

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 21 Con 3 Ehs Chinguacousy; Pt Lt 22 Con 3 Ehs Chinguacousy Pt
1, 43R15184 Except Pts 30-33 & 35-37, 43R20345 & Pt 23, 43R20416 & Pt 2, 43R7014
& Pt 2, 43R5085
Town of Caledon, Regional Municipality of Peel,
municipally known as 12892 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 21 Con 3 Ehs Chinguacousy;
Pt Lt 22 Con 3 Ehs Chinguacousy Pt 1, 43R15184 Except Pts 30-33 & 35-37, 43R20345
& Pt 23, 43R20416 & Pt 2, 43R7014 & Pt 2, 43R5085, 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 |
|-------------|------------------|---|---|
| MS | | <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>- 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>- Place of Assembly</div><div>- Research Establishment</div><div>- Restaurant</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 12892 Dixie Road 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 Schedule “B”.</div> <div>Building Area: 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 12892 Dixie Road (inclusive of any portion of the <i>lot</i> within the Environmental Policy Area 1 Zone).</div> <div>Lot Frontage (minimum): Old School Road30 m</div> <div>Building Area (maximum):50%</div> <div>Front Yard (Old School Road):20 m</div> <div>Rear Yard (south <i>lot line</i>):15 m</div> <div>Exterior Side Yard (Dixie Road):15 m</div> <div>Interior Side Yard (west <i>lot line</i>):6 m</div> <div>Building Height (maximum):20 m; except for <i>Cold Storage Warehouse</i> refrigeration tower where 45 m is permitted.</div> |

| Zone Prefix | Exception Number | Permitted Uses | Special Standards |
|-------------|------------------|---|--|
| | | <div><div><div><div><div>-</div><div>Retail Store, Accessory</div></div><div><div>-</div><div>Training Facility</div></div><div><div>-</div><div>Transportation Depot</div></div><div><div>-</div><div>Warehouse</div></div><div><div>-</div><div>Warehouse, Public Self-Storage</div></div><div><div>-</div><div>Warehouse, Wholesale</div></div></div></div><div>Nothing in this By-law shall prevent the use of any lot, building or structure for any purpose prohibited by this By-law if such lot, building or structure 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><div>Landscaping Area (minimum):10%</div></div><div><div>Planting Strip Width (minimum):</div><div>Front Lot Line (Old School Road):3.5 m</div><div>except where there are trucks, 12.0 m is required.</div><div>Rear Lot Line (south lot line):0.0 m</div><div>Exterior Lot Line (Dixie Road):7.0 m</div><div>Interior Lot Line (west lot line):0.0 m</div></div></div> <div><div>Parking Space Setback (minimum):</div><div>From any street3.0 m</div></div> <div><div>Parking Requirements:</div><div>for added clarity, truck and trailer parking spaces count towards parking minimums.</div></div> <div><div>Fencing Restrictions:</div><div>noise attenuation fencing required through the approved noise study, shall be permitted in any yard to the height specified by the noise study.</div></div> |

2.

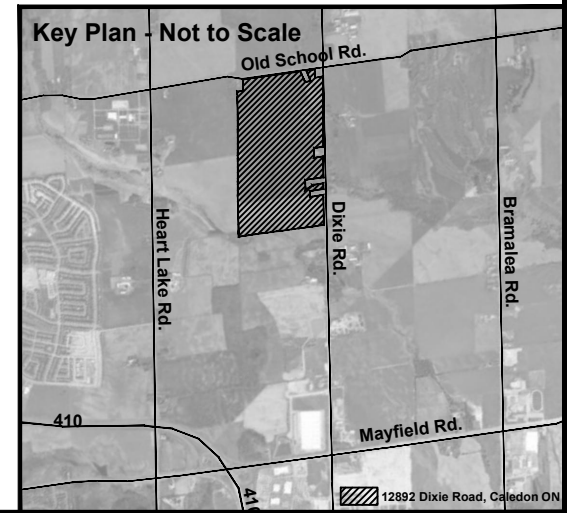
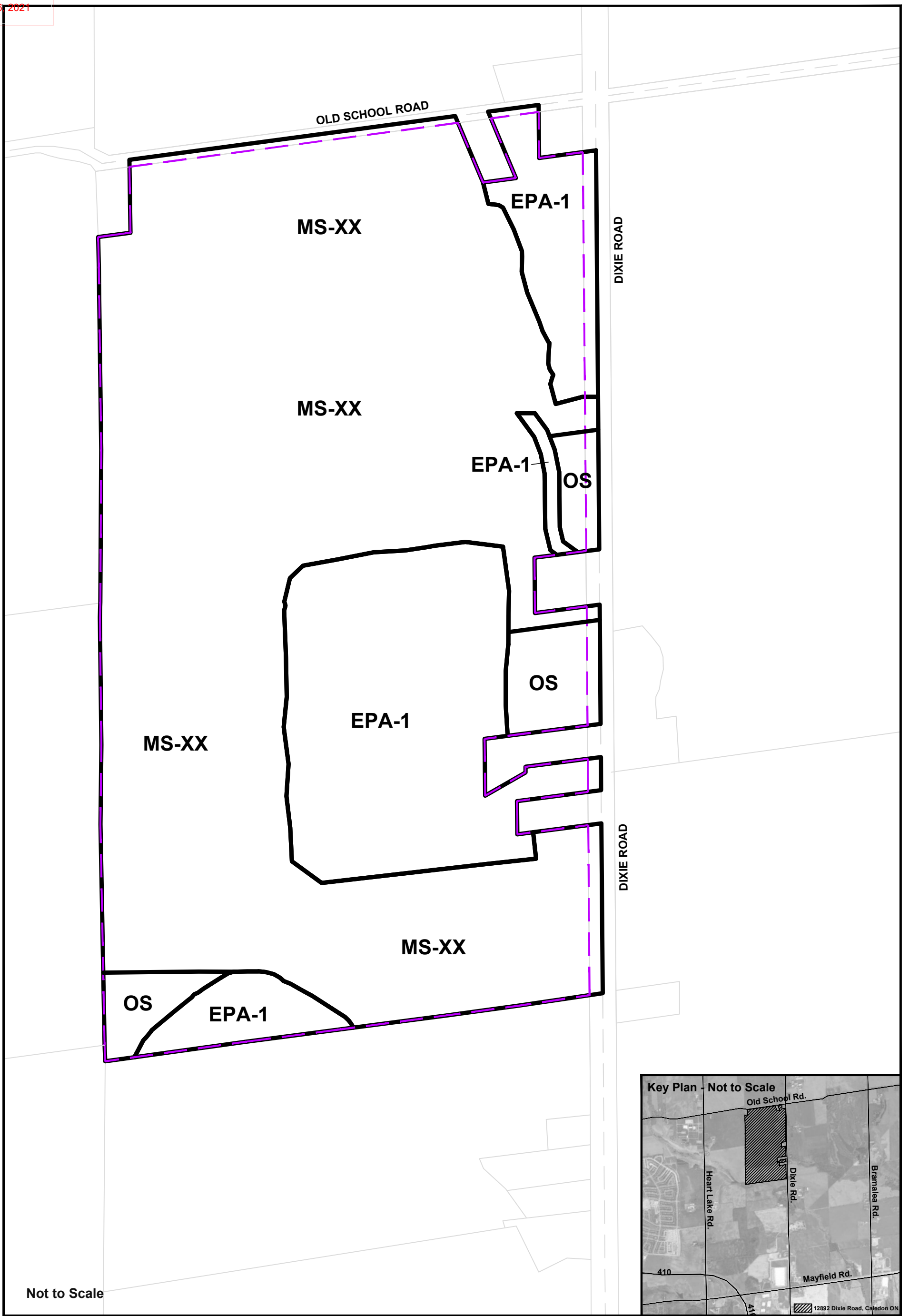
Schedule “A”, Zone Map 6 of By-law 2006-50, as amended is further amended for Pt Lt 21 Con 3 Ehs Chinguacousy; Pt Lt 22 Con 3 Ehs Chinguacousy Pt 1, 43R15184 Except Pts 30-33 & 35-37, 43R20345 & Pt 23, 43R20416 & Pt 2, 43R7014 & Pt 2, 43R5085, Town of Caledon, Regional Municipality of Peel, from A1 and 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 as Pt Lt 21 Con 3 Ehs Chinguacousy; Pt Lt 22 Con 3 Ehs Chinguacousy Pt 1, 43R15184 Except Pts 30-33 & 35-37, 43R20345 & Pt 23, 43R20416 & Pt 2, 43R7014 & Pt 2, 43R5085Town of Caledon, Regional Municipality of Peel.

Read three times and finally
passed in open Council on the
____ day of _____, ____.

Allan Thompson, Mayor

Carey Herd, Clerk



Schedule "A"- By-law 2021-XXX

12892 Dixie Road, Caledon ON

Legal Description:

