

**THE CORPORATION OF THE TOWN OF CALEDON**

**BY-LAW NO. 2024-031**

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**

- The following is added to Table 13.1:

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

			<p>a) From a <i>front lot line</i> 145 m</p> <p><b>Delivery Space Setback (minimum)</b> Nil</p> <p><b>Gasoline Pump Island, Accessory Setback (minimum)</b> a) From an <i>interior side lot line</i> 3.8 m</p> <p><b>Illumination</b> 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><b>Garbage Enclosure Setback (minimum)</b> a) From an <i>interior side lot line</i> 3.8 m</p> <p><b>Accessory Buildings and Structures</b> a) From an <i>interior side lot line (minimum)</i> 1.5 m</p> <p><b>Accessory Business Office</b> a) <i>Gross Floor Area (maximum)</i> 390 m<sup>2</sup></p> <p><b>Landscape Area (minimum)</b> 10%</p> <p><b>Planting Strip Width (minimum)</b> 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><b>Entrance Width (maximum)</b> a) West Entrance 7.6 m b) East Entrance 5.6 m</p>
EPA1	T13	<ul style="list-style-type: none"> <li>- <i>Environmental Management</i></li> <li>- <i>Farm, Existing</i></li> <li>- <i>Forest Management</i></li> <li>- <i>Recreation Non-Intensive</i></li> </ul>	

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 30<sup>th</sup> day of April, 2024.**

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Annette Groves, Mayor

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Kevin Klingenberg, Municipal Clerk