

# THE CORPORATION OF THE TOWN OF CALEDON

## BY-LAW NO. 2021-20

A by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect 8400 George Bolton Parkway, 12480 Coleraine Drive and 12490 Coleraine Drive

**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 Lot 3, Concession 5 (Albion) designated as Parts 1 to 6 on 43R-39769, Parts 9, 11 and 13 to 18 on 43R-39298, Parts 1 to 5 on 43R-39773, and Parts 32, 33, 37, 38, 39 and 40 on 43R-39298; Town of Caledon; Regional Municipality of Peel, 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	649	<ul style="list-style-type: none"> <li>- Bulk Storage Facility</li> <li>- Business Office</li> <li>- Contractor's Facility</li> <li>- Convenience Store (A)</li> <li>- Dry Cleaning or Laundry Plant</li> <li>- Equipment Storage Building</li> <li>- Factory Outlet</li> <li>- Gasoline Pump Island, Accessory</li> <li>- Industrial Use</li> <li>- Light Equipment Rental</li> <li>- Establishment</li> <li>- Maintenance Garage, Accessory</li> <li>- Merchandise Service Shop</li> <li>- Motor Vehicle Body Shop</li> <li>- Motor Vehicle Gas Bar</li> <li>- Motor Vehicle Repair Facility</li> <li>- Open Storage Area, Accessory</li> <li>- Outside Display or Sales Area, Accessory</li> <li>- Research Establishment</li> <li>- Transportation Depot</li> <li>- Vehicular Trailer Storage, Accessory</li> <li>- Warehouse</li> </ul>	<p><b>Building Area (Maximum)</b> 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><b>Front Yard (Minimum)</b> 6.0 m</p> <p><b>Exterior Side Yard (Minimum)</b> 6.0 m</p> <p><b>Private Garbage Enclosures</b> 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><b>Parking Space Setback (Minimum)</b></p> <ul style="list-style-type: none"> <li>- From a <i>Front Lot Line</i> 6.0 m</li> <li>- From an <i>Exterior Side Lot Line</i> 6.0 m</li> <li>- From an <i>Interior Side Lot Line</i> 3.0 m</li> <li>- From a <i>Rear Lot Line</i> 3.0 m</li> <li>- 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>.</li> <li>- Notwithstanding the provisions noted above to the contrary, where a lot line abuts an EPA1 Zone the required setback shall be reduced by 50%.</li> </ul> <p><b>Loading Space Setback (Minimum)</b> No <i>loading space</i> shall be located between the <i>building</i> and the <i>street</i>.</p> <p><b>Delivery Space Setback (Minimum)</b> No <i>delivery space</i> shall be located between the <i>building</i> and the <i>street</i>.</p> <p><b>Driveway Setbacks (Minimum)</b> From the point at which a <i>Front Lot Line</i> and an <i>Exterior Side Lot Line</i> meet: 6.0m</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> <li>- Warehouse, Public Self-Storage</li> </ul>	<p><b>Open Storage Area, Accessory</b>            -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 2.0m high with solid opaque materials.</p> <p><b>Vehicular Trailer Storage, Accessory Use</b>            All <i>vehicular trailer storage areas</i> shall be screened with year round.</p> <p><b>Vehicular Trailer Storage, Accessory Use setback from an EPA1 Zone: 1.5m</b></p> <p><b>Building Height (Maximum)</b> 18.0 m</p> <p><b>Height Exceptions</b>            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:            -Renewable energy mechanical systems            -Green roof mechanical systems</p> <p><b>Illumination</b>            Light fixtures shall be no more than 19.0m above <i>finished grade</i>.</p> <p><b>Parking Spaces (Minimum)</b>            For the purpose of this zone, the minimum off-street <i>parking</i> requirement for a <i>Warehouse</i> with a gross floor area greater than 25,000 m<sup>2</sup> shall be 0.33 <i>parking space</i> per 100 m<sup>2</sup> of gross floor area or portion thereof of the <i>building</i>.</p> <p><b>Footnote A</b> – 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 accessory use to a lot, or as a freestanding use that is accessory and incidental to the other permitted uses in the zone.</p> <p><b>Footnote B</b> – subject to compliance with Section 4.7.</p>
MP	650	<ul style="list-style-type: none"> <li>- Business Office</li> <li>- Convenience Store (A)</li> <li>- Day Nursery, Accessory</li> <li>- Drive Through Service Facility, Accessory (B)</li> <li>- Equipment Storage Building</li> <li>- Factory Outlet</li> <li>- Financial Institution (A)</li> <li>- Fitness Centre, Accessory</li> <li>- Gasoline Pump Island, Accessory</li> <li>- Industrial Use</li> <li>- Light Equipment Rental Establishment</li> </ul>	<p><b>Building Area (Maximum)</b> 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><b>Front Yard (Minimum)</b> 6.0m</p> <p><b>Exterior Side Yard (Minimum)</b> 6.0m</p> <p><b>Private Garbage Enclosures</b>            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><b>Building Mass</b>            For the purpose of this zone, 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>





Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> <li>- Maintenance Garage, Accessory</li> <li>- Vehicular Trailer Storage, Accessory</li> <li>- Place of Assembly</li> <li>- Place of Worship</li> <li>- Research Establishment</li> <li>- Restaurant (A)</li> <li>- Training Facility</li> <li>- Warehouse</li> <li>- Warehouse, Wholesale</li> </ul>	<p><b>Parking Space Location</b> A maximum depth of 18.0 metres 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><b>Parking Space Setback (Minimum)</b>            -From a <i>Front Lot Line</i> 6.0m            -From an <i>Exterior Side Lot Line</i> 6.0m            -From an <i>Interior Side Lot Line</i> 3.0m            -From a <i>Rear Lot Line</i> 3.0m-            -Where a lot line abuts an EPA1 Zone the required setback shall be reduced by 50%.</p> <p><b>Loading Space Setback (Minimum)</b> Notwithstanding any setback requirement related to <i>loading spaces</i>, <i>loading spaces</i> shall be set back 3.0m behind any wall facing the <i>front</i> or <i>exterior lot line</i>, and, shall be screened with a solid wall.</p> <p><b>Delivery Space Setback (Minimum)</b> Notwithstanding any setback requirement related to <i>delivery spaces</i>, <i>delivery spaces</i> shall be set back 3.0m behind any wall facing the <i>front</i> or <i>exterior lot line</i>, and, shall be screened with a solid wall.</p> <p><b>Driveway Setbacks (Minimum)</b> From the point at which a <i>Front Lot Line</i> and an <i>Exterior Side Lot Line</i> meet - 6.0m</p> <p><b>Vehicular Trailer Storage, Accessory Use</b>            -For the purpose of this zone, no <i>vehicular trailer</i> storage is permitted in the <i>front yard</i> or <i>exterior side yard</i>.            -No <i>vehicular trailer</i> storage shall exceed 5.0m in height.            -All <i>vehicular trailer</i> storage areas shall be screened with year round screening.</p> <p><b>Height Exceptions</b> 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:            -Renewable energy mechanical systems            -Green roof mechanical systems</p> <p><b>Illumination</b> Light fixtures shall be no more than 19.0m above <i>finished grade</i>.</p> <p><b>Parking Spaces (Minimum)</b> For the purpose of this zone, the minimum off-street <i>parking</i> requirement for a <i>Warehouse</i> with a gross floor area greater than 25,000 m<sup>2</sup> shall be 0.33 <i>parking space</i> per 100 m<sup>2</sup> of gross floor area or portion thereof of the <i>building</i>.</p> <p><b>Footnote A</b> – 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 accessory use to</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>a lot, or as a freestanding use that is accessory and incidental to the other permitted uses in the zone.</p> <p><b>Footnote B</b> – subject to compliance with Section 4.7.</p>

2. Schedule "A", Zone Map 2 of By-law 2006-50, as amended is further amended for Part of Lot 3, Concession 5 (Albion) designated as Parts 1 to 6 on 43R-39769, Parts 9, 11 and 13 to 18 on 43R-39298, Parts 1 to 5 on 43R-39773, and Parts 32, 33, 37, 38, 39 and 40 on 43R-39298; Town of Caledon; Regional Municipality of Peel, from Serviced Industrial – Exception 579 (MS-579), Prestige Industrial – Exception 580 (MP-580) and Environmental Policy Area 1 Zone (EPA1) to Serviced Industrial – Exception 649 (MS-649) and Prestige Industrial – Exception 650 (MP-650) in accordance with Schedule "A" attached hereto.

Enacted by the Town of Caledon Council this 30<sup>th</sup> day of March, 2021.

  
 \_\_\_\_\_  
 Allan Thompson, Mayor


  
 \_\_\_\_\_  
 Laura Hall, Town Clerk



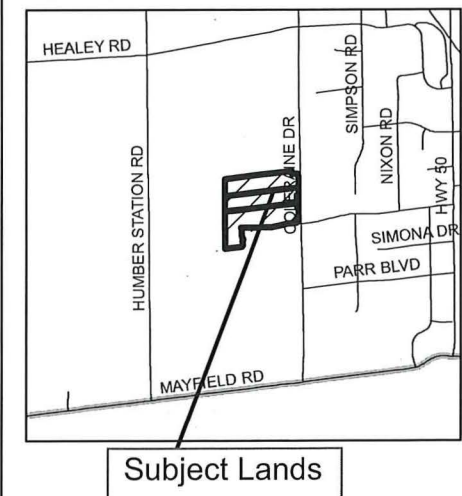
**Schedule A  
By-law 2021-20**

8400 George Bolton Parkway,  
12480 Coleraine Drive and  
12490 Coleraine Drive,  
Town of Caledon,  
Regional Municipality of Peel

**Legend**

-  Lands to be rezoned from  
Environmental Policy Area 1 Zone  
(EPA1), Serviced Industrial - Exception  
579 (MS-579) and Prestige Industrial  
- Exception 580 (MP-580)  
to the zones identified on this Schedule

**Key Map**



Date: March 30, 2021

File: RZ 19-06