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**SECTION 2**  
**ESTABLISHMENT OF ZONES**

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**2.1 ZONES**

The Provisions of this By-law apply to all lands within the limits of the Town of Caledon. All lands in the Town, with the exception of those lands within the Niagara Escarpment Plan Area that are subject to Development Control administered by the Niagara Escarpment Commission pursuant to the Niagara Escarpment Planning and Development Act and lands designated Environmental Policy Area and Open Space Policy Area within the Town's Official Plan are contained within one or more of the following Zones:

<b>ZONE</b>	<b>SYMBOL</b>
<b>Residential Zones</b>	
Estate Residential	<b>RE</b>
Rural Residential	<b>RR</b>
Residential One	<b>R1</b>
Residential Two	<b>R2</b>
Residential Townhouse	<b>RT</b>
Mixed Density Residential	<b>RMD</b>
Multiple Residential	<b>RM</b>
<b>Commercial Zones</b>	
Core Commercial	<b>CC</b>
Village Core Commercial	<b>CCV</b>
General Commercial	<b>C</b>
Neighbourhood Commercial	<b>CN</b>
Village Commercial	<b>CV</b>
Highway Commercial	<b>CH</b>
Bolton Highway Commercial	<b>CHB</b>
Village Highway Commercial	<b>CHV</b>
Tourist Camp Commercial	<b>CT</b>
<b>Industrial Zones</b>	
Prestige Industrial	<b>MP</b>
Serviced Industrial	<b>MS</b>
Unserviced Industrial	<b>MU</b>
Airport Industrial	<b>MA</b>
Extractive Industrial	<b>MX</b>
Waste Management Industrial	<b>MD</b>
<b>Institutional Zone</b>	
Institutional	<b>I</b>
<b>Agricultural and Rural Zones</b>	
Agricultural	<b>A1</b>
Agricultural –Oak Ridges Moraine	<b>A1-ORM</b>

Rural	<b>A2</b>
Rural – Oak Ridges Moraine	<b>A2-ORM</b>
Small Agricultural Holdings	<b>A3</b>
Small Agricultural Holdings – Oak Ridges Moraine	<b>A3-ORM</b>

**Environmental Zones**

Environmental Policy Area 1 Zone	<b>EPA1</b>
Environmental Policy Area 1 Zone – Oak Ridges Moraine	<b>EPA1-ORM</b>
Environmental Policy Area 2 Zone	<b>EPA2</b>
Environmental Policy Area 1 Zone – Oak Ridges Moraine	<b>EPA2-ORM</b>

**Open Space Zones**

Open Space	<b>OS</b>
Open Space – Oak Ridges Moraine	<b>OS-ORM</b>

**Planned Development Zone**

**PD**

**2.2 ZONE SYMBOLS**

The *Zone* symbols may be used in this By-law and on the Schedules to this By-law to refer to *lots, buildings and structures* and to the *use of lots, buildings and structures* permitted by this By-law.

**2.3 ZONE SCHEDULES**

The *Zones* and *Zone* boundaries are shown in SCHEDULE A, *Zone Maps* 1 through 88 and SCHEDULE B, Structural Envelope “SE” Maps are attached to and form part of this By-law.

**2.4 DETERMINING ZONE BOUNDARIES**

When determining the location of *zone* boundaries as shown in any Schedule forming part of this By-law, the following provisions shall apply:

- a) a boundary indicated as following a highway, *street, lane*, railway right-of-way, utility corridor or watercourse shall be the centerline of such highway, *street, lane*, railway right-of-way, utility corridor or watercourse unless the context otherwise requires;
- b) a boundary indicated as following a shoreline shall follow such shoreline, and in the event of change in the shoreline, the boundary shall be construed as moving with the actual shoreline;
- c) a boundary indicated as following *lot lines* shown on a registered Plan of Subdivision, or the municipal boundaries of the Town of Caledon shall follow such *lot lines*;
- d) where a boundary is indicated as running parallel to a *street line* and the distance from the *street line* is not indicated, the boundary shall be deemed to be parallel to such a *street line* and the distance from the *street line* shall be determined according to the scale shown in the Schedule(s);

- e) where none of the above provisions apply, the *Zone* boundary shall be scaled from the legally approved Schedule(s).

