



# **iPort Caledon**

## **Proposed Zoning By-law Amendment**

**Coleraine Drive  
Caledon (Bolton), Ontario  
Public Meeting  
November 19, 2019  
File: RZ 19-06**

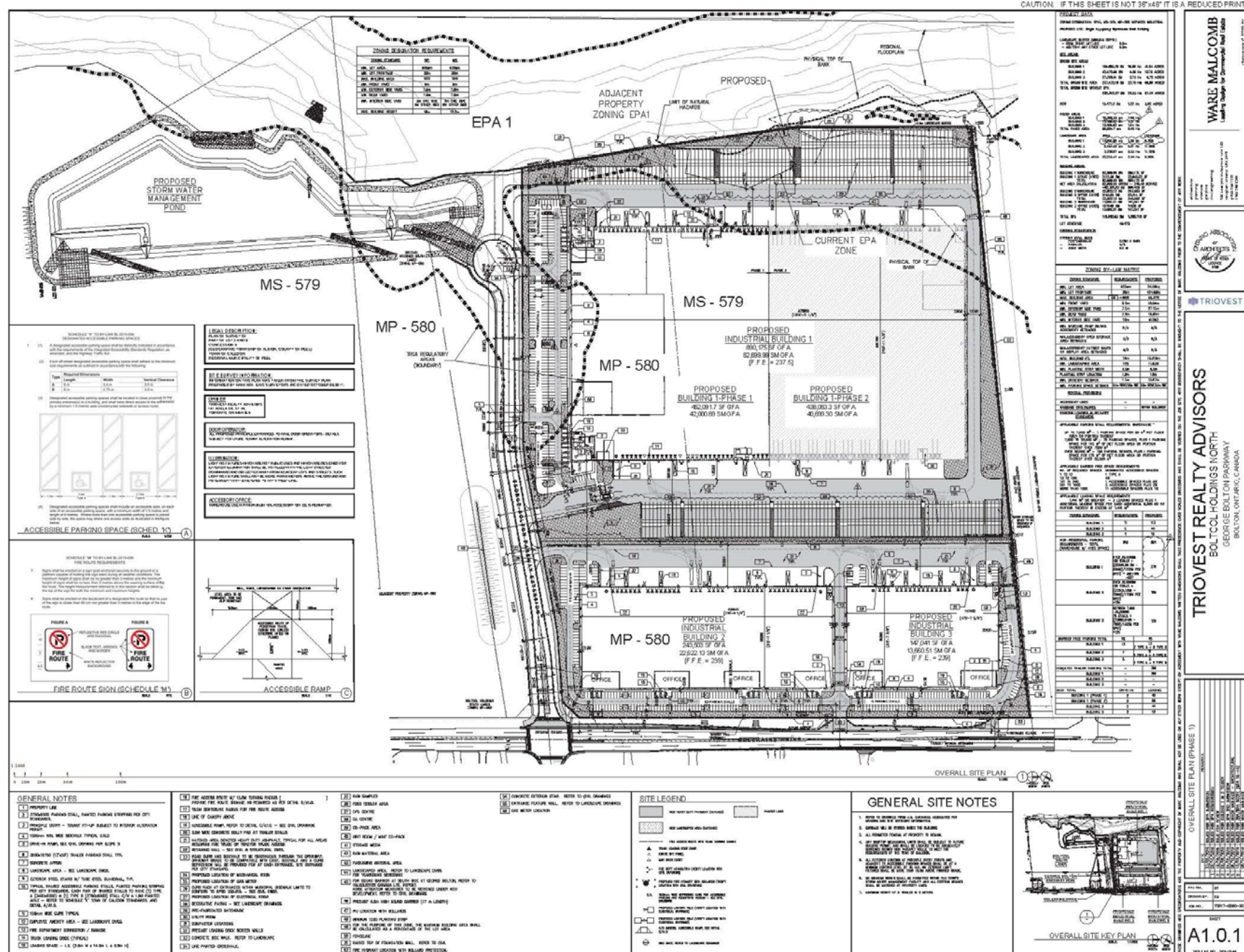
**Figure 2**  
**Aerial Photo – The Subject Lands**



