
SECTION 10

AGRICULTURAL AND RURAL ZONES

10.1 GENERAL PROHIBITION

No *person* shall, within any **Agricultural** and **Rural Zone**, use any land, or erect, *alter*, enlarge, use or maintain any *building* or *structure* for any *use* other than as permitted in **Table 10.1** of Subsection 10.2 and in accordance with the standards contained in **Table 10.2** of Subsection 10.3, the General Provisions contained in Section 4 and the Parking, Loading & Delivery Standards contained in Section 5.

10.2 PERMITTED USES

Uses permitted in an **Agricultural** or **Rural Zone** are noted by the symbol '✓' in the column applicable to that *Zone* and corresponding with the row for a specific permitted *use* in **Table 10.1**. A number(s) following the symbol '✓', *zone* heading or identified permitted *use*, indicates that one or more conditions apply to the *use* noted or, in some cases, to the entire *Zone*. Conditions are listed below the Permitted Use **Table, Table 10.1**.

The **Agricultural** and **Rural Zones** established by this By-law are as follows:

A1	Agricultural
A2	Rural
A3	Small Agricultural Holdings
A1-ORM	Agricultural – Oak Ridges Moraine
A2-ORM	Rural – Oak Ridges Moraine
A3-ORM	Small Agricultural Holdings – Oak Ridges Moraine

TABLE 10.1

USE	ZONE					
	A1	A2	A3	A1-ORM	A2-ORM	A3-ORM
<i>Additional Residential Unit</i>	✓ (9)	✓ (9)	✓ (9)			
<i>Agriculture-related Commercial Use</i>	✓ (5)	✓ (5)	✓ (5)			
<i>Agriculture-related Industrial Use</i>	✓ (5)	✓ (5)	✓ (5)			
<i>Agri-Tourism Use</i>	✓ (6)	✓ (6)	✓ (6)			
<i>Agricultural Uses</i>	✓	✓	✓	✓ (7)	✓ (7)	✓ (7)
<i>Bed and Breakfast Establishment</i>	✓ (3)	✓ (3)	✓ (3)	✓ (3)	✓ (3)	✓ (3)
<i>Bunkhouse, Accessory</i>	✓ (2)	✓ (2)		✓ (2)	✓ (2)	

USE	ZONE					
	A1	A2	A3	A1-ORM	A2-ORM	A3-ORM
<i>Cannabis-Related Use-Outdoor</i>	✓ (8)	✓ (8)	✓ (8)	✓ (8)	✓ (8)	✓ (8)
<i>Dwelling, Accessory</i>	✓	✓				
<i>Dwelling, Accessory (ORM)</i>				✓	✓	
<i>Dwelling, Detached</i>	✓	✓	✓	✓ (4)	✓ (4)	✓ (4)
<i>Environmental Management</i>	✓	✓	✓	✓	✓	✓
<i>Farm-based Alcohol Production Facility</i>	✓ (6)	✓ (6)	✓ (6)	✓ (6)	✓ (6)	✓ (6)
<i>Farm Equipment Storage Building</i>	✓	✓	✓	✓	✓	✓
<i>Farm Produce Outlet, Accessory</i>	✓	✓	✓	✓	✓	✓
<i>Farm Vacation Home (ORM)</i>				✓	✓	✓
<i>Forest Management</i>	✓	✓	✓	✓	✓	✓
<i>Gasoline Pump Island, Accessory</i>	✓	✓		✓	✓	
<i>Home Business (ORM)</i>				✓	✓	✓
<i>Home Industry (ORM)</i>				✓	✓	✓
<i>Home Occupation</i>	✓ (1)	✓ (1)	✓ (1)			
<i>Industrial Hemp-Related Use-Outdoor</i>	✓ (8)	✓ (8)	✓ (8)	✓ (8)	✓ (8)	✓ (8)
<i>Nursery, Horticultural</i>	✓	✓	✓	✓	✓	✓
<i>On Farm Diversified Use</i>	✓ (6)	✓ (6)	✓ (6)	✓ (6)	✓ (6)	✓ (6)
<i>Open Storage, Accessory</i>	✓	✓	✓	✓	✓	✓
<i>Produce Storage Building</i>	✓	✓	✓	✓	✓	✓
<i>Transportation, Infrastructure & Utilities</i>				✓	✓	✓

Footnotes for Table 10.1

- (1) No more than 6 students are permitted in any one lesson for a *home occupation* involving the instruction of a craft or skill.
- (2) A bunkhouse shall only be permitted on lots having a minimum lot area of 6 hectares.
- (3) Must comply with the provisions of Section 4.5 Bed and Breakfast Establishments and Country Inns and Section 5.2.2 Residential Parking Requirements.
- (4) Permitted only on a vacant *lot* of record where a single *detached dwelling* would have been permitted as of November 15, 2001 and *accessory uses* thereto.
- (5) i) An *agriculture-related commercial* or *agriculture-related industrial use* shall only be permitted as the principle *use* on *lots* having an area not exceeding 4 hectares and receiving site plan approval pursuant to Section 41 of the Planning Act.

ii) An *agriculture-related commercial* or *agriculture-related industrial* use shall also be permitted secondary to an active *farm* subject to the provisions of Section 4.26.

