

Overview of Land-use Planning Considerations for Transportation Depots

Illegal Land Use Task Force
January 15, 2025

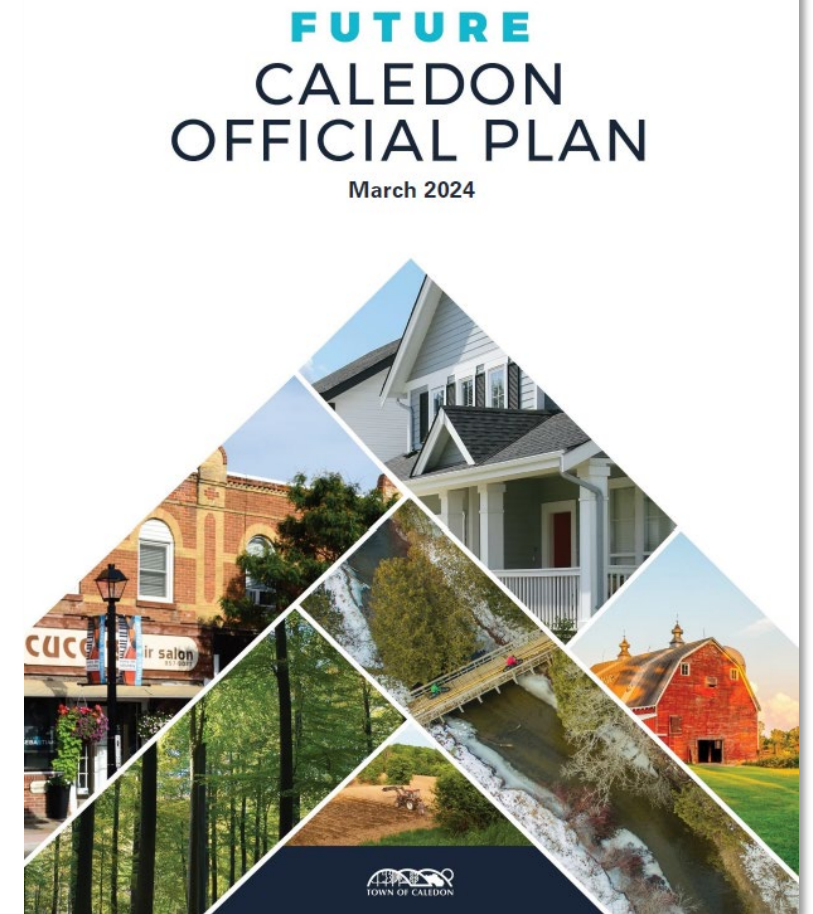
ILUTF Workplan

Objective	Tactic
<p>Ensure Town land-use policies appropriately allocate lands to support the transportation industry and respect community livability and vitality</p>	<ul style="list-style-type: none">• Review the Town’s zoning bylaw to ensure compatibility of transportation depots with adjacent uses and conformity to land-use policies
	<ul style="list-style-type: none">• Ensure clear processes for site plan approval to support legal use
	<ul style="list-style-type: none">• Complete the trucking strategy to address and provide direction on appropriate locations for warehousing and logistics, reducing potential negative impacts on our residential areas and roads

Official Plan and related policies

WHAT IS THE OFFICIAL PLAN?

- Adopted by Council March 2024
- Long term plan to accommodate growth while meeting residents and businesses' needs.
- Outlines where and how growth can occur and areas to be protected.



PHASES



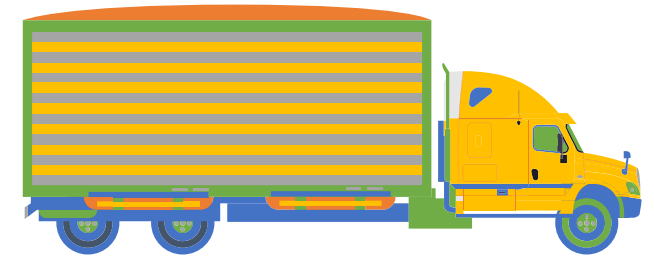
LAND USE POLICY



-  Dry Industrial
 -  General Industrial
 -  New Employment Area
 -  SABE & Future Caledon - New Employment Area
 -  Existing Settlement Area
 -  MU and MS Zones
 -  MS, MU and MP Exception Zones allowing Trucking Depot
- Zoning By-law 2006-50

