

THE CORPORATION OF THE TOWN OF CALEDON  
 BY-LAW NO. 2022-xxx

Being a by-law to amend Comprehensive Zoning By-law 2006-50  
 with respect to Part of Lots 25 and 26, Concession 9, (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 considers it desirable to pass a zoning by-law to permit the use of Part of Lots 25 and 26, Concession 9 (Albion), Town of Caledon, Regional Municipality of Peel, for a Draft Plan of Subdivision including single detached dwellings, natural heritage lands, and ROWs;

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

**1.0** THAT Schedule A to Comprehensive Zoning By-law 2006-50 is hereby amended by changing the existing “Rural – Oak Ridges Moraine” (A2 - ORM) and “Environmental Policy Areas 2 Zone – Oak Ridges Moraine” (EPA2-ORM) to “Estate Residential - Special” (RE-YY), “Open Space – Oak Ridges Moraine” (OS-ORM) and “Environmental Policy Area 2 – Oak Ridges Moraine” (EPA2-ORM) zones as shown in Appendix A; and

**2.0** THAT the following is added to Table 13.1:

Zone Prefix	Exception Number	
Estate Residential (RE) Zone	YY  (# to be provided by Planning Staff)	<p><b><u>1.0 REGULATIONS</u></b></p> <p><b>1.1) The zoning requirements for Dwelling, Detached, shall include the following:</b></p> <p>a) the minimum lot area for Lots 1 – 18 shall be 0.40 hectare;</p> <p>b) the minimum lot frontage shall be 18.0 metres;</p> <p>c) no minimum backyard amenity area shall be required;</p>

Zone Prefix	Exception Number	
		<p>d) no minimum landscape area shall be required</p> <p>e) all buildings and structures, accessory buildings and structures, driveways, parking areas and swimming pools shall only be located within the Structural Envelope as shown on Zone Map S.E. XX.</p> <p>f) subsequent to the registration of a Plan of Subdivision, within an area shown as "Natural Areas" on Zone Map S.E. XX, no person shall alter the surface of the land, or alter, disturb, destroy, remove, cut or trim any vegetation, except in accordance with an approved environmental management plan or reforestation plan or registered easement nor shall they alter, disturb, destroy or remove any wildlife habitat whether in use or not unless deemed hazardous to human health or property</p>

**4.0** Schedule "A", Zone Map 44 of By-law 2006-50, as amended, is further amended for Part of Lots 25 and 26, Concession 9 (Albion), Town of Caledon, Regional Municipality of Peel, from "Rural – Oak Ridges Moraine" (A2 - ORM) and "Environmental Policy Areas 2 Zone – Oak Ridges Moraine" (EPA2-ORM) to "Estate Residential - Special" (RE-YY), "Open Space – Oak Ridges Moraine" (OS – ORM) and "Environmental Policy Area 2 – Oak Ridges Moraine" (EPA2-ORM) zones in accordance with Appendix "A" attached hereto.

Read three times and finally passed in open Council on the XX day of XXXXXX, 20XX.

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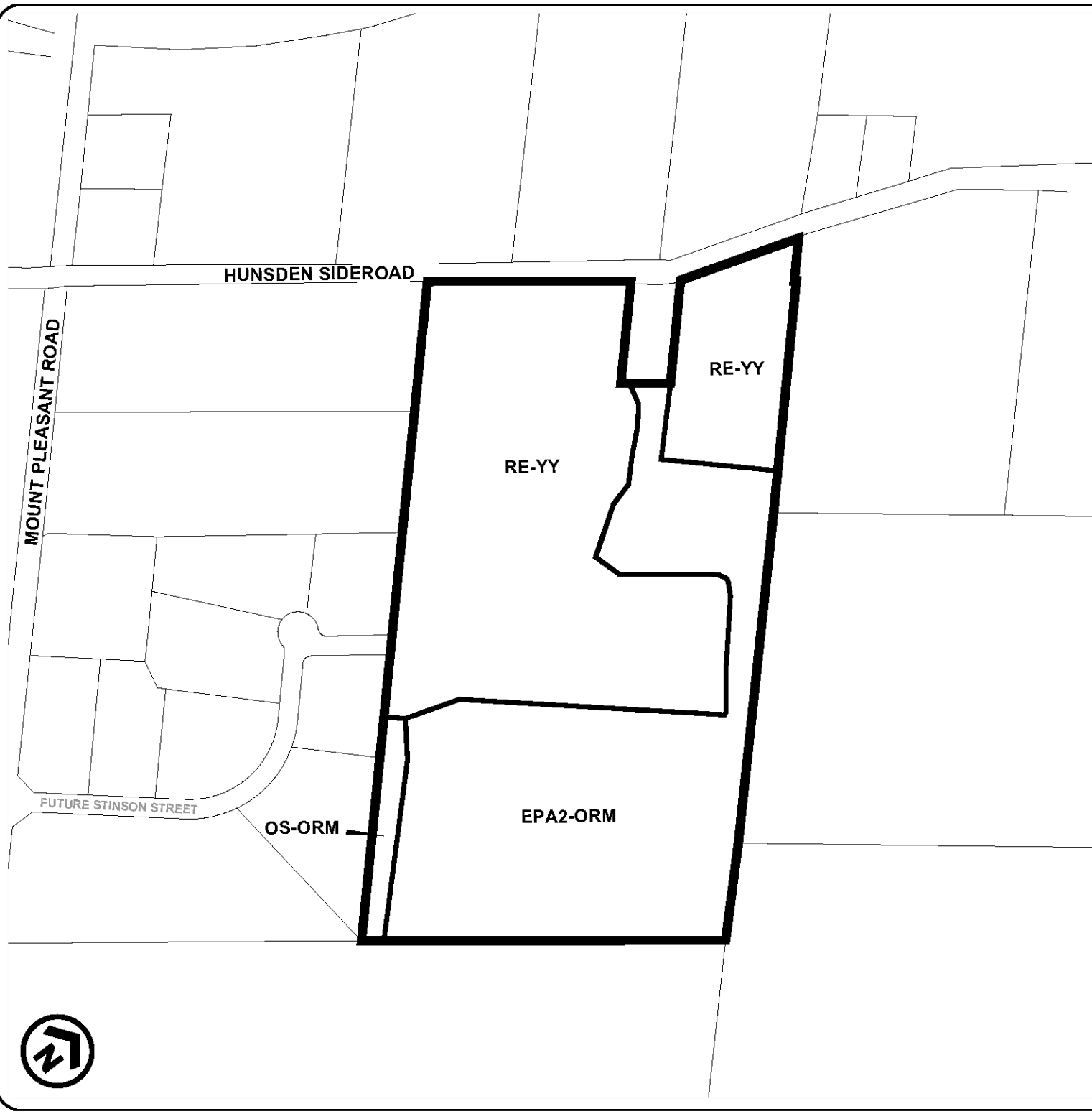
Mayor

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Clerk

**APPENDIX "A"**  
**ZONING BY-LAW**  
**No. 2022-XX**

PART OF LOT 25,  
 CONCESSION 9,  
 ALBION  
 (GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)  
 TOWN OF CALEDON  
 REGIONAL MUNICIPALITY OF PEEL



**LEGEND**

SUBJECT PROPERTY TO BE REZONED FROM  
 EPA2-ORM ZONE TO:

RE-YY &  
 OS-ORM



DRAWN BY: GSAI	FILE NO:
CHECKED BY:	DATE: JUNE 24, 2022
SCALE: 1:1,500	REVISED:
PLANNING & DEVELOPMENT DEPARTMENT	