

**THE CORPORATION OF THE TOWN OF CALEDON  
BY-LAW NO. 2023-049**

A by-law to amend Comprehensive Zoning By-law 2006-50,  
as amended, with respect to a property municipally known  
as 12942 Heart Lake Road

**WHEREAS** Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws 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 to permit the use of Part of Lot 22, Concession 2 EHS (Chinguacousy), designated as Part of Part 1 on Plan 43R-17700 and Part 2 of Plan 43R-37616, Town of Caledon, Regional Municipality of Peel, for fairgrounds, events and community use purposes.

**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
A1-352-T20	<ul style="list-style-type: none"> <li>- <i>Agriculture-Related Commercial Use (5)</i></li> <li>- <i>Agriculture-Related Industrial Use (5)</i></li> <li>- <i>Agri-Tourism Use (6)</i></li> <li>- <i>Apartment, Accessory</i></li> <li>- <i>Agricultural Uses</i></li> <li>- <i>Artist Studio and Gallery</i></li> <li>- <i>Business Office, Accessory</i></li> <li>- <i>Community Centre</i></li> <li>- <i>Dwelling, Detached</i></li> <li>- <i>Environmental Management</i></li> <li>- <i>Fairground</i></li> <li>- <i>Farm-based Alcohol Production Facility (6)</i></li> <li>- <i>Farm Equipment Storage Building</i></li> <li>- <i>Farmer's Market</i></li> <li>- <i>Fitness Centre</i></li> <li>- <i>Forest Management</i></li> <li>- <i>Gasoline Pump Island, Accessory to an Agricultural Use or Fairground</i></li> <li>- <i>Home Occupation (1)</i></li> <li>- <i>Museum</i></li> <li>- <i>Nature Research Centre</i></li> <li>- <i>Nursery, Horticultural</i></li> <li>- <i>On Farm Diversified Use (6)</i></li> <li>- <i>Open Storage, Accessory to an Agricultural Use or Fairground</i></li> <li>- <i>Private Club</i></li> <li>- <i>Produce Storage Building</i></li> </ul>	May 23, 2026	<p><b>Fairground Definition</b> For the purpose of this zone, <i>Fairground</i> shall mean an agricultural <i>fairground</i> where:</p> <ul style="list-style-type: none"> <li>• <i>farm</i> produce, equipment, vehicles and/or livestock may be displayed for judging or displayed periodically for sale;</li> <li>• livestock or other <i>farm</i>-related shows may be held;</li> <li>• crop and demonstration <i>farm</i> plots and conservation and education demonstrations may be held;</li> <li>• social gatherings and association meetings may be held;</li> <li>• recreational sport training and events may be held;</li> <li>• a midway or a place of amusement may be held;</li> <li>• stock car, demolition derby, truck and tractor pulling, rodeo and motocross demonstrations and races may be held;</li> <li>• auctions, concerts, entertainment, festivals, banquets, events and seasonal holiday sales may be held;</li> <li>• dining facilities for the exclusive use of the <i>Fairground</i> participants, and the selling of goods related to the event shall be permitted.</li> </ul> <p><b>Overnight Accommodations</b> Overnight accommodations may be permitted as an <i>accessory use</i> to a <i>fairground</i>, provided that the overnight accommodations are not accessory to auctions, concerts, entertainment, festivals, banquets, events, recreational sport training, and seasonal holiday sales.</p> <p><b>Community Centre Definition</b> For the purpose of this zone, a <i>Community Centre</i> means a multi-purpose facility that provides facilities for a variety of indoor</p>

Zone Designation	Temporary Uses Permitted	Expiry	Special Provisions
	<ul style="list-style-type: none"> <li>- <i>Recreation, Intensive</i></li> <li>- <i>Recreation, Non-Intensive</i></li> <li>- <i>Restaurant</i></li> <li>- <i>Patio, Outdoor, Accessory</i></li> <li>- <i>Service Building, Accessory to a Fairground</i></li> <li>- <i>Sports Arena</i></li> <li>- <i>Training Facility</i></li> <li>- <i>Wellness Centre</i></li> </ul>		<p>recreational, cultural, or community service activities for use by the general public, including but not limited to blood donor clinic, craft sales, bake sales.</p> <p><b>Temporary Buildings and Structures Definition</b> For the purpose of this zone <i>Temporary Buildings and Structures</i> shall mean anything constructed, the use of which requires location on or in the ground, or attached to something having location on or in the ground for a period of no longer than ten (10) calendar days in one month. This definition shall not include private septic sewage disposal systems.</p> <p><b>Site Plan Control</b> For the purpose of this zone, site plan approval, pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended, is not required for <i>Temporary Buildings and Structures</i> as defined in this zone.</p> <p><b>Special Setbacks</b> All <i>Buildings, structures or temporary buildings and structures, parking areas</i> and concert, entertainment, festival, banquet and event programming space shall be <i>setback</i> a minimum of 30 metres from any Residential use located on a separate lot.</p> <p><b>Building Area (Maximum)</b> 5%</p> <p><b>Building Area</b> For the purpose of this zone, <i>building area</i> shall not include <i>Temporary Buildings and Structures</i> as defined by this zone.</p> <p><b>Entrance</b> For the purpose of this zone, the maximum number of <i>entrances</i> per lot shall be 5.</p> <p><b>Parking Spaces (Minimum)</b> 1,800</p> <p><b>Surface Treatment</b> Notwithstanding Section 5.2.15, <i>parking spaces, parking areas and driveways</i> leading to parking spaces and parking areas may be provided on paved, gravel or grass surfaces.</p>

2. Schedule "A", Zone Map 6 of By-law 2006-50, as amended is further amended for Part of Lot 22, Concession 2 EHS (Chinguacousy), designated as Part of Part 1 on Plan 43R-17700 and Part 2 of Plan 43R-37616, Town of Caledon, Regional Municipality of Peel, from Agricultural Exception 352 (A1-352) to Agricultural Exception 352 – Temporary 20 (A1-352-T20) in accordance with Schedule "A" attached hereto.

Enacted by the Town of Caledon Council this 23rd day of May, 2023.

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Annette Groves, Mayor

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Laura Hall, Town Clerk