Note: Location and boundaries are approximate

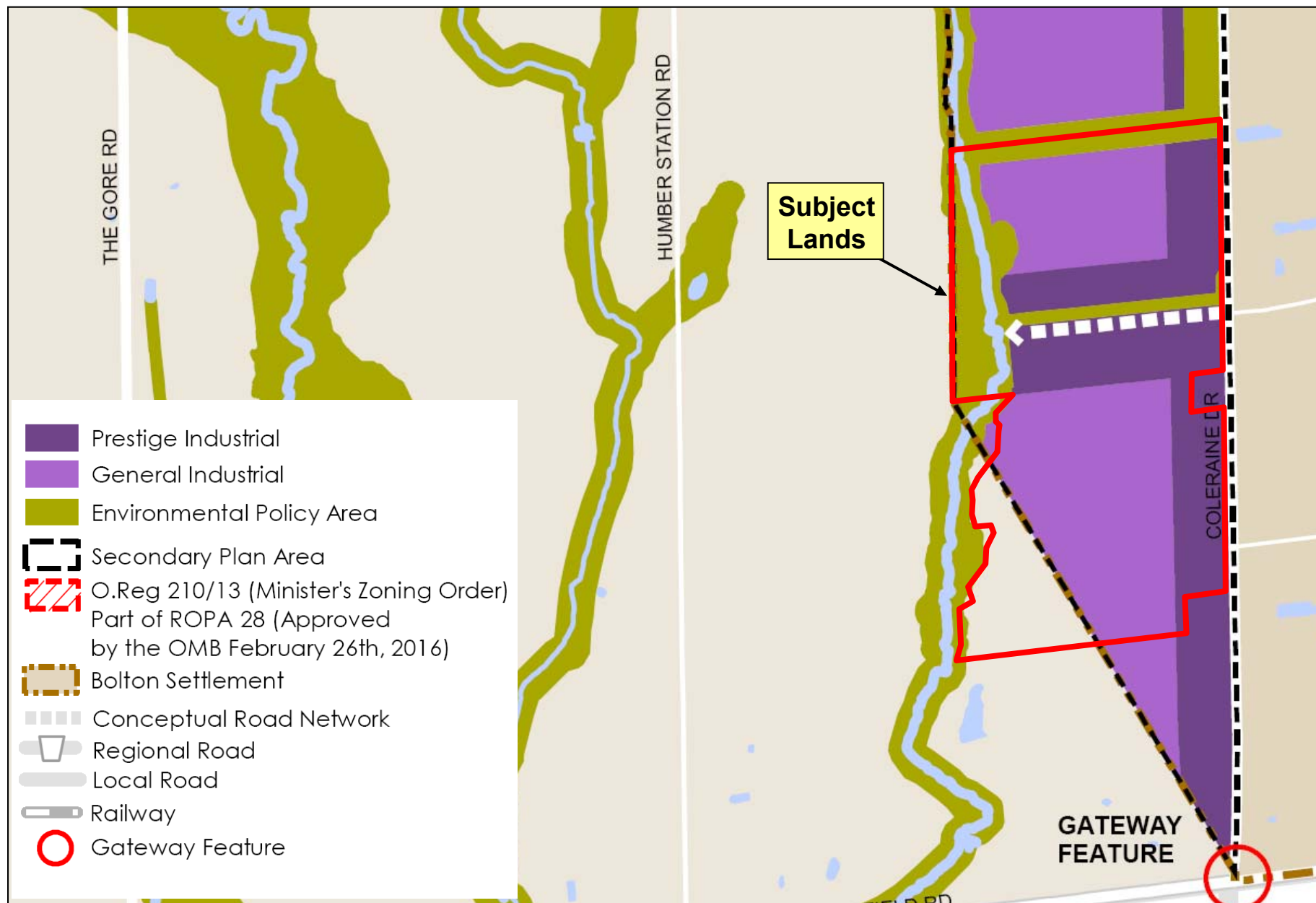


### Figure 3 Site Plan



**Figure 4**

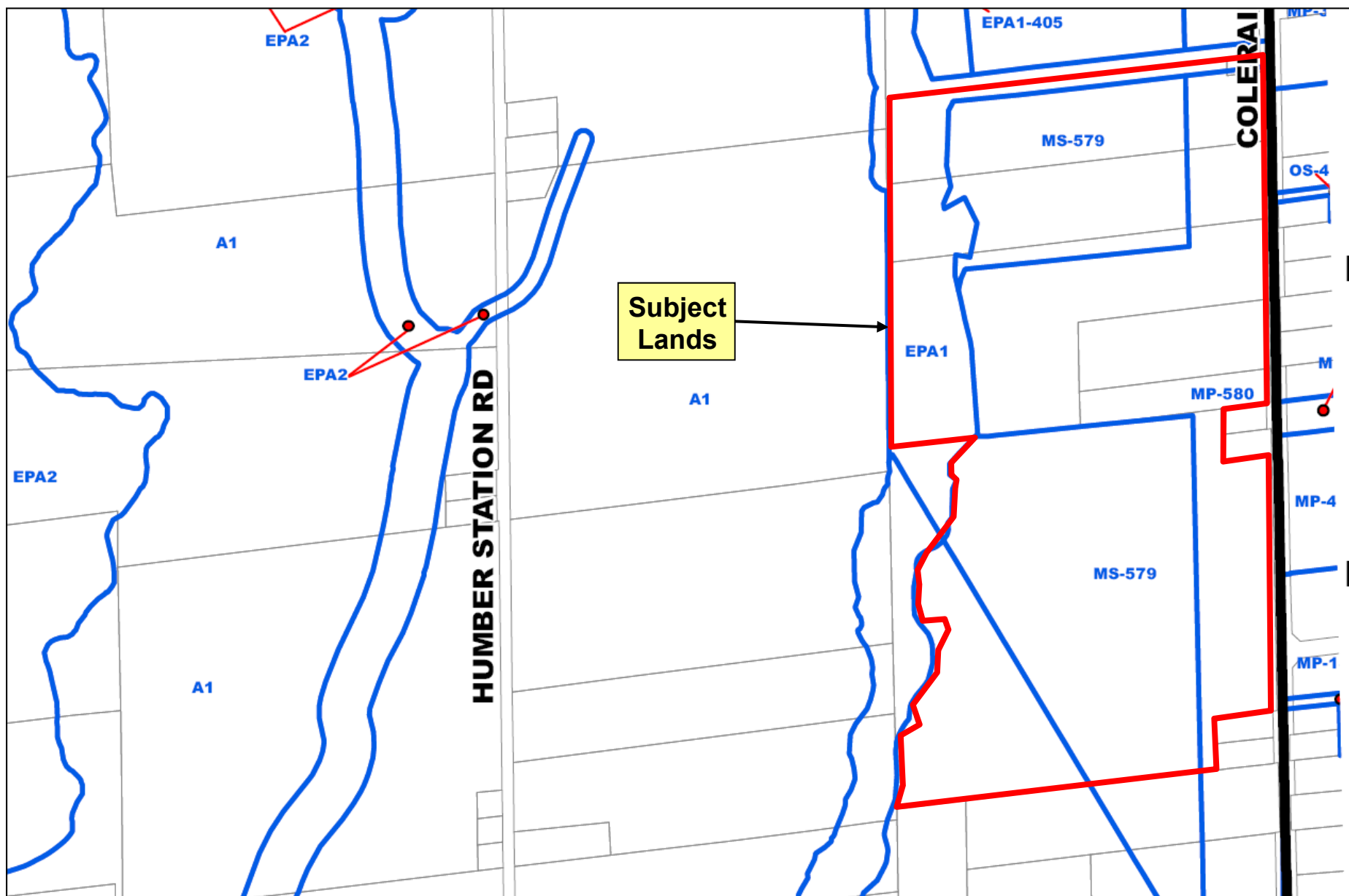
**Caledon Official Plan, Coleraine West Employment Area, Schedule C-7**