## 2.5 OVERLAY ZONES

- a) Where a *zone* symbol in the Schedules to this By-law is followed by the suffix ‘T’ – ‘Temporary Use’, the applicable provisions and regulations of the underlying *zone* shall continue to apply, subject to the additional temporary permitted *uses* and regulations contained in Section 13.4 of this By-law.
- b) Where lands fall within a *Wellhead Protection Area* boundary overlay on the Schedules to this By-law, the applicable provisions and regulations of the underlying *zone* shall continue to apply, subject to the applicable provisions of Subsection 4.43 of this By-law.
- c) Where a *zone* symbol on the Schedules to this By-law is followed by the suffix ‘E’ – ‘Environmental Policy Area’, the applicable standards of the underlying *zone* shall continue to apply, however the ‘E’ suffix identifies that such lands are designated Environmental Policy Area in the Town of Caledon Official Plan. Where an approval is required under the *Planning Act* for the use of land that is subject to an ‘E’ suffix, such an approval must address environmental matters in accordance with the applicable provisions of the Town of Caledon Official Plan prior to the granting of such approval
- d) Where a *zone* symbol on the Schedules to this By-law is followed by the suffix ‘ORM’ – ‘Oak Ridges Moraine’, the applicable standards of the underlying *zone* shall continue to apply, however, the ‘ORM’ suffix identifies that such lands are within the Oak Ridges Moraine Conservation Plan Area and are subject to the special provisions dealing with Areas of High Aquifer Vulnerability and Areas of Special Prohibitions for *Oak Ridges Moraine Conservation Plan Area* in Sections 4.32.2 and 4.32.3 (Prohibited Uses) and in accordance with Schedule D – ORMCP Areas of High Aquifer Vulnerability, Schedule E – ORMCP Areas of Special Prohibitions and Schedule F – Designated Agricultural Area within ORMCPA, of this By-law.

Lands within the Caledon East Secondary Plan Area and within the *Oak Ridges Moraine Conservation Plan Area* shall be subject to the special prohibitions of Sections 4.32.2 (Prohibited Uses) and Schedule E – ORMCP Areas of High Aquifer Vulnerability of this By-law.

- e) Where lands fall within the boundary of the Bolton Core Overlay Zone as delineated on Schedule ‘G’ to this By-law, the applicable provisions and regulations of the underlying *zone* shall continue to apply, subject to the applicable provisions of Subsection 4.7 of this By-law.
- f) Where a *parcel of urban residential land* is located within an area delineated on Schedule ‘H’ to this By-law, the applicable provisions and regulations of the underlying *zone* shall continue to apply, subject to the applicable provisions of Subsection 4.4 of this By-law.

## **2.6 SITE SPECIFIC ZONES**

Where a *Zone* symbol in the attached Schedule(s) is followed by a dash and a number, such as **CV-128**, the symbol refers to a site-specific exception that applies to the lands noted. Site-specific exceptions are listed in Section 13 of this By-law. Unless specifically amended by the *Zone* Exception, all other provisions of the Parent *Zone* apply.

## **2.7 HOLDING ZONES**

Notwithstanding any other provision in this By-law, where a *Zone* symbol is followed by the letter (**H**), no person shall *use* the land to which the letter (**H**) applies for any *use* other than the *use* which legally existed on the effective date of this By-law, until the (**H**) is removed in accordance with the policies of the Official Plan and the provisions of this By-law, as amended and/or the requirements of any amending By-law and the Planning Act, as amended.

## **2.8 PLANNED DEVELOPMENT ZONES**

Where a *Zone* symbol in the attached Schedule(s) is PD, the symbol refers to a planned development *zone* that applies to the lands noted. These *zones* are listed in Section 13.5 of this By-law. The applicable permitted *uses* and regulations contained in Section 13.5 of this By-law apply, together with Sections 1 to 5 unless otherwise specified.

## **2.9 CONSERVATION AUTHORITY REGULATIONS**

No development shall be undertaken on lands that are subject to a regulation made under Subsection 29(1) of the Conservation Authorities Act without the permission of the relevant conservation authority.

## **2.10 DEFINITIONS**

For the convenience of the reader, all words that are *italicized* are defined in Section 3 of this By-law.