
SECTION 2

ESTABLISHMENT OF ZONES

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:

ZONE	SYMBOL
Residential Zones	
Estate Residential	RE
Rural Residential	RR
Residential One	R1
Residential Two	R2
Residential Townhouse	RT
Mixed Density Residential	RMD
Multiple Residential	RM
Commercial Zones	
Core Commercial	CC
Village Core Commercial	CCV
General Commercial	C
Neighbourhood Commercial	CN
Village Commercial	CV
Highway Commercial	CH
Bolton Highway Commercial	CHB
Village Highway Commercial	CHV
Tourist Camp Commercial	CT
Industrial Zones	
Prestige Industrial	MP
Serviced Industrial	MS
Unserviced Industrial	MU
Airport Industrial	MA
Extractive Industrial	MX
Waste Management Industrial	MD
Institutional Zone	
Institutional	I
Agricultural and Rural Zones	
Agricultural	A1
Agricultural –Oak Ridges Moraine	A1-ORM
Rural	A2

Rural – Oak Ridges Moraine	A2-ORM
Small Agricultural Holdings	A3
Small Agricultural Holdings – Oak Ridges Moraine	A3-ORM
Environmental Zones	
Environmental Policy Area 1 Zone	EPA1
Environmental Policy Area 1 Zone – Oak Ridges Moraine	EPA1-ORM
Environmental Policy Area 2 Zone	EPA2
Environmental Policy Area 1 Zone – Oak Ridges Moraine	EPA2-ORM
Open Space Zones	
Open Space	OS
Open Space – Oak Ridges Moraine	OS-ORM
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 ORMCAPA, 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.

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.

2.11 AIRPORT ZONING REGULATION

No development shall be undertaken on lands that are subject to a regulation made under Subsections 5.4-5.8 of the Aeronautics Act, except in accordance with the provisions of Airport Zoning Regulation By-law 2025-111 (SOR/2025-288), and Toronto/Lester B. Pearson International Airport Zoning Regulations (SOR/99-123).