

The Town of Caledon
Planning and Development Division
6311 Old Church Road
Caledon, Ontario
L7C 1J6

August 13, 2024
File 5576-3

Attn: Muhammad Shahid Mughal

**Re: Application for Temporary Use By-law (PRE 2024-0082)
7904 Mayfield Road**

Weston Consulting is the planning agent for Tarpa Construction Co. Limited, the registered owner of the property municipally known as 7904 Mayfield Road, legally described as Part of Lot 1, Concession 4, Town of Caledon, Regional Municipality of Peel (herein referred to as the "Subject Property"). The Subject Property is located on the north side of Mayfield Road, west of Humber Station Road, and has an approximate lot area of 3.9 hectares with approximately 93 metres of frontage.

The Subject Property currently operates as a commercial nursery and garden supply centre uses, with the structures and landscaping works implemented as approved through Temporary Use By-law 2021-031 on May 4, 2021 and previously through Temporary Use By-law 2017-42. Since the planning approvals pertaining to these uses were granted, no fundamental changes or alterations have occurred notwithstanding a minor modification to the noise berm to accommodate a landscape display area. It is noted that the neighbour and owner of 7905 Mayfield Road, the only single detached dwelling directly abutting the noise berm and new landscape display area, has confirmed that there are no issues or concerns regarding the minor modification to the noise berm to accommodate the new landscape display area.

The lands surrounding the Subject Property generally consist of agricultural, residential, and institutional uses. Directly west of the site is natural open space and agricultural lands, the latter of which abuts the Subject Property to the north and east as well. Across Humber Station Road, further east, is a cluster of single detached dwellings while the south boundary of the site is Mayfield Road, with a Place of Worship located on the other side of the street, generally surrounded by agricultural lands.

The Town of Caledon Zoning By-law 2006-50 currently split zones the Subject Property as Agricultural (A1-T17), and Environmental Policy Areas 1 and 2 (EPA1-T18) (EPA2-T19), subject to Temporary Use By-law 2021-31. An application for a Temporary Use By-law was originally submitted on May 11, 2012 and approved on June 20, 2017 permitting commercial nursery and garden supply centre uses (Temporary Use By-law 2017-42), which were implemented through a Site Plan approval obtained on February 8, 2018. An application to refresh Temporary Use By-law 2017-42 was submitted on September 22, 2020 and approved on May 4, 2021 (Temporary Use By-law 2021-031). This application is seeking a Zoning By-law Amendment for the purposes of *refreshing* Temporary Use By-law 2021-031, which expired on April 27, 2024.

On behalf of Tarpa Construction Co. Limited, we respectfully submit this Zoning By-law Amendment Application to extend the current Temporary Use By-law to allow the current use to continue. The current proposal for temporary use extension is identical to the one approved in 2021, with no fundamental changes/alterations having occurred other than a minor modification to the noise berm to accommodate a landscape display area. As such, the majority of the previously submitted plans and technical studies remain relevant and applicable to this application.

Consistent with the PARC checklist, dated June 10, 2024, we are pleased to submit the following materials to fulfill the requirements of a complete application for a Temporary Use By-law:

Document	Prepared By	Date
Town of Caledon Zoning By-law Amendment Application Form	Weston Consulting	2024.08
Draft Temporary Use By-law Amendment		2024.08
Planning Justification Brief		2024.08.12
Site Plan (Drawing S5)		2024.08.06
Approved Floor Plan (Drawing F1)		2018.02.06
Approved Elevation Plan (Drawing E1)		2018.02.06
Approved Elevation of Landscape Material Corrals (Drawing E2)		2018.02.06
Zoning By-law Matrix (included in Drawing S5)		2024.08.06
Erosion Sediment Control, Servicing & Grading Plan (Drawing C01)	Crozier & Associates	2024.06.27
Approved Construction Notes and Details (Drawing C02)		2018.02.06
Approved Grading Plan – Mayfield Road (Drawing C03)		2018.02.06
Approved Pavement Markings Cross Section Detail (Drawing 301)		2018.02.06
Approved Landscape Plan (Drawing L1)	AborFront Consulting	2018.02.06
Approved Landscape Details Plan (Drawing L-2 & L-3)		2018.02.06
MTO Clearance	MTO	2024.05.10
PARC Meeting Form and Checklist	Town of Caledon	2024.06.10

The Subject Property has since been developed and is currently being used for the approved commercial nursery and garden supply centre use. Since the approval of both previous Temporary Use By-laws, notwithstanding a minor modification to the noise berm to accommodate a landscape display area, no other fundamental site changes/alterations have occurred. The majority of the approved plans and technical studies remain relevant and applicable, and have been updated where necessary. We are of the opinion that the continued uses of a commercial nursery and garden supply centre remain an appropriate use of the land and represent good planning.

It is noted that through the PARC, Staff have raised some concerns regarding encroachment into the EPA2-T19 zone for an access road not displayed on the approved plans. It has been confirmed on site that there has been no extension of the access road beyond what is shown on the approved plans. An unpaved and ungraded walking path for livestock traverses next to Building 5; however, this does not appear to encroach into the EPA zone and no new access road has been established.

We trust the above information is in order and constitutes a complete application under the *Planning Act*. We ask that formal notice of same be issued and that the application be circulated to the appropriate agencies and department for review and comment. Please contact the undersigned at ext. 280 or Ulysses Perkunder at ext. 368 should you have any question or require additional information.

Yours truly,

Weston Consulting

Per:



Jessica Damaren, BES, MCIP, RPP
Lead Planner, Special Projects

c. Tarpa Construction Co. Limited