
SECTION 1

INTERPRETATION AND ADMINISTRATION

1.1 TITLE

This By-law may be referred to as the “Town of Caledon Zoning By-law” and applies to all lands within the Town of Caledon with the exception of:

- a) lands within the Niagara Escarpment Development Control Area, not including the minor urban centres of Terra Cotta, Cheltenham, Inglewood and Mono Mills; and,
- b) lands that are the subject of By-law 87-229, By-law 88-83;

provided that this By-law shall not apply to:

- c) lands that are the subject of an environmental and open space zoning by-law site specific appeal until an order has been issued by the Ontario Municipal Board in respect of an appeal.

1.2 ADMINISTRATION

This By-law shall be administered and enforced by municipal staff as appointed by the *Council* of the *Corporation* of the Town of Caledon.

1.3 CONFORMITY AND COMPLIANCE WITH BY-LAW

No land, *building* or *structure* may be used, erected or *altered* except in accordance with the provisions of this By-law. For the purpose of this By-law, provisions shall include both Permitted *Uses* as well as Zone Standards

No land, *building* or *structure* may be located or used such that the *uses*, *buildings* or *structures* on other lands would no longer comply with the provisions of this By-law.

1.4 INTERPRETATION

The zone standards of this By-law are the minimum requirements except where a maximum requirement applies.

Where a (✓) symbol appears in a table it shall mean, when used in a *Use Table*, that the *use* is permitted in that *Zone*. When used in a *Zone Standards Table*, it shall mean that the regulation applies to the specific *Zone*.

Nothing in this By-law shall serve to relieve any person from any obligation to comply with the requirements of any other By-law of the Town of Caledon or any requirement of

the Region of Peel, the Province of Ontario, an agency established by the Province of Ontario, or the Government of Canada that may affect the *use* of lands, *buildings* or *structures* in the Municipality.

1.5 SITE PLAN CONTROL

- a) For the purposes of Section 1.5:
 - i) "Site Plan Control By-law" shall mean any by-law passed by the Town in accordance with Section 41(2) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.
 - ii) "Development" means the definition of development in the Town's Site Plan Control By-law.
- b) The requirements of this By-law, in accordance with the *Planning Act*, R.S.O. 1990, c.P.13, as amended, must be met before approval of a site plan application is granted to undertake development in accordance with the Town's Site Plan Control By-law.
- c) Where an approval is required under the Town's Site Plan Control By-law, such an approval is required to be granted prior to the undertaking of development.
- d) Site Plan approval must address site plan control matters in accordance with the applicable provisions of the Town of Caledon Official Plan and Site Plan Control By-law prior to the granting of such approval.

1.6 BUILDING PERMITS

The requirements of this By-law, in accordance with the *Planning Act*, R.S.O. 1990, c.P.13, as amended, must be met before a Building Permit, or approval of an application for a municipal license is issued for the *use* of land or the *use*, erection, addition to or *alteration* of any *building* or *structure*. The requirements of the Building Code Act shall govern the issuance of Building Permits.

1.7 ENFORCEMENT

Any person who contravenes or causes a contravention of any provision of this By-law is guilty of an offense and upon conviction is liable to the fine(s) as provided for under the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

1.8 SEVERABILITY

A decision of a court that one or more of the provisions of this By-law are invalid in whole or in part does not affect the validity, effectiveness or enforceability of the other provisions or parts of the provisions of this By-law.

1.9 EFFECTIVE DATE

This By-law shall come into force the day it was passed if no appeals are received. If an appeal(s) is received, this By-law, or portions thereof, shall come into force upon the approval of the Ontario Municipal Board.

1.10 REPEAL OF FORMER BY-LAWS

By-law 87-250 and all amendments to By-law 87-250 are hereby repealed except with respect to any lands:

- a) that are the subject of an amendment to By-law 87-250 that has been or is passed by the Council after December 31, 2005 but before October 19, 2006;
- b) Within the Oak Ridges Moraine Conservation Plan Area that are the subject of a site-specific amendment to By-law 87-250 passed by the Council after June 10, 2008;
- c) That are the subject of an environmental and open space zoning by-law appeal of By-law 2007-42, until an order has been issued by the Ontario Municipal Board in respect of such appeal.

1.11 TECHNICAL REVISIONS AND HOUSEKEEPING

Provided that the purpose, effect, intent, meaning and substance of this By-law are in no way affected, the following technical revisions to this By-law are permitted without a Zoning By-law Amendment application:

- a) Changes to the numbering, cross-referencing, format and arrangement of the text, tables, schedules and maps;
- b) Additions to and revisions of technical information on maps and schedules including, but not limited to, road right-of-way limits, notes legends, shading and title blocks;
- c) Alterations of punctuation or language;
- d) Correction of grammatical, boundary, mathematical or typographical errors;
- e) Correction of references to definitions contained within the By-law;
- f) Correction of legal descriptions reference within the By-law;
- g) Correction of dimensions to urban accuracy as per Section 14(2) of Ontario Regulation 216/10;
- h) Any other technical revisions in no way affecting existing zoning.