

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 following is revised in Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RMD	697	<ul style="list-style-type: none"> - <i>Additional Residential Unit</i> - <i>Bed and Breakfast Establishments</i> - <i>Day Care, Private Home</i> - <i>Day Nursery</i> - <i>Dwelling, Detached</i> - <i>Dwelling, Semi Detached</i> - <i>Dwelling, Townhouse Street</i> - <i>Dwelling, Stacked Townhouse</i> - <i>Dwelling, Multiplex</i> - <i>Dwelling, Back-to-Back Townhouse</i> - <i>Dwelling, Dual Frontage Townhouse</i> - <i>Home Occupation</i> - <i>Live-Work Unit</i> - <i>Non-Market Housing</i> 	<p style="text-align: center;">DEFINITIONS</p> <p>Dwelling, Stacked Townhouse For the purposes of this zone, means a building containing more than 4 dwelling units, each dwelling unit being separated from the other vertically and horizontally and each dwelling unit having a private entrance from outside.</p> <p>Dwelling, Back-to-Back Stacked Townhouse For the purposes of this zone, means a building containing more than six dwelling units, where dwelling units are separated from each other through a combination of vertically including a common rear wall and horizontally common walls and whereby each dwelling unit has an independent entrance either directly from the outside or through a common vestibule but does not include a common corridor system.</p> <p>Dwelling, Multiplex</p>

		<p>For the purposes of this <i>zone</i>, means a residential <i>building</i> with up to eight units. In order to qualify, at least one <i>dwelling unit</i> must be entirely or partially above another. A <i>dwelling unit</i> within a <i>multiplex</i> is not a principal <i>dwelling</i> that can contain an <i>Additional Residential Unit</i>.</p> <p>Lane For the purposes of this <i>zone</i>, means a public or private thoroughfare, whether or not improved for <i>use</i>, which has a reduced right-of-way width and which affords a means of access for vehicular traffic to abutting <i>lots</i>.</p> <p>Non-Market Housing For the purposes of this <i>zone</i>, means housing that is owned or subsidized by government, a non-profit society, or a housing cooperative; whereby it is not solely market driven.</p> <p>Outdoor Amenity Space For the purposes of this <i>zone</i>, means outdoor space including a <i>balcony</i> or a roof area that is for the exclusive use of the occupants of a <i>dwelling unit</i> for their personal recreational or social activities.</p> <p>Street For the purpose of this <i>zone</i>, a street shall include a <i>private road</i> or lane.</p> <p style="text-align: center;">GENERAL PROVISIONS</p> <p><i>Additional Residential Units</i> Notwithstanding the lands identified on Schedule H of Comprehensive Zoning By-law 2006-50, the provisions of Section 4.4 – Additional Residential Units Overlay Zone shall apply to the lands shown on Schedule “A” of this By-law.</p> <p><i>Dwellings Per Lot</i> Section 4.11 shall only apply to a <i>lot</i> containing a <i>detached dwelling</i>, <i>semi-detached dwelling</i>, and/or a <i>freehold townhouse</i>.</p> <p><i>Non-Market Housing</i></p>
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			<p>Shall be permitted in all residential zones, provided that such <i>use, building or structure</i> complies with the standards of the <i>Zone</i> in which it is located.</p> <p>Use Restriction Where a <i>dwelling</i> has been legally constructed, the <i>dwelling</i> shall not be used for any purpose other than a domicile, a <i>day care, private home, home occupation,</i> and related accessory <i>use</i> as permitted by the Zoning By-law. All other <i>uses</i> are prohibited.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p><i>For Dwelling, Detached and Dwelling Multiplex:</i></p> <p><i>Lot Area</i> (Minimum, per <i>dwelling unit</i>): 224m²</p> <p><i>Lot Frontage</i> (Minimum): <i>Corner Lot per dwelling unit:</i> 11.0m <i>Other Lots, per dwelling unit:</i> 8.0m</p> <p><i>Building Area</i> (Maximum): 50%</p> <p><i>Front Yard</i> (Minimum): <i>Front wall of attached private garage:</i> 6.0m <i>Front wall of main building:</i> 4.5m</p> <p><i>Exterior Side Yard</i> (Minimum): 3.0m</p> <p><i>Rear Yard</i> (Minimum) 5.5m</p> <p><i>Interior Side Yard</i> (Minimum): <i>One side:</i> 1.2m <i>Other side:</i> 0.6m</p> <p><i>Building Height</i> (Maximum): 12.5m</p> <p><i>Landscaping Area</i> (Minimum): 35%</p> <p><i>Backyard Amenity Area</i> (Minima): N/A</p>
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			<p style="text-align: center;">ZONE STANDARDS</p> <p><i>For Dwelling, Semi Detached:</i></p> <p><i>Lot Area</i> (Minimum, per <i>dwelling unit</i>) 170 m²</p> <p><i>Lot Frontage</i> (Minimum): <i>Corner Lot per dwelling unit:</i> 9.75m <i>Other Lots, per dwelling unit:</i> 6.75m</p> <p><i>Building Area</i> (Maximum): 55%</p> <p><i>Front Yard</i> (Minimum): <i>Front wall of attached private garage:</i> 6.0m <i>Front wall of main building:</i> 4.5m</p> <p><i>Exterior Side Yard</i> (Minimum): 3.0m</p> <p><i>Rear Yard</i> (Minimum): 5.5m</p> <p><i>Interior Side Yard</i> (Minimum): 1.0m, except no <i>interior side yard</i> is required where abutting <i>lots</i> share an above grade common wall.</p> <p><i>Building Height</i> (Maximum): 12.5m</p> <p><i>Landscaping Area</i> (Minimum): 35%</p> <p><i>Backyard Amenity Area</i> (<i>Minima</i>) n/a</p> <p style="text-align: center;">ZONE STANDARDS</p> <p><i>For Dwelling, Street Townhouse:</i></p> <p><i>Lot Area</i> (Minimum, per <i>dwelling unit</i>): 150m²</p> <p><i>Lot Frontage</i> (Minimum): <i>Corner Lot per dwelling unit:</i> 9.0m <i>Other Lots, per dwelling unit:</i> 6.0m</p> <p><i>Building Area</i> (Maximum): 65%</p> <p><i>Front Yard</i> (Minimum):</p>
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			<p>Front wall of attached <i>private garage</i>: 6.0m</p> <p>Front wall of <i>main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): 5.5m</p> <p>Interior Side Yard (Minimum): 1.2m, except no <i>interior side yard</i> is required where abutting <i>lots</i> share an above grade common wall.</p> <p>Building Height (Maximum): 12.5m</p> <p>Landscape Area (Minimum): 20%</p> <p>Backyard Amenity Area (Minima): N/A</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Dwelling, Stacked Townhouse:</p> <p>Lot Area (Minimum, per <i>dwelling unit</i>): N/A</p> <p>Lot Frontage (Minimum): 30m</p> <p>Building Area (Maximum): N/A</p> <p>Outdoor Amenity Area (Minimum): 8m² (per unit)</p> <p>Front Yard (Minimum): Front wall of attached <i>private garage</i>: 6.0m</p> <p>Front wall of <i>main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): 5.5m</p> <p>Interior Side Yard (Minimum): 1.8m</p> <p>Building Height (Maximum): 14m</p> <p>Landscaping Area (Minimum): 20%, applies to <i>front yard</i> only.</p>
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		<p>Backyard Amenity Area (Minima): n/a</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Dwelling, Back-to-Back Townhouse:</p> <p>Lot Area (Minimum, per dwelling unit): 75m²</p> <p>Lot Frontage (Minimum):</p> <p>Corner Lot per dwelling unit: 8.5m</p> <p>Other Lots, per dwelling unit: 5.5m</p> <p>Building Area (Maximum): N/A</p> <p>Outdoor Amenity Area (Minimum): 8m² (per unit)</p> <p>Front Yard (Minimum):</p> <p>Front wall of attached private garage: 6.0m</p> <p>Front wall of main building: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): N/A</p> <p>Interior Side Yard (Minimum): 1.5m, except no interior side yard is required where abutting lots share an above grade common wall.</p> <p>Building Height (Maximum): 12.5m</p> <p>Landscaping Area (Minimum): 20%, applies to front yard only.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Dwelling, Dual Frontage Townhouse:</p> <p>Where a dual frontage townhouse dwelling is proposed, the front yard shall be deemed to be the yard between the main front entrance to the dwelling and the street line.</p>
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<p>RM</p>	<p>698</p>	<ul style="list-style-type: none"> - <i>Additional Residential Unit</i> - <i>Building, Apartment</i> - <i>Day Care, Private Home</i> - <i>Dwelling, Street Townhouse</i> - <i>Dwelling, Stacked Townhouse</i> - <i>Dwelling, Back-to-Back Townhouse</i> - <i>Dwelling, Back-to-Back Stacked Townhouse</i> - <i>Home Occupation</i> - <i>Live-Work Unit</i> - <i>Long-Term Care Facility</i> - <i>Non-Market Housing</i> - <i>Seniors Retirement Facility</i> 	<p style="text-align: center;">DEFINITIONS</p> <p><i>Dwelling, Stacked Townhouse</i> For the purposes of this <i>zone</i>, means a <i>building</i> containing more than 4 <i>dwelling units</i>, each <i>dwelling unit</i> being separated from the other vertically and horizontally and each <i>dwelling unit</i> having a private entrance from outside.</p> <p><i>Dwelling, Back to Back Stacked Townhouse</i> For the purposes of this <i>zone</i>, means a <i>building</i> containing more than six <i>dwelling units</i>, where <i>dwelling units</i> are separated from each other through a combination of vertically including a common rear wall and horizontally common walls and whereby each <i>dwelling unit</i> has an independent entrance either directly from the outside or through a common vestibule but does not include a common corridor system.</p> <p><i>Dwelling, Multiplex</i> For the purposes of this <i>zone</i>, means a residential <i>building</i> with up to eight units. In order to qualify as a <i>Multiplex</i>, at least one <i>dwelling unit</i> must be entirely or partially above another. A <i>dwelling unit</i> within a <i>multiplex</i> is not a principal <i>dwelling</i> that can contain an <i>Additional Residential Unit</i>.</p> <p><i>Lane</i> For the purposes of this <i>zone</i>, means a public or private thoroughfare, whether or not improved for <i>use</i>, which has a reduced right-of-way width and which affords a means of access for vehicular traffic to abutting <i>lots</i>.</p> <p><i>Non-Market Housing</i> For the purposes of this <i>zone</i>, means housing that is owned or subsidized by government, a non-profit society, or a housing cooperative; whereby it is not solely market driven.</p> <p><i>Outdoor Amenity Space</i></p>
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		<p>For the purposes of this zone, means outdoor space including a <i>balcony</i> or a roof area that is for the exclusive use of the occupants of a <i>dwelling unit</i> for their personal recreational or social activities.</p> <p>Street For the purpose of this zone, a <i>street</i> shall include a <i>private road</i> or <i>lane</i>.</p> <p style="text-align: center;">GENERAL PROVISIONS</p> <p><i>Additional Residential Units</i> Notwithstanding the lands identified on Schedule H of Comprehensive Zoning By-law 2006-50, the provisions of Section 4.4 – Additional Residential Units Overlay Zone shall apply to the lands shown on Schedule “A” of this By-law.</p> <p><i>Dwellings Per Lot</i> Section 4.11 shall only apply to a <i>lot</i> containing a <i>detached dwelling</i>, <i>semi-detached dwelling</i>, and/or a <i>freehold townhouse</i>.</p> <p><i>Non-Market Housing</i> Shall be permitted in all residential zones, provided that such <i>use</i>, <i>building</i> or <i>structure</i> complies with the standards of the <i>Zone</i> in which it is located.</p> <p><i>Use Restriction</i> Where a <i>dwelling</i> has been legally constructed, the <i>dwelling</i> shall not be used for any purpose other than a domicile, a <i>day care</i>, <i>private home</i>, <i>home occupation</i>, and related accessory <i>use</i> as permitted by the Zoning By-law. All other <i>uses</i> are prohibited.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p><i>For Dwelling, Street Townhouse:</i></p> <p><i>Lot Area</i> (Minimum, per <i>dwelling unit</i>): 150m²</p> <p><i>Lot Frontage</i> (Minimum): <i>Corner Lot</i> per <i>dwelling unit</i>: 9.0m</p>
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			<p>Other Lots, per <i>dwelling unit</i>: 6.0m</p> <p>Building Area (Maximum): 65%</p> <p>Front Yard (Minimum): Front wall of attached <i>private garage</i>: 6.0m</p> <p>Front wall of <i>main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): 5.5m</p> <p>Interior Side Yard (Minimum): 1.2m, except no <i>interior side yard</i> is required where abutting <i>lots</i> share an above grade common wall.</p> <p>Building Height (Maximum): 12.5m</p> <p>Landscape Area (Minimum): 20%</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Dwelling, Stacked Townhouse:</p> <p>Lot Area (Minimum, per <i>dwelling unit</i>): N/A</p> <p>Lot Frontage (Minimum): 30m</p> <p>Building Area (Maximum): N/A</p> <p>Outdoor Amenity Area (Minimum): 8m² (per unit)</p> <p>Front Yard (Minimum): Front wall of attached <i>private garage</i>: 6.0m</p> <p>Front wall of <i>main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): 5.5m</p> <p>Interior Side Yard (Minimum): 1.8m</p> <p>Building Height (Maximum): 14m</p>
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			<p>Landscape Area (Minimum) 20%, applies to front yard only.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Dwelling, Back-to-Back Townhouse:</p> <p>Lot Area (Minimum, per dwelling unit): 75m²</p> <p>Lot Frontage (Minimum): Corner Lot per dwelling unit: 8.5m Other Lots, per dwelling unit: 5.5m</p> <p>Building Area (Maximum): N/A</p> <p>Outdoor Amenity Area (Minimum): 8m² (per unit)</p> <p>Front Yard (Minimum): Front wall of attached private garage: 6.0m Front wall of main building: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): N/A</p> <p>Interior Side Yard (Minimum): 1.5m, except no interior side yard is required where abutting lots share an above grade common wall.</p> <p>Building Height (Maximum): 12.5m</p> <p>Landscaping Area (Minimum): 20%, applies to front yard only.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Dwelling, Back-to-Back Stacked Townhouse</p> <p>Lot Area (Minimum, per dwelling unit): N/A</p> <p>Lot Frontage (Minimum): 30m</p>
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			<p>Building Area (Maximum): N/A</p> <p>Outdoor Amenity Area (Minimum): 8m2 (per unit)</p> <p>Front Yard (Minimum): Front wall of attached <i>private garage</i>: 6.0m</p> <p>Front wall of <i>main building</i>: 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): N/A</p> <p>Interior Side Yard (Minimum): 1.8m</p> <p>Building Height (Maximum): 14m</p> <p>Landscaping Area (Minimum): 20%, applies to <i>front yard</i> only.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For Building, Apartment:</p> <p>Lot Area (Minimum, per <i>dwelling unit</i>): N/A</p> <p>Lot Frontage (Minimum): N/A</p> <p>Building Area (Maximum): N/A</p> <p>Outdoor Amenity Area (Minimum): N/A</p> <p>Front Yard (Minimum): 3.0m</p> <p>Exterior Side Yard (Minimum): 3.0m</p> <p>Rear Yard (Minimum): 6.0m</p> <p>Interior Side Yard (Minimum): 6.0m</p> <p>Building Height (Maximum): 6 storeys</p> <p>Landscaping Area (Minimum): 25%</p>
CC	699	<ul style="list-style-type: none"> - <i>Animal Hospital</i> - <i>Art Gallery</i> - <i>Artist Studio & Gallery</i> - <i>Bakery</i> 	<p style="text-align: center;">DEFINITIONS</p> <p>Commercial School means a teaching and training center, operated for gain or profit, in which</p>

	<ul style="list-style-type: none"> - <i>Boarding House</i> - <i>Business Office</i> - <i>Clinic</i> - <i>Commercial School</i> - <i>Convenience Store</i> - <i>Day Nursery</i> - <i>Dry Cleaning or Laundry Outlet</i> - <i>Financial Institution</i> - <i>Fitness Centre</i> - <i>Funeral Home</i> - <i>Hotel</i> - <i>Laundromat</i> - <i>Merchandise Service Shop</i> - <i>Motel</i> - <i>Parking Area, Commercial</i> - <i>Parking Area, Municipal</i> - <i>Personal Service Shop</i> - <i>Pharmacy</i> - <i>Place of Assembly</i> - <i>Place of Entertainment</i> - <i>Private Club</i> - <i>Restaurant</i> - <i>Retail Store</i> - <i>Sales, Service and Repair Shop</i> - <i>Training Facility</i> - <i>Additional Residential Unit Building, Apartment</i> - <i>Day Care, Private Home</i> - <i>Dwelling, Street Townhouse</i> - <i>Dwelling, Stacked Townhouse</i> - <i>Dwelling, Back-to-Back Stacked Townhouse</i> - <i>Home Occupation</i> - <i>Live-Work Unit</i> 	<p>instruction in a trade, skill or service is provided.</p> <p style="text-align: center;">ADDITIONAL PROVISIONS</p> <ul style="list-style-type: none"> i. Notwithstanding Table 5.2 of Zoning By-law 2006-50, the uses permitted in the Core Commercial “CC” Zone shall be subject to a parking rate of 3.5 spaces per 100 m² of <i>gross floor area</i> ii. The total (combined) minimum gross floor area for all non-residential uses within the lands zoned Core Commercial “CC” Exception 699 shall be 1,580 m². <p style="text-align: center;">ZONE STANDARDS</p> <p><i>For Dwelling, Street Townhouse:</i></p> <p><i>Rear Yard</i> (Minimum): 5.5m</p> <p><i>For Dwelling, Stacked Townhouse:</i></p> <p><i>Rear Yard</i> (Minimum): 5.5m</p>
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May 13, 2026

		<ul style="list-style-type: none">- <i>Long-Term Care Facility</i>- <i>Non-Market Housing</i>- <i>Seniors Retirement Facility</i>	
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2. Schedule "A", Zone Map ___ of By-law 2006-50, as amended, is further amended for Part of Lots 11 and 12, Concession 7 (Albion), Town of Caledon, Regional Municipality of Peel, from "Environmental Policy Area 1 – Holding H46A-H46B" (EPA1-H46A-H46B) Zone, "Core Commercial – Exception 699 – Holding H46A-H46B" (CC-699-H46A-H46B) Zone, "Multiple Residential – Exception 698 – Holding H46A-H46B" (RM-698-H46A-H46B) Zone, "Mixed Density Residential – Exception 697 – Holding H46A-H46B" (RMD-697-H46A-H46B) Zone to "Mixed Density Residential – Exception 697" (RMD-697) Zone, "Environmental Policy Area 1" (EPA1) Zone, "Core Commercial – Exception 699" (CC-699) Zone, "Multiple Residential – Exception 698" (RM-698) Zone and "Mixed Density Residential – Exception 697" (RMD-697) Zone in accordance with Schedule "A" attached hereto.

**READ THREE TIME AND FINALLY
PASSED IN OPEN COUNCIL
THIS ___ DAY OF _____, 2026**


Annette Groves, Mayor

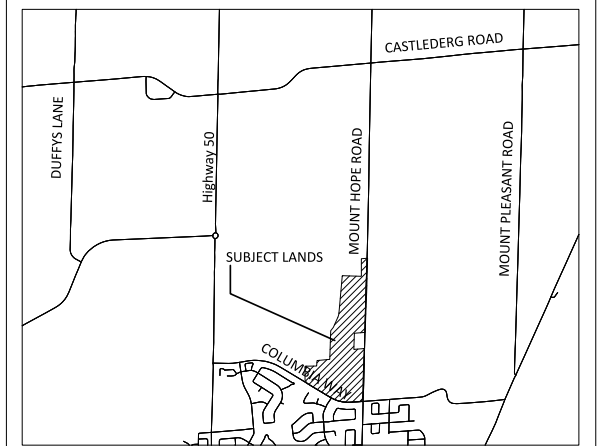
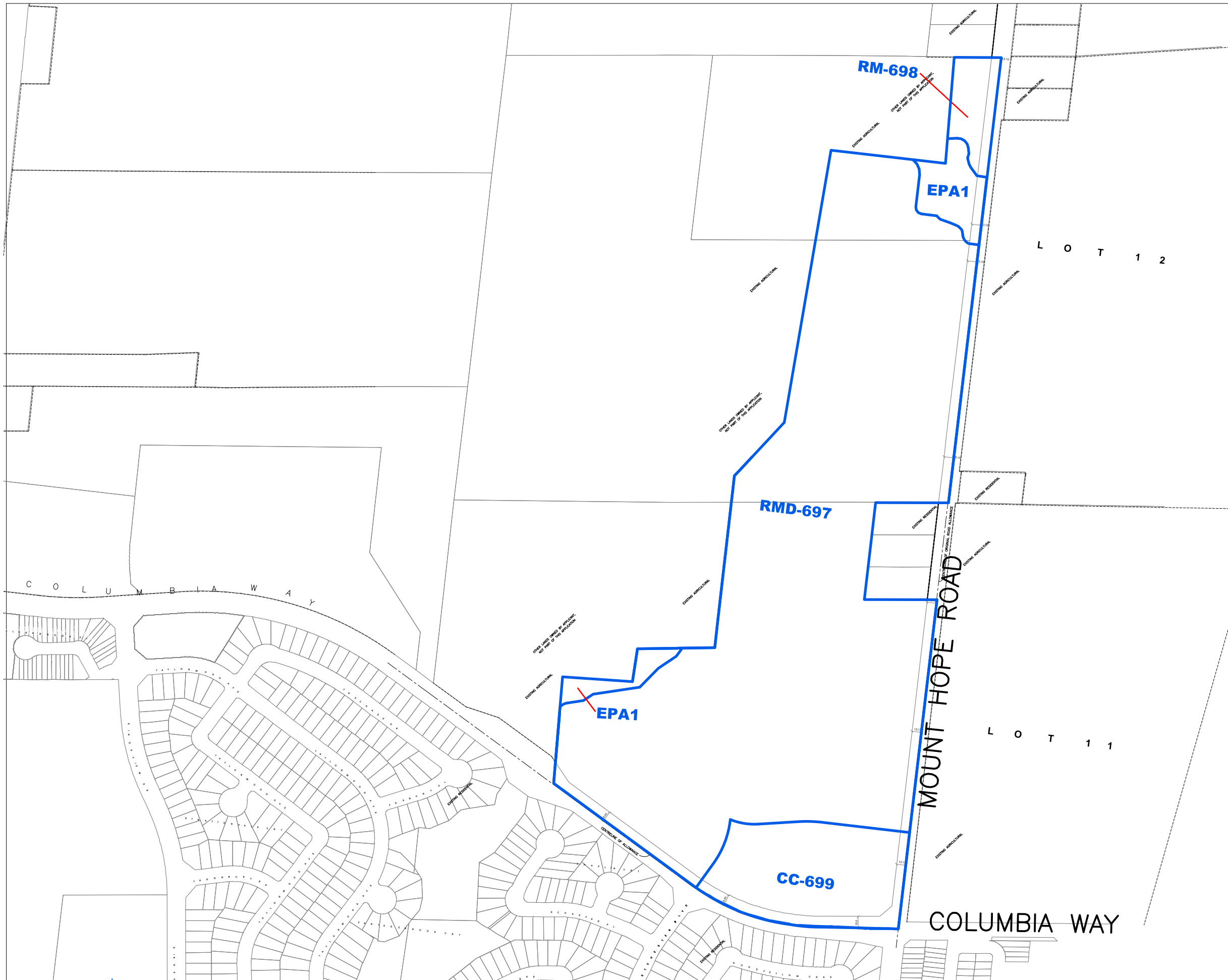
, Clerk

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 : May 12, 2026

File Number: