

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2025-XXX

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,
with respect to Part of Lots 3 and 4 Concession 5
(formerly Township of Albion, County of Peel)
Town of Caledon, Regional Municipality of Peel,
municipally known as 12519 and 12713 Humber Station 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 Lots 3 and 4 Concession 5 (formerly Township of Albion, County of Peel) 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	XXX	<div><div>- Business Office</div><div>- Cannabis-Related Use-Indoor (3)</div><div>- Dry Cleaning or Laundry Plant</div><div>- Equipment Storage Building</div><div>- Factory Outlet</div><div>- Financial Institution (2)</div><div>- Gasoline Pump Island, Accessory</div><div>- Industrial Hemp-Related Use-Indoor</div><div>- Industrial Use</div><div>- Light Equipment Rental Establishment</div><div>- Maintenance Garage, Accessory</div><div>- Merchandise Service Shop</div><div>- Place of Assembly</div><div>- Place of Worship</div><div>- Research Establishment</div><div>- Restaurant (2)</div></div>	Driveway Entrance Width (maximum): 17.0m

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none">- <i>Retail Store, Accessory (1)</i>- <i>Training Facility</i>- <i>Warehouse</i>- <i>Warehouse, Public Self-Storage</i>- <i>Warehouse, Wholesale</i>	

2. That Zone Map 2, Schedule “A” of Zoning By-Law 2006-50, as amended, is hereby further amended by rezoning the lands described as Part of Lots 3 and 4 Concession 5 (formerly Township of Albion, County of Peel) Town of Caledon, Regional Municipality of Peel, municipally known as 12519 and 12713 Humber Station Road, from Agricultural Zone (A1), Environmental Policy Area 1 Zone (EPA1) and Environmental Policy Area 2 Zone (EPA2) to Prestige Industrial Zone – Exception XXX (MP-XXX) and Environmental Policy Area 1 Zone (EPA1), in accordance with Schedule “A” attached hereto.

Enacted by the Town of Caledon Council this ____ day of _____, 2025.

Annette Groves, Mayor

Kevin Klingenberg, Municipal Clerk