
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	ZONES					
	A1	A2	A3	A1-ORM	A2-ORM	A3-ORM
<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>Apartment, Accessory</i>	✓	✓	✓			
<i>Agricultural Uses (ORM)</i>				✓	✓	✓
<i>Animal Agriculture (ORM)</i>				✓	✓	✓
<i>Bed and Breakfast Establishment</i>				✓(3)	✓(3)	✓(3)
<i>Bunkhouse, Accessory</i>	✓(2)	✓(2)		✓(2)	✓(2)	
<i>Dwelling, Accessory</i>	✓	✓				
<i>Dwelling, Accessory (ORM)</i>				✓	✓	
<i>Dwelling, Detached</i>	✓	✓	✓	✓(4)	✓(4)	✓(4)
<i>Environmental Management</i>				✓	✓	✓
<i>Farm</i>	✓	✓				
<i>Farm-based Alcohol Production Facility</i>	✓(6)	✓(6)	✓(6)			

USE	ZONES					
	A1	A2	A3	A1-ORM	A2-ORM	A3-ORM
<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>Hobby Farm</i>			✓			
<i>Home Business (ORM)</i>				✓	✓	✓
<i>Home Industry (ORM)</i>				✓	✓	✓
<i>Home Occupation</i>	✓(1)	✓(1)	✓(1)			
<i>Livestock Facility</i>	✓	✓	✓	✓	✓	✓
<i>Nursery, Horticultural</i>	✓	✓	✓	✓	✓	✓
<i>On Farm Diversified Use</i>	✓(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) Permitted in a detached dwelling only.
- (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 10.5.
- (6) Must comply with the provisions of Section 10.5.

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	ZONES					
	A1	A2	A3	A1-ORM	A2-ORM	A3-ORM
Lot Area (Minimum)	8 ha	6 ha	4 ha	8 ha	6 ha	4 ha
Lot Frontage (Minimum)	120 m	90 m	55 m	120 m	90 m	55 m
Building Area (Maximum)	(1)(2)	(1)(2)	5%	(1)(2)	(1)(2)	5%
Yards:						
Front Yard (Minima)	18 m	18 m	18 m	18 m	18 m	18 m
Exterior Side Yard (Minimum)	18 m	18 m	18 m	18 m	18 m	18 m
Rear Yards (Minima)	10 m	10 m		10 m	10 m	
<i>Main building</i>			15 m			15 m
<i>Accessory building</i>			10 m			10 m
Interior Side Yards (Minima)			10 m			10 m
Existing <i>lots</i> of less than 8 ha	3 m			3 m		
Existing <i>lots</i> of less than 6 ha		3 m			3 m	
Other <i>lots</i>	15 m	15 m		15 m	15 m	
Building Heights (Maxima)						
Residential <i>uses</i>	10.5 m	10.5 m	10.5 m	10.5 m	10.5 m	10.5 m
Non-Residential <i>uses</i>	12.2 m	12.2 m	12.2 m	12.2 m	12.2 m	12.2 m
Landscaping Area (Minimum)	10%	10%	50%	10%	10%	50%
Accessory Gasoline Pump Island Setback (Minimum)	9 m	9 m		9 m	9 m	
Driveway Setback (Minimum)	3m	3m	3m	3m	3m	3m
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 be the lesser of 5% or 0.8 hectares.
- (2) The maximum *building area* shall not apply to *Public Uses* owned and operated by the Town of Caledon.

10.4 AGRICULTURAL and RURAL ZONES – SPECIAL PROVISIONS and STANDARDS

10.4.1 Application of RR Zone Provisions and Standards

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

- For *uses* listed in the RR column of Table 6.1 in accordance with the applicable standards and provisions of Section 6; or

- For non-residential *uses* listed in the applicable A1 or A2 or A3 *Zone* identified in Table 10.1 in accordance with applicable standards and provisions of Section 10.

10.5 ON-FARM DIVERSIFIED AND AGRI-TOURISM SPECIAL PROVISIONS

10.5.1 On-Farm Diversified Use shall comply with the following provisions:

10.5.2 No more than 2% to a maximum of 2000m² (0.2ha) of the *lot area* shall be used for an *on-farm diversified use* including but not limited to *buildings or structures, parking areas* and all components used exclusively for the *use*.

10.5.3 A minimum of 1 *parking space* per 100m² of total *floor area* is required.

10.5.4 There shall be no advertising on the property, other than a lawful sign, to indicate to persons outside that any part of the lot is being used for an *on-farm diversified use*.

10.5.5 No more than 25% of the area of the *dwelling unit* shall be used for an *on-farm diversified use*.

10.5.6 The *accessory display* and retail sale of on-farm diversified use goods, wares or merchandise is permitted subject to the following provisions:

- i) the combined area of all areas devoted to retail sales and display shall not exceed 30% of the total *gross floor area* of the *on-farm diversified use*.
- ii) the accessory display and retail sales component of an on-farm diversified use must be conducted by or directly involve the owner/operator of the *farm* operation.

10.5.7 Food concession stand(s) *accessory* to an *agri-tourism use* shall not exceed a combined total floor area of 50m².