

**THE CORPORATION OF THE TOWN OF CALEDON  
BY-LAW NO. 202x-xxx**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,  
with respect to lands within the  
Town of Caledon, Regional Municipality of Peel,  
municipally known as 12148 Albion-Vaughan Road

**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 lands within the Town of Caledon, Regional Municipality of Peel, for residential purposes.

**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. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
EPA1	XX1 (# to be provided by Planning Staff)	<ul style="list-style-type: none"> <li>- Environmental Management</li> <li>- Forest Management</li> <li>- Recreation, Non-Intensive</li> </ul>	A 1.5 m wide concrete walkway (or other material permitted by the TRCA) may encroach into the 10 m wide buffer.
RM	XX1 (# to be provided by Planning Staff)	<ul style="list-style-type: none"> <li>- Building, Apartment</li> </ul>	<p><b>Lot Area (Minimum)</b> 10,255.99 m<sup>2</sup> or 1.02 hectares (net)</p> <p><b>Building Area (Maximum)</b> 49.75 % or 5,102.8 m<sup>2</sup></p> <p><b>North Interior Side Yard (Minimum)</b> 5.6 m</p> <p><b>South Interior Side Yard (Minimum)</b> 3.97 m</p> <p><b>Rear Yard (Minimum)</b> Zero (0) m</p> <p><b>Building Height (Maximum)</b> 26 m (to top of mechanical penthouse)</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><b>Landscape Area (Minimum)</b> 29.98 % or 3,075.1 m<sup>2</sup></p> <p><b>Privacy Yard (Minimum)</b> 40 at-grade private exclusive use outdoor patios</p> <p><b>Privacy Yard Depth</b> 1.8 m deep for each at-grade exclusive use outdoor patio</p> <p><b>Play Facility (Minimum)</b> One (1) at-grade play area</p> <p><b>Play Facility Area (Minimum)</b> 1.33 % or 136.92 m<sup>2</sup></p> <p><b>Play Facility Location</b> Front Yard</p> <p><b>Required Parking (Minimum)</b> 462 spaces</p>

2. Schedule "A", Zone Map 1a of By-law 2006-50, as amended is further amended for 12148 Albion-Vaughan Road, Town of Caledon, Regional Municipality of Peel, from Rural Residential RR Zone to Environmental Policy Area 1 EPA1 Zone and Multiple Residential RM Zone in accordance with Schedule "A" attached hereto.

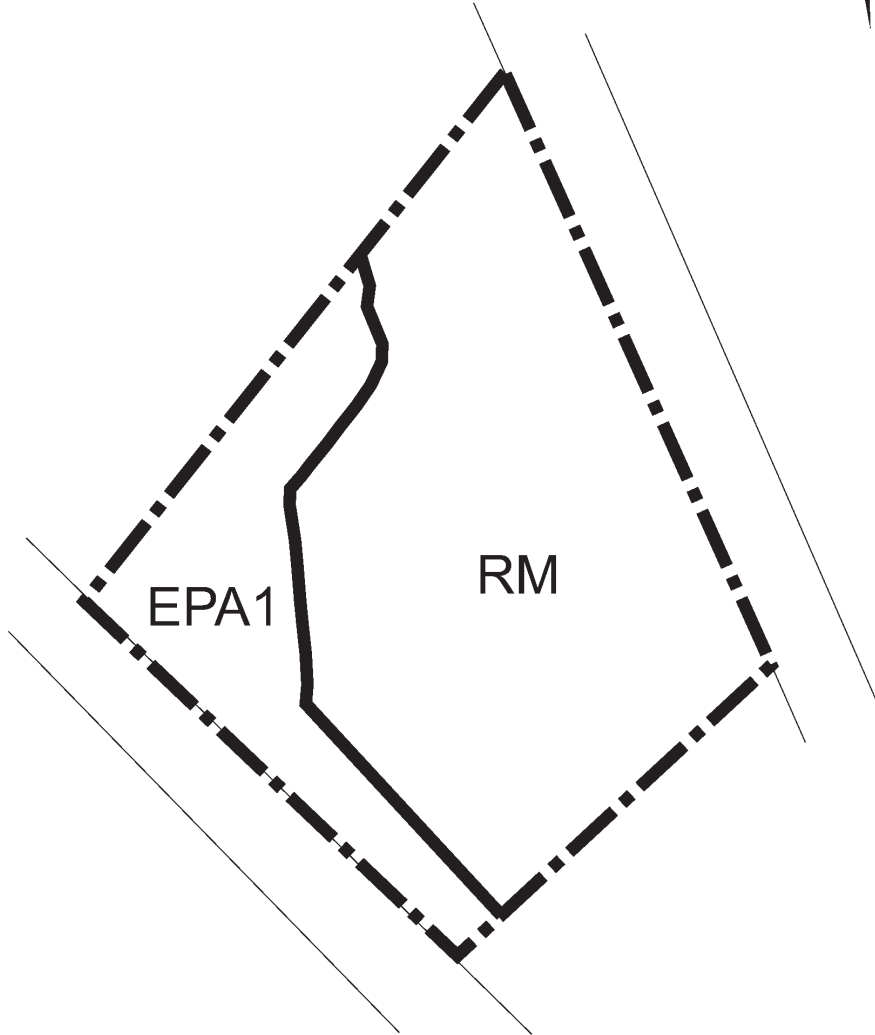
Read three times and finally passed in open Council on the XX day of XXXXXX, 20XX.

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Annette Grove, Mayor

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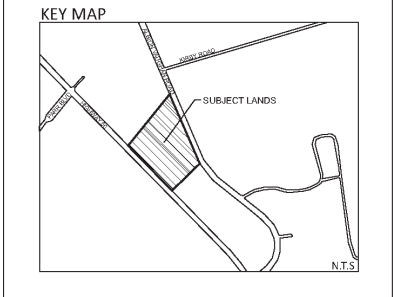
Carey deGorter, Clerk



ZONE MAP  
SCHEDULE "A"  
BY-LAW "\_\_\_ - \_\_\_"

12148 Albion-Vaughan Road  
Town of Caledon  
Regional Municipality of Peel

**Legend**  
- - - - - Lands Subject to this By-law  
- - - - - Zone Boundary



POPA 2021-0001,  
RZ 2021-0003 and  
SPA 2021-0004

DATE:

**TOWN OF CALEDON**