Note: Location and boundaries are approximate

Figure 5

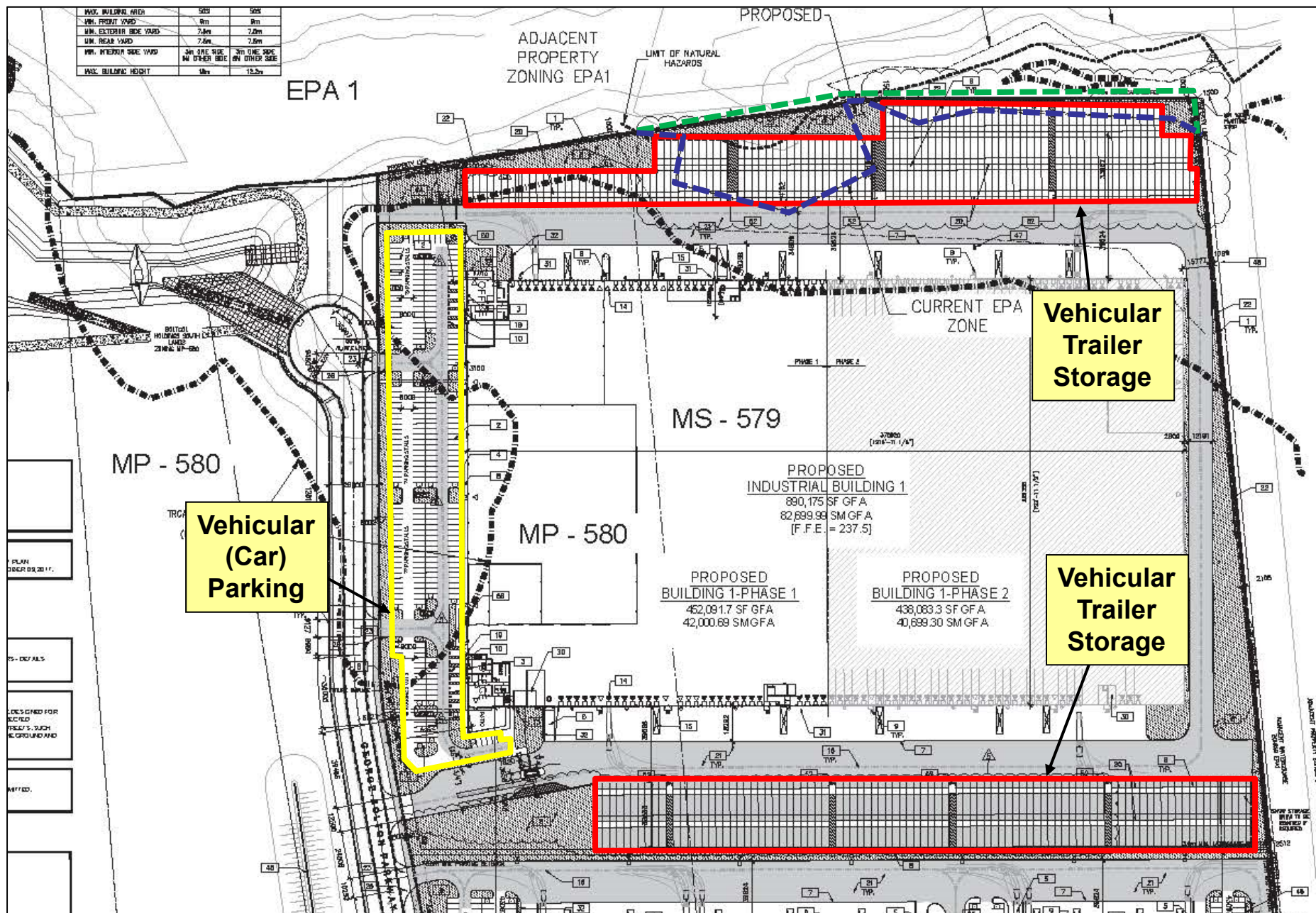
**Town of Caledon Comprehensive Zoning By-law No. 2006-50, As Amended**



Note: Location and boundaries are approximate

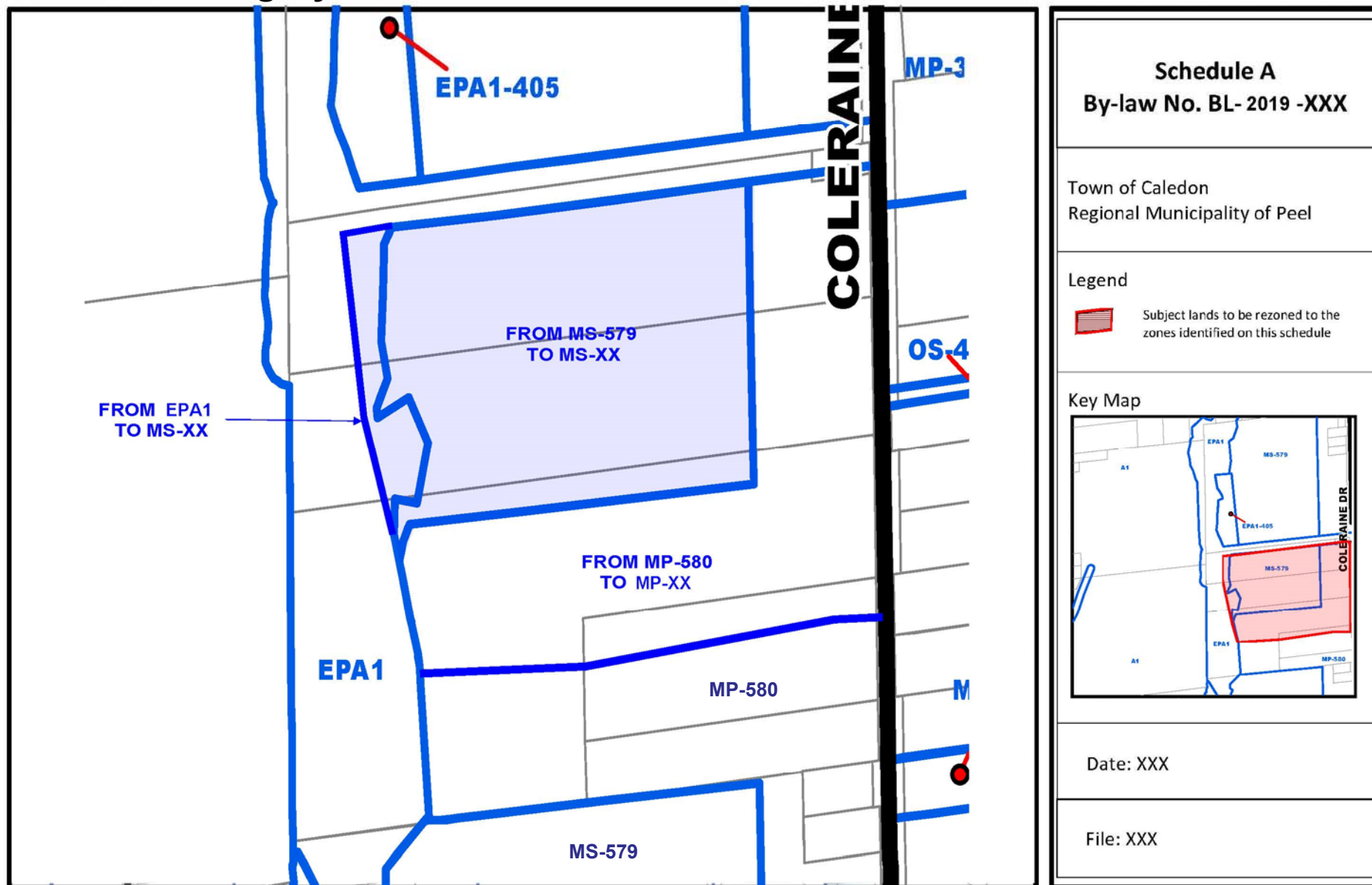


**Figure 6**  
**Site Plan – Zoom View**



Note: Location and boundaries are approximate

Figure 7  
Draft Zoning By-law – Schedule A



Note: Location and boundaries are approximate

**Figure 8**

**Proposed Zoning By-law Amendment**

Proposed from EPA1, MS-579 and MP-580 to MS-XX and MP-XX

No proposed changes to existing permitted uses in the MS-579 and MP-580 Zones

Proposed Special Standards for a Warehouse:

From Existing Minimum Parking Requirement:

“For a warehouse use, the parking requirement where the associated office or retail net floor areas are 15 percent or less of the total net floor area: for buildings over 20,000 sq. m, 168 parking spaces are required, plus 1 parking space per 170 sq. m of net floor area or portion thereof over 20,000 sq. m.”

Building 1: 537 parking spaces required

To Proposed Minimum Parking Requirement (MS-XX and MP-XX Zones):

“Minimum off-street parking requirement for a Warehouse with a Gross Floor Area greater than 25,000 sq. m shall be 0.33 parking space per 100 sq. m of gross floor area or portion thereof of the building”

Building 1: 273 parking spaces required





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**Any questions or comments?**