

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2024-101

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to PIN: 14235-7076 (LT) - Part of Lot 21, Concession 3 EHS (Chinguacousy); Part of Lot 22, Concession 3 EHS (Chinguacousy); designated as Parts 1, 3 & 6 on 43R-40325; Town of Caledon; Regional Municipality of Peel; and PIN: 14235-7077 (LT)- Part of Lots 21 and 22, Concession 3 EHS (Chinguacousy), designated as Parts 2, 4 & 5 on 43R-40325; Town of Caledon; Regional Municipality of Peel.

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 permit the use of PIN: 14235-7076 (LT) - Part of Lot 21, Concession 3 EHS (Chinguacousy); Part of Lot 22, Concession 3 EHS (Chinguacousy); designated as Parts 1, 3 & 6 on 43R-40325; Town of Caledon; Regional Municipality of Peel; and PIN: 14235-7077 (LT)- Part of Lots 21 and 22, Concession 3 EHS (Chinguacousy), designated as Parts 2, 4 & 5 on 43R-40325; Town of Caledon; Regional Municipality of Peel, for employment 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	712	<ul style="list-style-type: none"> - Bulk Storage Facility - Business Office - Cold Storage Warehouse - Contractor's Facility - Data Centre - 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 Compound - Motor Vehicle Gas Bar - Motor Vehicle Repair Facility - Motor Vehicle Towing Facility - Open Storage Area, Accessory - Outside Display or 	<p>DEFINITIONS</p> <p>Data Centre For the purpose of this zone, a <i>Data Centre</i> shall mean a physical room(s), <i>building(s)</i> or facility(ies) that stores information technology (IT) infrastructure and associated components for building, running, and delivering applications and services.</p> <p>Front Lot Line For the purposes of this zone, the <i>lot line(s)</i> abutting Dixie Road shall be the <i>front lot line</i>.</p> <p>Net Floor Area For the purposes of this zone, when calculating <i>net floor area</i>, <i>Non-Habitable Robotics Areas</i> shall not be included in the <i>net floor area</i> calculation.</p> <p>Non-Habitable Robotics Area For the purpose of this zone, <i>Non-Habitable Robotics Area</i> shall mean a designated area within a <i>building</i> or <i>lot</i> that is specifically allocated for robotics-related functions, including but not limited to warehousing, product fulfillment, or storage of robotic machinery and equipment. This area is not designed to be occupied by individuals for any employment activities and does not count toward the <i>Net Floor Area</i> for the purpose of calculating parking requirements.</p> <p>ZONE STANDARDS</p>

		<p><i>Sales Area, Accessory</i></p> <ul style="list-style-type: none"> - <i>Place of Assembly</i> - <i>Research Establishment</i> - <i>Restaurant (2)</i> - <i>Retail Store, Accessory (1),</i> - <i>Training Facility</i> - <i>Transportation Depot</i> - <i>Warehouse</i> - <i>Warehouse, Public Self-Storage</i> - <i>Warehouse, Wholesale</i> 	<p>Building Height (maximum) 35 m¹</p> <p>¹except for <i>Cold Storage Warehouse</i> refrigeration tower, where a maximum <i>building height</i> of 45 m is permitted</p> <p>Parking Space Setback (minimum): From any <i>lot line</i> 3.0 m</p> <p>USE-SPECIFIC PROVISIONS</p> <p>(1) A <i>Retail Store, Accessory</i> shall comply with the following provisions:</p> <ul style="list-style-type: none"> a) An <i>Accessory Retail Store</i> shall only be permitted as accessory to a permitted <i>industrial use</i> and for the retail sale and/or display of products manufactured or assembled on the <i>premises</i>; b) An <i>Accessory Retail Store</i> shall only be located on the ground floor of the <i>building</i> in which the <i>industrial use</i> is located; c) The area devoted to an <i>Accessory Retail Store</i> shall not exceed 500 m² or 15% of the total <i>gross floor area</i> devoted to the <i>industrial use</i>, whichever is less; and d) An <i>Accessory Retail Store</i> may be permitted in a free-standing <i>building</i> designated under Part IV of the Ontario Heritage Act and subject to a Heritage Easement Agreement located on the same <i>lot</i> as a permitted <i>industrial use</i>, provided that the total <i>net floor area</i> of the <i>Accessory Retail Store</i> does not exceed 300 m². <p>(2) A <i>Restaurant</i> shall comply with the following provisions:</p> <ul style="list-style-type: none"> a) The area devoted to the <i>Restaurant</i> shall not exceed a total <i>gross floor area</i> of 500 m² and must be located in a Building designated under Part IV of the Ontario Heritage Act and subject to a Heritage Easement Agreement.
MS	713	<ul style="list-style-type: none"> - <i>Bulk Storage Facility</i> - <i>Business Office</i> - <i>Cold Storage Warehouse</i> - <i>Contractor's Facility</i> - <i>Data Centre</i> - <i>Dry Cleaning or Laundry Plant</i> - <i>Equipment Storage Building</i> - <i>Factory Outlet</i> - <i>Gasoline Pump Island, Accessory</i> - <i>Industrial Use</i> - <i>Light Equipment Rental</i> 	<p>DEFINITIONS</p> <p>Data Centre For the purpose of this <i>zone</i>, a <i>Data Centre</i> shall mean a physical room(s), <i>building(s)</i> or facility(ies) that stores information technology (IT) infrastructure and associated components for building, running, and delivering applications and services.</p> <p>Front Lot Line For the purposes of this <i>zone</i>, the <i>lot line(s)</i> abutting Dixie Road shall be the <i>front lot line</i>.</p> <p>Net Floor Area For the purposes of this <i>zone</i>, when calculating <i>net floor area</i>, <i>Non-Habitable</i></p>

		<ul style="list-style-type: none"> - <i>Establishment Maintenance Garage, Accessory</i> - <i>Merchandise Service Shop</i> - <i>Motor Vehicle Body Shop</i> - <i>Motor Vehicle Compound</i> - <i>Motor Vehicle Gas Bar</i> - <i>Motor Vehicle Repair Facility</i> - <i>Motor Vehicle Towing Facility</i> - <i>Open Storage Area, Accessory</i> - <i>Outside Display or Sales Area, Accessory</i> - <i>Place of Assembly</i> - <i>Research Establishment</i> - <i>Retail Store Accessory (1)</i> - <i>Training Facility</i> - <i>Transportation Depot</i> - <i>Warehouse</i> - <i>Warehouse, Public Self-Storage</i> - <i>Warehouse, Wholesale</i> 	<p><i>Robotics Areas</i> shall not be included in the <i>net floor area</i> calculation.</p> <p>Non-Habitable Robotics Area For the purpose of this zone, <i>Non-Habitable Robotics Area</i> shall mean a designated area within a <i>building</i> or <i>lot</i> that is specifically allocated for robotics-related functions, including but not limited to warehousing, product fulfillment, or storage of robotic machinery and equipment. This area is not designed to be occupied by individuals for any employment activities and does not count toward the <i>Net Floor Area</i> for the purpose of calculating parking requirements.</p> <p>ZONE STANDARDS</p> <p>Building Height (maximum) 20 m¹</p> <p>¹except for <i>Cold Storage Warehouse</i> refrigeration tower, where a maximum <i>building height</i> of 45 m is permitted</p> <p>Entrance Width (minimum) Notwithstanding Section 4.3.6, the minimum <i>entrance width</i> for a two-way <i>entrance</i> serving any <i>use</i> shall be 6 m, and 5 m for a one-way width.</p> <p>Parking Space Setback (minimum): From any <i>lot line</i> 3.0 m</p> <p>USE-SPECIFIC PROVISIONS</p> <p>(1) <i>Retail Store, Accessory</i> shall comply with the following provisions:</p> <ul style="list-style-type: none"> a) An <i>Accessory Retail Store</i> shall only be permitted as accessory to a permitted <i>industrial use</i> and for the retail sale and/or display of products manufactured or assembled on the <i>premises</i>; b) An <i>Accessory Retail Store</i> shall only be located on the ground floor of the <i>building</i> in which the <i>industrial use</i> is located; c) The area devoted to an <i>Accessory Retail Store</i> shall not exceed 500 m² or 15% of the total <i>gross floor area</i> devoted to the <i>industrial use</i>, whichever is less; and, d) An <i>Accessory Retail Store</i> may be permitted in a free-standing <i>building</i> located on the same <i>lot</i> as a permitted <i>industrial use</i>, provided that the total <i>net floor area</i> of the <i>Accessory Retail Store</i> does not exceed 300 m².
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2. The following is added to Table 13.3:

Zone Designation	Location	Conditions for Removal
MS-712-H51	Part of Lot 21, Concession 3	Until such time as the Holding "H" symbol is removed by amendment to this by-law, the subject lands may not be further developed.
MS-713-H51	EHS (Chinguacousy);	
EPA1-H51	Part of Lot 22, Concession 3	With respect to the lands zoned MS-XX and EPA1; the Holding "H" Symbol shall not be removed until such time as: 1. Written confirmation is received from the Ministry of Transportation that the FAA no longer applies to the lands.
EPA1-405-H51	EHS (Chinguacousy);	
	designated as Parts 1, 3 & 6 on 43R-40325; Town of Caledon; Regional Municipality of Peel; municipally known as 12862 Dixie Road	
	Part of Lots 21 and 22, Concession 3 EHS (Chinguacousy), designated as Parts 2, 4 & 5 on 43R-40325; Town of Caledon; Regional Municipality of Peel; municipally known as 12668 Dixie Road	

3. Schedule "A", Zone Map 6 of By-law 2006-50, as amended is further amended for PIN: 14235-7076 (LT) – Part of Lot 21, Concession 3 EHS (Chinguacousy); Part of Lot 22, Concession 3 EHS (Chinguacousy), designated as Parts 1, 3 & 6 on 43R-40325; Town of Caledon; Regional Municipality of Peel and PIN: 14235-7077 (LT) – Part of Lots 21 and 22, Concession 3 EHS (Chinguacousy), designated as Parts 2, 4 & 5 on 43R-40325; Town of Caledon; Regional Municipality of Peel, from Agricultural Zone (A1) and Environmental Policy Area Zone 2 (EPA 2) to Serviced Industrial Zone – Exception 712 (MS-712), Serviced Industrial Zone – Exception 712 – Holding Symbol 51 (MS-712-H51), Serviced Industrial Zone – Exception 713 (MS-713), Serviced Industrial Zone – Exception 713 – Holding Symbol 51 (MS-713-H51), Environmental Policy Area Zone 1 (EPA 1), Environmental Policy Area Zone 1 – Holding Symbol 51 (EPA1-H51), Environmental Policy Area Zone 1 – Exception 405 (EPA1-405) and Environmental Policy Area Zone 1 – Exception 405 – Holding Symbol 51 (EPA1-405-H51) in accordance with Schedule "A" attached hereto.

Enacted by the Town of Caledon Council this 26 day of November, 2024.

Annette Groves, Mayor

Kevin Klingenberg, Municipal Clerk