

## THE CORPORATION OF THE TOWN OF CALEDON

### BY-LAW NO. 2021-55

A by-law to amend Comprehensive Zoning By-law 2006-50, as amended, to amend various definitions and provisions relating to transportation depots, commercial motor vehicles, open storage, trailers, and driveways

**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 to amend various definitions and provisions relating to transportation depots, commercial motor vehicles, open storage, trailers, driveways within the Town of Caledon, Regional Municipality of Peel;

**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 definitions are deleted from Section 3, Definitions:  
*Trailer, Vehicular*
2. In Section 13.1, Exceptions all references to "*vehicular trailer*" are changed to "*tractor trailer*".
3. In Section 13.4, Temporary Use Zones all references to "*vehicular trailer*" are changed to "*tractor trailer and utility trailer*".
4. The following definitions are added to Section 3, Definitions in alphabetical order:

*Motor Vehicle, Commercial* means a motor vehicle having permanently attached thereto a truck or delivery body that is used for commercial purposes and includes ambulances, hearses, casket wagons, fire apparatus and buses, but does not include a pick-up truck used for personal purposes without compensation, a *motor vehicle* or a *tractor trailer* as defined in this by-law.

*Vehicle, Farm* means a registered vehicle and/or trailer with farm licence plates or a *commercial motor vehicle* owned by a *bona fide farmer* that is required solely to support a *farm use* and that is used to transport *farm* products such as livestock or hay, commodities, supplies and equipment owned by the *bona fide farmer* and can be parked indoors or outdoors.

*Open Storage Use* means land used for the outside storage of equipment, goods or materials forming the main *use* of a *lot*.

*Trailer, Tractor* means a truck consisting of a self-propelled cab designed to have temporarily attached thereto, a trailer on wheels consisting of one or more axles designed to be pulled by a cab for the purpose of carrying goods or materials. Both a cab and trailer component individually or together, licensed or unlicensed, are considered a *tractor trailer* for the purpose of this by-law. *Tractor trailer* does not include a *farm vehicle* or a *commercial motor vehicle*.

*Trailer, Utility* means any portable unit so constructed as to be suitable for attachment to a *motor vehicle* or a *commercial motor vehicle* and capable of being used for the transportation of goods and/or equipment, but does not include a *tractor trailer*.

5. Section 3, Definitions, is amended by deleting the definition of "*Farm Equipment Storage Building*" and replacing it as follows:

*Farm Equipment Storage Building* means an enclosed *building* used exclusively for the storage of farm equipment, including *farm vehicle(s)*, tools and machinery and does not include the parking or storage of *commercial motor vehicles* unless it is required to support a *farm use*.

6. Section 3, Definitions, is amended by deleting the definition of “*Open Storage Area, Accessory*” and replacing it as follows:

*Open Storage Area, Accessory* means land used for the outside storage of equipment, goods or materials as an *accessory use* to a permitted non-residential use on the same lot. This definition shall not include the parking of any *motor vehicle, commercial motor vehicle* or *tractor trailer* that bears a licence plate with a currently valid sticker, a *delivery space* or a *loading space* or any use otherwise defined in this by-law.

7. Section 3, Definitions, is amended by deleting the definition of “*Parking Area*” and replacing it as follows:

*Parking Area* means an open area of land, accessory to a permitted use and not located on a public *street, private road* or *lane* which is used for the parking of *motor vehicles, commercial motor vehicles* and *tractor trailers* that bear a licence plate with a currently valid sticker, but shall not include any area where *motor vehicles, commercial motor vehicles* or *tractor trailers* for sale, maintenance or repair are kept or stored.

8. Section 3, Definitions, is amended by deleting the definition of “*Parking Lot, Commercial*” and replacing it as follows:

*Parking Area, Commercial* means a *parking area* used for the parking of *motor vehicles*, other than *commercial motor vehicles* with a gross registered vehicle weight of more than 2,000 kilograms, that is accessible to the general public for a fee, with such use forming the principal use of a lot.

9. Section 3, Definitions, is amended by deleting the definition of “*Parking Lot, Municipal*” and replacing it as follows:

*Parking Area, Municipal* means a *parking area* used for the parking of *motor vehicles* that is owned or controlled by a *public authority*.

10. Section 3, Definitions, is amended by deleting the definition of “*Transportation Depot*” and replacing it as follows:

*Transportation Depot* means a *lot* used principally for the parking, storage, servicing, hiring, loading or unloading of *tractor trailers*, buses or other fleet vehicles such as, but not limited to, taxis, limousines and tow trucks including owner-operators, and must include a *building* containing a use directly related to the parking, storing, dispatching, servicing, hiring, loading or unloading of such fleet vehicles. This may include the temporary storage of goods or wares prior to shipment, and/or a *maintenance building* but does not include a *tractor trailer repair facility, motor vehicle body shop, motor vehicle compound, motor vehicle repair facility, motor vehicle service centre* or *motor vehicle towing facility*.

