

**THE CORPORATION OF THE TOWN OF CALEDON**

**BY-LAW NO. BL-2026-XX**

A by-law to amend Comprehensive Zoning By-law  
2006-50, as amended, with respect to Part of Lots 11 and 12  
Concession 7 (Albion), Town of Caledon, Regional  
Municipality of Peel.

**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 deems it desirable to pass a zoning by-law to permit the use of Part of Lots 11 and 12, Concession 7 (Albion), Town of Caledon, Regional Municipality of Peel for future residential, commercial, park, stormwater management facilities, and natural heritage uses;

**NOW THEREFORE** the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50, as amended, being a comprehensive Zoning By-law for the Town of Caledon shall be and is hereby amended as follows:

1. **THAT** the permitted uses and special standards within the existing Table 13.1 are to remain, and the following permitted uses and special standards be added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
CC	699	<ul style="list-style-type: none"> <li>- <i>Additional Residential Unit</i></li> <li>- <i>Building, Apartment</i></li> <li>- <i>Day Care, Private Home</i></li> <li>- <i>Dwelling, Street Townhouse</i></li> <li>- <i>Dwelling, Stacked Townhouse</i></li> <li>- <i>Dwelling, Back-to-Back Stacked Townhouse</i></li> <li>- <i>Home Occupation</i></li> <li>- <i>Live-Work Unit</i></li> <li>- <i>Long-Term Care Facility</i></li> <li>- <i>Non-Market Housing</i></li> <li>- <i>Seniors Retirement Facility</i></li> </ul>	<p style="text-align: center;"><b>ZONE STANDARDS</b></p> <p><b>For Dwelling, Street Townhouse:</b></p> <p><b>Rear Yard (Minimum) 5m</b></p> <p><b>For Dwelling, Stacked Townhouse:</b></p> <p><b>Rear Yard (Minimum) 5m</b></p>
RMD	697		<p style="text-align: center;"><b>ZONE STANDARDS</b></p> <p><b>For Dwelling, Detached and Dwelling Multiplex:</b></p> <p><b>Rear Yard (Minimum) 5m</b></p> <p><b>Backyard Amenity Area (Minima) n/a</b></p> <p><b>For Dwelling, Semi Detached:</b></p> <p><b>Rear Yard (Minimum) 5m</b></p>

			<p><b>Backyard Amenity Area</b> (Minima) n/a</p> <p><b>For Dwelling, Street Townhouse:</b></p> <p><b>Rear Yard (Minimum)</b> 5m</p> <p><b>Landscape Area</b> (Minimum) 20%</p> <p><b>Backyard Amenity Area</b> (Minima) n/a</p> <p><b>For Dwelling, Stacked Townhouse:</b></p> <p><b>Rear Yard (Minimum)</b> 5m</p> <p><b>Landscape Area</b> (Minimum) 20%</p> <p><b>Backyard Amenity Area</b> (Minima) n/a</p>
RM	698		<p><b>ZONE STANDARDS</b></p> <p><b>For Dwelling, Street Townhouse:</b></p> <p><b>Rear Yard (Minimum)</b> 5m</p> <p><b>Landscape Area</b> (Minimum) 20%</p> <p><b>For Dwelling, Stacked Townhouse:</b></p> <p><b>Rear Yard (Minimum)</b> 5m</p> <p><b>Landscape Area</b> (Minimum) 20%</p>

2. **THAT** Schedule “A”, is hereby amended for the lands legally described as Part of Lots 11 and 12 Concession 7 (Albion), Town of Caledon, Regional Municipality of Peel and that the “(H)” Holding prefixes ‘H46A’ and ‘H46B’ are deleted and the lands rezoned as follows:
  - “EPA1-H46A-H46B” Zone to “EPA1” Zone;
  - “CC-699-H46A-H46B” Zone to “CC-699” Zone;
  - “RM-698-H46A-H46B” Zone to “RM-698” Zone; and,
  - “RMD-697-H46A-H46B” Zone to “RMD-697” Zone.
  
3. **THAT** Schedule “A” to By-law 2024-57, is hereby further amended for the lands legally described as Part of Lots 11 and 12 Concession 7 (Albion), Town of Caledon, Regional Municipality of Peel in accordance with Schedule “A” attached hereto.

April 2, 2026

**READ THREE TIME AND FINALLY  
PASSED IN OPEN COUNCIL  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026**

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Annette Groves, Mayor


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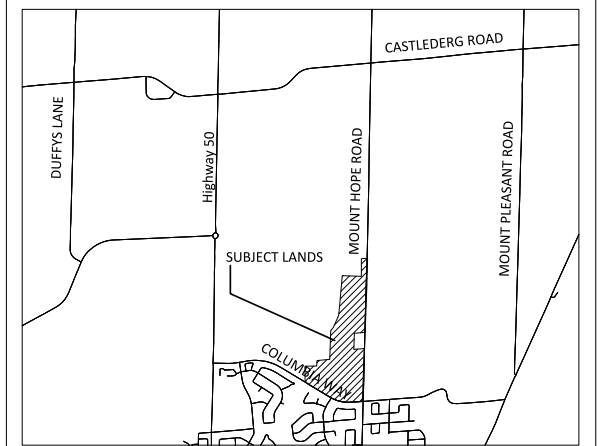
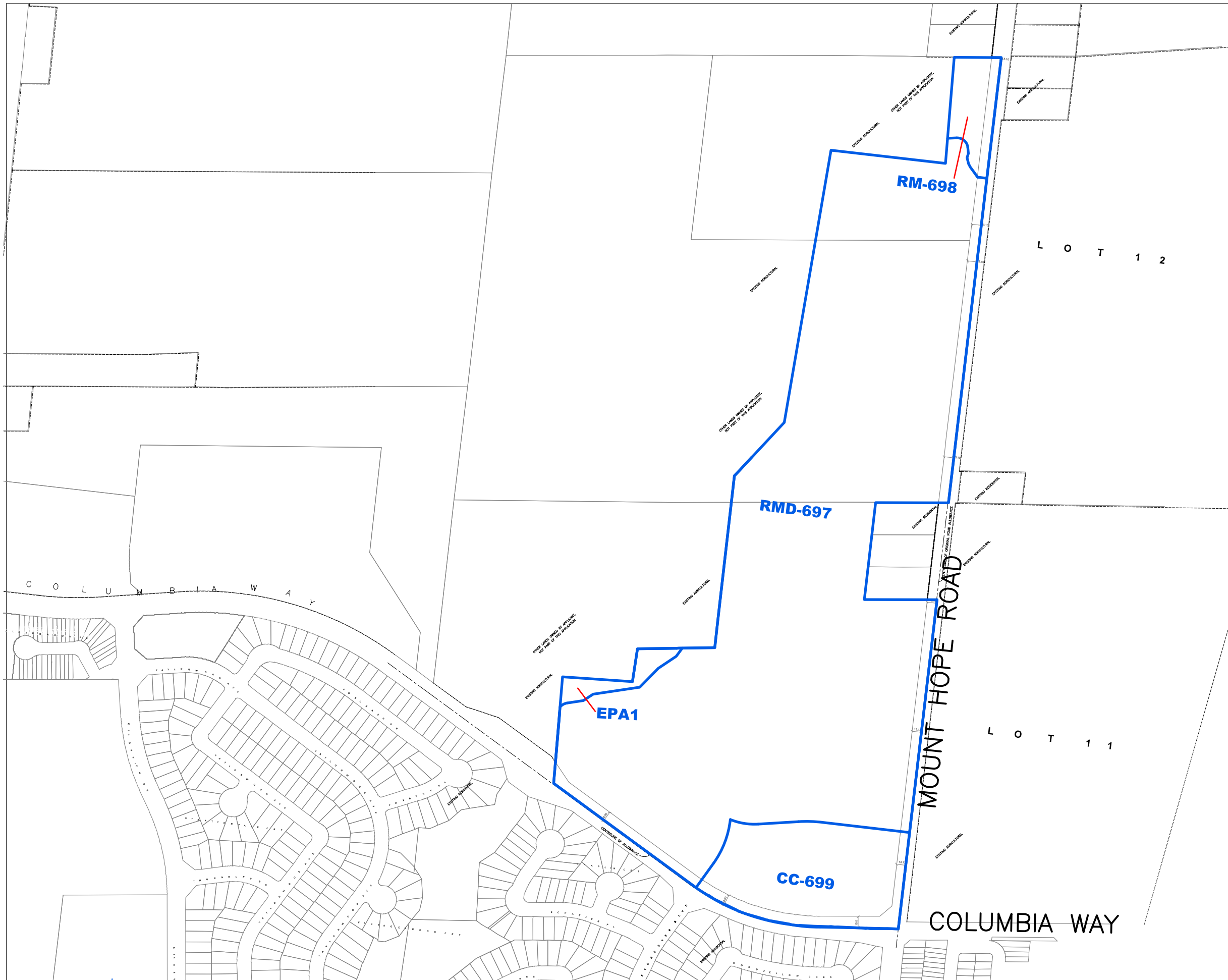
, Clerk

Schedule A  
By-law 2026-XXX

PART OF LOTS 11 AND 12, CONCESSION 7  
(GEOGRAPHIC TOWNSHIP OF ALBION)  
TOWN OF CALEDON,  
REGIONAL MUNICIPALITY OF PEEL

Legend

 Lands to be rezoned to the zones identified on this schedule



Key Map

Date : April 2, 2026

File Number: