

**THE CORPORATION OF THE TOWN OF CALEDON  
 BY-LAW NO. BL.2024-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, 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	
<b>A1 – T17</b>  (By-law 2024-XX)	<b><i>Business Office, Accessory;            Existing Dwelling;            Farm;            Farm Equipment Storage Building;            Gasoline Pump Island, Accessory;            Industrial Use, Accessory;            Livestock Facility;            Nursery;            Nursery, Commercial;            Nursery, Horticultural;            Open Storage Area, Accessory;            Outside Display or Sales Area, Accessory;            Retail Store, Accessory</i></b>	<b>XXXX, XX, 2027</b>	<b><i>Lot Area (minimum)</i></b>	<b>3.8 ha</b>
			<b><i>Lot Frontage (minimum)</i></b>	<b>90 m</b>
			<b><i>Easternmost Rear Yard (minimum)</i></b>	<b>2.0 m</b>
			<b><i>Lot Area dedicated to an Industrial Use, Accessory (maximum)</i></b>	<b>1,365 m<sup>2</sup></b>
			<b><i>Entrance Width (maximum)</i></b>	<b>14.6 m</b>

		<p><b>Planting Strip Width (minimum)</b></p> <p>a) <i>Front Yard</i>      3.0 m</p> <p>b) <i>Interior Side Yard</i>      2.0 m</p> <p><b>Privacy Berm along the most northerly rear lot line</b></p> <p>a) Minimum Height      1.8 m</p> <p>b) Maximum Height      2.4 m</p> <p><b>Noise Berm</b></p> <p>For the purpose of this <i>zone</i> a noise berm shall have a 3:1 slope (maximum).</p> <p>A noise berm shall be constructed along the southern lot line adjacent to a residential <i>use</i> or <i>zone</i>. The berm shall meet the following from the easternmost lot line in a continuous formation adjacent to a residential <i>use</i> or <i>zone</i>:</p> <p>a) 76.8 m berm ranging in height from 1.4 m to 3.6 m</p> <p><b>Open Storage Area, Accessory and Outside Display or Sales, Accessory</b></p> <p>Notwithstanding any other provision of the By-law, goods or materials associated with <i>Open Storage, Accessory and</i></p>
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			<p><i>Outside Display or Sales Area, Accessory</i> shall be permitted in accordance with the following provisions:</p> <p>a) <i>The Open Storage, Accessory and Outside Display or Sales Area, Accessory</i> shall not exceed 26% of the lot area;</p> <p>b) <i>No Open Storage, Accessory and Outside Display or Sales Area, Accessory</i> shall be located in any front yard; and</p> <p>c) <i>All Open Storage, 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>
<b>EPA1 – T18</b> <b>(By-law 2024-XX)</b>	<b><i>Environmental Management Farm, Existing Forest Management Recreation, Non- Intensive</i></b>	<b>XXXX, XX, 2027</b>	
<b>EPA2 – T19</b> <b>(By-law 2024-XX)</b>	<b><i>Existing Dwelling, Detached Environmental Management Farm, Existing Forest Management Recreation, Non – Intensive</i></b>	<b>XXXX, XX, 2027</b>	

2. 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 (A1-T17), Environmental Policy Area 1 – Temporary (EPA1-T18) and Environmental Policy Area 2 – Temporary XX (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 Xth day of X, 2024.

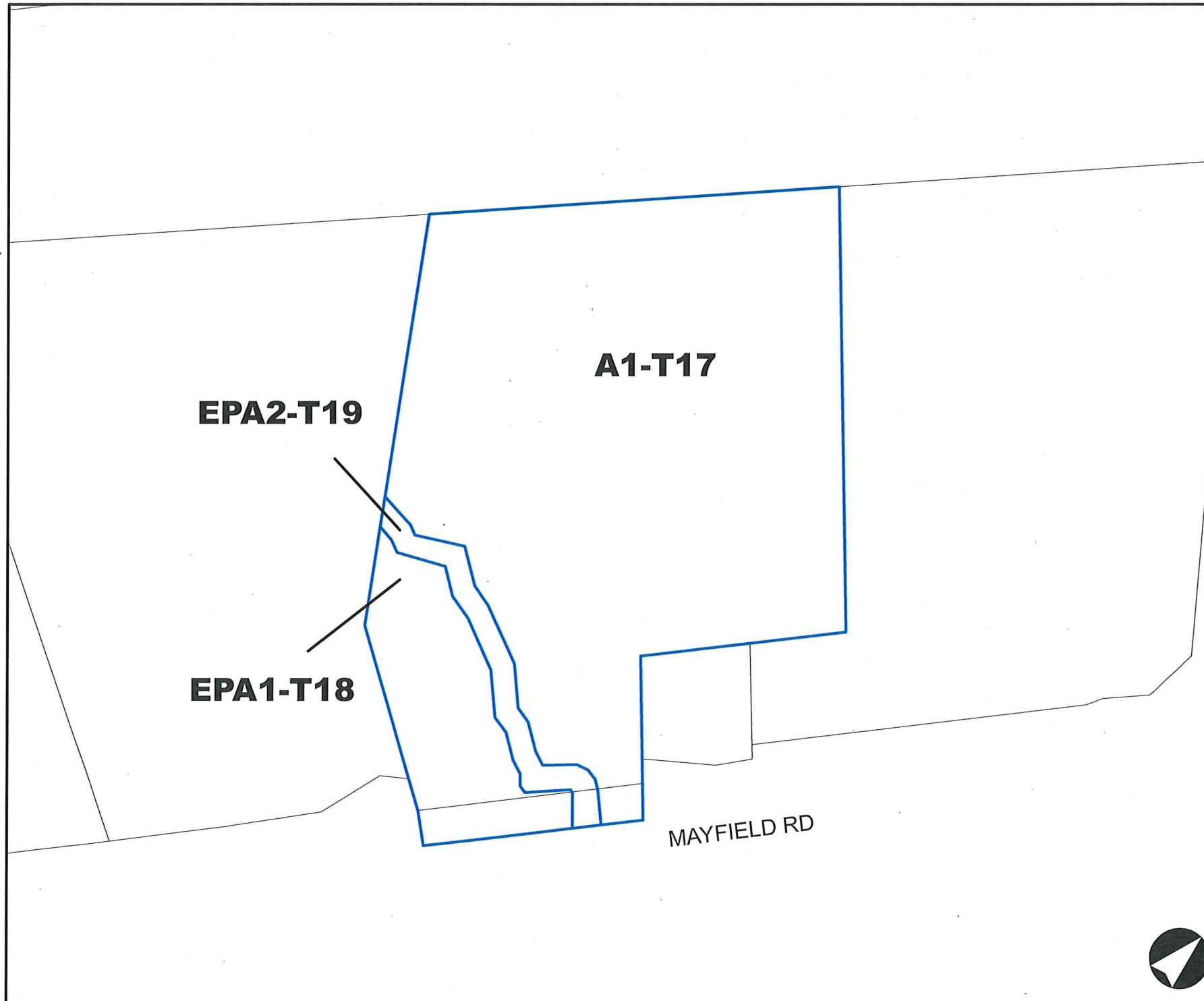
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Annette Groves, Mayor

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Kevin Klingenberg, Clerk


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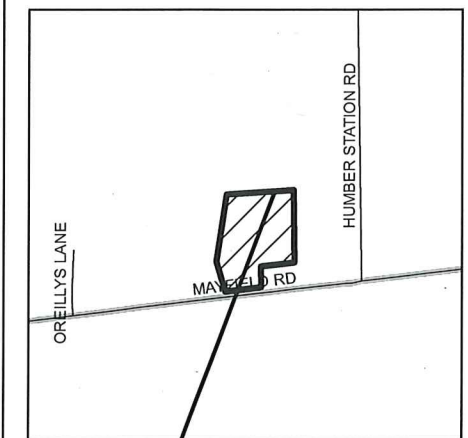
**Schedule A By-law 2024-XX**

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: August 12, 2024

File: