

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. [By-law Number Inserted by Town]

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, to amend various definitions and provisions relating to agricultural and rural land uses, country inns, cannabis growing and production facilities, driveways, parking and open storage.

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 the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to amend definitions and provisions relating to agricultural and rural land uses, country inns, cannabis growing and production facilities, driveways, parking and open storage within the Town of Caledon, Regional Municipality of Peel;

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 definitions are deleted from Section 3, Definitions:
Agricultural Uses (ORM)
Cannabis Production Facility
Trailer, Vehicular
2. All references in the By-law to "vehicular trailer" are changed to "utility trailer".
3. All references in the By-law to "Agricultural Uses (ORM)" are changed to "Agricultural Uses".
4. All references in the By-law to "Agricultural Uses, Existing (ORM)" are changed to "Agricultural Uses, Existing".
5. The following definitions are added to Section 3, Definitions in alphabetical order:

Cannabis Analytical Testing Facility means a facility, *building* or *structure*, where the alteration of the chemical or physical properties of *cannabis* by any means is carried out, subject to regulations under the *Cannabis Act*, as amended.

Cannabis Cultivation – Indoor means the growing of *cannabis* within a wholly enclosed *building* or *structure*, for medical or recreational purposes, subject to regulations under the *Cannabis Act*, as amended.

Cannabis Cultivation – Outdoor means the growing of *cannabis* in an open air setting, for medical or recreational purposes, subject to regulations under the *Cannabis Act*, as amended.

Cannabis Drug Production Facility means a facility, *building* or *structure*, where the production or manufacturing of a drug containing *cannabis* is carried out, subject to regulations made under the *Cannabis Act*, as amended; and the *Food and Drugs Act*, as amended.

Cannabis Processing Facility means a facility, *building* or *structure*, where the extraction of *cannabis* oil for the purpose of producing or manufacturing *cannabis* pills, gels or other edibles is carried out, subject to regulations under the *Cannabis Act*, as amended.

Cannabis Research Facility means a facility, *building* or *structure* used for activities in accordance with a licence and subject to regulations under the *Cannabis Act*, as amended.

Cannabis Uses means a *Cannabis Analytical Testing Facility*, *Cannabis Cultivation – Indoor*, *Cannabis Cultivation – Outdoor*, a *Cannabis Drug Production Facility*, a *Cannabis Processing Facility* and/or a *Cannabis Research Facility*.

Motor Vehicle, Commercial means a motor vehicle having permanently attached thereto a truck or delivery body that is used for commercial purposes and includes ambulances, hearses, casket wagons, fire apparatus and buses, but does not include a *motor vehicle* or a *tractor trailer* as defined in this by-law.

Country Inn means an establishment that provides sleeping accommodation (including breakfast and other meals, services, facilities and amenities for the exclusive use of guests) for the travelling or vacationing public with a minimum of four guest rooms and a maximum of six *guest rooms* within a *single detached dwelling*

that is the principal residence of the proprietor of the establishment. A *Country Inn* does not include a *bed and breakfast establishment*, *hotel* or *motel*.

Vehicle, Farm means a registered vehicle with farm plates or a *commercial motor vehicle* that is required solely to support a *farm use* and that is used to transport *farm* products such as livestock or hay, commodities, supplies, equipment, building and maintenance items owned by the *bona fide farmer* and can be parked indoors or outdoors.

Open Storage Use means an outdoor storage area forming the main *use* of a *lot*, such as contractor's, construction equipment or materials yard.

Trailer, Tractor means a truck consisting of a self-propelled cab designed to have temporarily attached thereto, a trailer consisting of one or more axles designed to be pulled by the cab for the purpose of carrying goods or materials and does not include a *commercial motor vehicle*. Both the cab and trailer component individually or together, licensed or unlicensed, are considered a *tractor trailer* for the purpose of this by-law, but does not include a *farm vehicle* or a trailer designed to carry livestock.

Trailer, Utility means any portable unit so constructed as to be suitable for attachment to a *motor vehicle* and capable of being used for the transportation of goods and/or equipment, but does not include a *tractor trailer*.

6. The following definitions in Section 3, Definitions are amended by adding “, but does not include any *cannabis uses* defined in this By-law.” to the end of the definition:

Agricultural-related Commercial Use
Agricultural-related Industrial Use
Agriculture-Related Uses
Farm
Farm Produce Outlet
Laboratory, Medical
Nursery
Nursery, Commercial
Nursery, Horticultural
On-farm Diversified Use
Produce Storage Building

7. Section 3, Definitions, is amended by deleting the definition of “*Agricultural Uses*” and replacing it as follows:

Agricultural Uses means a *farm* and/or:

- a) Growing crops, nursery stock, vegetables, fruits and horticultural crops;
- b) *Animal Agriculture* and raising livestock and other animals, including horses, bees, poultry and fish, for food, fur and fibre;
- c) Aquaculture; and
- d) Agro-forestry and maple syrup production; and,

includes *accessory buildings*, *livestock facility* and *uses*, but does not include any *cannabis uses* defined in this by-law. For a *lot* located outside of the *Oak Ridges Moraine Conservation Plan*, this definition also includes the limited accessory processing, storage, promotion and selling of such products primarily produced on the *farm*.

8. Section 3, Definitions, is amended by deleting the definition of “*Agricultural Uses, Existing (ORM)*” and replacing it as follows:

Agricultural Uses, Existing applies only to lands within the *Oak Ridges Moraine Conservation Plan Area* and means an *agricultural use* lawfully existing on or before November 15, 2001.

9. Section 3, Definitions, is amended by deleting the definition of “*Bed and Breakfast Establishment*” and replacing it as follows:

Bed and Breakfast Establishment means a premises that provides sleeping accommodation (including breakfast and other meals, services, facilities and amenities for the exclusive use of guests) for the travelling or vacationing public in up to three (3) *guest rooms* within a *detached dwelling* that is the principal residence of the proprietor of the establishment, but does not include a *hotel* or *motel*.

10. Section 3, Definitions, is amended by deleting the definition of “*Farm Equipment Storage Building*” and replacing it as follows:

Farm Equipment Storage Building means an enclosed *building* used exclusively for the storage of farm equipment, including *farm vehicle(s)*, tools and machinery and

does not include the parking or storage of *commercial motor vehicles* unless it is required to support a *farm use*, *tractor trailers* unless the trailer is designed to carry livestock or *motor vehicles*.

11. Section 3, Definitions, is amended by deleting the definition of "*Hotel*" and replacing it as follows:

Hotel means a *premises* containing lodging rooms for the travelling public in accordance with the Hotel Registration of Guests Act, as amended, includes no fewer than six (6) lodging rooms and may include accessory meeting facilities, recreation facilities, a *restaurant*, banquet hall and *retail stores* which are incidental and subordinate to the primary lodging function and located on the same *lot*, but does not include a *motel*.

12. Section 3, Definitions, is amended by deleting the definition of "*Motel*" and replacing it as follows:

Motel means a *premises* used to provide temporary accommodation to the travelling public with all of the rooms being accessed from the outside and may include accessory services such as *restaurants*, meeting facilities, recreation facilities, banquet facilities and accommodation of staff, but does not include a *bed and breakfast establishment*, *country inn* or *hotel*.

13. Section 3, Definitions, is amended by deleting the definition of "*Open Storage Area, Accessory*" and replacing it as follows:

Open Storage Area, Accessory means *land* used for the outside storage of equipment, goods or materials accessory to a permitted non-residential *use* on the same *lot*. This definition shall not include the parking of any *motor vehicle* or *tractor trailer* that bears a licence plate with a currently valid sticker, a *delivery space* or a *loading space* or any *use* otherwise defined in this by-law.

