

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2021-xxx

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part Lot 5, Concession 5 (Albion), Town of Caledon, Regional Municipality of Peel, municipally known as 8281 and 0 Healey Road

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 constructing, 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 Lot 5, Concession 5 (Albion), Town of Caledon, Regional Municipality of Peel, municipally known as 8281 and 0 Healey Road 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	653	<ul style="list-style-type: none">- Bulk Storage Facility- Business Office- Contractor's Facility- Convenience Store (A)- Dry Cleaning or Laundry Plant- Equipment Storage Building- Factory Outlet- Gasoline Pump Island, Accessory- Industrial Use- Light Equipment Rental Establishment- Maintenance Garage, Accessory- Merchandise Service Shop- Motor Vehicle Body Shop- Motor Vehicle Gas Bar- Motor Vehicle Repair Facility- Open Storage Area, Accessory	<p>Building Area (Maximum) 60%</p> <p>For the purpose of this zone, the maximum <i>Building Area</i> shall be calculated as a percentage of the lot area.</p> <p>Front Yard (Minimum) 6 m</p> <p>Exterior Side Yard (Minimum) 6 m</p> <p>Interior Side Yard (Minimum) Minimum <i>interior side yard</i> from any <i>interior side lot line</i> shall be 3 m on one side, 6 m on other side.</p> <p>Minimum <i>interior side yard</i> from an <i>interior side lot line</i> abutting a Residential zone or a <i>lot</i> containing a Residential use shall be 3 m on one side, 6 m on other side.</p> <p>Planting Strip Width (Minimum) and Location</p> <table><tr><td>Along the <i>front lot line</i></td><td>6 m</td></tr><tr><td>Along the <i>rear lot line</i></td><td>0 m</td></tr><tr><td>Along the <i>interior side lot line</i> (east)</td><td>0 m</td></tr></table>	Along the <i>front lot line</i>	6 m	Along the <i>rear lot line</i>	0 m	Along the <i>interior side lot line</i> (east)	0 m
Along the <i>front lot line</i>	6 m								
Along the <i>rear lot line</i>	0 m								
Along the <i>interior side lot line</i> (east)	0 m								

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> - Outside Display or Sales Area, Accessory - Research Establishment - Tractor Trailer Storage, Accessory - Transportation Depot - Warehouse - Warehouse, Public Self-Storage 	<p>Along the <i>interior side lot line</i> 3 m (west)</p> <p>Private Garbage Enclosures 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>Parking Space Setback (Minimum) From a <i>Front Lot Line</i> 6 m From an <i>Exterior Side Lot Line</i> 6 m From an <i>Interior Side Lot Line</i> 3 m From a <i>Rear Lot Line</i> 3 m</p> <p>No <i>parking spaces</i> or <i>aisle</i> shall be located closer than 6 m from a <i>front yard</i> or <i>exterior side yard</i>.</p> <p>Notwithstanding the provisions noted above to the contrary, where a lot line abuts an EPA1 Zone the required <i>setback</i> shall be reduced by 50%.</p> <p>Loading Space Setback (Minimum) No <i>loading space</i> shall be located between the <i>building</i> and the <i>street</i>.</p> <p>Delivery Space Setback (Minimum) No <i>delivery space</i> shall be located between the <i>building</i> and the <i>street</i>.</p> <p>Driveway Setbacks (Minimum) From the point at which a <i>Front Lot Line</i> and an <i>Exterior Side Lot Line</i> meet 6 m</p> <p>Open Storage Area, Accessory 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 1.8m high (minimum) to the satisfaction of the Planning Department.</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Tractor Trailer Storage, Accessory All <i>tractor trailer</i> storage areas shall be screened to the satisfaction of the Planning Department.</p> <p>Building Height (maximum) 18 m</p> <p>Height Exceptions For the purpose of this <i>zone</i>, the <i>building</i> or <i>structure</i> height provisions of this By-law shall not apply to the following uses:</p> <ul style="list-style-type: none"> - Renewable energy mechanical systems - Green roof mechanical systems <p>Illumination Light fixtures shall be no more than 19 m above <i>finished grade</i>.</p> <p>Footnote A For the purpose of this <i>zone</i>, Section 13.1.1.5 shall not apply and the uses denoted with footnote A shall only be permitted as an <i>accessory use</i> to a <i>lot</i>, or as a <i>freestanding use</i> that is <i>accessory</i> and <i>incidental</i> to the other permitted <i>uses</i> in the <i>zone</i>.</p> <p>Footnote B Subject to compliance with Section 4.7 Drive Through Service Facilities.</p>
MP	654	<ul style="list-style-type: none"> - <i>Business Office</i> - <i>Convenience Store (A)</i> - <i>Day Nursery, Accessory</i> - <i>Drive Through Service Facility, Accessory (B)</i> - <i>Equipment Storage Building</i> - <i>Factory Outlet</i> - <i>Financial Institution (A)</i> - <i>Fitness Centre, Accessory</i> - <i>Gasoline Pump Island, Accessory</i> - <i>Industrial Use</i> 	<p>Building Area (Maximum) 60% For the purpose of this <i>zone</i>, the maximum <i>Building Area</i> shall be calculated as a percentage of the <i>lot area</i>.</p> <p>Front Yard (Minimum) 6 m</p> <p>Exterior Side Yard (Minimum) 6 m</p> <p>Interior Side Yard (Minimum) Minimum <i>interior side yard</i> from any <i>interior side lot line</i> shall be 3 m on one side, 6 m on other side.</p> <p>Minimum <i>interior side yard</i> from an <i>interior side lot line</i> abutting a Residential <i>zone</i> or</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards																
		<ul style="list-style-type: none">- Light Equipment Rental Establishment- Maintenance Garage, Accessory- Place of Assembly- Place of Worship- Research Establishment- Restaurant (A)- Tractor Trailer Storage, Accessory- Training Facility- Warehouse- Warehouse, Wholesale	<p>a lot containing a Residential use shall be 3 m on one side, 6 m on other side.</p> <p>Planting Strip Width (Minimum) and Location</p> <table><tr><td>Along the front lot line</td><td>6 m</td></tr><tr><td>Along the rear lot line</td><td>0 m</td></tr><tr><td>Along the interior side lot line (east)</td><td>0 m</td></tr><tr><td>Along the interior side lot line (west)</td><td>3 m</td></tr></table> <p>Private Garbage Enclosures</p> <p>In addition to the requirements for private garbage enclosures within the General Provisions of the Zoning By-law, private garbage enclosures are not permitted in a front yard or exterior side yard.</p> <p>Building Mass</p> <p>For the purpose of this zone, where a lot abuts a Regional Road, the combined sum of all building widths shall be no less than 50% of the lot frontage.</p> <p>Parking Space Location</p> <p>A maximum depth of 18 m may be dedicated to parking spaces and one aisle located between the planting strip and the building along a front or exterior side yard.</p> <p>Parking Space Setback (Minimum)</p> <table><tr><td>From a Front Lot Line</td><td>6 m</td></tr><tr><td>From an Exterior Side Lot Line</td><td>6 m</td></tr><tr><td>From an Interior Side Lot Line</td><td>3 m</td></tr><tr><td>From a Rear Lot Line</td><td>3 m</td></tr></table> <p>Where a lot line abuts an EPA1 Zone the required setback shall be reduced by 50%.</p> <p>Loading Space Setback (Minimum)</p> <p>Notwithstanding any setback requirement related to loading spaces, loading spaces shall be set back 3 m behind any wall facing the front or exterior lot line, and, shall be screened with a solid wall to the satisfaction of the Planning Department</p>	Along the front lot line	6 m	Along the rear lot line	0 m	Along the interior side lot line (east)	0 m	Along the interior side lot line (west)	3 m	From a Front Lot Line	6 m	From an Exterior Side Lot Line	6 m	From an Interior Side Lot Line	3 m	From a Rear Lot Line	3 m
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Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Delivery Space Setback (Minimum) Notwithstanding any <i>setback</i> requirement related to <i>delivery spaces</i>, delivery spaces shall be set back 3 m behind any wall facing the <i>front</i> or <i>exterior lot line</i>, and, shall be screened with a solid wall to the satisfaction of the Planning Department.</p> <p>Driveway Setbacks (Minimum) From the point at which a <i>Front Lot Line</i> and an <i>Exterior Side Lot Line</i> meet 6.0 m</p> <p>Tractor Trailer Storage, Accessory For the purpose of this zone, no <i>tractor trailer</i> storage is permitted in the <i>front yard</i> or <i>exterior side yard</i>.</p> <p>No <i>tractor trailer</i> storage shall exceed 5 m in height.</p> <p>All <i>tractor trailer</i> storage areas shall be screened to the satisfaction of the Planning Department.</p> <p>Height Exceptions 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:</p> <ul style="list-style-type: none"> - Renewable energy mechanical systems - Green roof mechanical systems <p>Illumination Light fixtures shall be no more than 19 m above <i>finished grade</i>.</p> <p>Footnote A 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 <i>accessory use</i> to a <i>lot</i>, or as a <i>freestanding use</i> that is <i>accessory</i> and <i>incidental</i> to the other permitted <i>uses</i> in the zone.</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			Footnote B Subject to compliance with Section 4.7 Drive Through Service Facilities.

