

REGISTRAR OF REGULATIONS
Filed as O. Reg. 210/13
On JUL 18 2013
Proposed source law publication dates: e-Laws by July 22/13. Ontario Gazette Aug 3/13.

ONTARIO REGULATION

made under the

PLANNING ACT

ZONING ORDER — TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL

Interpretation

1. In this Order,

“accessory” means a use, building or structure that is normally incidental or subordinate to the principal use, building or structure located on the same lot, including but not limited to,

- (a) cleaning, drying, ironing and finishing of laundry or dry cleaning,
- (b) dispensing of gasoline,
- (c) maintenance, painting and repair of motor vehicles and vehicular trailers,
- (d) parking of motor vehicles and vehicular trailers,
- (e) a place of worship used in conjunction with the other uses on the lot, and
- (f) a cafeteria used in conjunction with the other uses on the lot.

“exterior side lot line” means the boundary of the zoning area on the map described in subsection 2 (1) represented by the line that abuts the road allowance for Coleraine Drive;

“front lot line” means the boundary of the zoning area on the map described in subsection 2 (1) represented by the line that abuts the road allowance for Healey Road, including the line approximately 22.5 metres in length abutting the intersection of the road allowances for Coleraine Drive and Healey Road;

“interior side lot line” means the boundary of the zoning area on the map described in subsection 2 (1) that is not the front lot line, rear lot line or exterior side lot line;

“rear lot line” means the boundary of the zoning area on the map described in subsection 2 (1) represented by the line that intersects the exterior side lot line that is not the front lot line;

“yard” has the same meaning as in the zoning by-law;

“zoning by-law” means Zoning By-law No. 2006-50 of the Town of Caledon.

Application

2. (1) This Order applies to lands in the Town of Caledon in the Regional Municipality of Peel, in the Province of Ontario, being the lands outlined in red on a map numbered 222 and identified by stamp of the Registrar of Regulations on [INSERT DATE OF FILING], 2013 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

July 18

(2) For the purposes of this Order, the lands described in subsection (1) shall be considered to be a single lot.

Prestige Industrial Area

3. (1) This section applies to the lands located in the area shown as the Prestige Industrial Area on the map described in subsection 2 (1).

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1) except,

- (a) the storage and distribution of goods, wares, merchandise, substances or articles;
- (b) the storage, servicing, hiring, loading or unloading of trucks, buses or other fleet vehicles;
- (c) a business office;
- (d) the manufacturing, processing, fabrication, assembly, treatment and packaging of goods and materials;
- (e) the bulk storage of petroleum, petroleum products, chemicals, gases or similar substances;
- (f) the storage of equipment, including tools and machinery;
- (g) the repair or service of articles or goods such as appliances, furniture or similar items;

- (h) scientific research, tests or investigations, data collection and manipulation or technical development of information, products or devices for scientific application;
- (i) accessory uses, buildings and structures; and
- (j) uses, buildings and structures lawfully existing on the day this Order comes into force.

(3) Except as set out in subsection (4) and section 7, the standards applicable to lands in the Prestige Industrial Zone of the zoning by-law, including the standards set out in sections 4, 5 and 8 of the by-law, apply to the uses, buildings and structures permitted under subsection (2).

(4) The zoning requirements for the lands described in subsection (1) are as follows:

1. Loading spaces are permitted in any yard.
2. The storage of vehicular trailers is permitted in any yard.
3. No planting strip is required adjacent to the rear lot line.
4. No setback from the rear lot line is required for a driveway.
5. The minimum horizontal distance between the extremities of an unobstructed passageway used to provide vehicular access from the travelled portion of a street to a driveway is 6 metres.
6. The maximum horizontal distance between the extremities of an unobstructed passageway used to provide vehicular access from the travelled portion of a street to a driveway is 23 metres.
7. No delivery spaces are required in respect of the use of any building lawfully existing on the lands on the day this Order comes into force.
8. A lighting fixture shall be a maximum of 19 metres above grade.
9. The dispensing of gasoline is permitted in any yard.
10. Any structure used for the dispensing of gasoline shall be set back a minimum of 4.5 metres from any road allowance.
11. The total floor area of a place of worship established as an accessory use, building or structure shall not exceed 370 square metres.

Serviced Industrial Area

4. (1) This section applies to the lands located in the area shown as the Serviced Industrial Area on the map described in subsection 2 (1).

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1) except,

- (a) the storage and distribution of goods, wares, merchandise, substances or articles;
- (b) the storage, servicing, hiring, loading or unloading of trucks, buses or other fleet vehicles;
- (c) a business office;
- (d) the manufacturing, processing, fabrication, assembly, treatment and packaging of goods and materials;
- (e) the bulk storage of petroleum, petroleum products, chemicals, gases or similar substances;
- (f) the storage of equipment, including tools and machinery;
- (g) the repair or service of articles or goods such as appliances, furniture or similar items;
- (h) scientific research, tests or investigations, data collection and manipulation or technical development of information, products or devices for scientific application;
- (i) outdoor storage;
- (j) the outdoor display of merchandise;
- (k) accessory uses, buildings and structures; and
- (l) uses, buildings and structures lawfully existing on the day this Order comes into force.

(3) Except as set out in subsection (4) and section 7, the standards applicable to lands in the Serviced Industrial Zone of the zoning by-law, including the standards set out in sections 4, 5 and 8 of the by-law, apply to the uses, buildings and structures permitted under subsection (2).

(4) The zoning requirements for the lands described in subsection (1) are as follows:

- 1. Loading spaces are permitted in any yard.
- 2. The storage of vehicular trailers is permitted in any yard.

3. No planting strip is required adjacent to the rear lot line.
4. No setback from the rear lot line is required for a driveway.
5. A building shall have a maximum height of 18 metres.
6. Despite paragraph 5, a building or portion of a building used for the uses referred to in clause (2) (a) not exceeding a gross floor area of 23,226 square metres may have a maximum height of 45 metres.
7. The uses referred to in clause (2) (i) shall be located within a fence with a minimum height of 2 metres, and the fence is not required to be composed of solid board or other opaque fencing material.
8. Any land devoted to the storage of containers for the shipping and transport of goods and materials shall have a minimum setback of 180 metres from the front lot line, a minimum setback of 600 metres from the rear lot line and a minimum setback of 70 metres from the interior side lot line.
9. Containers for the shipping and transport of goods and materials shall not be stored so as to exceed a height of 9 metres from grade at the location of the container.
10. A lighting fixture shall be a maximum of 19 metres above grade.
11. The total floor area of a place of worship established as an accessory use, building or structure shall not exceed 370 square metres.

Stormwater Management Facility Area

5. (1) This section applies to the lands located in the area shown as the Stormwater Management Facility Area on the map described in subsection 2 (1).

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1) except,

- (a) a stormwater management facility;
- (b) flood and erosion control; and
- (c) uses, buildings and structures lawfully existing on the day this Order comes into force.

Environmental Protection Area

6. (1) This section applies to the lands located in the area shown as the Environmental Protection Area on the map described in subsection 2 (1).

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1) except,

- (a) the protection, maintenance, enhancement and restoration of ecosystem forms and functions;
- (b) drainage, flood and erosion control; and
- (c) uses, buildings and structures lawfully existing on the day this Order comes into force.

Landscaping

7. (1) The minimum area of the lot required for the growth and maintenance of grass, flowers, bushes, trees and other landscaping is 10 per cent.

(2) The landscaped area may include a surfaced walk, a surfaced patio, a stormwater management pond and a naturalized area or a similar area, but shall not include any driveway or vehicular access ramp, curb, retaining wall, parking area, delivery space or loading space.

Effect of Order

8. (1) Every use of land and every erection, location and use of buildings or structures shall be in accordance with this Order.

(2) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.

(3) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Deemed by-law

9. This Order is deemed for all purposes, except the purposes of section 24 of the *Planning Act*, to be and to always have been a by-law passed by the council of the Town of Caledon.

Commencement

10. This Regulation comes into force on the day it is filed.

Made by:


 Signature (in blue ink)
 Minister of Municipal Affairs and Housing

Date made: JULY 18/2013

Lots 5, 6, 7 Concession 5, Town of Caledon
Regional Municipality of Peel



MAP No. 222

Map filed at the office of the Ontario Ministry of
Municipal Affairs and Housing,
777 Bay St., Toronto, Ontario,

The Planning Act

Ontario Regulation: **210/13**

Date: **July 18, 2013**

Original Signed By: **Linda Jeffrey**
**Minister of Municipal
Affairs and Housing**

Registrar of Regulations Office

**A REGISTRAR OF REGULATIONS
ONTARIO**

[Signature]

DATE: **18/JULY/2013**

LEGEND

- Boundary of Zoning Area
- Serviced Industrial Area
- Prestige Industrial Area
- Stormwater Management Facility Area
- Environmental Protection Area
- Assessment Parcel
- Lot & Concession
- Roads

