

ZONING ORDER 008 - 2026

For lands municipally known as 12489 and 12861 Dixie Road, Town of Caledon Ordered under section 47 of the *Planning Act*

As permitted by section 47 of the *Planning Act*, for lands in the Town of Caledon in the Province of Ontario as described in Appendix “A” (the “subject lands”), I hereby order as follows:

1. Definitions

- (1) In this order,
 - (a) “data centre” means a physical room, building, facility, or structure that stores information technology infrastructure, computer systems, and associated components for building, running and delivering applications and services, for the processing, storage, management, transmission or distribution of electronic data and information, including computer servers, telecommunications equipment, data-storage equipment, cooling systems, power generation systems, batteries, and associated infrastructure.
 - (b) “trucking yard” means the principal use of land, with or without buildings or structures, for the parking, storage, or keeping of trucks, tractor-trailers, trailers, fleet vehicles or other motor vehicles, whether or not such vehicles are operable, licensed, or in active use, on a temporary or permanent basis.
 - (c) “business office, accessory” means office uses that are associated with the uses listed in subsection 5(1) of this order.
 - (d) “zoning by-law” means Zoning By-law No. 2006-50 of the Town of Caledon.

2. General zoning provisions

- (1) For the purposes of this order, the subject lands shown as two separate areas on Appendix “A”, shall each be treated as a single lot.

3. Permitted uses

- (1) Every use of land and every erection, location or use of any building or structure is prohibited on the lands identified as MP - Prestige Industrial Zone in Appendix “A”, except for the following uses:
 - (a) Bulk Storage Facility.
 - (b) Business Office.
 - (c) Business Office, Accessory.

- (d) Cannabis-Related Use – Indoor.
- (e) Cold Storage Warehouse.
- (f) Data Centre.
- (g) Dry Cleaning or Laundry Plant.
- (h) Equipment Storage Building.
- (i) Factory Outlet.
- (j) Financial Institution.
- (k) Garage, Maintenance, Accessory.
- (l) Gasoline Pump Island, Accessory.
- (m) Industrial Hemp-Related Use – Indoor.
- (n) Industrial Use.
- (o) Laboratory, Industrial.
- (p) Light Equipment Rental Establishment.
- (q) Merchandise Service Shop.
- (r) Motor Vehicle Body Shop.
- (s) Motor Vehicle Compound.
- (t) Motor Vehicle Gas Bar.
- (u) Motor Vehicle Repair Facility.
- (v) Motor Vehicle Towing Facility.
- (w) Open Storage Area, Accessory.
- (x) Open Storage Use.
- (y) Outside Display or Sales Area, Accessory.
- (z) Research Establishment.
- (aa) Restaurant.
- (bb) Retail Store, Accessory.
- (cc) Retail Store.

- (dd) Stormwater Management Facility.
 - (ee) Transportation Depot.
 - (ff) Training Facility.
 - (gg) Trucking Yard.
 - (hh) Warehouse.
 - (ii) Warehouse, Wholesale.
 - (jj) Warehouse, Public Self-Storage.
- (2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands identified as Environmental Policy Area 1 Zone in Appendix "A", except for uses permitted in the Environmental Policy Area 1 Zone of the zoning by-law.

4. Zoning requirements

- (1) The zoning requirements for the Prestige Industrial MP-522 Zone set out in section 13.1 of the zoning by-law apply to the uses, buildings and structures permitted under subsection 3(1), with the following exceptions and additions:
- (a) A lot line abutting Dixie Road shall be considered to be a front lot line.
 - (b) A lot line abutting Old School Road shall be considered to be an exterior side lot line.
 - (c) There is no maximum front yard setback.
 - (d) The minimum front yard setback is 9 metres.
 - (e) The rear yard setback is 15 metres.
 - (f) The maximum building height is 30 metres, except for a Cold Storage Warehouse where the maximum building height is 45 metres.
 - (g) The minimum lot frontage is 30 metres.
 - (h) The minimum interior side yard setback is 6 metres, except for interior side yards abutting a residential lot, where the minimum setback is 15 metres.
 - (i) The minimum landscaping area is 10% of the lot area.
 - (j) Parking shall be provided at a minimum rate of 139 parking spaces, plus 1 space per 170 m² of net floor area or portion thereof over 10,000 m² for each building.

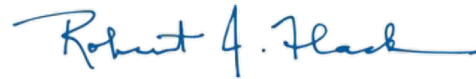
- (k) A planting strip shall not be required abutting an Environmental Policy Area Zone, where such zone has a minimum width of 6 metres.
- (l) A planting strip of 4.5 metres in width shall be provided along:
 - (i) Lot lines abutting a residential zone, or
 - (ii) Lot lines abutting a lot containing a residential use.
- (m) A planting strip shall be 3 metres in width, located between a storm water management facility and any parking, loading or delivery space.
- (n) A planting strip shall be 1.5 metres in width along all other interior side lot lines.
- (o) A planting strip shall be 4.5 metres in width along all other street lines not addressed in (k), (l), (m) and (n) above.
- (p) A minimum parking space setback of 3 metres is required from any street or lot line.
- (q) The minimum entrance width, serving any use, shall be:
 - (i) 9 metres for a two-way entrance; and
 - (ii) 6 metres for a one-way entrance.
- (r) Any required parking, loading or delivery space may be used on a non-exclusive basis.
- (s) No part of a lighting fixture shall be more than 12.5 metres above grade.
- (t) Any required loading space may be used on a non-exclusive basis.
- (2) The following provisions of the zoning by-law do not apply:
 - (a) Section 4.18.
 - (b) Section 4.19.
 - (c) Section 4.31.1.
 - (d) Section 4.3.5
 - (e) Section 4.3.6
 - (f) Section 5.2.3
 - (g) Section 5.2.5
 - (h) Section 5.2.20.2.

- (i) Section 5.3.6.
- (j) Section 8.4.2.
- (3) The zoning requirements for the Environmental Policy Area 1 Zone set out in section 11 of the zoning by-law apply to the uses, buildings and structures permitted under subsection 3(2).
- (4) Business Office, Financial Institution, Restaurant, and Retail Store uses are only permitted in a building or structure that existed on the day this order came into effect.
- (5) For greater certainty, the zoning requirements for Cannabis or Industrial Hemp Uses set out in section 4.7 of the zoning by-law apply to Cannabis-Related Use – Indoor and Industrial Hemp-Related Use – Indoor.

5. Implementation provisions

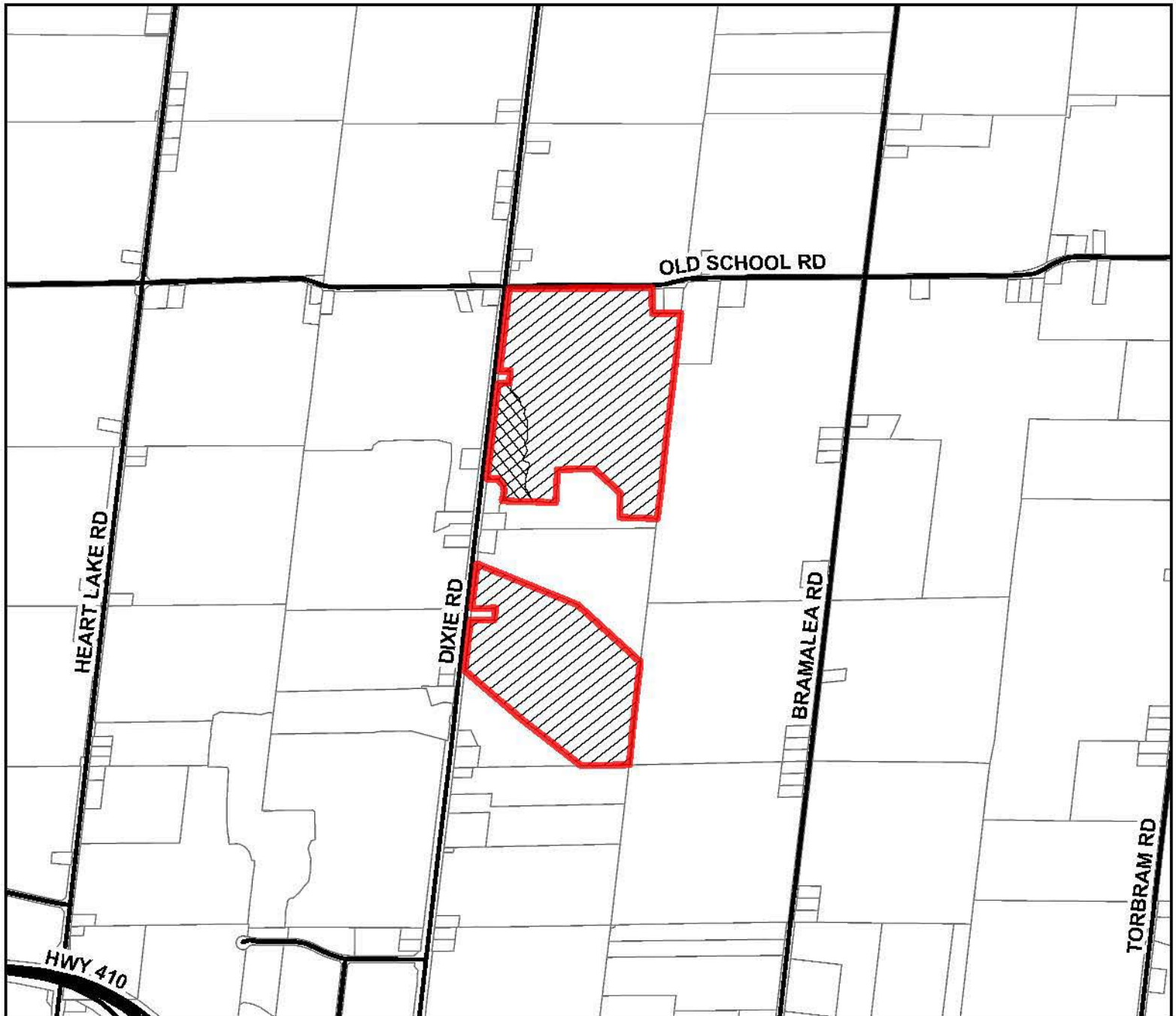
- (1) This Order is deemed for all purposes, except the purposes of section 24 of the *Planning Act*, to be a by-law passed by the council of the Town of Caledon.
- (2) Policy statements issued under subsection 3(1) of the *Planning Act*, provincial plans, and official plans do not apply in respect of a license, permit, approval, permission or other matter required before a use permitted by this order may be established on the lands subject to this order.
- (3) Section 41 of the *Planning Act* does not apply to the subject lands.
- (4) This order comes into force on the day it is made.

Signed at Toronto this 23 day of October, 2026.



Hon. Robert J. Flack
Minister of Municipal Affairs and Housing

Appendix "A" to Zoning Order 008-2026



LEGEND

— Roads

□ Parcels

Subject Lands - Part of Lots 20-21,
and Part of the West Half of Lot 22,

East of Hurontario Street,
Chinguacousy, Concession 4, Town of
Caledon, Regional Municipality of Peel

▨ EP - Environmental
Policy Area 1 Zone

▨ MP - Prestige
Industrial Zone

Map North (Degrees): 52°E

0 190 380 760
Metres

1 cm equals 217 metres

Map Description:

The map shows lands located in, Part of Lots 20-21, and Part of the West Half of Lot 22, East of Hurontario Street, Chinguacousy, Concession 4, Town of Caledon, Regional Municipality of Peel.

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THIS IS NOT A PLAN OF SURVEY

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