

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2020-XX

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended for the lands municipally known as 6809 Healey Road for a temporary period of three years.

WHEREAS the 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 deems it expedient to pass a zoning by-law to permit the use of lands municipally known as 6809 Healey Road and legally described as Part of Lot 5, Concession 2 (Albion), as in AL19984, Town of Caledon, Regional Municipality of Peel, for a contractor’s facility with accessory open storage;

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50, as amended, shall be and is hereby further amended as follows:

General

1. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
EPA1	T11	- Driveway, Existing	
A3	T12	- Business Office, Accessory - Contractor’s Facility - Gasoline Pump Island, Accessory - Open Storage Area, Accessory	Notwithstanding any other standard relating to open storage area, accessory, parking spaces and loading spaces, the below special standards shall be considered to be additional standards. Accessory Open Storage Area a) All open storage area, accessory to a contractor’s facility shall be set back a minimum of 145 m from the front lot line. b) All open storage areas, accessory shall be screened with fencing a minimum of 2 m high with solid opaque materials except for the interior side lot lines. c) Open Storage Area, Accessory (maximum) 5% of the lot Parking Space Setback (minimum) a) All motor vehicles accessory to a contractor’s facility shall be set back a minimum of 25 m from the front lot line. b) All vehicular trailers accessory to a contractor’s facility shall be set back a minimum of 95 m from the front lot line. c) From an accessory business Office Nil d) From an interior side lot line 2 m

			<p>Loading Space Setback (minimum) a) From a <i>front lot line</i> 145 m</p> <p>Delivery Space Setback (minimum) Nil</p> <p>Gasoline Pump Island, Accessory Setback (minimum) a) From an <i>interior side lot line</i> 3.8 m</p> <p>Illumination Where <i>parking areas</i> are illuminated, no part of the lighting fixture shall be more than 9 m above grade and no close than 1 m to any <i>interior side lot line</i>.</p> <p>Garbage Enclosure Setback (minimum) a) From an <i>interior side lot line</i> 3.8 m</p> <p>Accessory Buildings and Structures a) From an <i>interior side lot line (minimum)</i> 1.5 m</p> <p>Accessory Business Office a) <i>Gross Floor Area (maximum)</i> 390 m²</p> <p>Landscape Area (minimum) 10%</p> <p>Planting Strip Width (minimum) a) Along an <i>Interior Side Lot Line</i> 2 m b) Along a <i>Front Lot Line</i>, except for the existing two entrances 6 m</p> <p>Entrance Width (maximum) a) West Entrance 7.6 m b) East Entrance 5.6 m</p>
EPA1	T13	<ul style="list-style-type: none">- <i>Environmental Management</i>- <i>Farm, Existing</i>- <i>Forest Management</i>- <i>Recreation Non-Intensive</i>	

2. Schedule “A”, Zone Map 3 of By-law 2006-50, as amended, is further amended for lands municipally known as 6809 Healey Road, legally known as Part Lot 5, Concession 2 (Albion), as in AL19984, Town of Caledon, Regional Municipality of Peel, from Small Agricultural Holdings (A3) to Small Agricultural Holdings (A3), Environmental Policy Area 1 Zone – Temporary 11 (EPA1-T11), Small Agricultural Holdings – Temporary 12 (A3-T12) and Environmental Policy Area 1 Zone – Temporary 13 (EPA1-T13) for a period of three years.

Enacted by the Town of Caledon Council this 24th day of November, 2020.

Allan Thompson, Mayor


Laura Hall, Town Clerk

Schedule A
By-law 2020-XXX

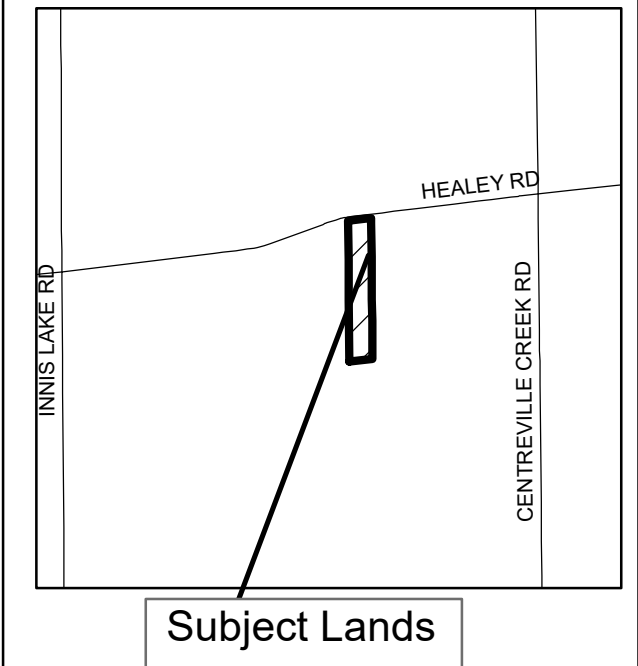
6809 Healey Road

Part of Lot 5, Concession 2 (Albion)
Town of Caledon,
Regional Municipality of Peel

Legend

-  Lands to be rezoned from Agricultural Small Holdings Zone (A3) to the zones identified on this Schedule

Key Map



Date: October 28, 2020

File: RZ 20-02

