

**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. _____**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to PIN: 143470356 - Pt Lt 21 Con 4 Ehs Chinguacousy; Parts 1 and 2, 43R21832, Save and Except Pts 1, 2, 3, 4 & 5, Plan 43R-36717; W 1/2 Lt 22, Con 4, Ehs Chinguacousy, Save and Except Pt. 1, 43R1097, Pts 1, 2 & 3, 43R14412, Pts 1 & 9, 43R-20416, S/T RO1084506; Town of Caledon; and PIN: 143470007 - Pt Lt 20 Con 4 Ehs Chinguacousy; Pt Lt 21 Con 4 Ehs Chinguacousy Pt 1, 43R1769 Except Pt 1 To 4 43R15365 & Pt 3, 5 & 6 43R20345; Caledon
Town of Caledon, Regional Municipality of Peel,
municipally known as 12861 and 12489 Dixie 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 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: 143470356 - Pt Lt 21 Con 4 Ehs Chinguacousy; Parts 1 and 2, 43R21832, Save and Except Pts 1, 2, 3, 4 & 5, Plan 43R-36717; W 1/2 Lt 22, Con 4, Ehs Chinguacousy, Save and Except Pt. 1, 43R1097, Pts 1, 2 & 3, 43R14412, Pts 1 & 9, 43R-20416, S/T RO1084506; Town of Caledon, Regional Municipality of Peel; and PIN: 143470007 - Pt Lt 20 Con 4 Ehs Chinguacousy; Pt Lt 21 Con 4 Ehs Chinguacousy Pt 1, 43R1769 Except Pt 1 To 4 43R15365 & Pt 3, 5 & 6 43R20345; 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
MP	_____	<ul style="list-style-type: none"> - Bulk Storage Facility - Business Office - Cold Storage Warehouse - Contractor's Facility - Data Centre - Distribution Facility - Dry Cleaning or Laundry Plant - Dwelling, Detached (5) - Equipment Storage Building - Factory Outlet - Financial Institution - 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 	<p>For the purposes of this exception, all provisions are related to the entirety of the <i>lot</i> municipally known as 12861 Dixie Road on the date of passing this by-law. <i>Lot Lines</i> are as defined in Schedule "A".</p> <p>DEFINITIONS</p> <p>Building Area: For the purpose of calculating the <i>building area</i>, the <i>gross floor area</i> (exclusive of any rooftop mechanical structure) shall be divided by the <i>lot area</i>. <i>Lot area</i> is to be calculated on the entirety of the <i>lot</i> municipally known as 12861 Dixie Road (inclusive of any portion of the <i>lot</i> within the Environmental Policy Area 2 Zone).</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>ZONE STANDARDS</p> <p>Entrance Width (minimum)</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> - <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>Place of Worship (4)</i> - <i>Research Establishment</i> - <i>Restaurant (2)</i> - <i>Retail Store, Accessory (1)</i> - <i>Training Facility</i> - <i>Transportation Depot</i> - <i>Trucking</i> - <i>Warehouse</i> - <i>Warehouse, Public Self-Storage</i> - <i>Warehouse, Wholesale</i> <p>Nothing in this By-law shall prevent the <i>use</i> of any <i>lot, building</i> or <i>structure</i> for any purpose prohibited by this By-law if such <i>lot, building</i> or <i>structure</i> was lawfully used for such purposes on the effective date of this By-law as for so long as it continues to be used for that purpose.</p>	<p>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>Illumination (maximum height) 12.20m Notwithstanding Section 5.2.18, no part of the lighting fixture shall be more than 12.20m above grade.</p> <p>Lot Frontage (minimum): Dixie Road 30 m</p> <p>Building Area (maximum): 50%</p> <p>Front Yard (Dixie Road): 9 m</p> <p>Rear Yard (east <i>lot line</i>): 7.5 m</p> <p>Exterior Side Yard(Old School Road): 7.5m</p> <p>Interior Side Yard (south <i>lot line</i>): 6 m</p> <p>Interior Side Yard (abutting residential): 15 m</p> <p>Building Height (maximum): 30 m; except for <i>Cold Storage Warehouse</i> refrigeration tower where 45 m is permitted.</p> <p>Landscaping Area (minimum): 12.5%</p> <p>Planting Strip Width (minimum): Front Lot Line (Dixie Road): 9 m Rear Lot Line (east <i>lot line</i>): 3 m Exterior Lot Line (Old School Road): 6m (including areas where trucks are parked) Interior Lot Line (south <i>lot line</i>): 1.5 m</p> <p>Parking Space Setback (minimum): From any <i>street</i> or <i>lot line</i> 3.0 m</p> <p>Parking Requirements: for added clarity, truck and trailer <i>parking spaces</i> count towards parking minimums. Trailer parking is permitted in an <i>exterior side yard</i> with a minimum setback of 6m.</p> <p>Fencing Restrictions: noise attenuation fencing required through the approved <i>noise study</i>, shall be permitted in any <i>yard</i> to the height specified by the <i>noise study</i>.</p> <p>USE SPECIFIC PROVISIONS</p> <p>(1) <i>Retail Store, Accessory</i> shall comply with the following provisions:</p> <p>(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</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>assembled on the <i>premises</i>;</p> <p>(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;</p> <p>(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,</p> <p>(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.</p> <p>(2) A <i>Restaurant</i> shall comply with the following provisions:</p> <p>(a) The area devoted to the <i>Restaurant</i> shall not exceed a total <i>gross floor area</i> of 300 m² and must be located in a Building designated under Part IV of the Ontario Heritage Act and subject to a Heritage Easement Agreement.</p> <p>(3) A <i>Business Office</i> is permitted to be located within a Building designated under Part IV of the Ontario Heritage Act and subject to a Heritage Easement Agreement.</p> <p>(4) A <i>Place of Worship</i> is permitted to be located within a Building designated under Part IV of the Ontario Heritage Act and subject to a Heritage Easement Agreement.</p> <p>(5) A <i>Dwelling, Detached</i> is permitted to be located within a Building designated under Part IV of the Ontario Heritage Act and subject to a Heritage Easement Agreement.</p> <p>(6) An <i>Accessory Retail Store</i> is permitted to be located within a Building designated under Part IV of the Ontario Heritage Act and subject to a Heritage Easement Agreement.</p>
MP	_____	<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>Distribution Facility</i> - <i>Dry Cleaning or Laundry Plant</i> - <i>Dwelling, Detached (5)</i> - <i>Equipment Storage Building</i> - <i>Factory Outlet</i> 	<p>For the purposes of this exception, all provisions are related to the entirety of the <i>lot</i> municipally known as 12489 Dixie Road on the date of passing this by-law. <i>Lot Lines</i> are as defined in Schedule "C".</p> <p>DEFINITIONS</p> <p>Building Area: For the purpose of calculating the <i>building area</i>, the <i>gross floor area</i> (exclusive of any rooftop mechanical structure) shall be divided by the <i>lot area</i>. <i>Lot area</i> is to be calculated on the entirety of the <i>lot</i> municipally known as 12489 Dixie Road (inclusive of any portion of the <i>lot</i> within the Environmental Policy Area 2 Zone).</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> - <i>Financial Institution</i> - <i>Gasoline Pump Island, Accessory</i> - <i>Industrial Use</i> - <i>Light Equipment Rental Establishment</i> - <i>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>Place of Worship (4)</i> - <i>Research Establishment</i> - <i>Restaurant (2)</i> - <i>Retail Store, Accessory (1)</i> - <i>Training Facility</i> - <i>Transportation Depot</i> - <i>Trucking</i> - <i>Warehouse</i> - <i>Warehouse, Public Self-Storage</i> - <i>Warehouse, Wholesale</i> <p><i>Nothing in this By-law shall prevent the use of any lot, building or structure for any purpose prohibited by this By-law if such lot, building or structure was lawfully used for such purposes on the effective date of this By-law as for so long as it continues to be used for that purpose.</i></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>ZONE STANDARDS</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>Illumination (maximum height) 12.20m Notwithstanding Section 5.2.18, no part of the lighting fixture shall be more than 12.20m above grade.</p> <p>Lot Frontage (minimum): Dixie Road 30 m</p> <p>Building Area (maximum): 50%</p> <p>Front Yard (Dixie Road): 9 m</p> <p>Rear Yard (east <i>lot line</i>): 7.5 m</p> <p>Interior Side Yard (north <i>lot line</i>): 6 m</p> <p>Interior Side Yard (south <i>lot line</i>): 6 m</p> <p>Interior Side Yard (abutting residential): 15m</p> <p>Building Height (maximum): 30 m; except for <i>Cold Storage Warehouse</i> refrigeration tower where 45 m is permitted.</p> <p>Landscaping Area (minimum): 10%</p> <p>Planting Strip Width (minimum): Front Lot Line (Dixie Road): 9 m Rear Lot Line (east <i>lot line</i>): 3 m Interior Lot Line (north <i>lot line</i>): 1.5 m Interior Lot Line (south <i>lot line</i>): 1.5 m</p> <p>Parking Space Setback (minimum): From any <i>street</i> or <i>lot line</i> 3.0 m</p> <p>Parking Requirements: for added clarity, truck and trailer <i>parking spaces</i> count towards parking minimums.</p> <p>Fencing Restrictions: noise attenuation fencing required through the approved <i>noise study</i>, shall be permitted in any <i>yard</i> to the</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>height specified by the <i>noise study</i>.</p> <p>USE SPECIFIC PROVISIONS</p> <p>(1) <i>Retail Store, Accessory</i> shall comply with the following provisions:</p> <p>(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>;</p> <p>(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;</p> <p>(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,</p> <p>(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.</p> <p>(2) A <i>Restaurant</i> shall comply with the following provisions:</p> <p>(a) The area devoted to the <i>Restaurant</i> shall not exceed a total <i>gross floor area</i> of 300 m² and must be located in a Building designated under Part IV of the Ontario Heritage Act and subject to a Heritage Easement Agreement.</p> <p>(3) A <i>Business Office</i> is permitted to be located within a Building designated under Part IV of the Ontario Heritage Act and subject to a Heritage Easement Agreement.</p> <p>(4) A <i>Place of Worship</i> is permitted to be located within a Building designated under Part IV of the Ontario Heritage Act and subject to a Heritage Easement Agreement.</p> <p>(5) A <i>Dwelling, Detached</i> is permitted to be located within a Building designated under Part IV of the Ontario Heritage Act and subject to a Heritage Easement Agreement.</p> <p>(6) An <i>Accessory Retail Store</i> is permitted to be located within a Building designated under Part IV of the Ontario Heritage Act and subject to a Heritage Easement Agreement.</p>

2. Schedule "A", Zone Map 5 of By-law 2006-50, as amended is further amended for PIN: 143470356 - Pt Lt 21 Con 4 Ehs Chinguacousy; Parts 1 and 2, 43R21832, Save and Except Pts 1, 2, 3, 4 & 5, Plan 43R-36717; W 1/2 Lt 22, Con 4, Ehs Chinguacousy, Save and Except Pt. 1, 43R1097, Pts 1, 2 & 3, 43R14412, Pts 1 & 9, 43R-20416, S/T RO1084506; Town of Caledon, Regional Municipality of Peel; and PIN: 143470007 - Pt Lt 20 Con 4 Ehs Chinguacousy; Pt Lt 21 Con 4 Ehs Chinguacousy Pt 1, 43R1769 Except Pt 1 To 4 43R15365 & Pt 3, 5 & 6 43R20345; Caledon; Regional Municipality of Peel, from Agricultural Zone (A1) and Environmental Policy Area Zone 2 (EPA 2) to Prestige Industrial Zone (MP-XX), Environmental Policy Area Zone 2 (EPA 2), and Open Space Zone (OS) in accordance with Schedule "A" attached hereto.
3. Schedule "B" _____ attached hereto, outlining the *lot lines* for the property is hereby added to Schedule "B", Maps of By-law 2006-50, as amended, for the lands legally described as PIN: 143470356 - Pt Lt 21 Con 4 Ehs Chinguacousy; Parts 1 and 2, 43R21832, Save and Except Pts 1, 2, 3, 4 & 5, Plan 43R-36717; W 1/2 Lt 22, Con 4, Ehs Chinguacousy, Save and Except Pt. 1, 43R1097, Pts 1, 2 & 3, 43R14412, Pts 1 & 9, 43R-20416, S/T RO1084506; Town of Caledon, Regional Municipality of Peel.
4. Schedule "C" _____ attached hereto, outlining the *lot lines* for the property is hereby added to Schedule "B", Maps of By-law 2006-50, as amended, for the lands legally described as PIN: 143470007 - Pt Lt 20 Con 4 Ehs Chinguacousy; Pt Lt 21 Con 4 Ehs Chinguacousy Pt 1, 43R1769 Except Pt 1 To 4 43R15365 & Pt 3, 5 & 6 43R20345; Caledon; Regional Municipality of Peel.

Read three times and finally
passed in open Council on the
____ day of _____, ____.

Annette Groves, Mayor

Kevin Klingenberg, Municipal Clerk