

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. BL-2025-XX

A by-law to amend Comprehensive Zoning By-law
2006-50, as amended, with respect to Part Lot 18
Concession 8 (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 26 and 27, Concession 9 (Albion) being Part 1 on 43R-15949, Town of Caledon, Regional Municipality of Peel for 42 estate residential building lots, stormwater management facilities and environmental protection areas;

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 be added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RE	XXX	<ul style="list-style-type: none"> - <i>Apartment, Accessory</i> - <i>Bed and Breakfast Establishments</i> - <i>Day Care, Private Home</i> - <i>Dwelling, Detached</i> - <i>Home Occupation (1)</i> 	<p>Lot Area (minima) 0.6 hectares</p> <p>Yard, Front (minima) 15 metres</p> <p>Yard, Exterior Side (minima) 10 metres</p> <p>Driveway Width (maxima) 13.5 metres</p> <p>Building and Structure Locations All buildings and structures, accessory building and structures, driveways, parking areas, swimming pools and septic systems shall only be located within the structure envelope as shown on Schedule "A" attached hereto.</p> <p>Grading Restrictions Subsequent to the registration of a Plan of Subdivision, all grading and site alteration shall only be located within the structure envelope as shown on Schedule "A" attached hereto.</p> <p>Natural Area Restrictions Subsequent to the registration of a Plan of Subdivision, within an area shown as "Natural Areas" on Schedule "A" attached hereto, no person shall alter the surface of the land, or</p>

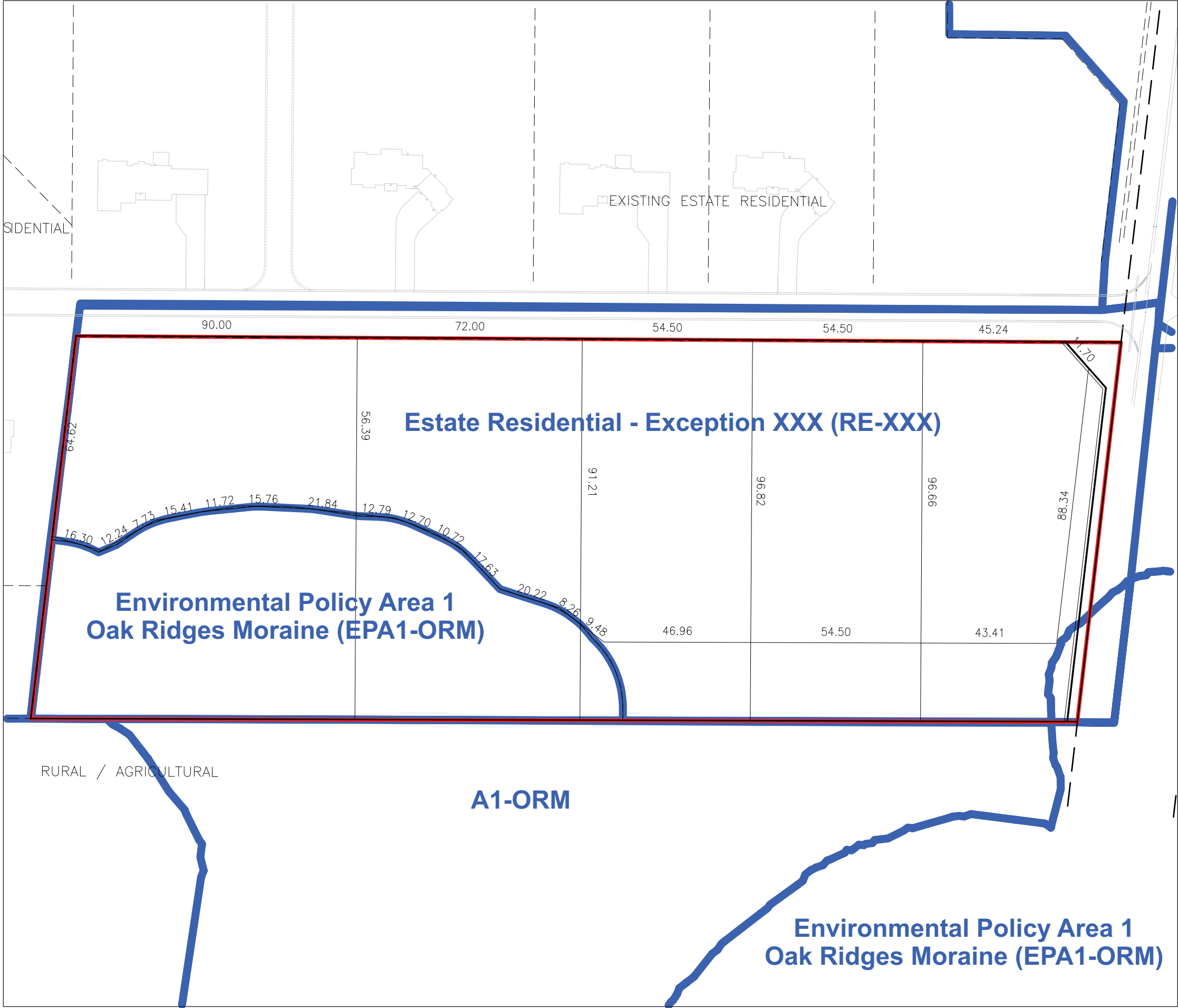
			alter, disturb, destroy, remove, cut or trim any vegetation, except in accordance with the reforestation plan; or alter, disturb, destroy or remove any wildlife habitat whether in use or not unless deemed hazardous to human health or property. Also, no fencing shall be permitted within the designated natural area unless required by and in accordance with a subdivision agreement.
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2. **THAT** Schedule "A", is hereby amended for the lands legally described as Part Lot 18 Concession 8 (Albion), Town of Caledon, Regional Municipality of Peel and that those lands be rezoned from "Rural – Oak Ridges Moraine (A2)-ORM" Zone and "Environmental Policy Area 2 – Oak Ridges Moraine Zone (EPA2-ORM)" to "Estate Residential – Exception XXX (RE-XXX)" and "Environmental Policy Area 1 – Oak Ridges Moraine Zone (EPA1-ORM)" in accordance with Schedule "A" attached hereto.

**READ THREE TIME AND FINALLY
PASSED IN OPEN COUNCIL
THIS ____ DAY OF _____, 2025**

Annette Groves, Mayor

, Clerk



ZONING BY-LAW AMENDMENT
SCHEDULE "A" BY-LAW NO. (2025-XX)

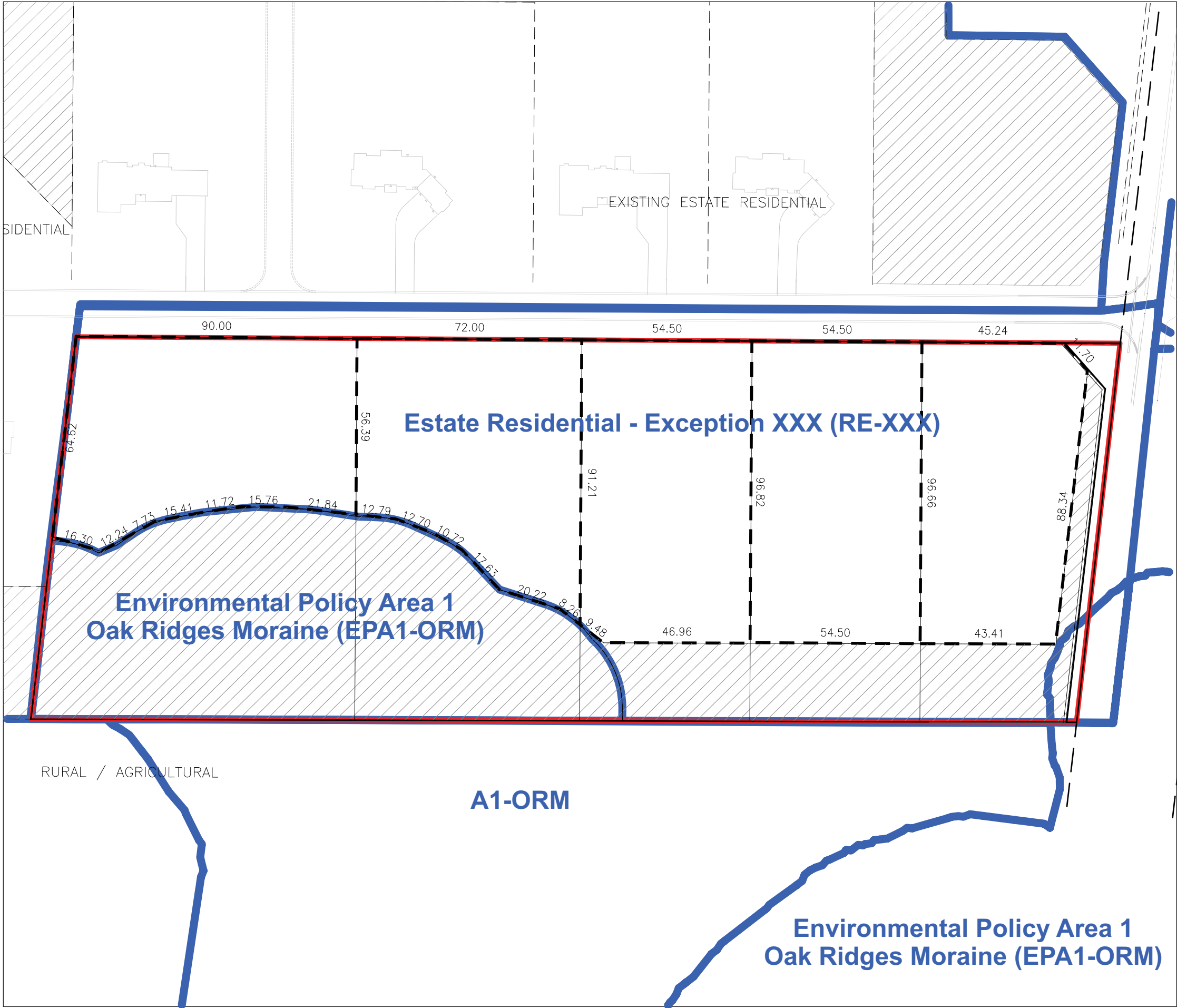
PART OF LOT 18,
CONCESSION 8 and BLOCK 15,
PLAN 13M-1994
GEOGRAPHIC TOWNSHIP OF ALBION
TOWNSHIP of CALEDON
REGIONAL MUNICIPALITY of PEEL

Legend

- Lands Subject to this By-law
- Zone Boundary

FILE: SCALE: NTS

DATE: JANUARY 2025



ZONING BY-LAW AMENDMENT
SCHEDULE "B" BY-LAW NO. (2025-XX)

PART OF LOT 18,
CONCESSION 8 and BLOCK 15,
PLAN 13M-1994
GEOGRAPHIC TOWNSHIP OF ALBION
TOWNSHIP of CALEDON
REGIONAL MUNICIPALITY of PEEL

- Legend**
- Lands Subject to this By-law
 - Natural Area
 - Zone Boundary
 - Structure Envelope

FILE:	SCALE: NTS
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DATE: JANUARY 2025