

THE CORPORATION OF THE TOWN OF CALEDON

TOWN OF CALEDON
PLANNING
RECEIVED
8th May, 2024

DRAFT ZONING BY-LAW AMENDMENT

BY-LAW NO. _____

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,
with respect to Part of Lots 3 and 4 Concession 5
(formerly Township of Albion, County of Peel)
Town of Caledon, Regional Municipality of Peel,
municipally known as 12519 and 12713 Humber Station 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 Part of Lots 3 and 4 Concession 5 (formerly Township of Albion, County of Peel) 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:

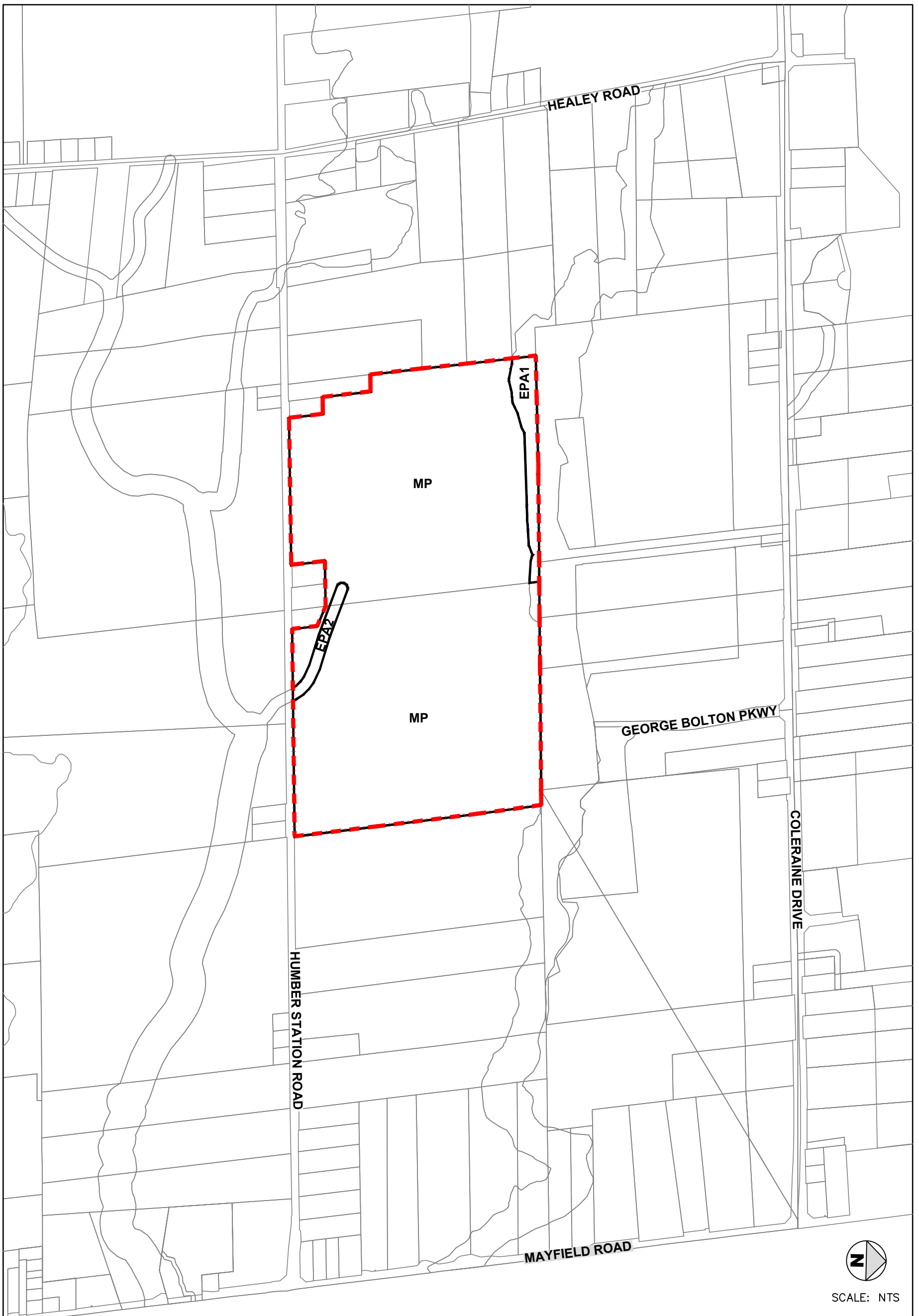
1. That Zone Map 2, Schedule "A" of Zoning By-Law 2006-50, as amended, is hereby further amended by rezoning the lands described as Part of Lots 3 and 4 Concession 5 (formerly Township of Albion, County of Peel) Town of Caledon, Regional Municipality of Peel, municipally known as 12519 and 12713 Humber Station Road, from A1 (Agricultural) and EPA1 (Environmental Policy Area 1) and EPA2 (Environmental Policy Area 2) to MP-XX (Prestige Industrial) and EPA1 (Environmental Policy Area 1) and EPA2 (Environmental Policy Area 2) as shown on Schedule "A" attached hereto.
2. That Table 5.2 Non-Residential Parking Requirements is amended as follows:

Type or Nature of Use	Minimum Off-Street Parking Requirements
Warehouse	a) If associated office or retail net floor areas are 15% or less of the total net floor area: <ul style="list-style-type: none"> • Over 20,000 m² – 168 parking spaces, plus 1 parking space per 245 m² of net floor area or portion thereof over 20,000 m²

Enacted by the Town of Caledon Council this ___ day of _____, 2024.

Annette Groves, Mayor

Steven Dickson, Town Clerk



SCHEDULE "A" – BY-LAW 2024-XXX

LEGAL DESCRIPTION
 PLAN OF SURVEY OF
 12519-12713 HUMBER STATION ROAD
 TOWN OF CALEDON
 REGIONAL MUNICIPALITY OF PEEL

 SUBJECT SITE

