



**THE CORPORATION OF THE TOWN OF CALEDON  
BY-LAW NO. \_\_\_\_\_**

Being 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:

- The following be added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RE	XXX	<ul style="list-style-type: none"> <li>- <i>Apartment, Accessory</i></li> <li>- <i>Bed and Breakfast Establishment</i></li> <li>- <i>Day Care, Private Home</i></li> <li>- <i>Dwelling, Detached</i></li> <li>- <i>Home Occupation</i></li> </ul>	<p><b>Lot Area</b> (minimum): 0.6 ha</p> <p><b>Yard, Front</b> (minimum): 15.0m</p> <p><b>Yard, Exterior Side</b> (minimum): 10.0m</p> <p><b>Driveway Width</b> (maximum): 13.5m</p> <p><b>Building and Structure Locations</b> All <i>buildings</i> and <i>structures</i>, <i>accessory building</i> and <i>structures</i>, <i>driveways</i>, <i>parking areas</i>, swimming pools and septic systems shall only be located within the <i>structure</i> envelope as shown on Schedule "B" attached hereto.</p> <p><b>Grading Restrictions</b> Subsequent to the registration of a Plan of Subdivision, all grading and site alteration shall only be located within the <i>structure</i> envelope as shown on Schedule "B" attached hereto.</p> <p><b>Natural Area Restrictions</b> Subsequent to the registration of a Plan of Subdivision, within an area shown as "Natural Areas" on Schedule "B" attached hereto, no person shall alter the surface of the land, or alter, disturb, destroy, remove, cut or trim any vegetation, except in accordance with the reforestation plan; or alter, disturb, destroy or</p>

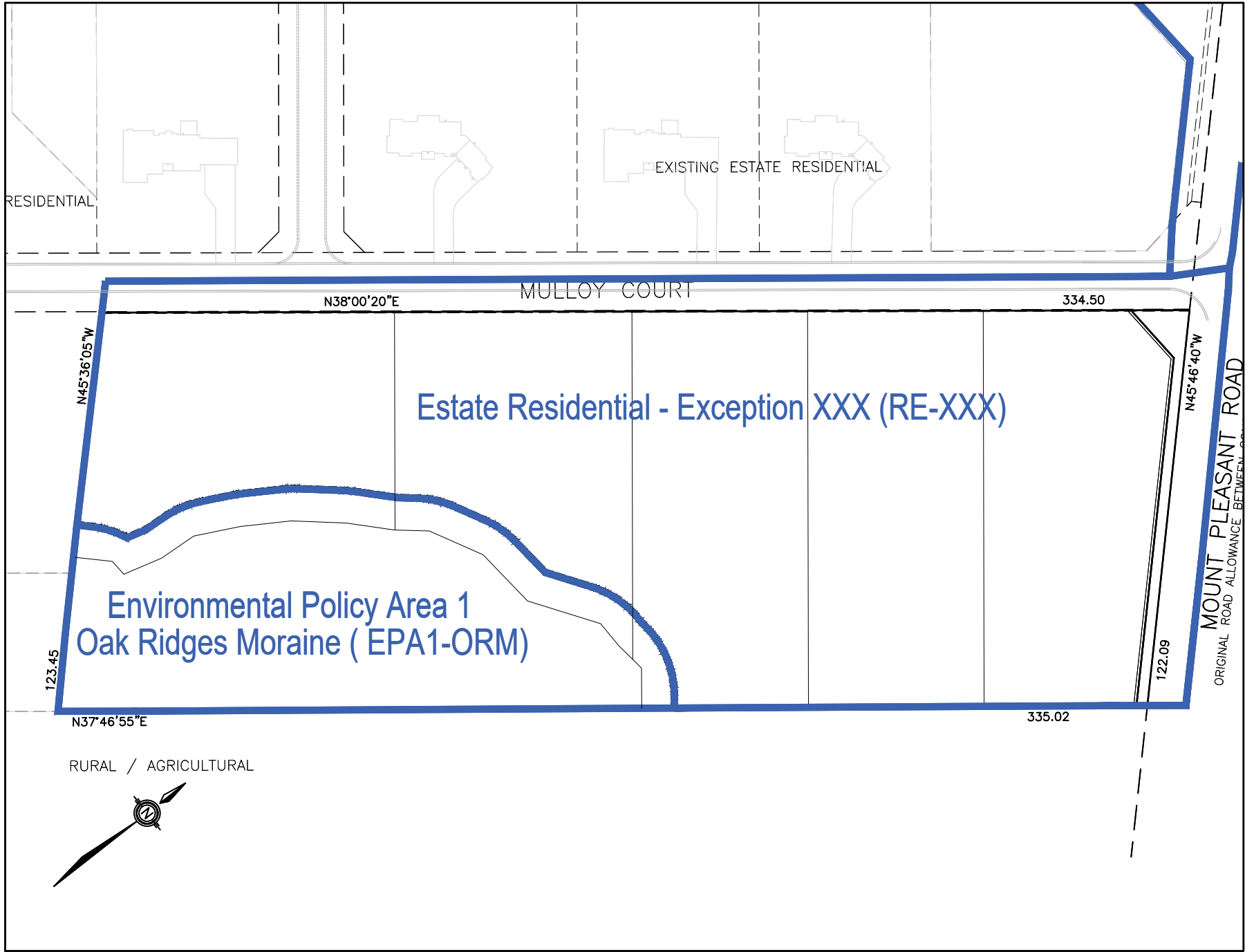
			remove any wildlife habitat whether in use or not unless deemed hazardous to human health or property. Also, no fencing shall be permitted within the designated natural area unless required by and in accordance with a subdivision agreement.
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- Schedule "A", Zone Map 32 of By-law 2006-50, as amended, is further amended for Part Lot 18 Concession 8 (Albion), Town of Caledon, Regional Municipality of Peel, from "Rural – Oak Ridges Moraine" (A2-ORM) and "Environmental Policy Area 2 – Oak Ridges Moraine" (EPA2-ORM) to "Estate Residential – Exception XXX" (RE-XXX) and "Environmental Policy Area 1 – Oak Ridges Moraine" (EPA1-ORM) in accordance with Schedule "A" attached hereto.

Read three times and finally  
 passed in open Council on the  
 \_\_\_\_ day of \_\_\_\_\_, 2025.



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 Annette Groves, Mayor

\_\_\_\_\_  
 Kevin Klingenberg, Municipal Clerk



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

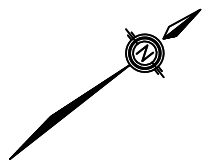
PAERT OF LOT 18,  
 CONCESSION 8 and BLOCK 15,  
 PLAN 13M-1994  
 GEOGRAPHIC TOWNSHIP OF ALBON  
 TOWNSHIP OF CALEDON  
 REGIONAL MUNICIPALITY OF PEEL

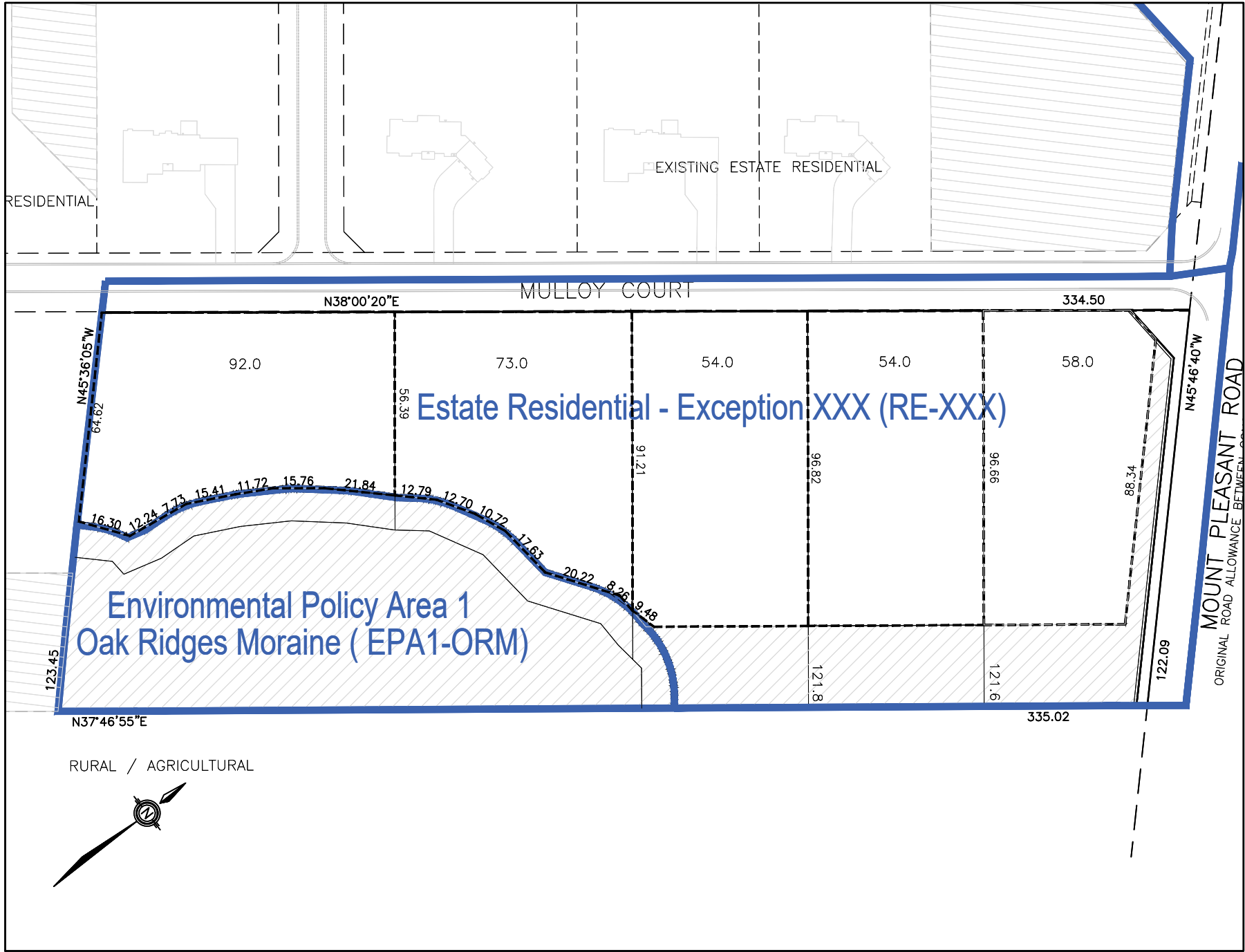
- LEGEND**
-  Subject Lands
  -  Zone Line

DATE: DECEMBER 2025

FILE:

SCALE:N.T.S









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

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

**LEGEND**

-  Subject Lands
-  Zone Line
-  Natural Area
-  Structure Envelope

DATE: December 2025

FILE:

SCALE:N.T.S