14. Section 3, Definitions, is amended by deleting the definition of "*Parking Area*" and replacing it as follows:

Parking Area means an open area of land, accessory to a permitted *use*, not located on a public *street*, *private road* or *lane* which is used for the parking of *motor vehicles* that bear a licence plate with a currently valid sticker, but shall not include any area where *motor vehicles*, *commercial motor vehicles* or *tractor trailers* for sale, maintenance or repair are kept or stored.

15. Section 3, Definitions, is amended by deleting the definition of "*Transportation Depot*" and replacing it as follows:

Transportation Depot means a *lot* used principally for the storage, servicing, hiring, loading or unloading of *tractor trailers*, buses or other fleet vehicles such as, but not limited to, taxis or limousines, including owner-operators, and must include a *building* containing a *use* directly related to the parking, storing, dispatching, servicing, hiring, loading or unloading of such fleet vehicles. This may include the temporary storage of goods or wares prior to shipment.

16. The first paragraph of Section 4.2.2 is amended by removing reference to "and not subject to the Agricultural Zone standards".

17. Section 4.14 Home Industries (ORM) is amended by adding the following new sections:

4.14.4 Any *accessory open storage area* shall be located in the *rear yard* or *interior side yard* and shall occupy no more than 50% of the *gross floor area* of the home industry.

4.14.5 Any *accessory open storage area* shall be screened by a solid board fence or a chain link fence with opaque fencing material which is a minimum of 2 metres high.

4.14.6 Any *accessory open storage area* shall not exceed 6 metres in height.

18. In Section 4.5 *Bed and Breakfast Establishments*, all reference to "&" is deleted and replaced with "and".

19. In Section 4.5 *Bed and Breakfast Establishments*, a new section 4.5.3 is inserted in chronological order and all other sections are renumbered accordingly, as follows:

4.5.3 On a *lot* within the *Oak Ridges Moraine Conservation Plan* a *Bed and Breakfast Establishment* shall be permitted subject to approval of a Site

Plan application in accordance with the Town's Site Plan Control By-law, and compliance with all applicable *zone* standards.

20. In Section 4.20 Cannabis Production Facility, the following language is deleted "One *cannabis production facility* is permitted on a *lot* zoned for Prestige Industrial or Serviced Industrial *use* provided that all of the following criteria have been met:".
21. Section 4.20 Cannabis Production Facility is amended to insert a new Section 4.20.1 which states that "Only one *cannabis* business shall be permitted per *lot* in the Prestige Industrial (MP) or Serviced Industrial (MS) *zones*", and all other sections are renumbered accordingly.
22. The existing Section 4.20.1 is amended by deleting the word "production".
23. The existing Section 4.20.2 is deleted and replaced as follows:

Cannabis uses, with the exception of *Cannabis Cultivation – Outdoor*, shall be located in a single, wholly enclosed building and shall be set back a minimum of 150 metres from:

- a) A *lot* in a residential *zone*;
- b) A *lot* in an institutional *zone*;
- c) A *lot* within the lands identified as Villages, Hamlets and Palgrave Estate Residential Community in the Town of Caledon Official Plan; and,
- d) A *lot* containing a:
 - i) *School*;
 - ii) *Day nursery*;
 - iii) *Community Centre*; or
 - iv) *Training facility* aimed primarily at children less than 16 years of age

Despite the required minimum distances above, no *cannabis use* lawfully established under these provisions shall be deemed to be a violation under this section by the subsequent erection of a residential or institutional *use* constructed on another *lot*.

24. The existing Section 4.20.3 is deleted in its entirety.
25. The existing Sections 4.20.4 and 4.20.8 are amended by deleting reference to a "*cannabis production facility*" and replacing it with "*cannabis use*".
26. The existing Section 4.20.6 is amended by deleting the section and replacing it as follows:

Section 4.20.6 A *cannabis use*, with the exception of *cannabis cultivation – outdoor* or an *accessory building* associated with a *cannabis cultivation – outdoor use*, shall require Site Plan approval, pursuant to Section 41 of the *Planning Act, R.S.O. 1990, as amended*, and in accordance with the Town of Caledon Site Plan Control By-law, as amended. The property owner(s) shall be required to enter into a development agreement with the Town prior to the use of any land or any development of land.
27. The existing Section 4.20.7 is amended by deleting the section and replacing it as follows:

Section 4.20.7 Any proposal to permit a *cannabis use* in a *zone* other than where the *use* is permitted, shall require approval of a zoning by-law amendment under Section 34 of the *Planning Act, R.S.O. 1990, c. P. 13, as amended*, and the *Cannabis Act, S.C. 2018, c. 16, as amended*.

28. The following are added to Section 4 – General Provisions:

Section 4.20.9 *Cannabis Cultivation – Outdoor use* shall be set back:

- a) A minimum of 150 metres from a *lot line* adjacent to a *lot* containing a residential *use* or *zone*
- b) A minimum of 150 metres from a *lot line* adjacent to a *lot* containing an institutional *use* or *zone*
- c) A minimum of 50 metres from all other *lot lines*.

Section 4.20.10 Notwithstanding any other provision in this By-law, an *accessory building* that is required to support a *cannabis cultivation – outdoor use* for the packaging, labelling, storage, sampling and testing for pesticides in *cannabis* shall be set back:

- a) A minimum of 150 metres from a *lot line* adjacent to a *lot* containing a residential *use* or *zone*

- b) A minimum of 150 metres from a *lot line* adjacent to a *lot* containing an institutional *use* or *zone*
- c) A minimum of 50 metres from all other *lot lines*.

Section 4.20.11 The following *cannabis uses* are not permitted within the Natural Core Area or Natural Linkage Area designations of the *Oak Ridges Moraine Conservation Plan*:

- a) *Cannabis Analytical Testing Facility*
- b) *Cannabis Drug Production Facility*
- c) *Cannabis Processing Facility*
- d) *Cannabis Research Facility*

- 29. The title of Section 4.20 *Cannabis Production Facility* is renamed to be "*Cannabis Uses*".
- 30. The entirety of Section 4.20 *Cannabis Production Facility*, including all subsections, is relocated within Section 4 to be in alphabetical order and all other sections are renumbered accordingly.
- 31. Current Section 4.28, Prohibited Uses, is updated, by including "*Open Storage Use*" as a prohibited use in alphabetical order.
- 32. Current Section 4.36 Storage of Special Vehicles is deleted and replaced as follows:

Section 4.36 Storage of Special Vehicles

- 4.36.1 On any *lot* subject to Residential Zone or Agricultural and Rural Zone provisions, the parking or storing of any *motor vehicle* other than an automobile, truck or motorcycle, shall only be permitted in a private garage, carport or other *building* and not in any *yard* and not in any *parking space, parking area* or *driveway*.
- 4.36.2 Subject to Sections 5.2.20 and 5.2.21, no person shall use any *lot* that is subject to a Residential Zone provisions, for the purpose of parking or storing any vehicle other than a *motor vehicle* that is in operable condition and that bears a license plate with a currently valid sticker, except for:
 - a) 1 *utility trailer, tourist trailer or tourist vehicle* which shall not exceed 6 metres in length (inclusive of hitch or tongue)
 - b) 1 school bus.
- 4.36.3 Subject to Sections 5.2.20 and 5.2.21, no person shall use any *lot* that is subject to Agricultural and Rural Zone provisions for the purpose of parking or storing any vehicle other than a *motor vehicle* that is in operable condition and that bears a license plate with a currently valid sticker, except for:
 - a) 1 *utility trailer, tourist trailer or tourist vehicle*
 - b) 1 school bus.
- 4.36.4 Subject to Sections 4.36.2 and 4.36.3, on any *lot* subject to Residential Zone or Agricultural and Rural Zone provisions, the parking or storing of a *utility trailer, tourist trailer or tourist vehicle* not exceeding 6 metres in length (inclusive of hitch or tongue), or a school bus, shall only be permitted:
 - a) where a residential *use* is existing on the *lot*; and,
 - b) in a *private garage, carport, other building*; or,
 - c) in a *driveway or parking area* in accordance with Section 5.2.7; or,
 - d) in a *rear yard* within a minimum setback of 0.6 metres from the *rear lot line*; or
 - e) in an *interior side yard* with a minimum setback of 1.2 metres from the *interior side lot line*.
- 4.36.5 On any *lot* subject to Agricultural and Rural Zone provisions, where the *lot* complies with both the minimum *lot area* and minimum *lot frontage* requirements of the *zone*, a *utility trailer, tourist trailer or tourist vehicle* which is greater than 6 metres in length (inclusive of hitch or tongue), or a school bus, shall only be permitted:
 - a) where a residential *use* is existing on the *lot*; and,
 - b) in a *private garage, carport, other building*; or,
 - c) in a *driveway or parking area* located in the *rear yard* or *interior side yard* and in accordance with Section 5.2.7; or,
 - d) in a *rear yard or interior side yard* within a minimum setback of 3.0 metres from the *lot line*.

- 4.36.6 On any *lot* subject to Residential Zone or Agricultural and Rural Zone provisions, other than an RM zone or any exception zone related thereto, a *tourist trailer* or *tourist vehicle* not exceeding 8 metres in length (exclusive of hitch or tongue) may be temporarily parked in a *parking area* or *driveway* for a period of not more than 24 hours in any 1 calendar month for the sole purposes of loading, unloading or cleaning. Under no circumstances shall the vehicles be used for the purpose of sleeping, eating, gathering or any other residential type use.
33. A new section title "Country Inns" is inserted in Section 4 – General Provisions in alphabetical order, and all other sections are renumbered accordingly:
- Once *country inn* per *lot* shall be permitted within a *detached dwelling* subject to the following:
- a) A *country inn* shall comply with all applicable zone standards;
 - b) A *country inn* shall comply with Minimum Distance Separation provisions established in this By-law;
 - c) The operator of the *country inn* shall reside within the *detached dwelling* containing the *country inn*;
 - d) Any proposal to permit a *country inn* shall require approval of a Zoning By-law Amendment under Section 34 of the *Planning Act, R.S.O. 1990, c. P. 13, as amended; and,*
 - e) A *country inn* shall require Site Plan approval, pursuant to Section 41 of the *Planning Act, R.S.O. 1990, as amended,* and in accordance with the Town of Caledon Site Plan Control By-law, as amended. The property owner(s) shall be required to enter into a development agreement with the Town prior to the use of any land or any development of the land.
34. Table 5.1 Residential *Parking* Requirements is amended by adding reference to "Home Industry (ORM)" and "Home Business (ORM)" in the Type or Nature of Use column, in the same row as "Home Occupation", to apply the same *parking* requirements.
35. Table 5.2 Non-Residential *Parking* Requirements is amended by deleting reference to the existing *Cannabis Production Facility*.
36. Table 5.2 Non-Residential *Parking* Requirements is amended by adding two new rows between the row for "Warehouse, Wholesale" and the row for "Uses permitted by this By-law other than those listed in the Table" as follows:

Type or Nature of Use	Minimum Off-Street Parking Requirements
- Cannabis Analytical Testing Facility - Cannabis Cultivation – Indoor - Cannabis Drug Production Facility - Cannabis Processing Facility - Cannabis Research Facility	1 parking space per 100 m ² of gross floor area or portion thereof
-Country Inn	1 parking space per guest room, in addition to the minimum parking requirement for a <i>detached dwelling</i> .
-On-Farm Diversified Use	1 parking space per 100 m ² of gross floor area or portion thereof

37. Section 5.2.15, Width of *Driveways* Accessing Individual Residential Dwellings, is deleted and replaced as follows:
- Section 5.2.15 *Driveway Provisions for Residential Dwellings*
- a) Notwithstanding any other provision of this By-law, in no case shall the width of an individual *driveway* accessing a single *detached, semi-detached, linked* or *townhouse dwelling* exceed the following at its widest point:
 - i) 6.0 metres for a *lot* having a *lot frontage* of 12.0 metres or less;
 - ii) Equal to 50% of the *lot frontage* on a *lot* having greater than 12.0 metres and less than 18.0 metres of *lot frontage*;
 - iii) 10.0 metres for a *lot* having a *lot frontage* equal to or greater than 18.0 metres.
 - b) The maximum *driveway width* provisions in this section apply to a *driveway* accessing a *private garage* or *building* that is detached from the main dwelling.

- c) The calculation of *driveway width* shall apply along the entire length of the *driveway*, perpendicular to the path of travel. The measurement shall be calculated including any continuous hard surface area, measured along the entire length of the *driveway* perpendicular from one edge of the continuous hard surface area.
- d) Circular *driveways* are permitted, subject to the following standards:
 - i) The maximum coverage of a *driveway*, including the circular portion of the *driveway*, shall be 50% of the area of the *yard* in which the *driveway* is located.
 - ii) The *front lot line* or *exterior side lot lines* are equal to or greater than 36 metres in width.
 - iii) The maximum cumulative *entrance widths*, measured at the point of crossing the *front lot line* and/or the *exterior side yard lot line*, shall be 10.0 metres.
 - iv) The widest point beyond circular portion of the *driveway* shall not exceed a maximum width of 10.0 metres.
 - v) The open space between access points complies with the minimum *entrance separation* provisions in Section 4.3.4 of this By-law.
- e) Hammerhead *driveways* are permitted, subject to the following standards:
 - i) The hammerhead is considered as a *parking area*.
 - ii) The hammerhead must be located in a *front yard* or *exterior side yard*.
 - iii) The maximum length of the hammerhead extending perpendicularly from the *driveway* shall be 2.0 metres.
 - iv) The maximum width of the hammerhead that is parallel to the *driveway* shall be 3.0 metres.
 - v) Notwithstanding any other provision of this By-law, a minimum setback of 1.5 metres is required from the *interior side lot lines*.

38. Section 5.2.20, *Parking of Commercial Motor Vehicles* is deleted and replaced with the following:

5.2.20 *Parking of Commercial Motor Vehicles*

The *parking* or storage of one *commercial motor vehicle* per *dwelling* on a *lot* is permitted on any *lot* subject to the Residential Zone or Agricultural and Rural Zone provisions, provided the *commercial motor vehicle* has a registered gross vehicle weight of 4,500 kilograms or less and provided that all other zone standards including, but not limited to, *driveway width* and minimum parking requirements are met. If the *commercial motor vehicle* is a school bus, it may exceed a weight of 4,500 kilograms.

39. In Section 5, Parking, Loading and Delivery, a new Section 5.2.21 is inserted as follows:

Section 5.2.21 *Parking and Storage of Tractor Trailers*

The parking or storage of a *tractor trailer* on any *lot* that is subject to Residential Zone, Environmental Policy Area Zone or Agricultural and Rural Zone provisions is prohibited.

40. Table 5.3 *Loading Space Requirements* is amended by deleting reference to "Cannabis Production Facility".

41. Table 5.3 *Loading Space Requirements* is amended by adding the following uses in alphabetical order:

Cannabis Analytical Testing Facility

Cannabis Cultivation – Indoor
Cannabis Cultivation – Outdoor
Cannabis Drug Production Facility
Cannabis Processing Facility
Cannabis Research Facility

42. Table 6.1 Uses for Residential Zones is amended by inserting a new row with permissions for *Bed and Breakfast Establishments* and a new footnote (3) as follows:

USE	ZONES						
	RE	RR	R1	R2	RT	RMD	RM
<i>Bed and Breakfast Establishment</i>	√ (3)	√ (3)	√ (3)			√ (3)	

(3) Must comply with the provisions of Section 4.5 Bed and Breakfast Establishments.

43. Table 8.1 Uses for Industrial Zones is amended by deleting the *Cannabis Production Facility* row from the table.

44. Table 8.1 Uses for *Industrial Zones* is amended by inserting the following new rows in alphabetical order:

USE	ZONES					
	MP	MS	MU	MA	MX	MD
<i>Cannabis Analytical Testing Facility</i>	√ (3)	√ (3)				
<i>Cannabis Cultivation – Indoor</i>	√ (3)	√ (3)				
<i>Cannabis Drug Production Facility</i>	√ (3)	√ (3)				
<i>Cannabis Processing Facility</i>	√ (3)	√ (3)				
<i>Cannabis Research Facility</i>	√ (3)	√ (3)				

45. Footnote (3) in Table 8.1 Uses for Industrial Zones is amended by deleting “*Cannabis Production Facility*” and replacing it with the new Section 4 for “*Cannabis Uses*”.

46. Table 8.2 Zone Standards for Industrial Zones is amended by adding new rows between *Lot Frontage (Minimum)* and *Building Area (Maximum)*, and footnote (22) as follows:

STANDARD	ZONES					
	MP	MS	MU	MA	MX	MD
<i>Building Area (Minimum)</i>						
For a <i>Transportation Depot</i>		10% (22)	10% (22)			

(22) MS and MU Zones – Section 4.2.5 does not apply to *transportation depots*.

47. Table 8.2 Zone Standards for Industrial Zones is amended by adding reference to footnote (22) in the *Building Area (Maximum)* row for both the MS and MU zones.

48. Table 8.2 Zone Standards for Industrial Zones is amended by adding reference to footnote (23) in each of the following rows for both the MS and MU zones:
Yards (Minimum)
Accessory Open Storage Area Setbacks (Minimum)
Driveway Setbacks (Minimum)
Parking Space Setbacks (Minimum)

(23) MU and MS Zones – No parking, storing or staging for a *transportation depot* shall be located:

49. Section 10.1 Permitted Uses in the Agricultural and Rural Zones is amended by deleting and replacing the *Agricultural Uses* row and inserting a new footnote (9) as follows:

(9) Must comply with the provisions of Section 4.39.3 Prohibited Uses in *Wellhead Protection Area* within the *Oak Ridges Moraine Conservation Plan Area*.

- (3) Must comply with the provisions of Section 4.5 Bed and Breakfast Establishments.

- (7) *Cannabis Cultivation – Outdoor use* shall be set back:
- a) A minimum of 150 metres from a *lot line* adjacent to a *lot* containing a residential *use* or *zone*
 - b) A minimum of 150 metres from a *lot line* adjacent to a *lot* containing an institutional *use* or *zone*
 - c) A minimum of 50 metres from all other *lot lines*.

55. Table 10.2 *Zone Standards of the Agricultural and Rural Zones* is amended by deleting and replacing the “Building Area (Maximum)” row and footnotes (1) and (2) as follows:

	ZONES
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STANDARD	A1	A2	A3	A1-ORM	A2-ORM	A3-ORM
Building Area (Maximum)	Lesser of 5% or 1 ha (1) (2)	Lesser of 5% or 1 ha (1) (2)	5% (2)	Lesser of 5% or 1 ha (1) (2)	Lesser of 5% or 1 ha (1) (2)	5% (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*.”

56. Section 10.4.1 Application of RR Zone Provisions and Standards is deleted and replaced as follows:

“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* or minimum *lot frontage* standards of the applicable zone, such *lot* shall be used as follows:

- Residential *uses* such as a *detached dwelling* 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, 4.39 and 5.2.20.
- 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 minimum *lot frontage* standards.

57. Section 10.5 On-Farm Diversified and Agri-Tourism Special Provisions is amended by deleting the section and replacing it as follows:

Section 10.5 *On-Farm Diversified Uses, Farm-Based Alcohol Production Facilities and Agri-Tourism Uses*

- 10.5.1 Within the Natural Core Area and Natural Linkage Areas of the *Oak Ridges Moraine Conservation Plan*, *on-farm diversified uses* or *farm-based alcohol production facilities* shall only be permitted in Prime Agricultural Areas as designated in the Town’s Official Plan.
- 10.5.2 No more than 2% to a maximum of 2,000 m² (0.2 ha) of the *lot area* shall be used for an *on-farm diversified use* or *farm-based alcohol production facility* including but not limited to *buildings* or *structures*, *parking areas* and all components used exclusively for the *on-farm diversified use* or *farm-based alcohol production facility*.
- 10.5.3 There shall be no advertising on the *lot*, 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* or *farm-based alcohol production facility*.
- 10.5.4 No more than 25% of the area of the *dwelling* shall be used for an *on-farm diversified use* or *farm-based alcohol production facility*.
- 10.5.5 The *accessory outside display or sales area* and retail sale of on-farm diversified goods, wares or merchandise is permitted subject to the following provisions:
- i) the combined area of all areas devoted to *accessory outside display or sales area* shall not exceed 30% of the total *gross floor area* of the *on-farm diversified use* or *farm-based alcohol production facility*.
 - ii) the *accessory outside display or sales area* component of an *on-farm diversified use* or *farm-based alcohol production facility* must be conducted by or directly involve the owner/operator of the *farm* operation.
- 10.5.6 Food concession stand(s) *accessory* to an *agri-tourism use* shall not exceed a combined total *gross floor area* of 50 m².

58. Section 10.5 *On-Farm Diversified Uses, Farm-Based Alcohol Production Facilities and Agri-Tourism Uses* is amended by relocating the entire section to Section 4 General Provisions, in alphabetical order, as Section 4.27.

59. All reference to Section 10.5 *On-Farm Diversified Uses, Farm-Based Alcohol Production Facilities and Agri-Tourism Uses* throughout the By-law is changed to the appropriate section in Section 4.27.

60. Section 11.1 Permitted Uses in the Environmental Policy Area Zones is amended by inserting a new *Bed and Breakfast Establishment* row and footnote (3) as follows:

USE	ZONES			
	EPA1	EPA2	EPA1-ORM	EPA2-ORM
<i>Bed and Breakfast Establishment</i>		√ (3)		√ (3)

(3) Must comply with the provisions of Section 4.5 *Bed and Breakfast Establishments*.

61. In Table 13.1 Exceptions, the rows for the A2-37, A2-38, A1-339, A1-340, A1-345, A1-348, A2-356, A2-357, A2-358, A2-360 and A1-457 are deleted and marked for future use as follows:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
	37		(Deleted, For Future Use)
	38		(Deleted, For Future Use)
	339		(Deleted, For Future Use)
	340		(Deleted, For Future Use)
	345		(Deleted, For Future Use)
	348		(Deleted, For Future Use)
	356		(Deleted, For Future Use)
	357		(Deleted, For Future Use)
	358		(Deleted, For Future Use)
	360		(Deleted, For Future Use)
	457		(Deleted, For Future Use)

62. In Table 13.1 Exceptions, for the A1-343, A1-354, and A1-452 zones (rows), the Zone Prefix column is amended by deleting “A1” and replacing it with “A1-ORM”.

63. In Table 13.1 Exceptions, for the A2-359, A2-361, A2-362, A2-439, A2-448, A2-449, A2-450, A2-451, A2-453, A2-596 zones (rows), the Zone Prefix column is amended by deleting “A2” and replacing it with “A2-ORM”.

64. In Table 13.1 Exceptions, the row for the A2-595 zone is deleted and replaced as follows:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
A2	595	<div><div><div>-</div><div>Agriculture-related Commercial Use</div></div><div><div>-</div><div>Agriculture-related Industrial Use</div></div><div><div>-</div><div>Agri-Tourism Use</div></div><div><div>-</div><div>Apartment, Accessory</div></div><div><div>-</div><div>Cannabis Analytical Testing Facility</div></div><div><div>-</div><div>Cannabis Cultivation – Indoor</div></div><div><div>-</div><div>Cannabis Cultivation – Outdoor (7) (8)</div></div><div><div>-</div><div>Cannabis Drug Production Facility</div></div><div><div>-</div><div>Cannabis Processing Facility</div></div><div><div>-</div><div>Cannabis Research Facility</div></div><div><div>-</div><div>Dwelling, Detached Farm</div></div><div><div>-</div><div>Farm-based Alcohol Production Facility</div></div><div><div>-</div><div>Farm Equipment Storage Building</div></div><div><div>-</div><div>Gasoline Pump Island, Accessory</div></div><div><div>-</div><div>Home Occupation</div></div><div><div>-</div><div>Livestock Facility</div></div><div><div>-</div><div>Nursery, Horticultural</div></div><div><div>-</div><div>On-Farm Diversified Use</div></div><div><div>-</div><div>Open Storage Area, Accessory</div></div><div><div>-</div><div>Produce Storage</div></div></div>	<div><div>Gross Floor Area (maximum)</div><div>All Cannabis Uses1,715 m²</div></div> <div><div>Landscaping Area (minimum)</div><div>50%</div></div>

		<i>Building</i>	
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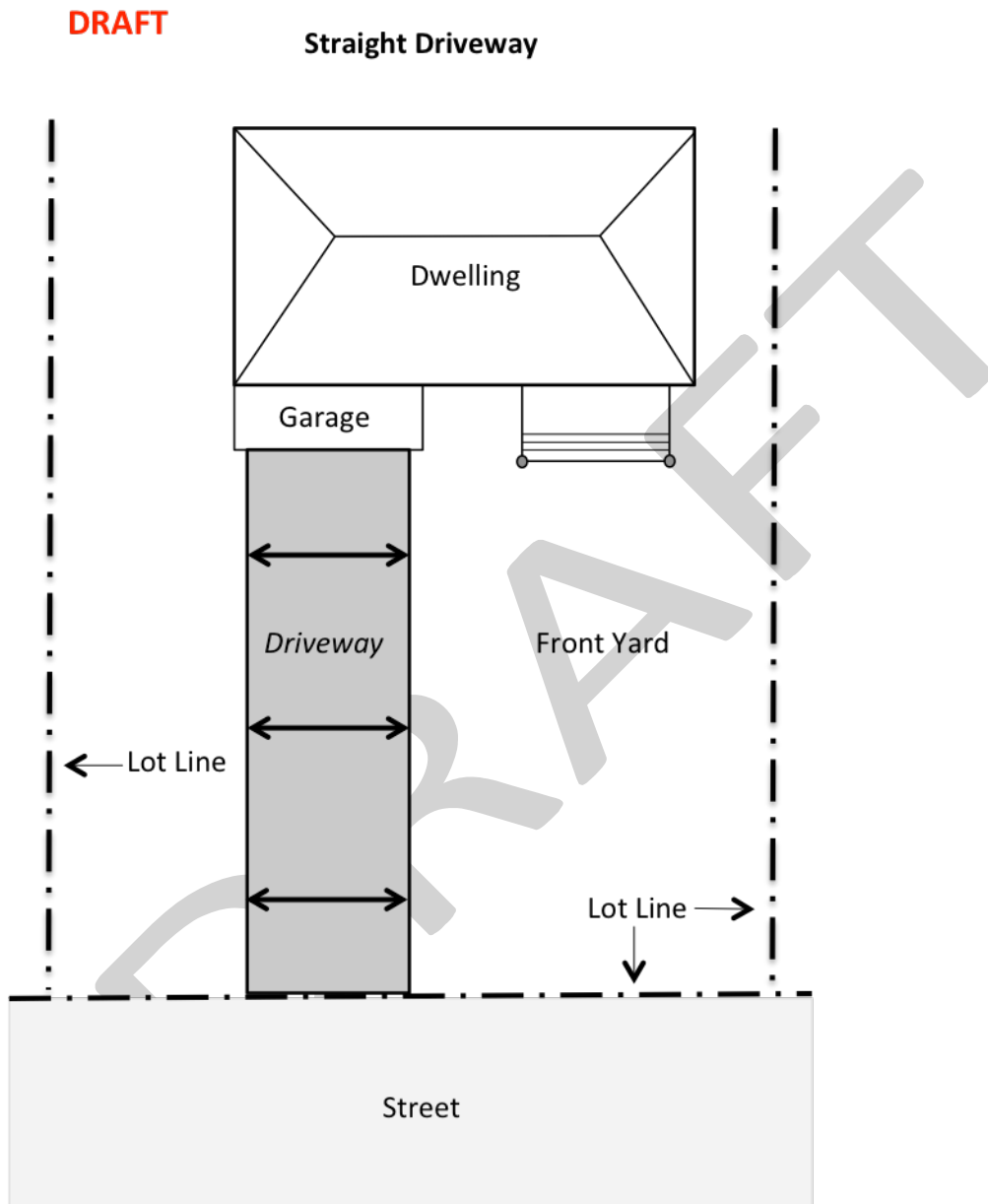
65. A new Appendix 2 Driveway Measurement Illustrations, attached as Schedule "A" to this By-law, is inserted in chronological order and all other appendices are renumbered accordingly.
66. The new Appendix 3 MDS Implementation Guidelines is replaced with Schedule "B" to this By-law.
67. Zone Map 24 is amended to replace:
- a. "A1-343-ORM" with "A1-ORM-343"; and,
 - b. "A1-343-ORM-E" with "A1-ORM-343-E".
68. Zone Map 33 is amended to replace:
- a. "A2-362-ORM" with "A2-ORM-362";
 - b. "A2-451-ORM" with "A2-ORM-451".
69. Zone Map 35 is amended to replace:
- a. "A1-354-ORM" with "A1-ORM-354"; and,
 - b. "A1-452-ORM" with "A1-ORM-452".
70. Zone Map 36b is amended to replace:
- a. "A2-448-ORM-E" with "A2-ORM-448-E".
71. Zone Map 43 is amended to replace:
- a. "A2-450-ORM" with "A2-ORM-450"; and,
 - b. "A2-450-ORM-E" with "A2-ORM-450-E".
72. Zone Map 48 is amended to replace:
- a. "A2-453-ORM" with "A2-ORM-453".
73. Zone Map 55 is amended to replace:
- a. "A2-361-ORM" with "A2-ORM-361".
74. Zone Map 56 is amended to replace:
- a. "A2-596-ORM" with "A2-ORM-596".
75. Zone Map 67 is amended to replace:
- a. "A2-359-ORM" with "A2-ORM-359";
 - b. "A2-439-ORM" with "A2-ORM-439";
 - c. "A2-439-ORM-E" with "A2-ORM-493-E"; and,
 - d. "A2-449-ORM" with "A2-ORM-449".

Read three times and finally
passed in open Council on the
[XX] day of [XXXXXX], [20XX].

Allan Thompson, Mayor

Carey Herd, Clerk

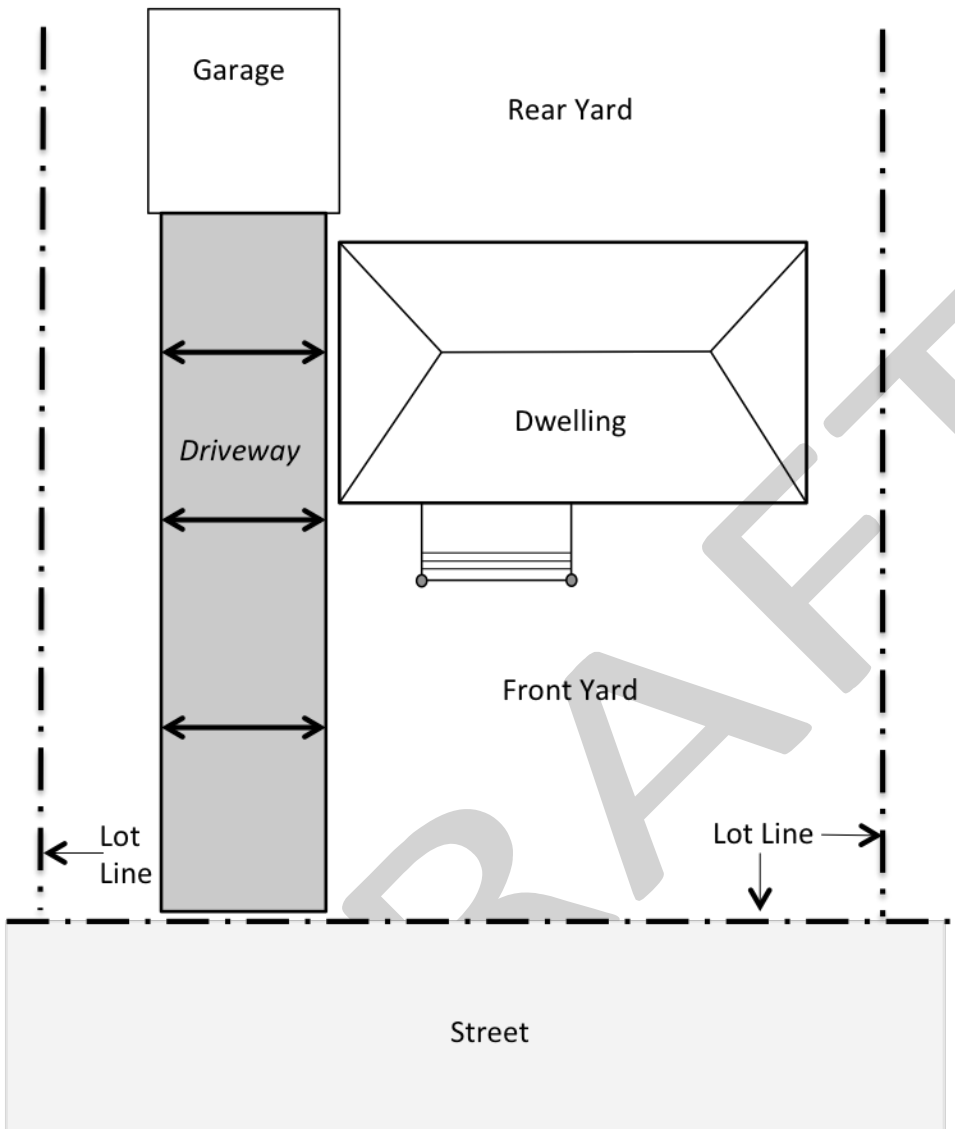
Appendix 2: Driveway Illustrations



The maximum width of a driveway is measured along its entire length.

DRAFT

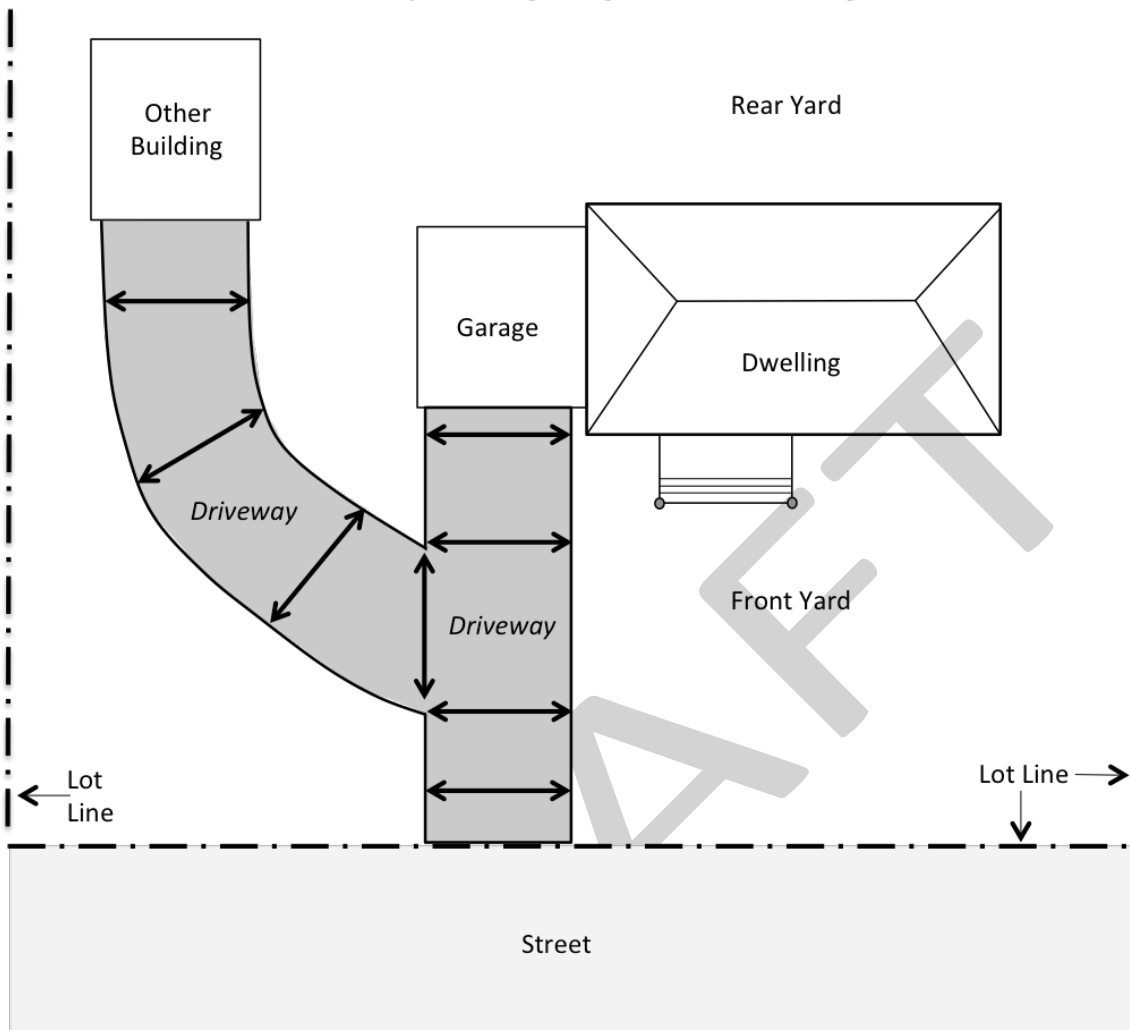
Straight Driveway, Detached Garage



The maximum width of a driveway is measured along its entire length.

