bakery</p> <p>f) Business Office</p> <p>g) Day Nursery</p> <p>h) Personal Service Shop</p> <p>i) Private Club</p> <p>j) Retail Store</p> <p>For the purpose of this zone, all garbage from the live-work unit must be stored internally to the live-work unit. For the purpose of this zone, no more than 1 person, other than an occupant of the “live” component may be engaged in the “work”</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<div><div>School</div><div><div><div>- Convenience Store</div><div>- Cultural Centre</div><div>- Custom Computer Assembly and Service Outlet</div><div>- Custom Workshop</div><div>- Day Nursery</div><div>- Dry Cleaning or Laundry Outlet</div><div>- Dwelling, Freehold Townhouse</div><div>- Dwelling, Townhouse</div><div>- Environmental Management</div><div>- Financial Institution</div><div>- Fitness Centre</div><div>- Funeral Home</div><div>- Furniture Showroom</div><div>- Government Office</div><div>- Grocery Store</div><div>- Hotel</div><div>- Industrial Supply Outlet</div><div>- Laboratory, Medical</div><div>- Landscaped Buffer</div><div>- Library</div><div>- Live-Work Unit</div><div>- Medical Centre</div><div>- Merchandise Service Shop</div><div>- Motor Vehicle Rental Establishment</div><div>- Museum</div><div>- Natural Area</div><div>- Nature Research Centre</div><div>- Nature Trail</div><div>- Nursery</div><div>- Nursery, Commercial</div><div>- Nursery, Horticultural</div><div>- Park</div><div>- Park, Private</div><div>- Patio, Outdoor</div><div>- Personal Service Shop</div><div>- Pharmacy</div><div>- Place of Assembly</div><div>- Place of Worship</div><div>- Play Facility</div></div></div></div>	<div>component of the <i>live-work unit</i>.</div> <div>Location Restrictions For the purpose of this <i>zone</i>, <i>uses</i> on the ground floor are restricted to either one <i>accessory apartment</i>, one non-residential use related to a <i>live-work unit</i> or the ground floor of a <i>freehold townhouse dwelling</i> and no combination thereof.</div> <div>For the purpose of this <i>zone</i>, the <i>accessory apartment</i> and non-residential <i>uses</i> shall be restricted to the ground floor.</div> <div>Mixed Use Building One of the following <i>uses</i> may be permitted on the ground floor of a <i>Mixed-Use Building</i>:<div><div>a) Antique and Collectibles Store</div><div>b) Art Gallery</div><div>c) Artisan Operation</div><div>d) Artist Studio and Gallery</div><div>e) Bakery</div><div>f) Business Office</div><div>g) Day Nursery</div><div>h) Personal Service Shop</div><div>i) Private Club</div><div>j) Retail Store</div></div></div> <div>For the purpose of this <i>zone</i>, all garbage from the <i>live-work unit</i> must be stored internally to the <i>live-work unit</i>. For the purpose of this <i>zone</i>, no more than 1 person, other than an occupant of the “live” component may be engaged in the “work” component of the <i>live-work unit</i>.</div> <div>Building Area (Maximum)60%</div> <div>Parking Spaces (Minimum)<div><div>a) Live-Work Unit</div><div>4 spaces</div></div></div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<i>Area</i> <ul style="list-style-type: none">- <i>Printing and Processing Shop</i>- <i>Private Club</i>- <i>Recreation, Intensive</i>- <i>Recreation, Non-Intensive</i>- <i>Research Establishment</i>- <i>Restaurant</i>- <i>Retail Store</i>- <i>Sales Service and Repair Shop</i>- <i>School</i>- <i>Specialty Food Store</i>- <i>Training Facility</i>- <i>Veterinary Hospital</i>	

2. The following is added to Table 13.3:

Zone Designation	Location	Conditions for Removal
MP-XXX-HXX	12304 Heart Lake Road	Until such time as the Holding “H” symbol is removed by amendment to this by-law, the subject lands may not be further developed.
RT-XXX-HXX	Part Lot 19, Concession 2 EHS (Chinguacousy)	<p>With respect to the lands zoned MP-XXX; the Holding “H” Symbol shall not be removed until such time as:</p> <ol style="list-style-type: none">1. The Owner has established a satisfactory road network through with the Town of Caledon, Region of Peel, Toronto and Region Conservation Authority and Ministry of Transportation supported by the following satisfactory studies:<ol style="list-style-type: none">a. Traffic Impact Studyb. Noise Reportc. Functional Servicing Reportd. Stormwater Management Report2. Lands required for the construction of roads and appurtenances thereto required by the Town of Caledon have been secured or conveyed through a Plan of Subdivision.3. All required complete application materials required pursuant to the <i>Planning Act</i> and the Town’s Pre-Consultation processes, including the following studies of the lands to be developed have been filed and accepted to the satisfaction of the Town of Caledon, Region of Peel, Toronto and Region Conservation Authority and Ministry of Transportation and any other applicable authority:<ol style="list-style-type: none">a. Traffic Impact Studyb. Noise Reportc. Functional Servicing Reportd. Stormwater Management Reporte. Urban Design Assessmentf. Such other studies determined to be applicable to the proposed development by the Town of Caledon and any other applicable public authority.4. Written confirmation from the Region of Peel that there is sufficient municipal water and sanitary sewer capacity to service the lands.5. Written confirmation of clearance from the Ministry of Transportation with regards to the GTA West Corridor.

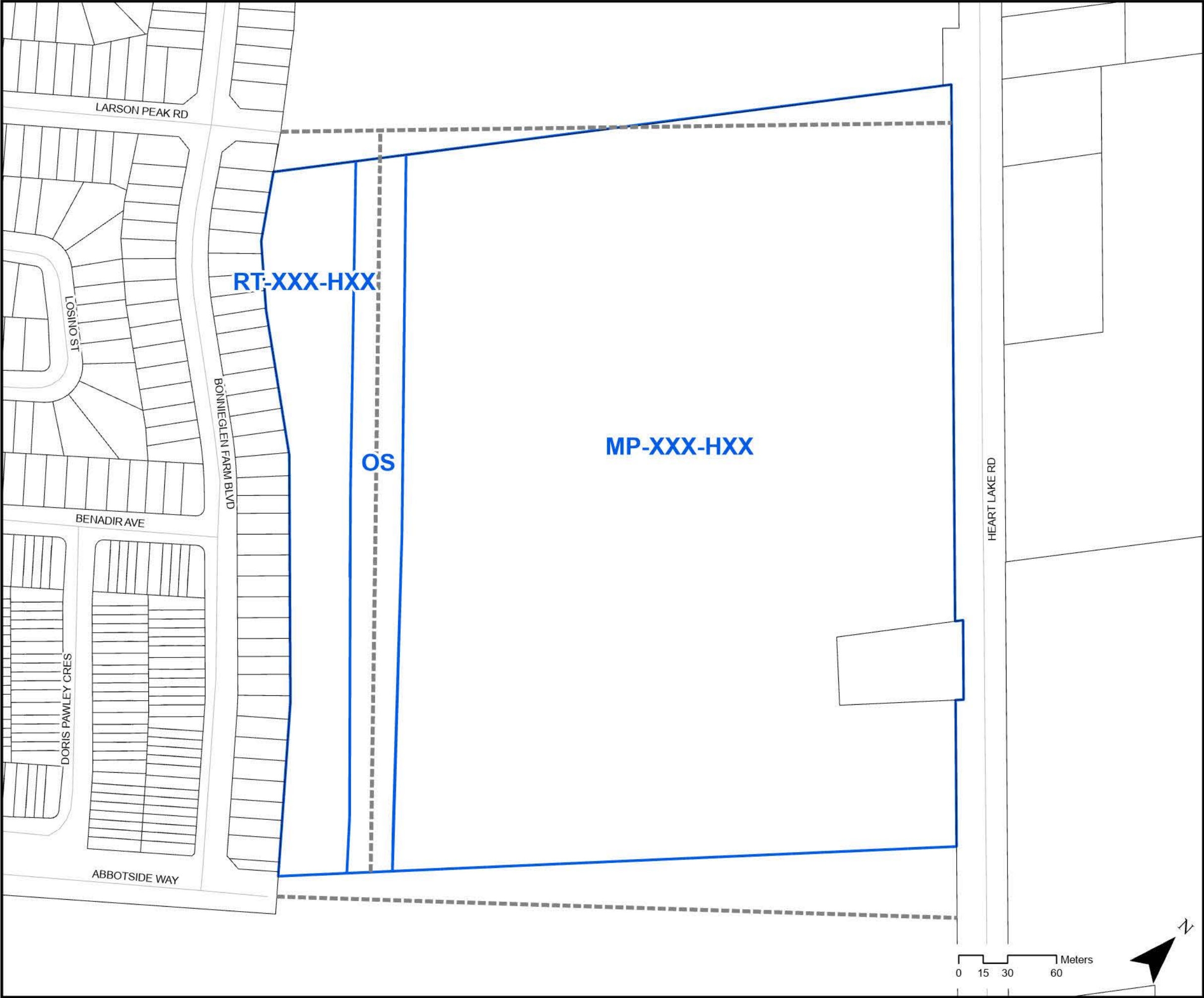
2. Schedule “A”, Zone Map 6 of By-law 2006-50, as amended is further amended for Part Lot 19, Concession 2 EHS (Chinguacousy), Town of Caledon, Regional Municipality of Peel, from Agricultural (A1) to Townhouse Residential – Exception XXX – Holding XX (RT-XXX-HXX), Open Space (OS) and Prestige Industrial - Exception XXX – Holding XX (MP-XXX-HXX) in accordance with Schedule “A” attached hereto.

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

Annette Groves, Mayor

Laura Hall, Clerk


PROPOSED



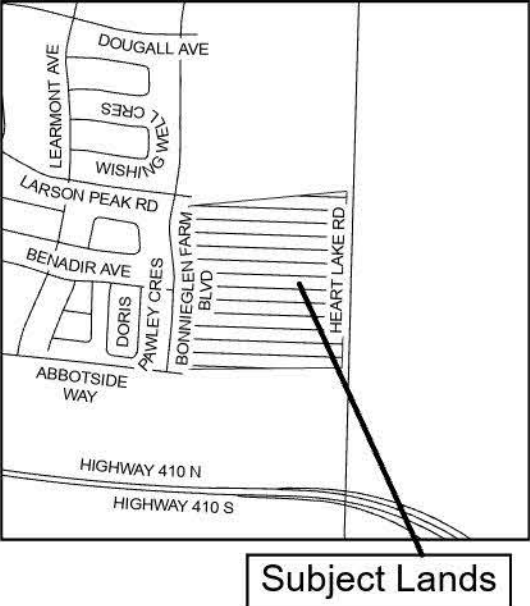
Schedule A
By-law 2023-XXX

Town of Caledon,
Regional Municipality of Peel

Legend

 Lands to be rezoned to the zones identified on this Schedule

Key Map



Date: May 10, 2023

File: N/A