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August 22, 2025

Town of Caledon
c/o Sagar Babbar
Community Planner, Development Planning & Development Department
6311 Old Church Road,
Caledon East, Ontario L7C 1J6
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Mr. Babbar:

RE: Planning Brief – Town of Caledon Application for Zoning By-law Amendment Submission
Civic Address: 8 Marconi Court, Bolton

On behalf of the landowner, we are pleased to submit this Planning Brief in support of a site-specific Zoning By-law Amendment (ZBA) for 8 Marconi Court ("the Site"). The Site is designated General Industrial in the Town of Caledon Official Plan and zoned Serviced Industrial (MS) in Town of Caledon Zoning By-law 2006-50. The ZBA would add a site-specific permission to allow a tractor trailer repair facility within an exception MS Zone, with no changes to lot boundaries or building footprint.

A draft amending by-law is enclosed. It identifies the subject lands (Lot 12, RP M-418), adds "Tractor Trailer Repair Facility" as an additional permitted use in Table 13.1 for a new MS-XXX exception, and updates Schedule "A" to reflect the exception zoning for 8 Marconi Court.

The Site and Proposal

The Site contains an existing one-storey industrial building and paved yard accessed from Marconi Court. The accompanying Updated Site Plan illustrates the existing building, parking layout, and fire route signage, and confirms the industrial context on adjacent lots. The Vehicle Turning Plan demonstrates safe on-site maneuvering for a WB-20 truck and functional access to designated trailer spaces without encroaching onto abutting properties or the public cul-de-sac.

Provincial Planning Statement (2024)

The PPS (2024) directs growth to settlement areas and promotes efficient, freight-supportive employment uses on serviced lands. It requires municipalities to plan for, protect, and preserve employment areas—including uses that support warehousing and goods movement—and to maintain land use compatibility with adjacent areas. The policy framework also emphasizes transportation systems that facilitate the movement of people and goods and the protection of major goods movement corridors.

The requested MS-exception to permit a tractor trailer repair facility:

- leverages existing serviced employment lands within Bolton's settlement area, consistent with PPS direction for efficient land use patterns that are freight-supportive;
- supports and is functionally related to goods movement and warehousing activities identified for employment areas; and
- maintains compatibility by containing repair activities indoors within the existing building and by organizing truck movements and parking on-site per the turning plan.

Accordingly, the proposal is consistent with the PPS (2024).

Region of Peel Official Plan

The Site is within the Urban System of the Region of Peel and forms part of Caledon's planned employment structure. The Region of Peel Official Plan (ROPA 2051, consolidated 2024) directs municipalities to protect and optimize Employment Areas for clusters of business and economic activity, including goods-movement-related uses, and to manage growth on full municipal services to 2051. The Plan allocates population and employment growth to the local municipalities and identifies employment lands as a key component of regional competitiveness and goods movement.

As of July 1, 2024, the Town of Caledon is responsible for interpreting and implementing the Region of Peel Official Plan within Caledon; Schedule E-1 (Regional Structure) identifies where residential and employment growth is to be focused, including the 2051 New Urban Area and associated employment functions. The proposed MS-exception to permit a tractor trailer repair facility maintains the employment role of the Site and supports the Region's goods-movement economy within an established employment area on full services.

Therefore, the requested ZBA conforms to the Region of Peel Official Plan by (i) retaining and intensifying an Employment Area function, (ii) enabling a use that is functionally tied to goods movement and logistics, and (iii) operating on fully serviced urban lands in accordance with the regional growth framework.

Town of Caledon Official Plan

The Town of Caledon's OP identifies employment areas as clusters of business and economic activities—including manufacturing and warehousing—designated Prestige Industrial, General Industrial, and Dry Industrial in the Plan.

The Town OP designates the Site as General Industrial, as per the Bolton Land Use Plan on Schedule "C". The Site's existing General Industrial designation is consistent with the requested employment-supportive repair use, with automotive uses being permitted, in accordance with Section 5.5.5 policies of the OP.

Therefore, a tractor trailer repair facility is directly supportive of industrial, logistics, and goods-movement functions the OP contemplates for Bolton's employment lands. Therefore, the requires ZBA conforms to the Town OP.

Town of Caledon Zoning By-law

The Serviced Industrial (MS) zone permits a broad range of industrial, warehousing, and goods-movement-supportive uses. Uses already permitted in the MS zone that are functionally similar in scale, intensity, or operational characteristics to a tractor trailer repair facility include:

- Motor Vehicle Repair Facility and Motor Vehicle Body Shop (indoor repair/service).
- Transportation Depot, Motor Vehicle Towing Facility, and Motor Vehicle Compound (truck/trailer storage, dispatch, and servicing interfaces).
- Warehouse / Wholesale / Public Self-Storage, Industrial Use, Contractor's Facility, Equipment Storage Building, and Light Equipment Rental Establishment (vehicle/equipment storage, loading, and maintenance-adjacent operations).

Table 8.1 of Section 8 (Industrial Zones) confirms these permissions within MS Zone, while Section 8.3 sets out the performance standards (yards, planting strips, truck-related provisions) that manage compatibility and circulation on employment lots. The proposed MS-exception adds only one specific permitted use (tractor trailer repair facility) and relies on the existing MS performance standards for matters like setbacks, planting strips, and truck parking/queuing, ensuring a “least-change” amendment that fits the established MS regulatory/standards framework.

Why the use is comparable in the MS Zone:

- It is indoor, employment-supportive repair/service of goods-movement equipment (tractors/trailers), comparable to motor vehicle repair/body shop uses already permitted.
- It interfaces with truck parking and loading similar to transportation depots and motor vehicle compounds, which the Zoning By-law already anticipates and regulates in the MS Zone through planting strips, parking/driveway, and truck-related standards.

The draft ZBA adds this targeted permitted use to the existing MS Zone framework without broadening permissions beyond what is necessary. This “least-change” approach maintains the employment function, reinforces OP policy, and provides clarity for lawful permitted land uses through a specific zoning by-law amendment.

Planning Opinion and Recommendation

The proposed zoning by-law amendment, to permit a tractor trailer repair facility:

- is consistent with the PPS (2024) direction to support employment areas, goods movement, and efficient, freight-supportive land use patterns on serviced lands;
- conforms to the Region of Peel Official Plan, which requires protection and optimization of Employment Areas, particularly for goods-movement-related functions;
- conforms to the Town of Caledon Official Plan, which plans General/Employment areas in Bolton for general industrial activity and addresses site transportation/parking through the development approvals process;

Therefore, it represents good planning by enabling a compatible, employment-supportive service within an existing industrial building with demonstrated on-site truck maneuvering and organized trailer parking.

We respectfully request that Planning staff support the Zoning By-law Amendment and that Council enact the amending by-law to the Town of Caledon Zoning By-law for 8 Marconi Court, Bolton.

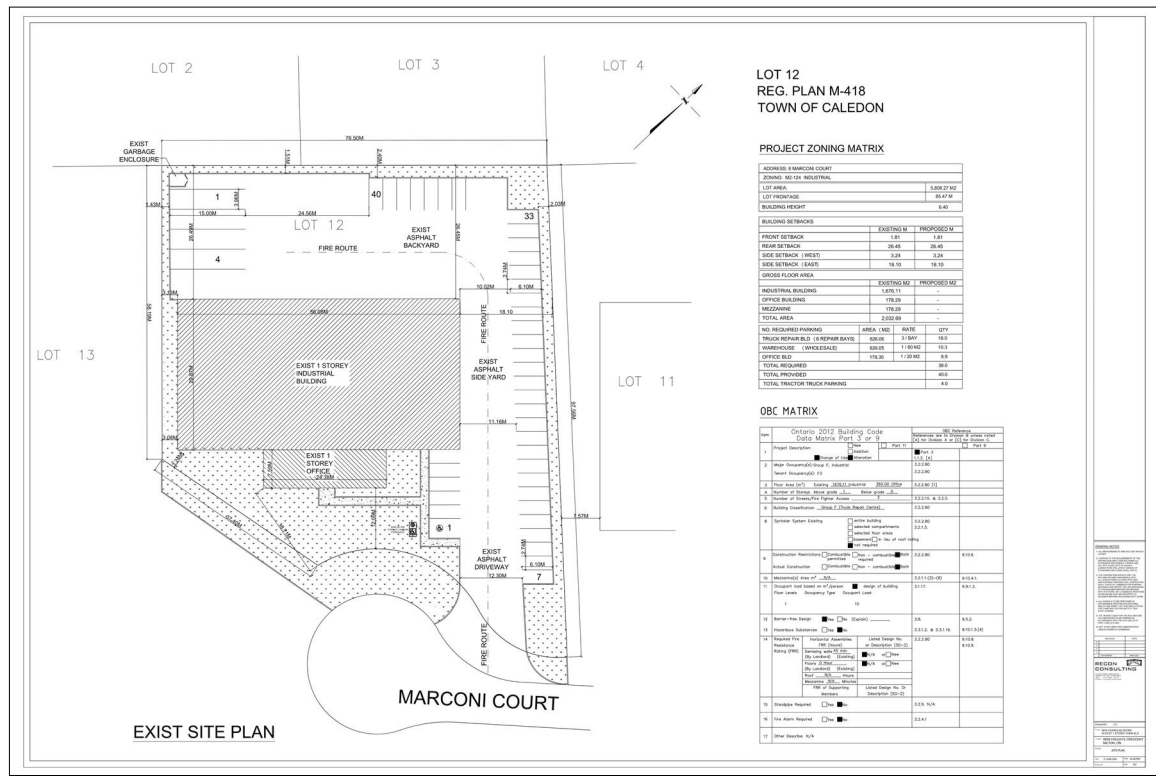
Respectfully Submitted,



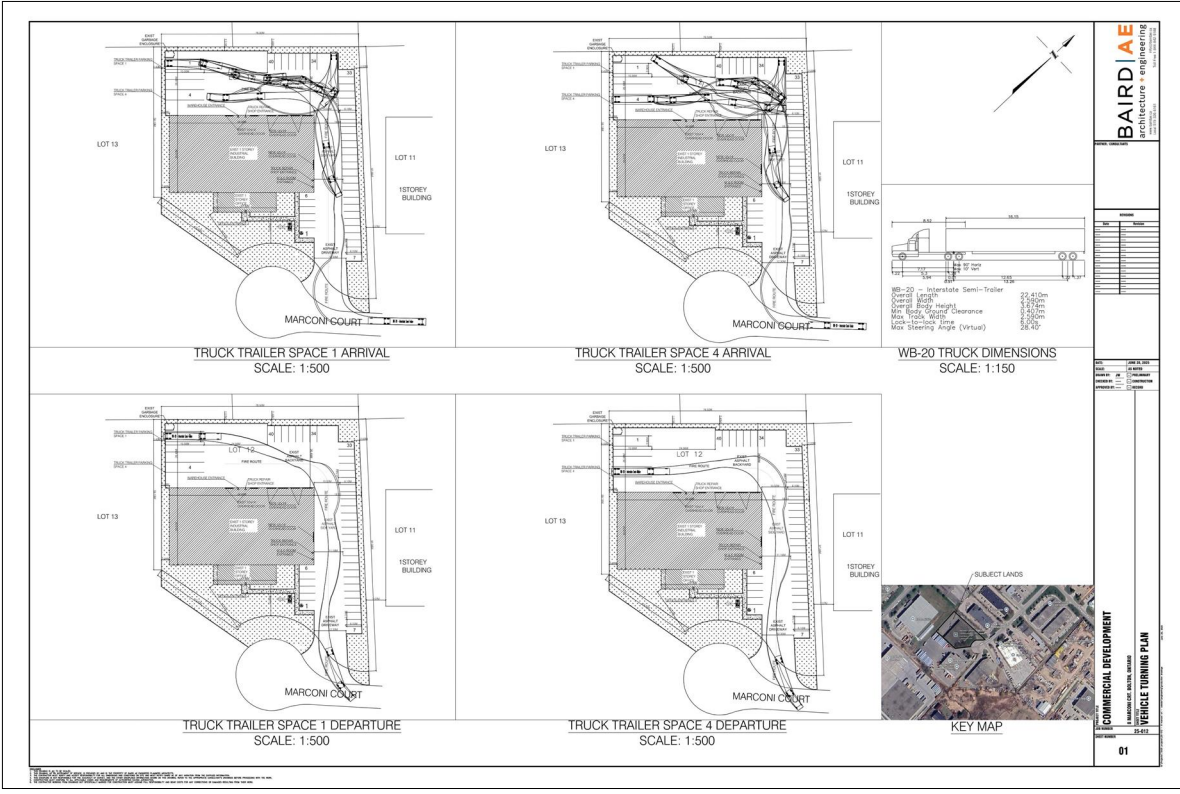
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Appendix A: Site Plan
Appendix B: Truck Turning Plan
Appendix C: Draft Zoning By-law Amendment

Appendix A: Site Plan



Appendix B: Truck Turning Plan



Appendix C: Draft Zoning By-law Amendment

DRAFT ZONING BY-LAW AMENDMENT
Pre-Consult File Number: PRE 2024-0273

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 Lot 12, Registered Plan M-418, Town of Caledon, Regional Municipality of Peel, municipally known as 8 Marconi Court

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 Corporations of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of Lot 12, Registered Plan M-418, Town of Caledon, Regional Municipality of Peel, for serviced 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	XXX	Tractor Trailer Repair Facility	

2. Schedule "A", Zone Map 1a of By-law 2006-50, as amended is further amended for Lot 12, Registered Plan M-418, Town of Caledon, Regional Municipality of Peel, from Serviced Industrial Zone (MS) to exception Serviced Industrial Zone (MS-XXX) 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