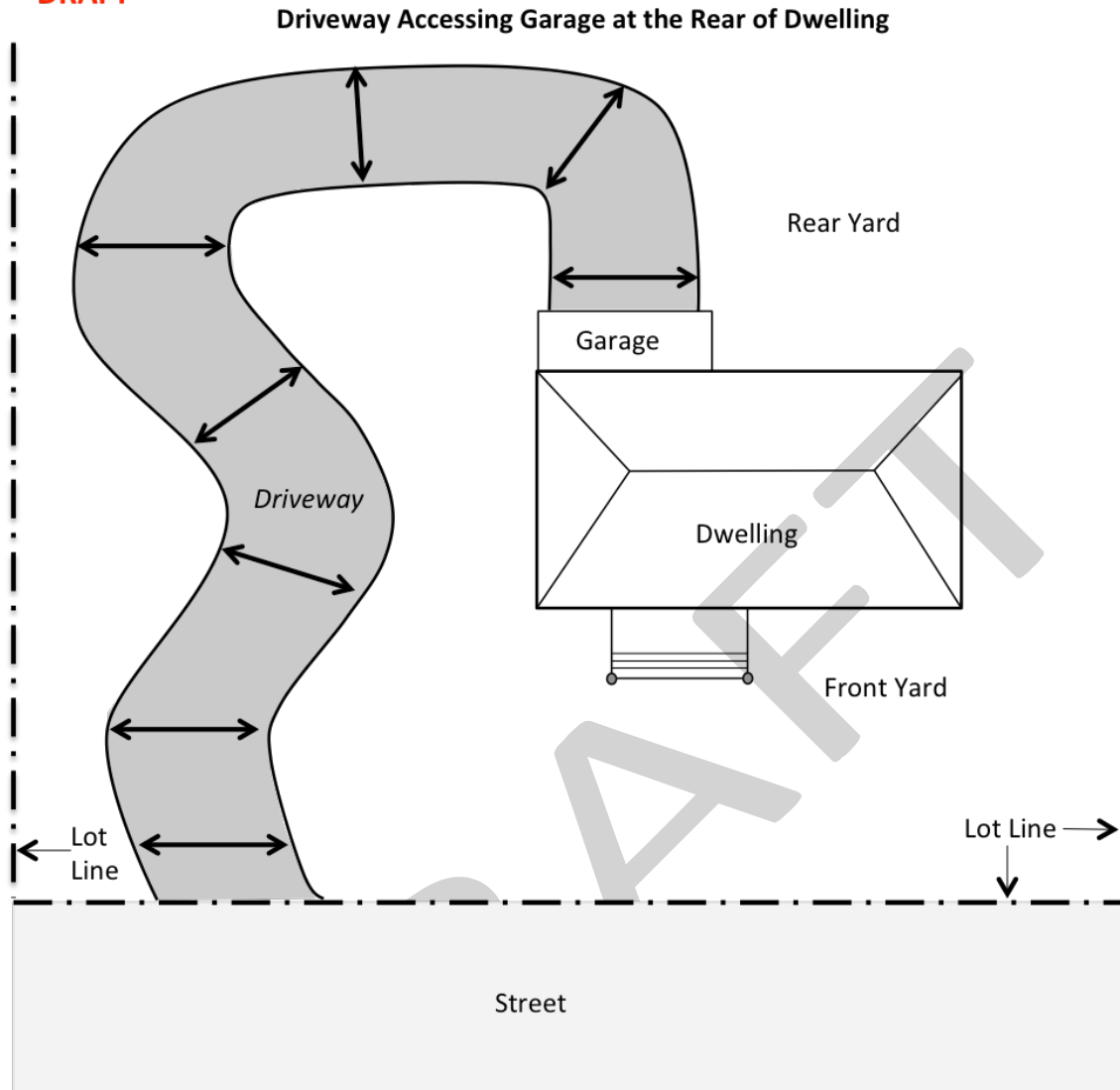
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Driveway Accessing Garage and Other Building



The maximum width of a driveway is measured along its entire length.

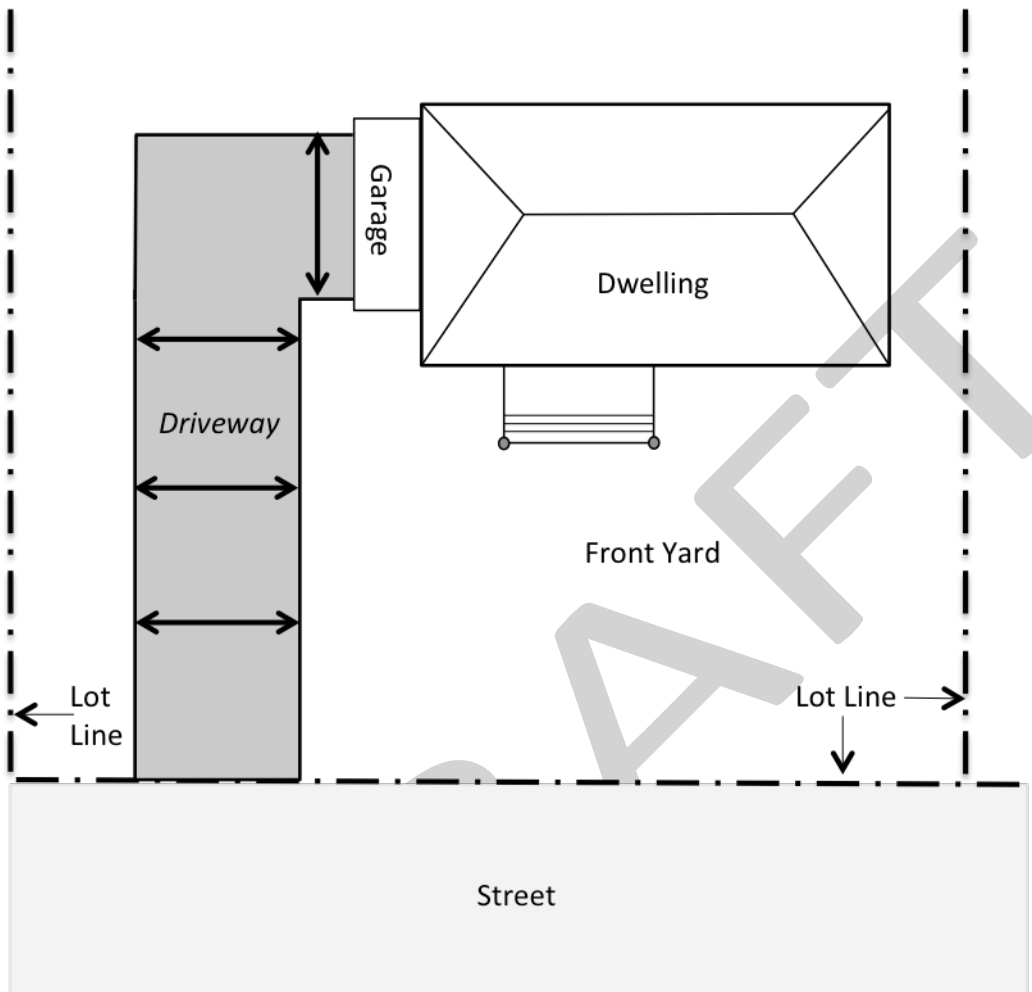
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The maximum width of a driveway is measured along its entire length.