2. Schedule "A", Zone Map 2 of By-law 2006-50, as amended is further amended for Part Lot 5, Concession 5 (Albion), Town of Caledon, Regional Municipality of Peel, from Environmental Policy Area 1 (EPA1), Serviced Industrial Exception 579 (MS-579), and Prestige Industrial Exception 580 (MP-580), to Serviced Industrial Exception 653 (MS-653), and Prestige Industrial Exception 654 (MP-654), and from Serviced Industrial Exception 579 (MS-579) and Prestige Industrial Exception 580 (MP-580) to Environmental Policy Area 1 (EPA1) in accordance with Schedule "A" attached hereto.

Read three times and finally
passed in open Council on the 28
day of September, 2021.

Allan Thompson, Mayor


Laura Hall, Town Clerk

PROPOSED

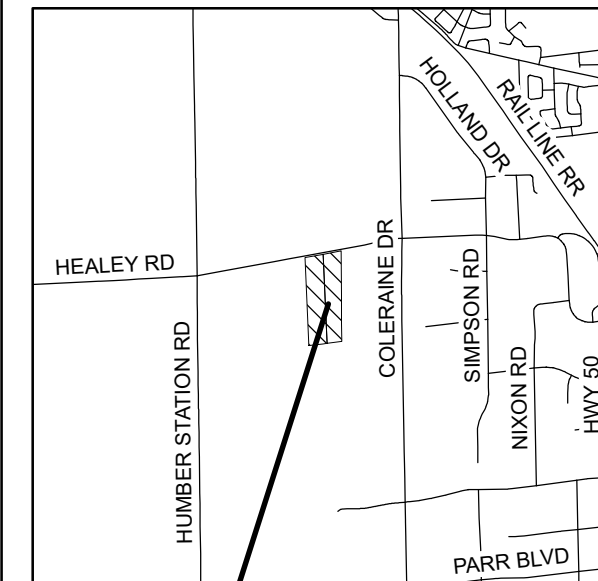
Schedule A By-law 2021-XXX

0 and 8281 Healey Rd.
Town of Caledon,
Regional Municipality of Peel

Legend

 Lands to be rezoned from
MP-580, MS-579 and
EPA-1 to the zones
identified on the schedule

Key Map



Subject Lands

Date: August 12, 2021

File: RZ 20-07

HEALEY ROAD

MP- 654

MS-653

EPA-1

PROPOSED

