

**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"> - <i>Apartment, Accessory</i> - <i>Bed and Breakfast Establishment</i> - <i>Day Care, Private Home</i> - <i>Dwelling, Detached</i> - <i>Home Occupation</i> - <i>Forest Management</i> 	<p>Lot Area (minimum): 0.6 ha</p> <p>Yard, Front (minimum): 15.0m</p> <p>Yard, Exterior Side (minimum): 10.0m</p> <p>Driveway Width (maximum): 13.5m</p> <p>Building and Structure Locations 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>Grading Restrictions 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>Natural Area Restrictions Within an area shown as "Natural Area" on Schedule Zone Map 32 "B" no person shall alter the surface of the land, or construct, erect or install any building, structure or septic tile field, or alter, disturb, destroy, remove, cut or trim any vegetation, whether living or dead, except in accordance with the reforestation plan; or alter,</p>

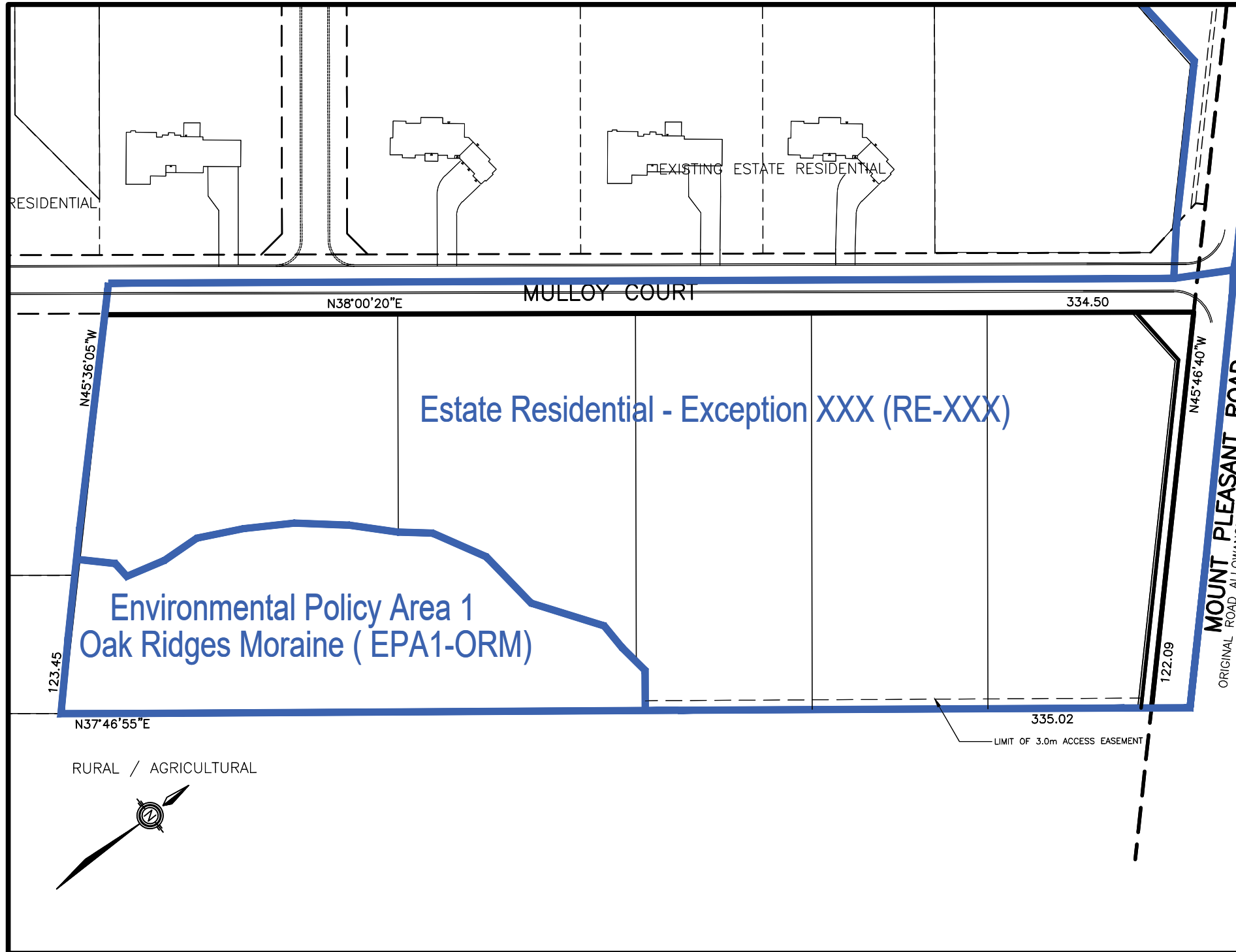
			disturb, destroy or remove any wildlife habitat whether in use or not unless deemed hazardous to human health or property.
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- Schedule "A", Zone Map 32 of By-law 2006-50, as amended, is further amended for Part Lot 18 Concession 8 (Albion), Town of Caledon, Regional Municipality of Peel, from "Rural – Oak Ridges Moraine" (A2-ORM) and "Environmental Policy Area 2 – Oak Ridges Moraine" (EPA2-ORM) Zone to "Estate Residential – Exception XXX" (RE-XXX) and "Environmental Policy Area 1 – Oak Ridges Moraine" (EPA1-ORM) Zone in accordance with Schedule "A" attached hereto.

