

**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 lands 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	<ul style="list-style-type: none"> <li>- <i>Business Office, Accessory</i></li> <li>- <i>Existing Dwelling, Detached</i></li> <li>- <i>Farm</i></li> <li>- <i>Farm Equipment Storage Building</i></li> <li>- <i>Gasoline Pump Island, Accessory</i></li> <li>- <i>Livestock Facility</i></li> <li>- <i>Nursery</i></li> <li>- <i>Nursery, Commercial</i></li> <li>- <i>Nursery, Horticultural</i></li> <li>- <i>Open Storage Area, Accessory</i></li> <li>- <i>Outside Display or Sales Area, Accessory</i></li> <li>- <i>Retail Store, Accessory</i></li> </ul>	XXXX, XX, 2024	<p><b>Lot Area</b> 3.8 ha (minimum)</p> <p><b>Lot Frontage</b> 90 m (minimum)</p> <p><b>Easternmost Rear Yard</b> 2.0 m (minimum)</p> <p><b>Entrance Width</b> 14.6 m (maximum)</p> <p><b>Planting Strip Width</b> (minimum)</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 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>a) 20 m in length with a height of 2.4 m</p> <p>b) 2.5 m in length with a height of 3.2 m</p> <p>c) 58 m in length with a height of 4 m</p> <p>d) 2.5 m in length with a height of 3.2 m</p> <p>e) 19 m in length with a height of 2.4 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</p>
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			<p>associated with <i>Open Storage, Accessory and Outside Display or Sales Area, Accessory</i> shall be permitted in accordance with the following provisions:</p> <p>a) The <i>Open Storage, Accessory and Outside Display or Sales Area, Accessory</i> shall not exceed 25% of the lot area;</p> <p>b) No <i>Open Storage, Accessory and Outside Display or Sales Area, Accessory</i> shall be located in any front yard; and</p> <p>All <i>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>
EPA1 – T18	<ul style="list-style-type: none"> <li>- <i>Environmental Management</i></li> <li>- <i>Farm, Existing</i></li> <li>- <i>Forest Management</i></li> <li>- <i>Recreation, Non- Intensive</i></li> </ul>	XXXX, XX, 2024	
EPA2 – T19	<ul style="list-style-type: none"> <li>- <i>Existing Dwelling, Detached</i></li> <li>- <i>Environmental Management</i></li> <li>- <i>Farm, Existing</i></li> <li>- <i>Forest Management</i></li> <li>- <i>Recreation, Non – Intensive</i></li> </ul>	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 (Albion), Town of Caledon, Regional Municipality of Peel, from Agricultural (A1) and Environmental Policy Area 2 Zone (EPA2) to Agricultural – Temporary (A1-T17), Environmental Policy Area 1 Zone – Temporary (EPA1-T18) and Environmental Policy Area 2 Zone – 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 XXth day of XX, XXXX.

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Allan Thompson, Mayor

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Laura Hall, Town Clerk

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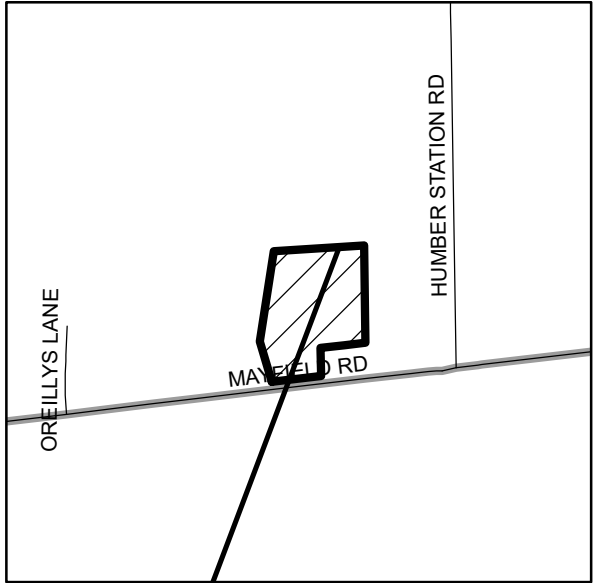
**Schedule A**  
**By-law 2021-XXX**

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

**EPA2-T19**

**EPA1-T18**

**A1-T17**

MAYFIELD RD