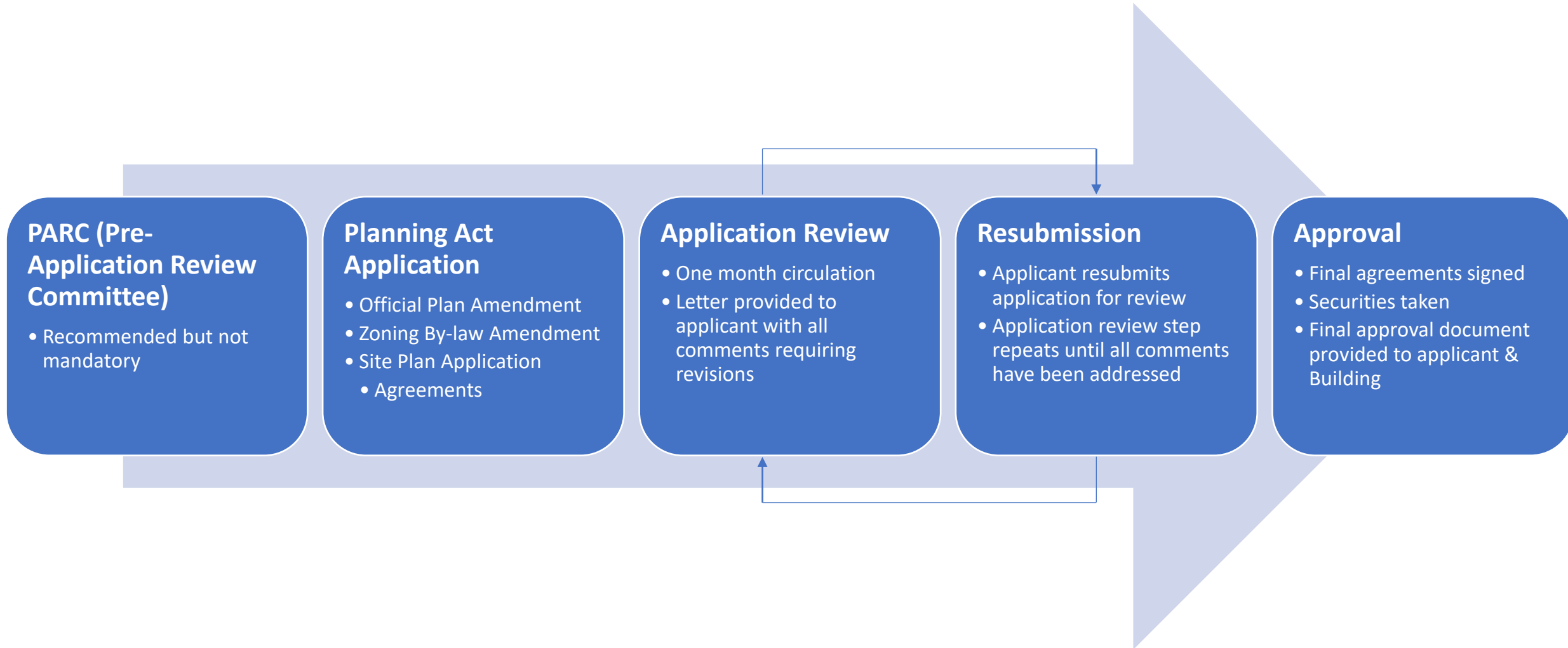
LOGISTICS LAND USE STRATEGY

- Review current land use and future opportunities
- Determine locations for logistics intensive land use
 - Safe and efficient approach
 - Economic and employment activities
 - Minimize negative impacts on sensitive land use
- Study Timeline: January – Summer 2025
- Consultation
 - Statutory Public Meeting and Open House
 - haveyoursaycaledon.ca



The Approval Process

Application Process



Application Requirements

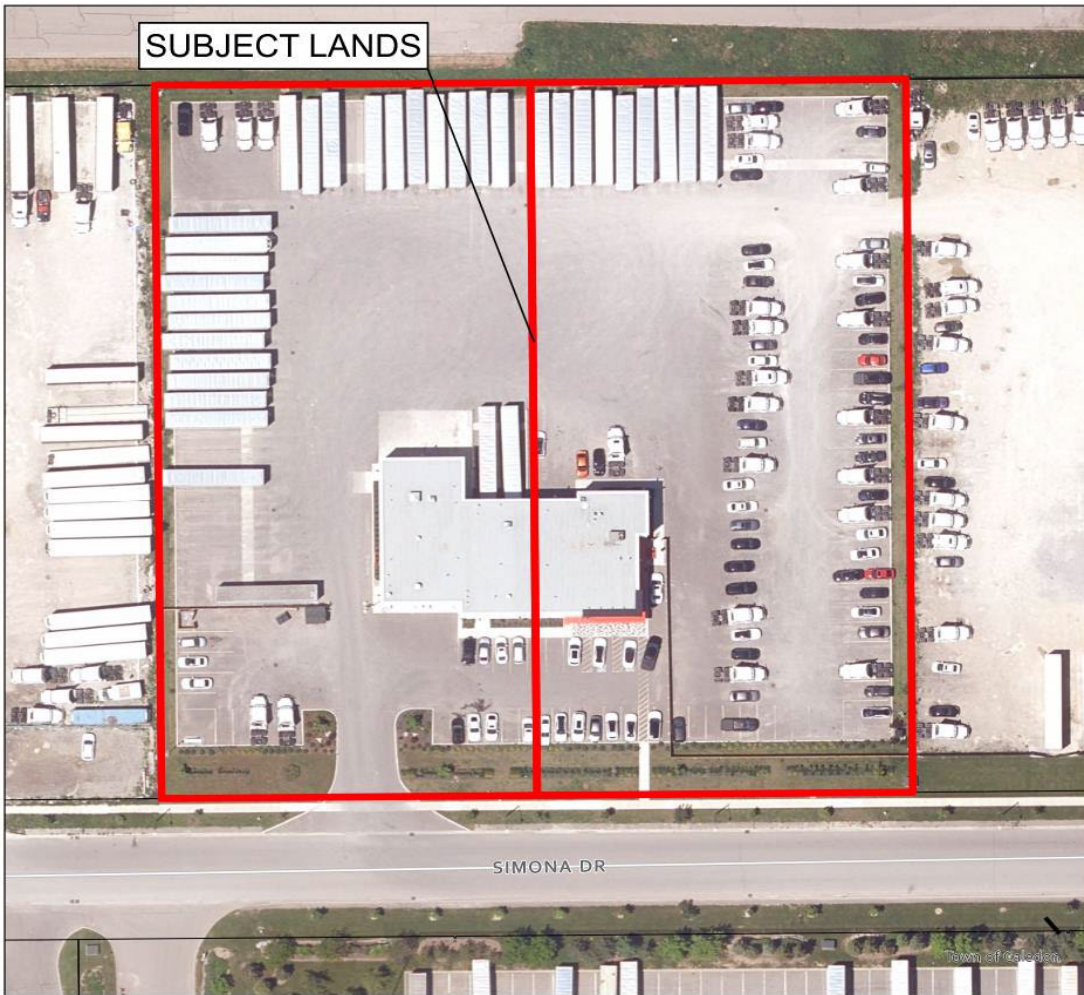
- Grading & Servicing Report
- Erosion & Sediment Control Plans
- Photometrics
- Stormwater Management Report
- Traffic/Transportation Impact Study
- Landscape Drawings
 - Landscape Cost Estimate
 - Landscape Plans
 - Arborist Report/Tree Preservation Plan
- Elevation Drawings
- Floor Plans
- Site Plan Drawings

Fee Structure (2025)

- PARC = \$2,445.59 (*optional*)
- Official Plan Amendment = \$40,687.64
- Zoning By-law Amendment = \$18,439.29
- Site Plan Application = \$16,231.59 + \$1.07m² + HST



70/80 Simona Drive



SITE PLAN APPLICATION
SPA 2014-0071

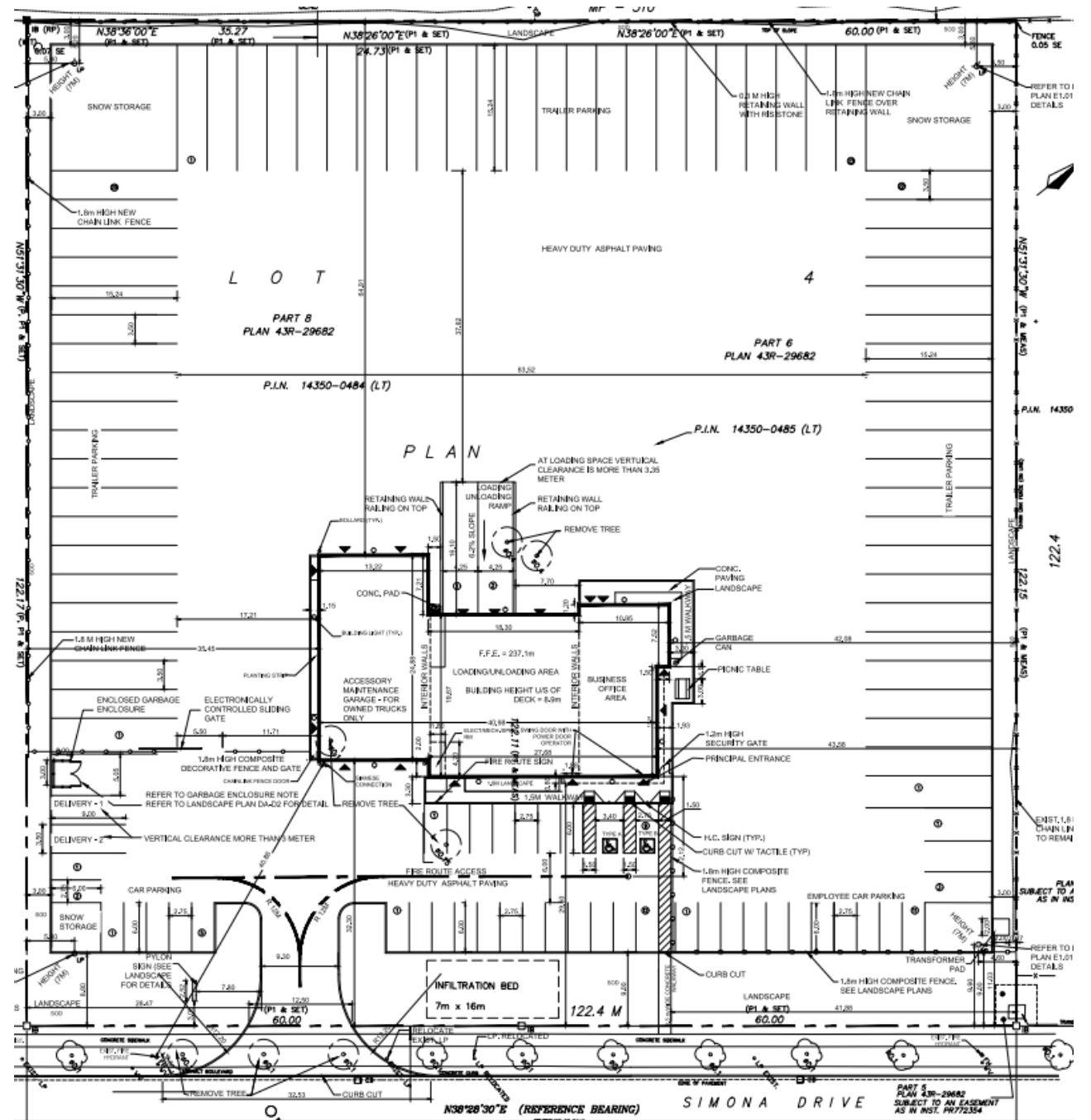
70/80 Simona Drive

AERIAL MAP

TOWN OF CALEDON

Date: 1/10/2025

File No: SPA 2014-0071

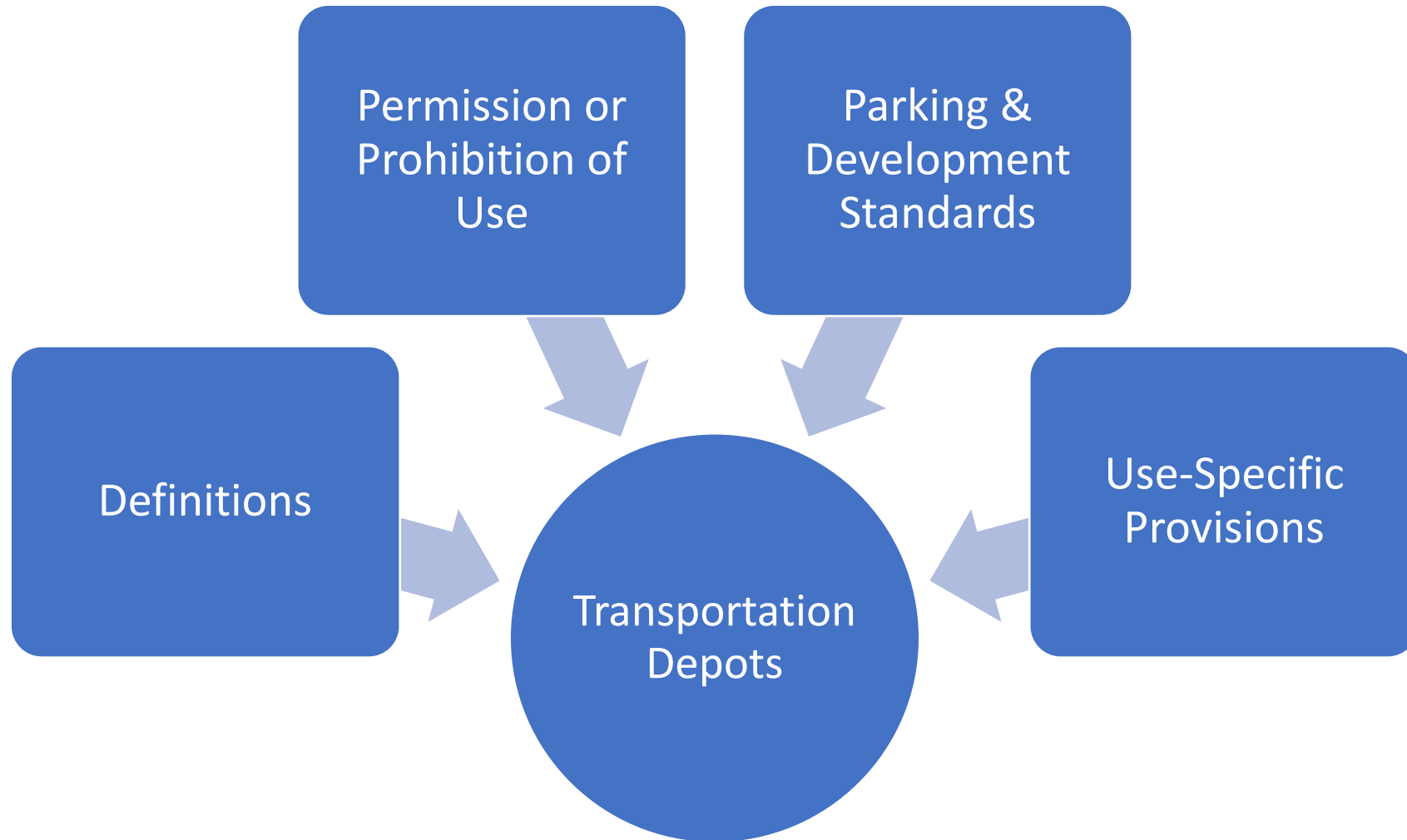




32 Simpson Road

Municipal Zoning

Zoning By-law



LAND USE POLICY



- | | | | |
|--|---|---|---|
|  | Dry Industrial |  | Existing Settlement Area |
|  | General Industrial | Zoning By-law 2006-50 | |
|  | New Employment Area |  | MU and MS Zones |
|  | SABE & Future Caledon - New Employment Area |  | MS, MU and MP Exception Zones allowing Trucking Depot |

Zoning for Transportation Depots

- Permitted in MU and MS Industrial zones
- Subject to specific requirements
 - *Minimum* area for a building (10% of lot)
 - No parking, staging or storing in front or exterior yards, or side yard/rear yards adjacent to a lot abutting residential zone or use
- Subject to Accessory Open Storage Provisions
 - Storage not exceeding maximum of 6 m in height
 - No more than 50% of the lot area used for open storage
 - 2 m high screening (solid board or chain link fence with opaque fencing material)

Future Zoning By-law Changes

- Comprehensive Zoning By-law Review starting in 2025 to implement the polices of the Town of Caledon's new Official Plan
- Potential to consider further planning/zoning controls to better manage Transportation Depots, making them more compatible and safer
 - Improved screening/buffering measures
 - Minimum parking space sizes and aisle widths for orderly and proper circulation

Examples

Broader Urban Design/Planning Controls



Minimum Requirements through Site-Specific Design



Municipal Zoning

Zoning information is available at www.caledon.ca/zoning
The Town's Planning Department is responsible for the day-to-day interpretation of the zoning by-law and can be reached at planning@caledon.ca and zoning@caledon.ca