

Notice of Passing of Zoning By-law 2021-31

TAKE NOTICE that the Council for The Corporation of the Town of Caledon passed By-law No. 2021-31 on April 27, 2021, under Sections 34 and 39 of the *Planning Act*, R.S.O. 1990, c.P.13. This by-law pertains to a Zoning By-law Amendment (Temporary Use) application (File No. RZ 2020-0008) submitted by Weston Consulting on behalf of Tarpa Construction Co. Ltd. to permit a commercial nursery with accessory open storage for a period of three years. This by-law applies to 7904 Mayfield Road.

The purpose and effect of By-law 2021-31 is to amend Comprehensive Zoning By-law No. 2006-50, as amended, to permit a commercial nursery, garden supply centre and accessory open storage area for a period of three (3) years.

The basis for this By-law is contained in Staff Report 2021-0101, as received by the Planning and Development Committee on April 20, 2021 and Council on April 27, 2021.

All oral and written submission relating to the By-law were considered by Council before this decision was made.

The last date for filing a notice of appeal is **May 24, 2021**. Such notice of appeal must be filed with the Town Clerk of the Corporation of the Town of Caledon and must:

1. be in writing;
2. set out the reasons for the appeal;
3. be accompanied by the Local Planning Appeal Tribunal fee in the amount of \$1,100.00, which can only be paid by certified cheque or money order made payable to the Minister of Finance, Province of Ontario; and,
4. be accompanied by the Town's fee in the amount of \$213.18*, which can be paid by cheque made payable to The Corporation of the Town of Caledon.

*Note that there is also a fee for cost recovery of preparing the appeal packages for the Local Planning Appeal Tribunal. This portion of the fee is required to be paid upon the Town informing the appellant of such fee.

The appeal form is available from the Local Planning Appeal Tribunal on their website at <https://elto.gov.on.ca/tribunals/lpat/forms/> or by contacting the Town Clerk.

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

Additional information in respect of this By-law is available for inspection at the Town of Caledon, Planning Department, Development Review Services, weekdays between 8:30 a.m. and 4:30 p.m., by contacting Adam Wendland, Community Development Planner, Development Review Services, 905-584-2272 x. 4024 or adam.wendland@caledon.ca.

DATED at the Town of Caledon
This 4th day of May, 2021.

Laura Hall
Town Clerk



**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2021-31**

A by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part Lot 1, Concession 4 (Albion), Town of Caledon; Regional Municipality of Peel, municipally known as 7904 Mayfield Road.

WHEREAS Section 34 of the *Planning Act*, as amended, permits the councils of local municipalities to pass zoning by-law 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 Section 39 of the *Planning Act*, as amended, permits the councils of local municipalities, ion a by-law passed under Section 34 of the *Planning Act*, as amended, to authorize the temporary use of land, buildings, or structures, for any purpose set out therein that is otherwise prohibited by the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law amendment to permit the temporary use of a commercial nursery with accessory open storage for a three (3) year period for the property legally described as Part Lot 1, Concession 4 (Albion), Town of Caledon, Regional Municipality of Peel.

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 13.4:


Zone Designation	Temporary Uses Permitted	Expiry	Special Provisions
A1 – T17 (By-law 2021-102)	<i>Business Office, Accessory;</i> <i>Existing Dwelling;</i> <i>Farm;</i> <i>Farm Equipment Storage Building;</i> <i>Gasoline Pump Island, Accessory;</i> <i>Livestock Facility;</i> <i>Nursery;</i> <i>Nursery, Commercial;</i> <i>Nursery, Horticultural;</i> <i>Open Storage Area, Accessory;</i> <i>Outside Display or Sales Area, Accessory;</i> <i>Retail Store, Accessory</i>	April 27, 2024	<i>Lot Area</i> 3.8 ha (minimum) <i>Lot Frontage</i> 90 m (minimum) Easternmost 2.0 m Rear Yard (minimum) Entrance Width 14.6 m (maximum) Planting Strip Width (minimum) Front Yard 3.0 m Interior Side Yard 2.0 m


		<p>Privacy Berm along the most northerly rear lot line</p> <p>Minimum Height 1.8 m</p> <p>Maximum Height 2.4 m</p> <p>Noise Berm</p> <p>For the purpose of this zone a noise berm shall have a 3:1 slope (maximum).</p> <p>A noise berm shall be constructed along the southern and eastern most rear lot lines. The berm shall meet the following from the easternmost rear lot line in a continuous formation from the easternmost rear lot line adjacent to a residential use or zone:</p> <p>20 m in length with a height of 2.4 m</p> <p>2.5 m in length with a height of 3.2 m</p> <p>58 m in length with a height of 4 m</p> <p>2.5 m in length with a height of 3.2 m</p> <p>19 m in length with a height of 2.4 m</p> <p>Open Storage Area, Accessory and Outside Display or Sales, Accessory</p> <p>Notwithstanding any other provision of the By-law, goods or materials associated with <i>Open Storage Area, Accessory and Outside Display or Sales Area, Accessory</i> shall be permitted in accordance with the</p>
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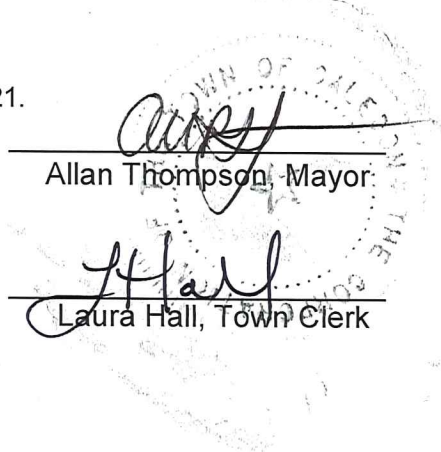
			<p>following provisions:</p> <p>The <i>Open Storage Area, Accessory and Outside Display or Sales Area, Accessory</i> shall not exceed 25% of the lot area;</p> <p>No <i>Open Storage Area, Accessory and Outside Display or Sales Area, Accessory</i> shall be located in any front yard; and</p> <p>All <i>Open Storage Area, Accessory and Outside Display or Sales Area, Accessory</i> shall be screened with fencing, a minimum of 1.8m high with solid opaque materials except for the most northerly rear lot line</p>
EPA1 – T18 (By-law 2021-102)	<i>Environmental Management; Farm, Existing; Forest Management; Recreation, Non- Intensive</i>	April 27, 2024	
EPA2 – T19 (By-law 2021-102)	<i>Existing Dwelling, Detached; Environmental Management; Farm, Existing; Forest Management; Recreation, Non – Intensive</i>	April 27, 2024	

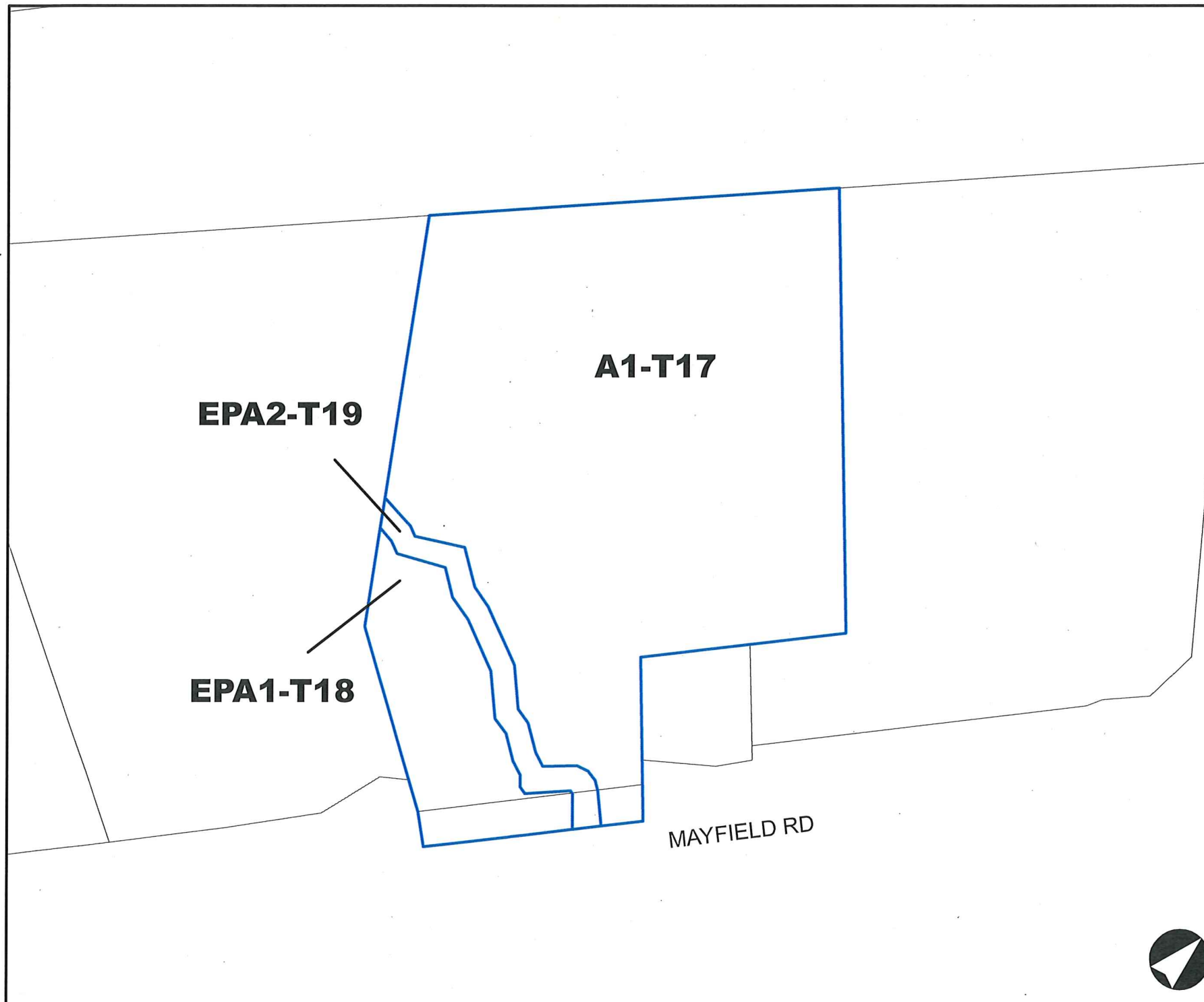
- Schedule "A" Zone Map 2 of By-law No. 2006-50, as amended is further amended for Part Lot 1, Concession 4 (Albion), Town of Caledon, Regional Municipality of Peel, from Agricultural (A1) and Environmental Policy Area 2 (EPA2) to Agricultural – Temporary 17 (A1-T17), Environmental Policy Area 1 – Temporary 18 (EPA1-T18) and Environmental Policy Area 2 – Temporary 19 (EPA2 – T19), for a period of three (3) years in accordance with Schedule "A" attached hereto.

Enacted by the Town of Caledon Council on this 27th day of April, 2021.


 Allan Thompson, Mayor


 Laura Hall, Town Clerk






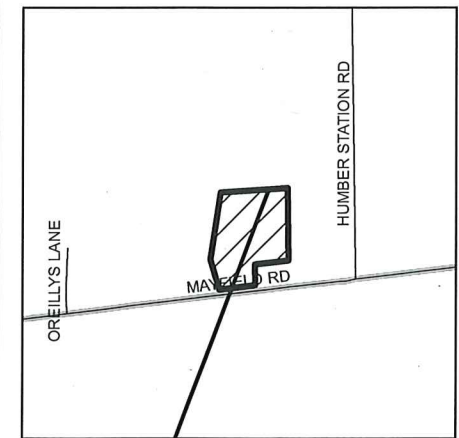
Schedule A By-law 2021-31

7904 Mayfield Road
Town of Caledon,
Regional Municipality of Peel

Legend

 Lands to be rezoned from Agricultural (A1) and Environmental Policy Area 2 (EPA2) to the zones identified on this schedule

Key Map



Subject Lands

Date: March 5, 2021

File: RZ 20-08