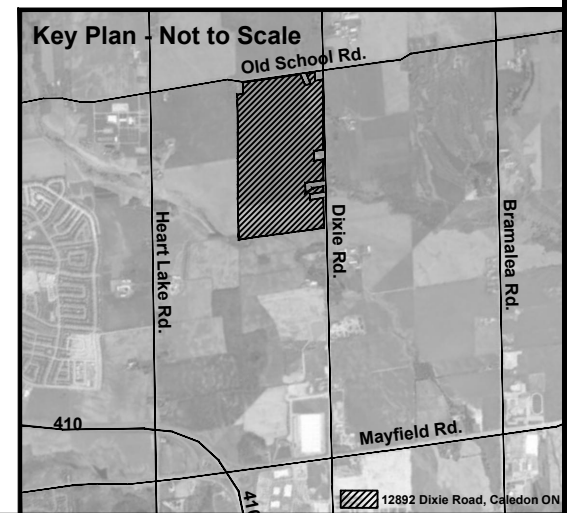
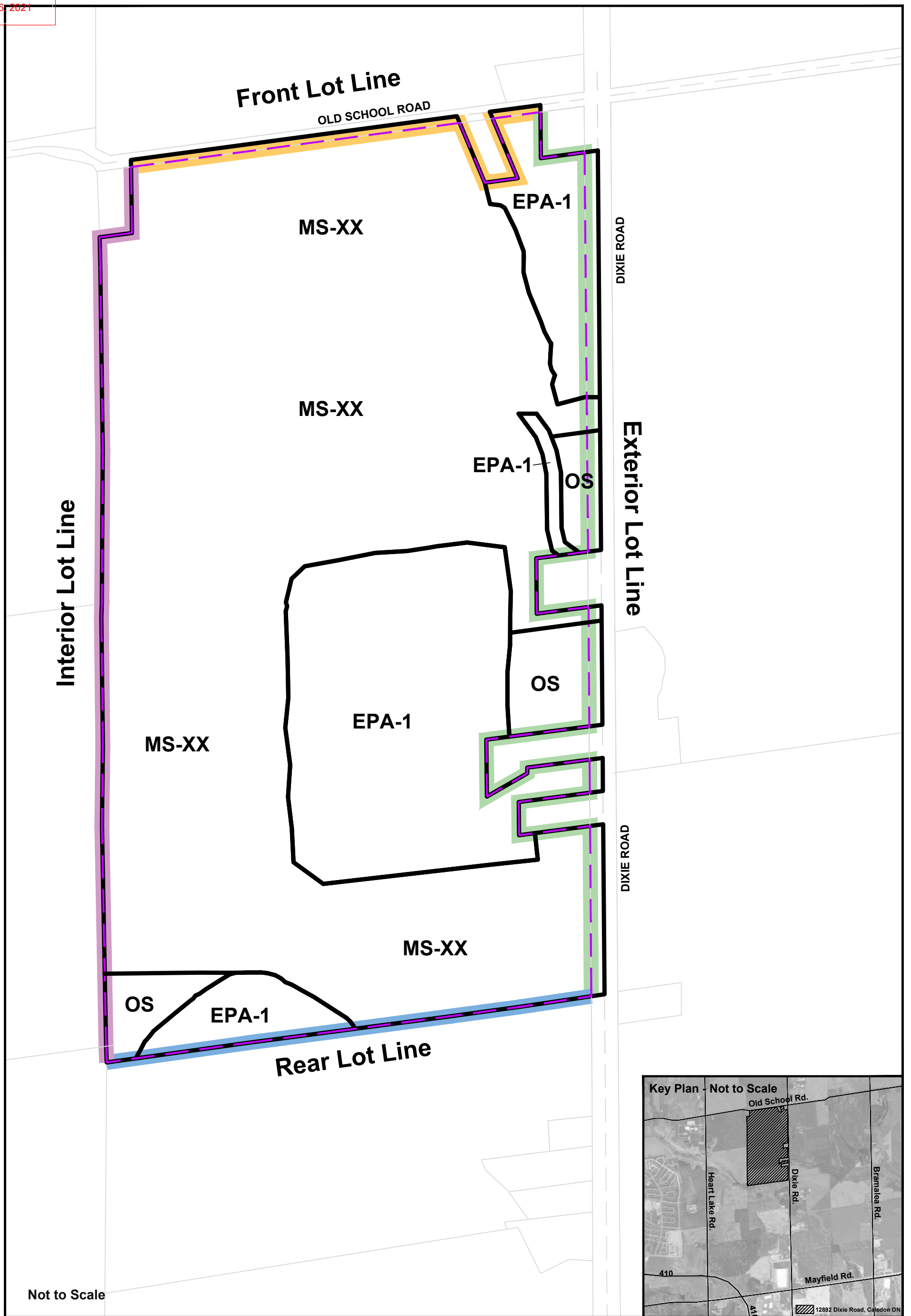
Pt Lt 21 Con 3 Ehs Chinguacousy; Pt Lt 22 Con 3 Ehs Chinguacousy Pt 1,
43r15184 Except Pts 30-33 & 35-37, 43r20345 & Pt 23, 43r20416 & Pt 2,
43r7014 & Pt 2, 43r5085 ; Town of Caledon; Regional Municipality of Peel

12892 Dixie Road

DATE
FEB 2021



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Schedule "B"- Lot Line Schedule

12892 Dixie Road, Caledon ON

Legal Description:

Pt Lt 21 Con 3 Ehs Chinguacousy; Pt Lt 22 Con 3 Ehs Chinguacousy Pt 1, 43r15184 Except Pts 30-33 & 35-37, 43r20345 & Pt 23, 43r20416 & Pt 2, 43r7014 & Pt 2, 43r5085 ; Town of Caledon; Regional Municipality of Peel

- 12892 Dixie Road
- Front Lot Line
- Rear Lot Line
- Interior Lot Line
- Exterior Lot Line

DATE
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