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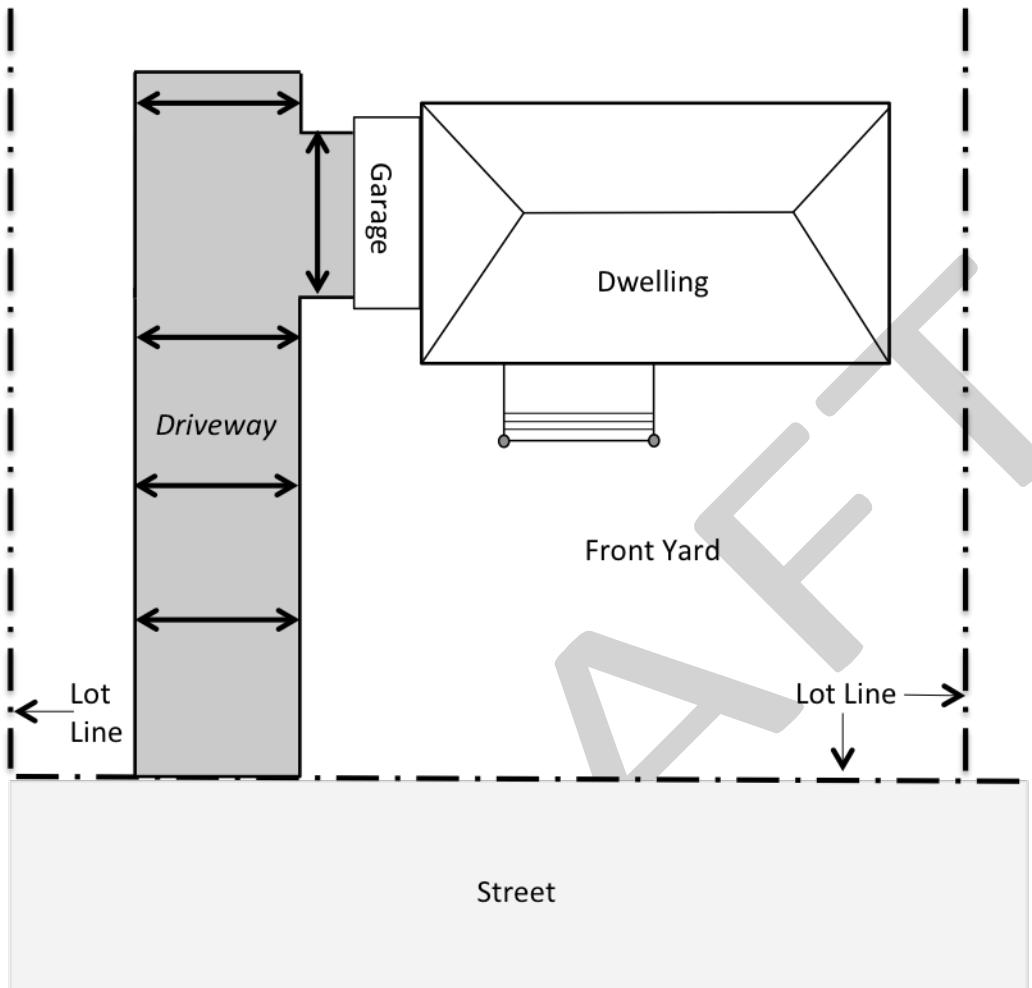
L-Shaped Driveway



The maximum width of a driveway is measured along its entire length.

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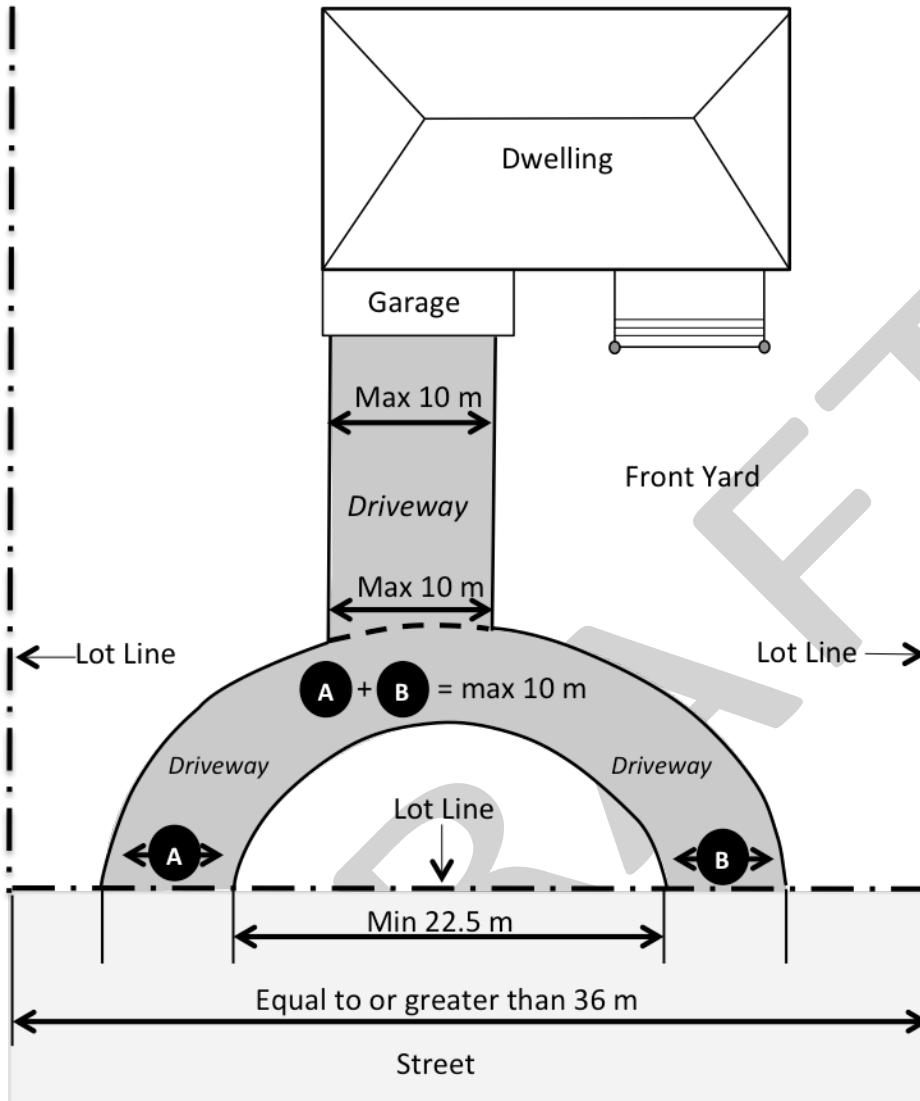
T-Shaped Driveway



The maximum width of a driveway is measured along its entire length.

DRAFT

Circular Driveway (U-Shaped)



DRAFT

Circular Driveway (O-Shaped)

