

**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 of the West Half Lot 3, Concession 6, Albion, as in PIN 14350-0736 (LT) & PIN 14350-0737(LT), Town of Caledon, Regional Municipality of Peel, municipally known as 12423 Coleraine Drive & 0 Simpson 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 39 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, to authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by 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 of the West Half Lot 3, Concession 6, Albion, as in PIN 14350-0736 (LT) & PIN 14350-0737(LT), Town of Caledon, Regional Municipality of York, for existing legally non-conforming Single Detached Dwelling, Contractor’s Facility, Building, accessory, a Garage, private, and Open Storage, accessory 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 13.4:

Zone Designation	Temporary Uses Permitted	Expiry	Special Provisions
MP-TXX	<ul style="list-style-type: none"> -Contractor’s Facility -Building, Accessory (Existing) - Garage, Private (Existing) -Open Storage Area, Accessory 	20XX	<p>Notwithstanding any other standard relating to a Contractor’s Facility, Building, accessory Garage, private and Open Storage Area, accessory, the below special provisions shall be additional standards.</p> <p>Contractor’s Facility</p> <p>a) All parking areas for</p>

Zone Designation	Temporary Uses Permitted	Expiry	Special Provisions
			<p>the Contractor's Facility shall be screened with a Landscape Strip or fencing, a minimum of 2.0 m high with metal or, concrete block, or earth materials.</p> <p>b) All parking area(s) shall be set back a minimum of 7.5 m from the Exterior Lot Line and 3.0 m from the Interior Lot Line.</p> <p>c) Where parking area(s) are illuminated, the lighting fixtures shall be provided in accordance with the following provisions:</p> <p>i. No part of the lighting fixture shall be more than 9 m above grade and no closer than 1.0 m to any interior side yard lot line.</p> <p>Building, Accessory</p> <p>a) Existing Building, Accessory shall be set back a minimum 2.9 m from the interior Side Lot Line, with a minimum Ground Floor Area of 117.38 Sq. m</p> <p>b) Building Height shall be a maximum of 8.72 m.</p>

Zone Designation	Temporary Uses Permitted	Expiry	Special Provisions
			<p data-bbox="1117 296 1333 327">Garage, Private</p> <p data-bbox="1073 365 1468 594">a) Existing Garage, private shall be set back a minimum of 3.5 m from the interior Side Lot Line, with a minimum Ground Floor Area of 209.73 Sq. m.</p> <p data-bbox="1156 632 1468 726">b) Building Height shall be a maximum of 6.98 m.</p> <p data-bbox="1062 764 1468 829">Open Storage Area, Accessory</p> <p data-bbox="1170 867 1468 1096">a) All Open Storage Area(s), Accessory to the Contractor's Facility shall be setback a minimum of 3.0 m from any interior Side Lot.</p> <p data-bbox="1182 1134 1468 1463">b) All Open Storage Area(s), Accessory to the Contractor's Facility shall be screened with Landscape Strip or fencing a minimum of 2.0 m high with metal or concrete block, or earth materials.</p>

2. Schedule "A", Zone Map 1a of By-law 2006-50, as amended is further amended for the West Half Lot 3, Concession 6, Albion, as in PIN 14350-0736 (LT) & PIN 14350-0737(LT), Town of Caledon, Regional Municipality of York from Prestige Industrial-MP Zone to Prestige Industrial-MPTXX Zone in accordance with Schedule "A" attached hereto.

Read three times and finally passed in open Council on the XX day of XXXXXX, 2021.

Allan Thompson, Mayor

Laura Hall, Town Clerk

Schedule "A"

