

The Corporation of the Town of Caledon

By-law No. BL.2021-XX

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, in 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:

- The following is added to Table 13.4:

Zone Designation	Temporary Uses Permitted	Expiry	Special Provisions
A1 - TXX (By-law 2020-XX)	Existing Dwelling, Business Office, Accessory Existing Dwelling Industrial Use, Accessory Nursery, Commercial Open Storage Area, Accessory Outside Display or Sales Area, Accessory Retail Store, Accessory Farm Farm Equipment Storage Building, Gasoline Pump Island Livestock Facility Nursery, Horticultural	XXXX, XX, 2024	Lot Area (minimum) 3.8 ha Lot Frontage (minimum) 90 m Easternmost Rear Yard (minimum) 2 m Lot Area dedicated to an Industrial Use, Accessory (maximum) 1,365 m² Entrance Width (max) 14.7 m Planting Strip Width (min) a) <i>Front Yard</i> 9 m b) <i>Interior Side Yard</i> 2 m Privacy Berm along the most northerly rear lot line a) <i>Minimum Height</i> 1.8 m b) <i>Maximum Height</i> 2.4 m

Zone Designation	Temporary Uses Permitted	Expiry	Special Provisions
			<p>Noise Berm For the purpose of this zone a noise berm shall have a 3:1 slope (min).</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> <ul style="list-style-type: none"> a) 20 m in length with a height of 2.4 m b) 2.5 m in length with a height of 3.2 m c) 58 m in length with a height of 4 m d) 2.5 m in length with a height of 3.2 m e) 19 m in length with a height of 2.4 m <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, Accessory and Outside Display or Sales Area, Accessory</i> shall be permitted in accordance with the following provisions:</p> <ul style="list-style-type: none"> a) The <i>Open Storage, Accessory and Outside Display or Sales Area, Accessory</i> shall not exceed 20% of the lot area; b) No <i>Open Storage, Accessory and Outside Display or Sales Area, Accessory</i> shall be located in any front yard; and

Zone Designation	Temporary Uses Permitted	Expiry	Special Provisions
			c) All <i>Open Storage, Accessory</i> and <i>Outside Display or Sales Area, Accessory</i> shall be screened with fencing, a minimum of 2.0m high with solid opaque materials except for the most northerly rear lot line.
EPA1 - TXX (By-law 2020-XX)	<i>Environmental Management Farm, Existing Forest Management Recreation, Non-Intensive</i>	XXXX, XX, 2024	
EPA2 – TXX (By-law 2020-XX)	<i>Existing Dwelling, Detached Environmental Management Farm, Existing Forest Management Recreation, Non – Intensive</i>	XXXX, XX, 2024	

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

Enacted by the Town of Caledon Council on this _____ day of _____, 2021.

Allan Thompson, Mayor

Laura Hall, Town Clerk







SCHEDULE "A"

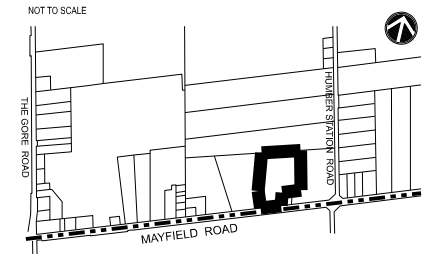
By-Law 2020-XXX-XX

7904 Mayfield Road
 Part Lot 1, Concession 4
 Town of Caledon
 Regional Municipality of Peel

Legend

-  Subject Property
-  Lands to be Rezoned from Agriculture (A1-T14) Zone to Agriculture (A1-TXX) Zone
-  Lands to be Rezoned from Environmental Policy Area (EPA2-T16) Zone to Environmental Policy Area (EPA2-TXX) Zone
-  Lands to be Rezoned from Environmental Policy Area (EPA1-T15) Zone to Environmental Policy Area (EPA1-TXX) Zone

Key Map



 SUBJECT PROPERTY



THE CORPORATION
 OF THE
 TOWN OF CALEDON
 PLANNING DEPARTMENT

File:
 Date:

HUMBER STATION ROAD

MAYFIELD ROAD

A1-TXX

EPA2-TXX
 0.16 ha

EPA1-TXX
 0.44 ha

