

**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 Part of Lot 21, Concession 3 EHS (Chinguacousy); Part of Lot 22, Concession 3 EHS (Chinguacousy); designated as Parts 1-6 on 43R-40325; Town of Caledon; Regional Municipality of Peel, municipally known as 12862 and 12668 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 Part of Lot 21, Concession 3 EHS (Chinguacousy); Part of Lot 22, Concession 3 EHS (Chinguacousy); designated as Parts 1-6 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	_____	<ul style="list-style-type: none"> - Bulk Storage Facility - Business Office - Cold Storage Warehouse - Contractor's Facility - 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 Sales Area, Accessory - Place of Assembly - Research Establishment - Restaurant 	<p>For the purposes of this exception, all provisions are related to the entirety of the lots municipally known as 12862 and 12668 Dixie Road on the date of passing this by-law.</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 two <i>lots</i> (inclusive of any portion of the <i>lot</i> within the Environmental Policy Area 1 Zone).</p> <p>Lot Frontage (minimum): 30 m</p> <p>Building Area (maximum): 50%</p> <p>Front Yard (minimum): 20 m</p> <p>Rear Yard (minimum): 15 m</p> <p>Exterior Side Yard (minimum): 15 m</p> <p>Interior Side Yard (minimum): 6 m</p> <p>Building Height (maximum): 35 m; except for <i>Cold Storage Warehouse</i> refrigeration tower where 45 m is permitted.</p>

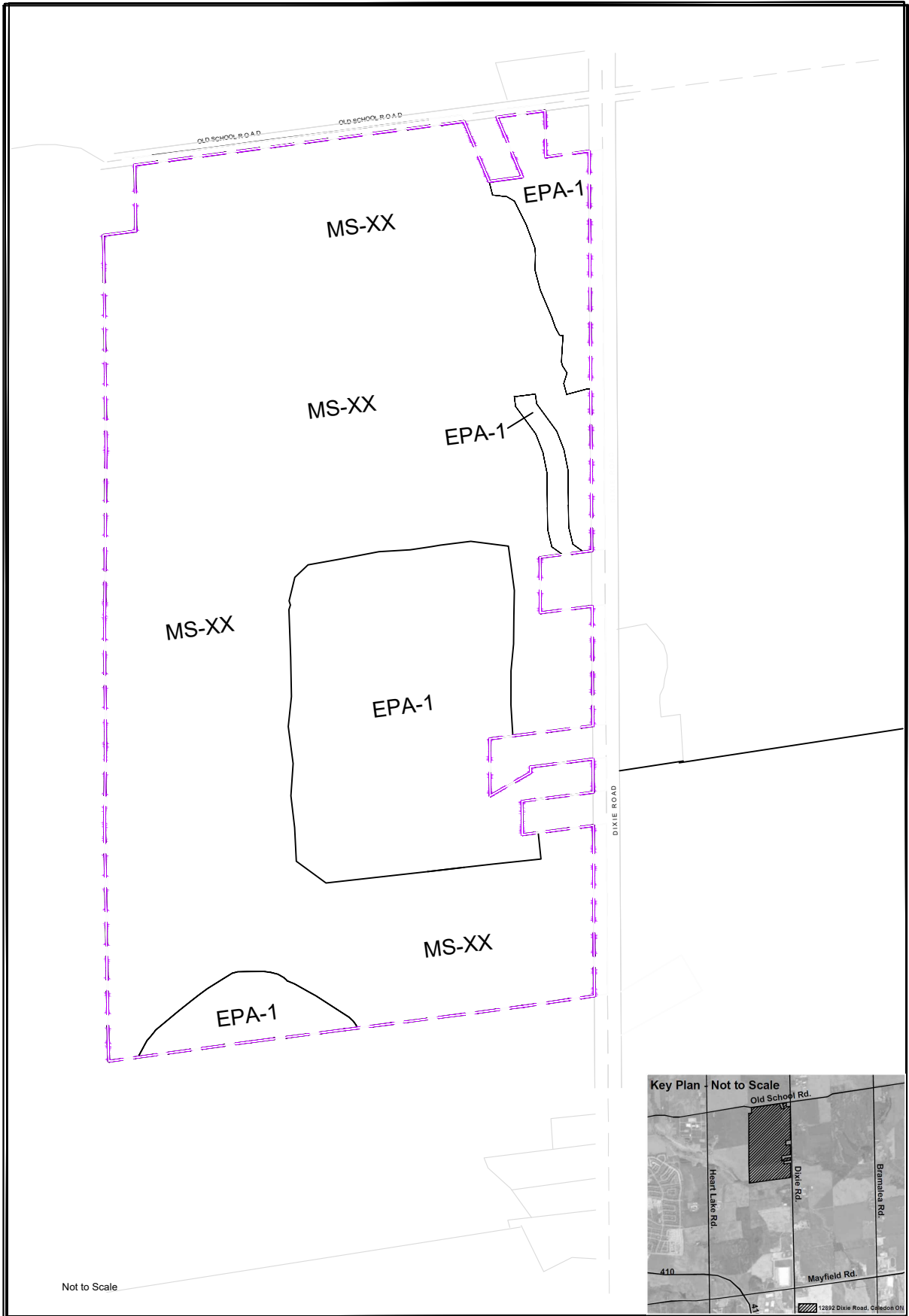
Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> - <i>Retail Store, Accessory</i> - <i>Training Facility</i> - <i>Transportation Depot</i> - <i>Warehouse</i> - <i>Warehouse, Public Self-Storage</i> - <i>Warehouse, Wholesale</i> <p>Nothing in this By-law 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>Landscaping Area (minimum): 10%</p> <p>Planting Strip Width (minimum): Front Lot Line: 3.5 m</p> <p style="text-align: right;">except where there are trucks, 12.0 m is required.</p> <p>Rear Lot Line: 0.0 m Exterior Lot Line: 7.0 m Interior Lot Line: 0.0 m</p> <p>Parking Space Setback (minimum): From any <i>street</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 height specified by the <i>noise study</i>.</p>

2. Schedule "A", Zone Map 6 of By-law 2006-50, as amended is further amended for Part of Lot 21, Concession 3 EHS (Chinguacousy); Part of Lot 22, Concession 3 EHS (Chinguacousy); designated as Parts 1-6 on 43R-40325; Town of Caledon; Regional Municipality of Peel, from A1 and EPA 2 to MS-XX, OS, and EPA 1 in accordance with Schedule "A" attached hereto.

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


Annette Groves, Mayor

Patrick Trafford, Acting Clerk



Not to Scale

Schedule "A"- By-law 2021-XXX
 12862 and 12668 Dixie Road, Caledon ON

 12862 and 12668 Dixie Road

Legal Description:
 Part of Lot 21, Concession 3 EHS (Chinguacousy); Part of Lot 22,
 Concession 3 EHS (Chinguacousy); designated as Parts 1-6 on 43R-40325;
 Town of Caledon; Regional Municipality of Peel

DATE
 APRIL 2024



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