- (6) Must comply with the General Provisions Section 4.26.
- (7) Must comply with the Provisions of Section 4.41 Prohibited Uses in *Wellhead Protection Area* within the *Oak Ridges Moraine Conservation Plan Area*.
- (8) *Cannabis-Related Use-Outdoor* and *Industrial Hemp-Related Uses* must comply with Section 4.7 Cannabis or Industrial Hemp Uses.
- (9) Must comply with the provisions of Section 6.4 Additional Residential Units.

10.3 ZONE STANDARDS

No *person* shall, within any **Agricultural** and **Rural Zone**, use any *lot* or erect, *alter*, use any *building* or *structure* except in accordance with the following *zone* provisions. A number(s) following the *zone* standard, *zone* heading or description of the standard, indicates an additional *Zone* requirement. These additional standards are listed at the end of **Table 10.2**.

TABLE 10.2

STANDARD	ZONE					
	A1	A2	A3	A1-ORM	A2-ORM	A3-ORM
Lot Area (Minimum)	8ha	6ha	4ha	8ha	6ha	4ha
Lot Frontage (Minimum)	120m	90m	55m	120m	90m	55m
Building Area (Maximum)	Lesser of 5% or 1ha (1) (2)	Lesser of 5% or 1ha (1) (2)	5% (1) (2)	Lesser of 5% or 1ha (1) (2)	Lesser of 5% or 1ha (1) (2)	5% (1) (2)
Yards:						
Front Yard (Minima)	18m	18m	18m	18m	18m	18m
Exterior Side Yard (Minimum)	18m	18m	18m	18m	18m	18m
Rear Yards (Minima)	10m	10m		10m	10m	
<i>Main building</i>			15m			15m
<i>Accessory building</i>			10m			10m
Interior Side Yards (Minima)			10m			10m
Existing <i>lots</i> of less than 8 ha	3m			3m		
Existing <i>lots</i> of less than 6 ha		3m			3m	
Other <i>lots</i>	15m	15m		15m	15m	
Building Heights (Maxima)						
Residential <i>uses</i>	10.5m	10.5m	10.5m	10.5m	10.5m	10.5m
Non-Residential <i>uses</i>	12.2m	12.2m	12.2m	12.2m	12.2m	12.2m
Landscaping Area (Minimum)	10%	10%	50%	10%	10%	50%
Accessory Gasoline Pump Island Setback (Minimum)	9m	9m		9m	9m	

STANDARD	ZONE					
	A1	A2	A3	A1-ORM	A2-ORM	A3-ORM
Driveway Setback (Minimum)	3m (3)	3m (3)	3m (3)	3m (3)	3m (3)	3m (3)
Parking Space Setback (Minimum)						
From any <i>street line</i>	3m	3m	3m	3m	3m	3m

Footnotes For Table 10.2

- (1) The maximum *building area* shall not apply to *Public Uses* owned and operated by the Town of Caledon.
- (2) The maximum *building area* shall not apply to a *Livestock Facility*.
- (3) Must comply with Section 5.2.14, *Driveway Provisions for Residential Dwellings*

10.4 AGRICULTURAL AND RURAL ZONES – SPECIAL PROVISIONS AND STANDARDS

10.4.1 Application of RR Zone Provisions and Standards

Where a *lot* within the A1, A2, A3, A1-ORM, A2-ORM or A3-ORM *Zone* fails to comply with either one or both of the minimum *lot area* and/or minimum *lot frontage* standards of the applicable *zone*, such *lot* may be used as follows:

- Residential uses are subject to the Residential standards that apply to the RR column of Table 6.1 and the provisions of Section 6, as well as Sections 4.2.2, 4.41 and 5.2.19.
- Non-residential *uses* listed in the applicable A1, A2, A3, A1-ORM, A2-ORM or A3-ORM *Zone* identified in Table 10.1 are subject to all of the applicable standards and provisions of Section 10, including the minimum *lot area* and *lot frontage* standards.
- Where a residential *use* and non-residential *use* are proposed on the same *lot* in the applicable A1, A2, A3, A1-ORM, A2-ORM or A3-ORM *Zone* identified in Table 10.1, the *uses* are subject to all applicable standards and provisions of Section 10, including the minimum *lot area* and minimum *lot frontage* standards.