11. Section 3, Definitions, is amended by inserting a new definition of “*Tractor Trailer Repair Facility*” as follows:

*Tractor Trailer Repair Facility* means a *premises* used to conduct repairs of *tractor trailers* of a mechanical or structural nature and may include an associated towing service or *commercial motor vehicle repair facility*.

12. Section 3, Definitions, is amended by inserting a new definition of “*Commercial Motor Vehicle Repair Facility*” as follows:

*Commercial Motor Vehicle Repair Facility* means a *premises* used to conduct repairs of *commercial motor vehicles* of a mechanical or structural nature and may include an associated towing service.

13. Section 4.3.2 is amended by deleting and replacing the language with the following:

“The maximum number of *entrances* per *lot* shall be as follows:

- a. For a *lot* zoned Estate Residential, Rural Residential and Multiple Residential the maximum number of *entrances* shall be 2.
- b. For a *lot* zoned Residential One, Residential Two, Townhouse Residential and Mixed Density Residential the maximum number of *entrances* shall be 1.”

14. Section 4.14 Home Industries (ORM) is amended by adding the following new sections:
- 4.14.4 Any *accessory open storage area* shall be located in the *rear yard* or *interior side yard* and shall occupy no more than 50% of the *gross floor area* of the *home industry*.
- 4.14.5 Any *accessory open storage area* shall be screened by a solid board fence or a chain link fence with opaque fencing material which is a minimum of 2 metres high.
- 4.14.6 Any *accessory open storage area* shall not exceed 6 metres in height.
15. Current Section 4.28, Prohibited Uses, is updated, by including "Open Storage Use" as a prohibited use in alphabetical order.
16. Current Section 4.36 Storage of Special Vehicles is deleted and replaced as follows:

Section 4.36 Storage of Special Vehicles

- 4.36.1 On any *lot* subject to Environmental Policy Area Zone, Residential Zone or Agricultural and Rural Zone provisions, the parking or storing of any *motor vehicle* other than an automobile, truck or motorcycle, shall only be permitted in a private garage, carport or other *building* and not in any *yard* and not in any *parking space, parking area* or *driveway*.
- 4.36.2 Subject to Sections 5.2.20 Parking of Commercial Motor Vehicles, no person shall use any *lot* that is subject to Environmental Policy Area Zone, Residential Zone or Agricultural and Rural Zone provisions for the purpose of parking or storing any vehicle other than a *motor vehicle* that is in operable condition and that bears a license plate with a currently valid sticker, except for:
- a) 1 *utility trailer*
  - b) 1 *tourist trailer or tourist vehicle*
  - c) 1 school bus.
- Under no circumstances shall the *utility trailer, tourist trailer, tourist vehicle* or school bus be used for the purpose of sleeping, eating, gathering or any type of residential *use*.
- 4.36.3 Subject to Sections 4.36.2 and 4.36.3, on any *lot* subject to Environmental Policy Area Zone, Residential Zone or Agricultural and Rural Zone provisions, the parking or storing of a *utility trailer, tourist trailer, tourist vehicle*, or a school bus, shall only be permitted:
- a) where a residential *use* is existing on the *lot*; and,
  - b) in a *private garage, carport, other building*; or,
  - c) in a *driveway or parking area* with a minimum setback of 2.0 metres from a *front lot line* and *exterior side lot line* and in accordance with the required minimum driveway setback and Section 5.2.7; or,
  - d) in a *rear yard or interior side yard* with a minimum setback of 1.2 metres from the *rear lot line* and *interior side lot line*.

17. Section 5.2.11, Location of Parking On A Lot Used For Residential Purposes, is amended by deleting reference to "... a surface *parking area*,...".
18. Section 5.2.15, Width of Driveways Accessing Individual Residential Dwellings, is deleted and replaced as follows:

Section 5.2.15 Driveway Provisions for Residential Dwellings

- a) Notwithstanding any other provision of this By-law, in no case shall the width of an individual *driveway* accessing a single *detached, semi-detached, linked* or *townhouse dwelling* exceed the following at its widest point:

- i) 6.0 metres for a *lot* having a *lot frontage* of 12.0 metres or less;
  - ii) Equal to 50% of the *lot frontage* on a *lot* having greater than 12.0 metres and less than 18.0 metres of *lot frontage*;
  - iii) 10.0 metres for a *lot* having a *lot frontage* equal to or greater than 18.0 metres.
- b) The maximum *driveway width* provisions in this section apply to a *driveway* accessing any residential use.
- c) The calculation of *driveway width* shall apply along the entire length of the *driveway*, perpendicular to the path of travel. The measurement shall be calculated including any continuous hard surface area, measured along the entire length of the *driveway* perpendicular from one edge to the other edge of the continuous hard surface area.
- d) Circular *driveways* are permitted, subject to the following standards:
  - i) The maximum coverage of a *driveway*, including the circular portion of the *driveway*, shall be 50% of the area of the *yard* in which the *driveway* is located.
  - ii) The *front lot line* or *exterior side lot line* containing the *entrance* is equal to or greater than 36 metres in width.
  - iii) Notwithstanding Section 4.3.5 Access Regulations, the maximum cumulative *entrance widths*, measured at the point of crossing the *front lot line* and/or the *exterior side yard lot line*, shall be 10.0 metres.
  - iv) The widest point beyond circular portion of the *driveway* shall not exceed a maximum width of 10.0 metres.
  - v) The open space between access points complies with the minimum *entrance separation* provisions in Section 4.3.4 of this By-law.
- e) Hammerhead *driveways* are permitted, subject to the following standards:
  - i) The hammerhead may be used for the parking of *motor vehicles*.
  - ii) The hammerhead must be located in a *front yard* or *exterior side yard*.
  - iii) The maximum length of the hammerhead extending perpendicularly from the *driveway* shall be 2.0 metres.
  - iv) The maximum width of the hammerhead that is parallel to the *driveway* shall be 3.0 metres.
  - v) A hammerhead *driveway* must meet the required *driveway setback* of the applicable zone.

19. Section 5.2.20, Parking of Commercial Motor Vehicles is deleted and replaced with the following:

5.2.20 Parking of *Commercial Motor Vehicles*

- 5.2.20.1 The parking or storage of one *commercial motor vehicle* per *dwelling* on a *lot* is permitted on any *lot* subject to the Environmental Policy Area Zone, Residential Zone or Agricultural and Rural Zone provisions, provided the *commercial motor vehicle* has a registered gross vehicle weight of 4,500 kilograms or less and provided that all other zone standards including, but not limited to, *driveway width* and minimum parking requirements are met. If the *commercial motor vehicle* is a school bus, it may exceed a weight of 4,500 kilograms.

5.2.20.2 The parking or storage of a *commercial motor vehicle* with a registered gross vehicle weight of more than 4,500 kilograms on any *lot* that is subject to Residential Zone, Environmental Policy Area Zone or Agricultural and Rural Zone provisions is prohibited.

20. In Section 5, Parking, Loading and Delivery, a new Section 5.2.21 is inserted as follows and all other sections renumbered accordingly:

Section 5.2.21 Parking and Storage of *Tractor Trailers*

5.2.21.1 The parking or storage of a *tractor trailer* on any *lot* that is subject to Residential Zone, Environmental Policy Area Zone or Agricultural and Rural Zone provisions is prohibited.

5.2.21.2 The parking or storage of a *tractor trailer* on any *lot* shall be screened by a *building*, a solid board fence or chain link fence with opaque fencing material which is a minimum of 2.0 metres high.

21. Section 6.3 Zone Standards is amended by inserting a new footnote (14) in each zone for the *Driveway Setback* (Minimum)

(14) Must comply with Section 5.2.15, Width of *Driveways* Accessing Individual Residential Dwellings.

22. Table 8.2 Zone Standards for Industrial Zones is amended by adding new rows between *Lot Frontage* (Minimum) and *Building Area* (Maximum), and footnotes (22) and (23) as follows:

STANDARD	ZONES					
	MP	MS	MU	MA	MX	MD
<b><i>Building Area</i> (Minimum)</b>						
For a <i>Transportation Depot</i>		10% (22) (23)	10% (22) (23)			

(22) MS and MU Zones – Section 4.2.5 shall not apply to *transportation depots*.

(23) MS and MU Zones – For the purpose of calculating the minimum *building area*, it shall mean that portion of the *lot area* excluding any *landscaping area* permitted to be covered by one or more *building envelope*.

23. Table 8.2 Zone Standards for Industrial Zones is amended by adding reference to footnote (22) in the *Building Area* (Maximum) row for the MS and MU zones.

24. Table 8.2 Zone Standards for Industrial Zones is amended by adding reference to footnote (24) in each of the following rows for both the MS and MU zones:

*Yards* (Minimum)

*Accessory Open Storage Area* Setbacks (Minimum)

*Driveway Setbacks* (Minimum)

*Parking Space Setbacks* (Minimum)

(24) MU and MS Zones – No parking, storing or staging for a *transportation depot* shall be located:

- i) in a *front yard* or an *exterior side yard*; or
- ii) in a *rear yard* adjacent to a *rear lot line* of such *lot* which abuts a residential zone or abuts a *lot* containing a Residential use; or
- iii) in a *side yard* adjacent to an *interior side lot line* of such *lot* which abuts a Residential zone or abuts a *lot* containing a Residential use.

25. Section 10.3 Zone Standards is amended by inserting a new footnote (3) in each zone for the *Driveway Setback* (Minimum)

(14) Must comply with Section 5.2.15, Width of *Driveways* Accessing Individual Residential Dwellings.

26. In Section 13.1, for the MS-649 and MP-650 zones, the following special standards are inserted in the table:

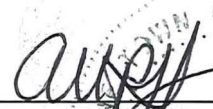
That Section 5.2.21.2 of the By-law shall not apply.


That the Minimum Building Area for a Transportation Depot shall not apply.

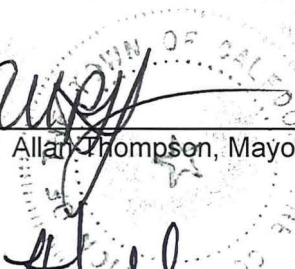
That Footnote 24 of the MS zone shall not apply.

27. That all references within Zoning By-law 2006-50, as amended are updated to reflect the intent of such changes contemplated within this amending by-law.
28. That a new Appendix 2 Driveway Measurement Illustrations, attached as Schedule "A" to this By-law, be inserted in chronological order and that all other appendices be renumbered accordingly.

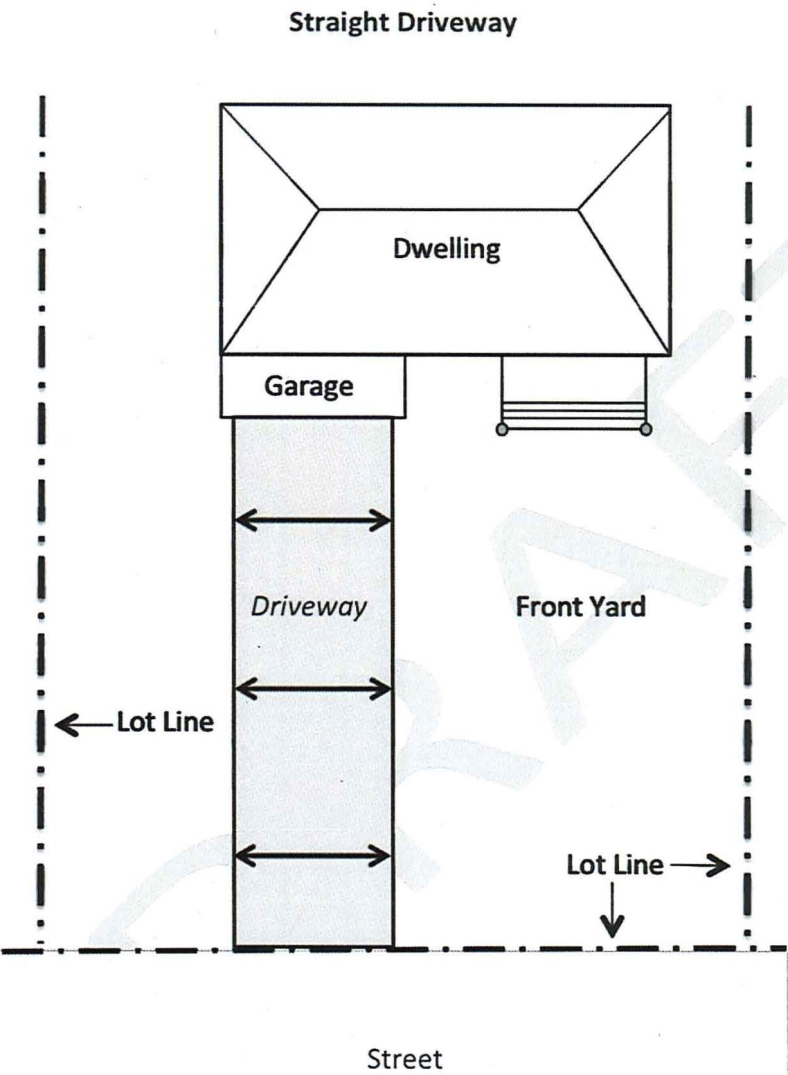
**Enacted by the Town of Caledon Council this 22nd day of June, 2021.**

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

  
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Laura Hall, Town Clerk

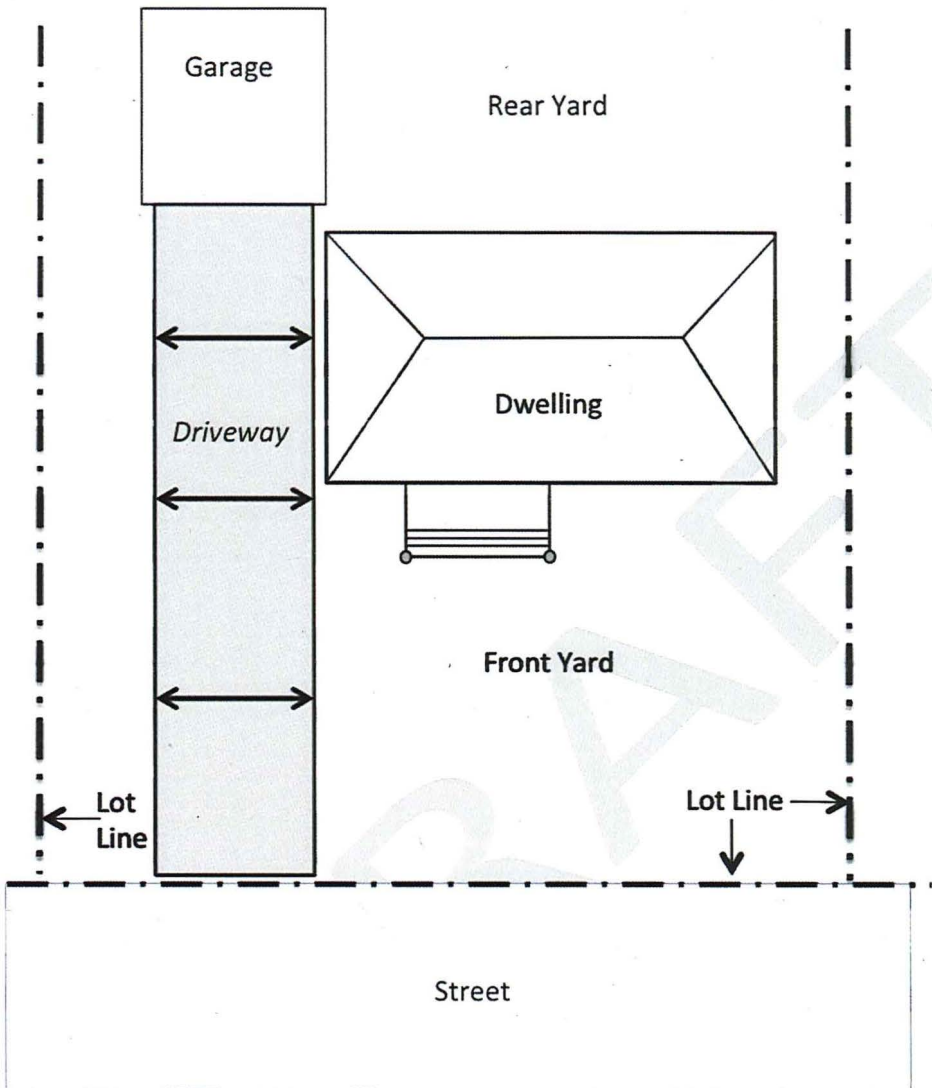


Appendix 2: Driveway Illustrations

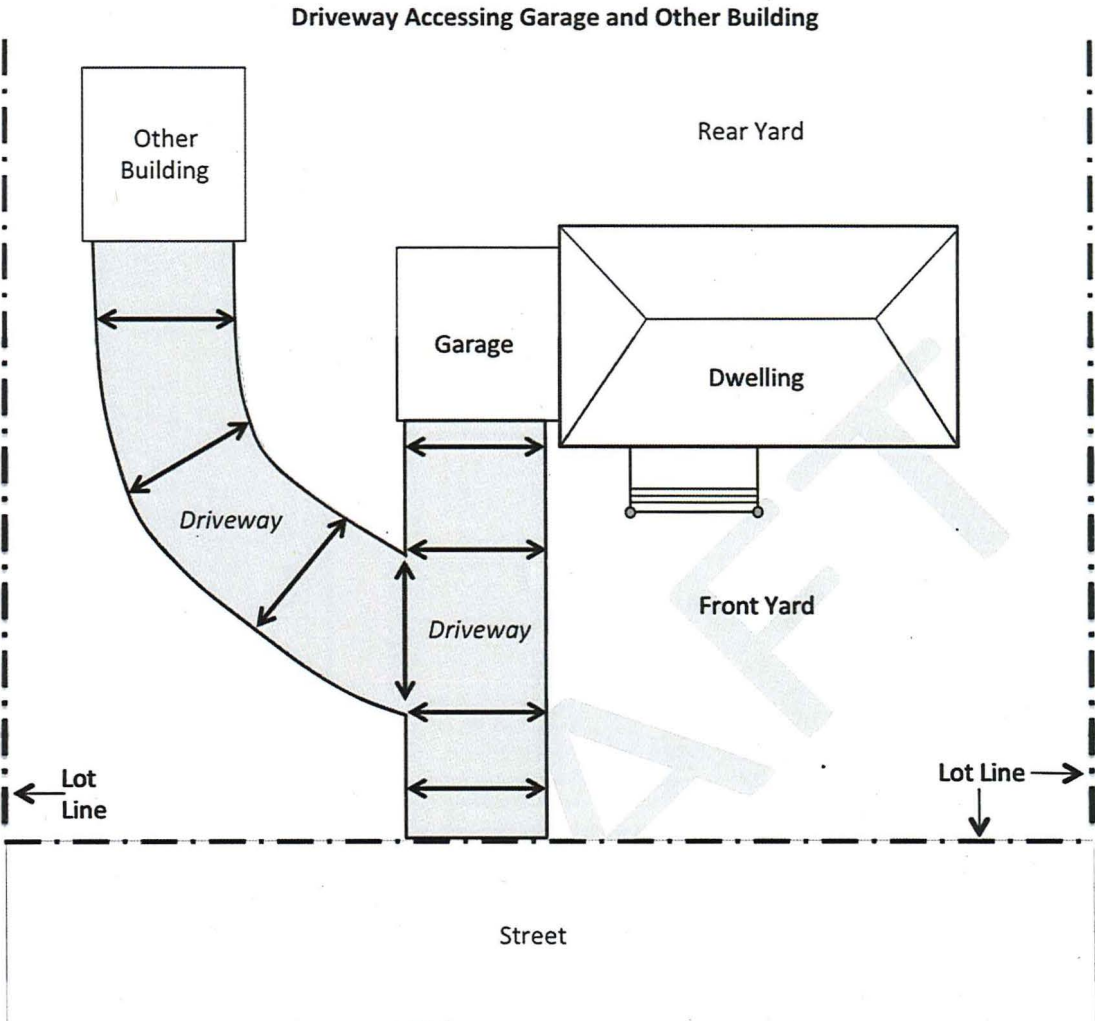


*The maximum width of a driveway is measured along its entire length.*

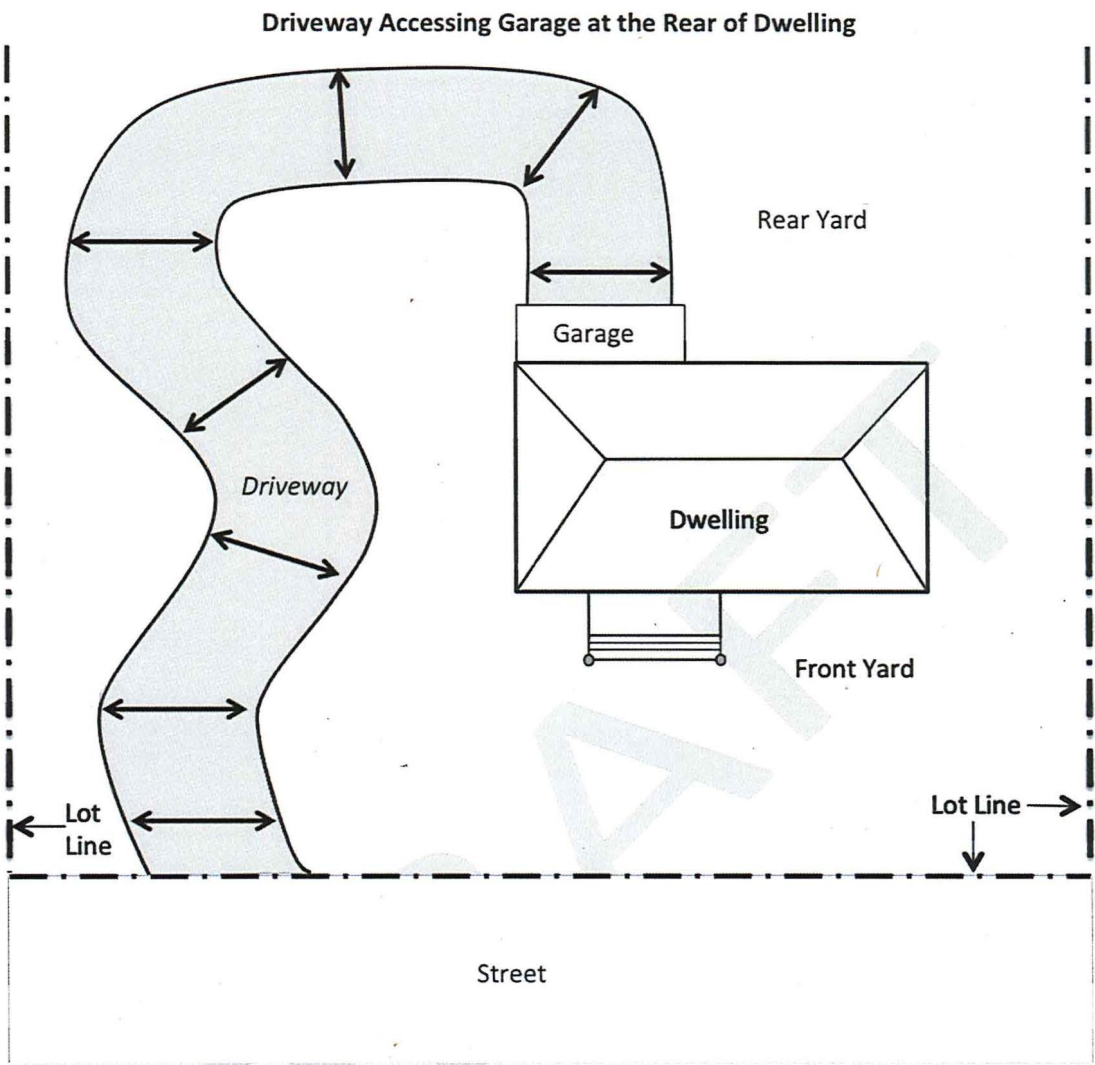
**Straight Driveway, Detached Garage**



*The maximum width of a driveway is measured along its entire length.*

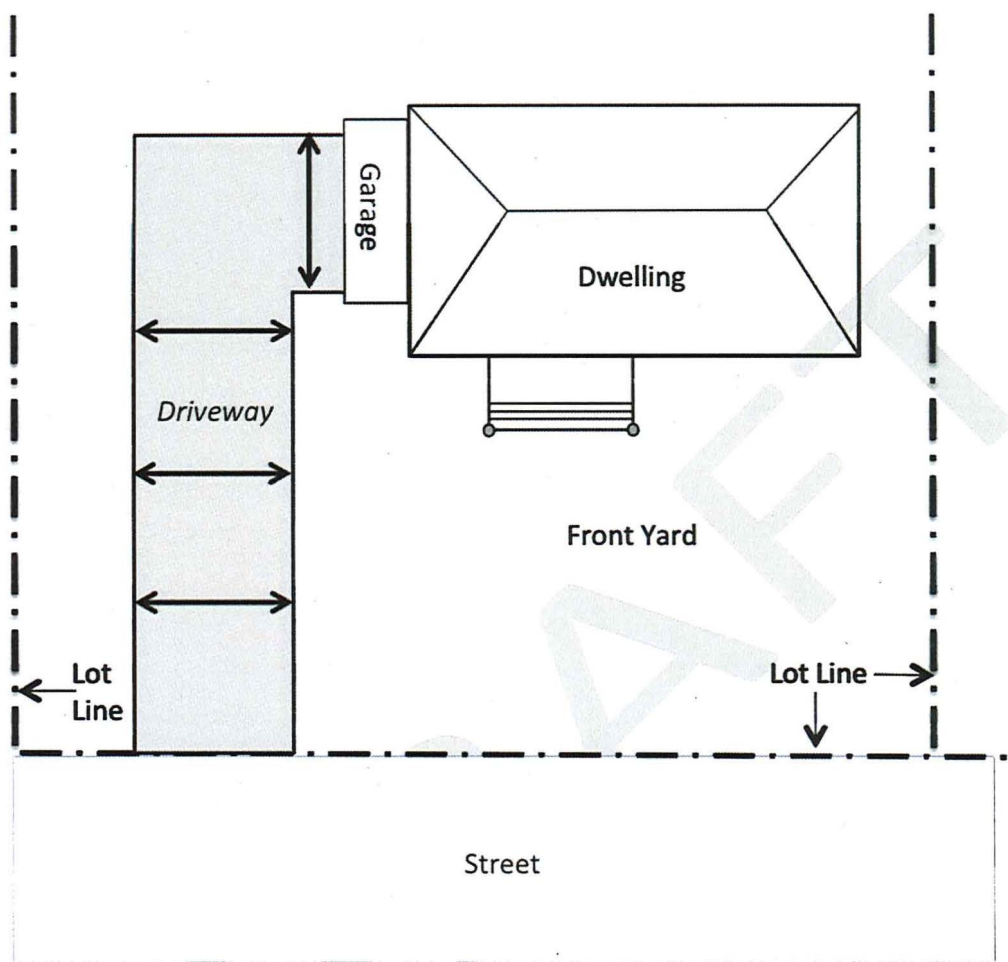


*The maximum width of a driveway is measured along its entire length.*



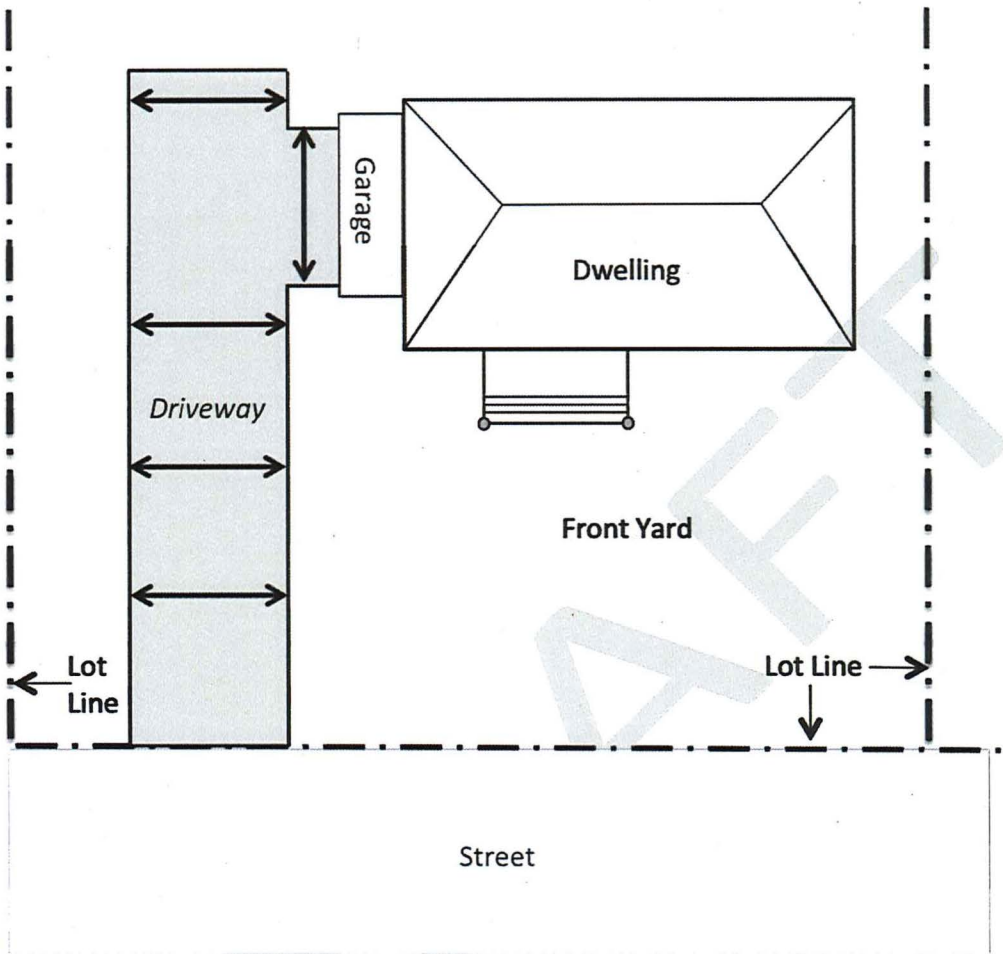
*The maximum width of a driveway is measured along its entire length.*

L-Shaped Driveway



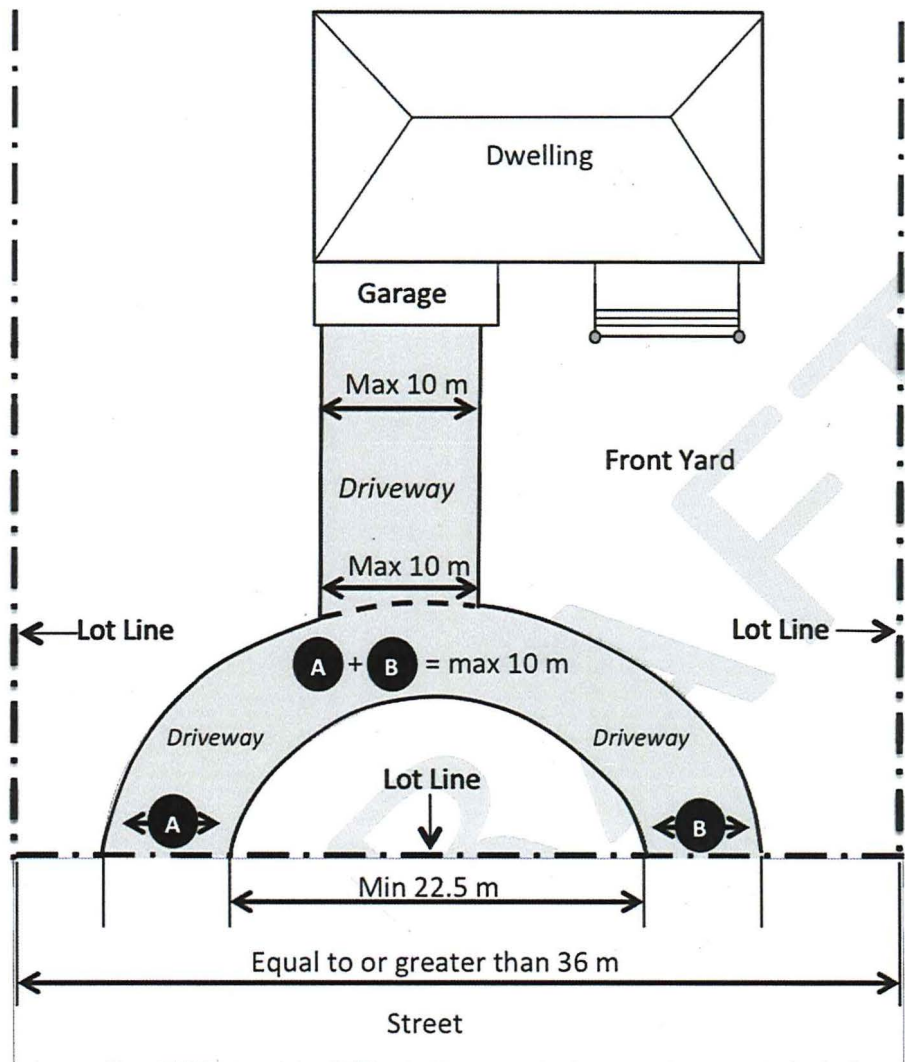
*The maximum width of a driveway is measured along its entire length.*

T-Shaped Driveway



*The maximum width of a driveway is measured along its entire length.*

Circular Driveway (U-Shaped)



Circular Driveway (O-Shaped)