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



Annette Groves, Mayor

Kevin Klingenberg, Municipal Clerk



ZONING BY-LAW AMENDMENT
 SCHEDULE "A" BY-LAW NO. (2026-XX)

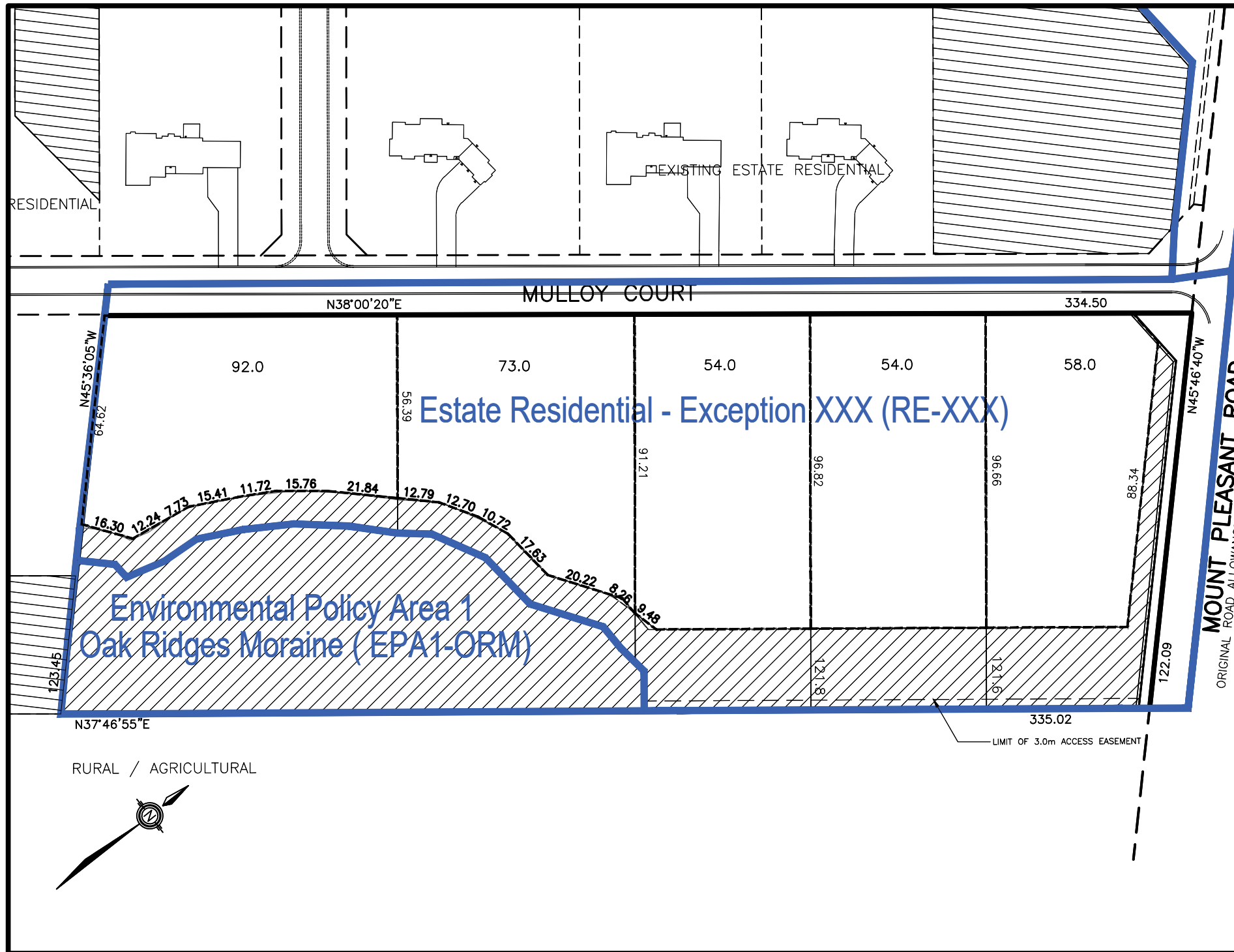
PART OF LOT 18,
 CONCESSION 8 and BLOCK 15,
 PLAN 13M-1994
 GEOGRAPHIC TOWNSHIP OF ALBON
 TOWNSHIP OF CALEDON
 REGIONAL MUNICIPALITY OF PEEL

- LEGEND**
-  Subject Lands
 -  Zone Line

DATE: APRIL 2026

FILE:

SCALE:N.T.S



ZONING BY-LAW AMENDMENT
SCHEDULE "B" BY-LAW NO. (2026-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: APRIL 2026

FILE:

SCALE: N.T.S