

Jun 21, 2021

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2021-xxx

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part Lot 5, Concession 5 (Albion), Town of Caledon, Regional Municipality of Peel, municipally known as 8281 and 0 Healey 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 constructing, 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 Lot 5, Concession 5 (Albion), Town of Caledon, Regional Municipality of Peel, municipally known as 8281 and 0 Healey Road for 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
MS	<div><insert exception #></div> <div>(# to be provided by Planning Staff)</div> <div><insert by-law #></div>	<div>- Bulk Storage Facility</div> <div>- Business Office</div> <div>- Contractor's Facility</div> <div>- Convenience Store (A)</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 Gas Bar</div> <div>- Motor Vehicle Repair Facility</div> <div>- Open Storage Area, Accessory</div>	<div>Building Area (Maximum) 60%</div> <div>For the purpose of this zone, the maximum <i>Building Area</i> shall be calculated as a percentage of the lot area.</div> <div>Front Yard (Minimum) 6 m</div> <div>Exterior Side Yard (Minimum) 6 m</div> <div>Interior Side Yard (Minimum)</div> <div>Minimum <i>interior side yard</i> from any <i>interior side lot line</i> shall be 3m on one side, 6m on other side.</div> <div>Minimum <i>interior side yard</i> from an <i>interior side lot line</i> abutting a Residential zone or a <i>lot</i> containing a Residential use shall be 3m on one side, 6m on other side.</div> <div>Planting Strip Width (Minimum) and Location</div> <div>Along the <i>front lot line</i> 6 m</div> <div>Along the <i>rear lot line</i> 0.0 m</div> <div>Along the <i>interior side lot line</i> 0.0 m (east)</div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> - <i>Outside Display or Sales Area, Accessory</i> - <i>Research Establishment</i> - <i>Transportation Depot</i> - <i>Vehicular Trailer Storage, Accessory</i> - <i>Warehouse</i> - <i>Warehouse, Public Self-Storage</i> 	<p>Along the <i>interior side lot line</i> 3.0 m (west)</p> <p>Private Garbage Enclosures In addition to the requirements for <i>private garbage enclosures</i> within the General Provisions of the Zoning By-law, <i>private garbage enclosures</i> are not permitted in a <i>front yard</i> or <i>exterior side yard</i>.</p> <p>Parking Space Setback (Minimum) From a <i>Front Lot Line</i> 6 m From an <i>Exterior Side Lot Line</i> 6 m From an <i>Interior Side Lot Line</i> 3 m From a <i>Rear Lot Line</i> 3 m</p> <p>No <i>parking spaces</i> or <i>aisle</i> shall be located closer than 6.0 metres from a <i>front yard</i> or <i>exterior side yard</i>.</p> <p>Notwithstanding the provisions noted above to the contrary, where a lot line abuts an EPA1 Zone the required setback shall be reduced by 50%.</p> <p>Loading Space Setback (Minimum) No <i>loading space</i> shall be located between the <i>building</i> and the <i>street</i>.</p> <p>Delivery Space Setback (Minimum) No <i>delivery space</i> shall be located between the <i>building</i> and the <i>street</i>.</p> <p>Driveway Setbacks (Minimum) From the point at which a <i>Front Lot Line</i> and an <i>Exterior Side Lot Line</i> meet 6 m</p> <p>Open Storage Area, Accessory For the purpose of this zone, no <i>open storage area, accessory</i> is permitted in the <i>front yard</i> or <i>exterior side yard</i>. All <i>open storage areas, accessory</i> shall be screened with fencing a minimum of 2 m high with solid opaque materials.</p> <p>Tractor Trailer Storage, Accessory Use All <i>tractor trailer storage areas</i> shall be screened with year-round screening.</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Building Height (maximum) 18 m</p> <p>Height Exceptions For the purpose of this zone, the <i>building</i> or <i>structure</i> height provisions of this By-law shall not apply to the following uses:</p> <ul style="list-style-type: none"> - Renewable energy mechanical systems - Green roof mechanical systems <p>Illumination Light fixtures shall be no more than 19 m above <i>finished grade</i>.</p> <p>Footnote A For the purpose of this zone, Section 13.1.1.5 shall not apply and the uses denoted with footnote A shall only be permitted as an <i>accessory use</i> to a <i>lot</i>, or as a freestanding <i>use</i> that is accessory and incidental to the other permitted <i>uses</i> in the zone.</p> <p>Footnote B Subject to compliance with Section 4.7 Drive Through Service Facilities.</p>
MP	<p><insert exception #></p> <p>(# to be provided by Planning Staff)</p> <p>(<insert by-law #>)</p>	<ul style="list-style-type: none"> - <i>Business Office</i> - <i>Convenience Store (A)</i> - <i>Day Nursery, Accessory</i> - <i>Drive Through Service Facility, Accessory (B)</i> - <i>Equipment Storage Building</i> - <i>Factory Outlet</i> - <i>Financial Institution (A)</i> - <i>Fitness Centre, Accessory</i> - <i>Gasoline Pump Island, Accessory</i> - <i>Industrial Use</i> - <i>Light Equipment Rental Establishment</i> - <i>Maintenance Garage, Accessory</i> 	<p>Building Area (Maximum) 60% For the purpose of this zone, the maximum <i>Building Area</i> shall be calculated as a percentage of the lot area.</p> <p>Front Yard (Minimum) 6 m</p> <p>Exterior Side Yard (Minimum) 6 m</p> <p>Interior Side Yard (Minimum) Minimum <i>interior side yard</i> from any <i>interior side lot line</i> shall be 3m on one side, 6m on other side.</p> <p>Minimum <i>interior side yard</i> from an <i>interior side lot line</i> abutting a Residential zone or a <i>lot</i> containing a Residential <i>use</i> shall be 3m on one side, 6m on other side.</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards																
		<ul style="list-style-type: none">- Vehicular Trailer Storage, Accessory- Place of Assembly- Place of Worship- Research Establishment- Restaurant (A)- Training Facility- Warehouse- Warehouse, Wholesale	<p>Planting Strip Width (Minimum) and Location</p> <table><tr><td>Along the <i>front lot line</i></td><td>6 m</td></tr><tr><td>Along the <i>rear lot line</i></td><td>0.0 m</td></tr><tr><td>Along the <i>interior side lot line</i> (east)</td><td>0.0 m</td></tr><tr><td>Along the <i>interior side lot line</i> (west)</td><td>3.0 m</td></tr></table> <p>Private Garbage Enclosures In addition to the requirements for <i>private garbage enclosures</i> within the General Provisions of the Zoning By-law, <i>private garbage enclosures</i> are not permitted in a <i>front yard</i> or <i>exterior side yard</i>.</p> <p>Building Mass For the purpose of this <i>zone</i>, where a <i>lot</i> abuts a Regional Road, the combined sum of all <i>building widths</i> shall be no less than 50% of the <i>lot frontage</i>.</p> <p>Parking Space Location A maximum depth of 18 m may be dedicated to <i>parking spaces</i> and one <i>aisle</i> located between the <i>planting strip</i> and the <i>building</i> along a <i>front</i> or <i>exterior side yard</i>.</p> <p>Parking Space Setback (Minimum)</p> <table><tr><td>From a <i>Front Lot Line</i></td><td>6 m</td></tr><tr><td>From an <i>Exterior Side Lot Line</i></td><td>6 m</td></tr><tr><td>From an <i>Interior Side Lot Line</i></td><td>3 m</td></tr><tr><td>From a <i>Rear Lot Line</i></td><td>3 m</td></tr></table> <p>Where a lot line abuts an EPA1 Zone the required setback shall be reduced by 50%.</p> <p>Loading Space Setback (Minimum) Notwithstanding any setback requirement related to <i>loading spaces</i>, <i>loading spaces</i> shall be set back 3 m behind any wall facing the <i>front</i> or <i>exterior lot line</i>, and, shall be screened with a solid wall.</p> <p>Delivery Space Setback (Minimum) Notwithstanding any setback requirement related to <i>delivery spaces</i>, <i>delivery spaces</i> shall be set back 3 m behind any</p>	Along the <i>front lot line</i>	6 m	Along the <i>rear lot line</i>	0.0 m	Along the <i>interior side lot line</i> (east)	0.0 m	Along the <i>interior side lot line</i> (west)	3.0 m	From a <i>Front Lot Line</i>	6 m	From an <i>Exterior Side Lot Line</i>	6 m	From an <i>Interior Side Lot Line</i>	3 m	From a <i>Rear Lot Line</i>	3 m
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Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>wall facing the <i>front</i> or <i>exterior lot line</i>, and, shall be screened with a solid wall.</p> <p>Driveway Setbacks (Minimum) From the point at which a <i>Front</i> 6.0 m <i>Lot Line</i> and an <i>Exterior Side Lot Line</i> meet</p> <p>Tractor Trailer Storage, Accessory Use For the purpose of this <i>zone</i>, no <i>tractor trailer</i> storage is permitted in the <i>front yard</i> or <i>exterior side yard</i>.</p> <p>No <i>tractor trailer</i> storage shall exceed 5 m in height.</p> <p>All <i>tractor trailer</i> storage areas shall be screened with year-round screening.</p> <p>Height Exceptions For the purpose of this <i>zone</i>, the <i>building</i> or <i>structure</i> height provisions of this By-law shall not apply to the following uses:</p> <ul style="list-style-type: none"> - Renewable energy mechanical systems - Green roof mechanical systems <p>Illumination Light fixtures shall be no more than 19 m above <i>finished grade</i>.</p> <p>Footnote A For the purpose of this <i>zone</i>, Section 13.1.1.5 shall not apply and the uses denoted with footnote A shall only be permitted as an <i>accessory use</i> to a <i>lot</i>, or as a <i>freestanding use</i> that is accessory and incidental to the other permitted <i>uses</i> in the <i>zone</i>.</p> <p>Footnote B Subject to compliance with Section 4.7 Drive Through Service Facilities.</p>

2. Schedule "A", Zone Map 2 of By-law 2006-50, as amended is further amended for Part Lot 5, Concession 5 (Albion), Town of Caledon, Regional Municipality of

Peel, from Environmental Policy Area 1 (EPA1), Serviced Industrial Exception 579 (MS-579), and Prestige Industrial Exception 580 (MP-580), to Serviced Industrial Exception XXX (MS-XXX), and Prestige Industrial Exception XXX (MP-XXX), and from Serviced Industrial Exception 579 (MS-579) and Prestige Industrial Exception 580 (MP-580) to Environmental Policy Area 1 (EPA1) 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

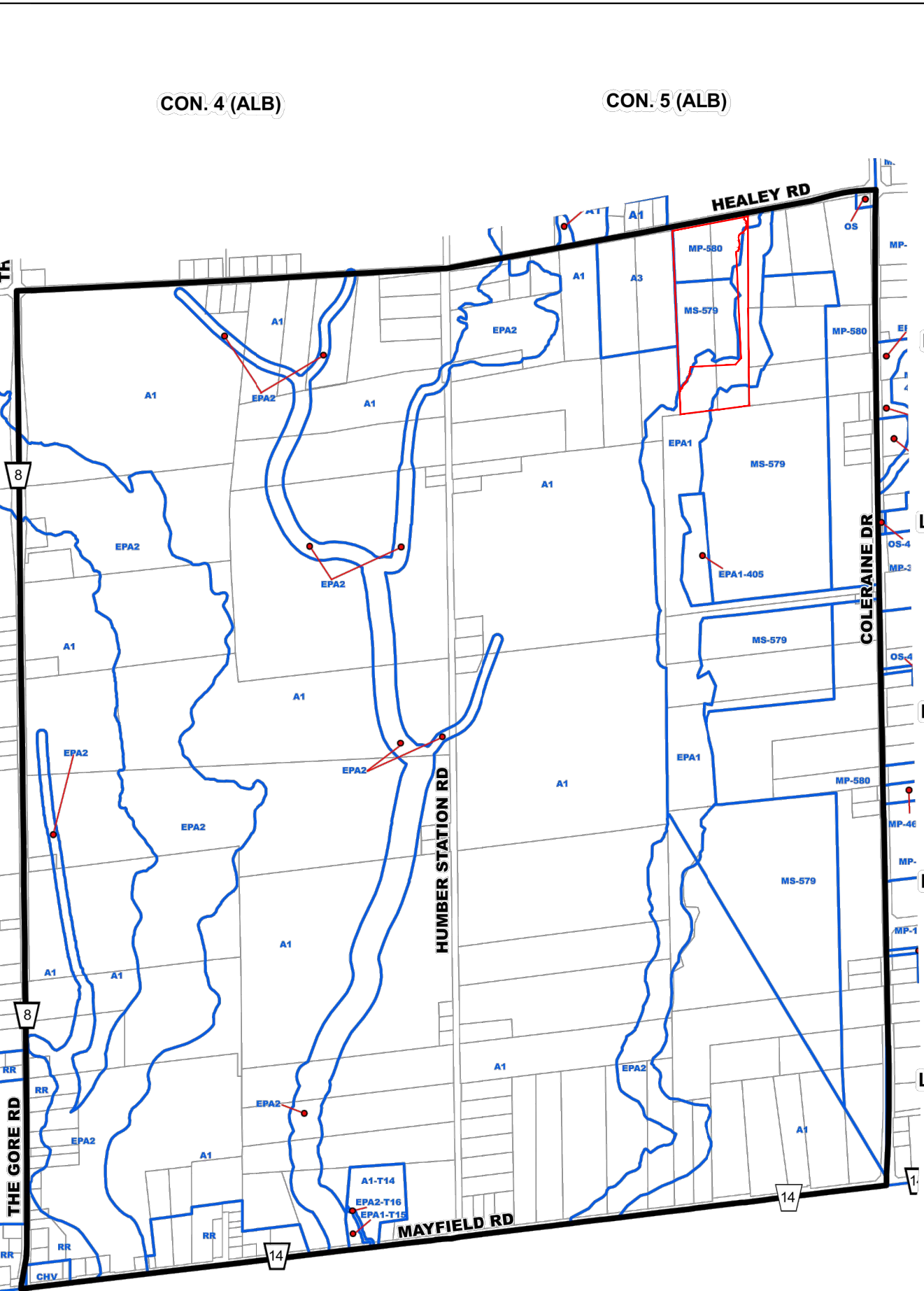
Laura Hall, Town Clerk

Schedule A
By-law No. BL-2021-XXX

Town of Caledon
Regional Municipality of Peel

- Legend
- Lands to be rezoned from MP-580 to EPA-1
 - Lands to be rezoned from EPA-1 to MP-XXX
 - Lands to be rezoned from EPA-1 to MS-XXX
 - Lands to be rezoned from MS-579 to EPA-1
 - Lands to be rezoned from MP-580 to MP-XXX
 - Lands to be rezoned from MS-579 to MS-XXX

Key Map nts.



Date: June 18, 2021

File: RZ 2020-0007

