

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. [By-law Number Inserted by Town]

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Block 40, Plan 43M-1281 and Part of Lot 5, Concession 7 and Part Road Allowance between Lots 5 and 6, Concession 7 (Geographic Township of Albion); Town of Caledon, Regional Municipality of Peel, municipally known as 12944 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 Block 40, Plan 43M-1281 and Part of Lot 5, Concession 7 and Part Road Allowance between Lots 5 and 6, Concession 7 (Geographic Township of Albion); Town of Caledon, Regional Municipality of Peel, municipally known as 12944 Albion Vaughan Road 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:

General

Zoning By-law 2006-50, as amended, is hereby amended as follows:

1. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RT	XXX	<ul style="list-style-type: none"> - Dwelling, Common Element Townhouse - Dwelling, Back-to-Back Townhouse 	<p>Common Element Townhouse Dwelling Lot Area (minimum) 139 m²</p> <p>Back-to-Back Townhouse Dwelling Lot Area (minimum) 85 m²</p> <p>Common Element Townhouse Dwelling Lot Frontage (minimum)</p> <p>(a) interior lot 5.8m</p> <p>(b) corner lot 6.0m</p> <p>Back-to-Back Townhouse Dwelling Lot Frontage (minimum)</p> <p>(a) interior lot 6.0m</p> <p>(b) corner lot 7.7m</p> <p>Yard, Front (minimum)</p> <p>(a) main building 4.0m</p> <p>(b) attached garage 5.7m</p> <p>Common Element Townhouse Dwelling Yard, Rear (minimum) 6.0m</p> <p>Back-to-Back Townhouse Dwelling Yard, Rear (minimum) 0m</p> <p>Building Areas (maximum)</p> <p>(a) back-to-back townhouse 80.78%</p> <p>(b) common element townhouse dwelling 60%</p> <p>Parking Spaces (minimum)</p> <p>For the purpose of this zone, the minimum off-street parking requirement shall be 1 parking space per unit plus 0.24 parking spaces per unit for visitor parking in a designated visitor parking area.</p>

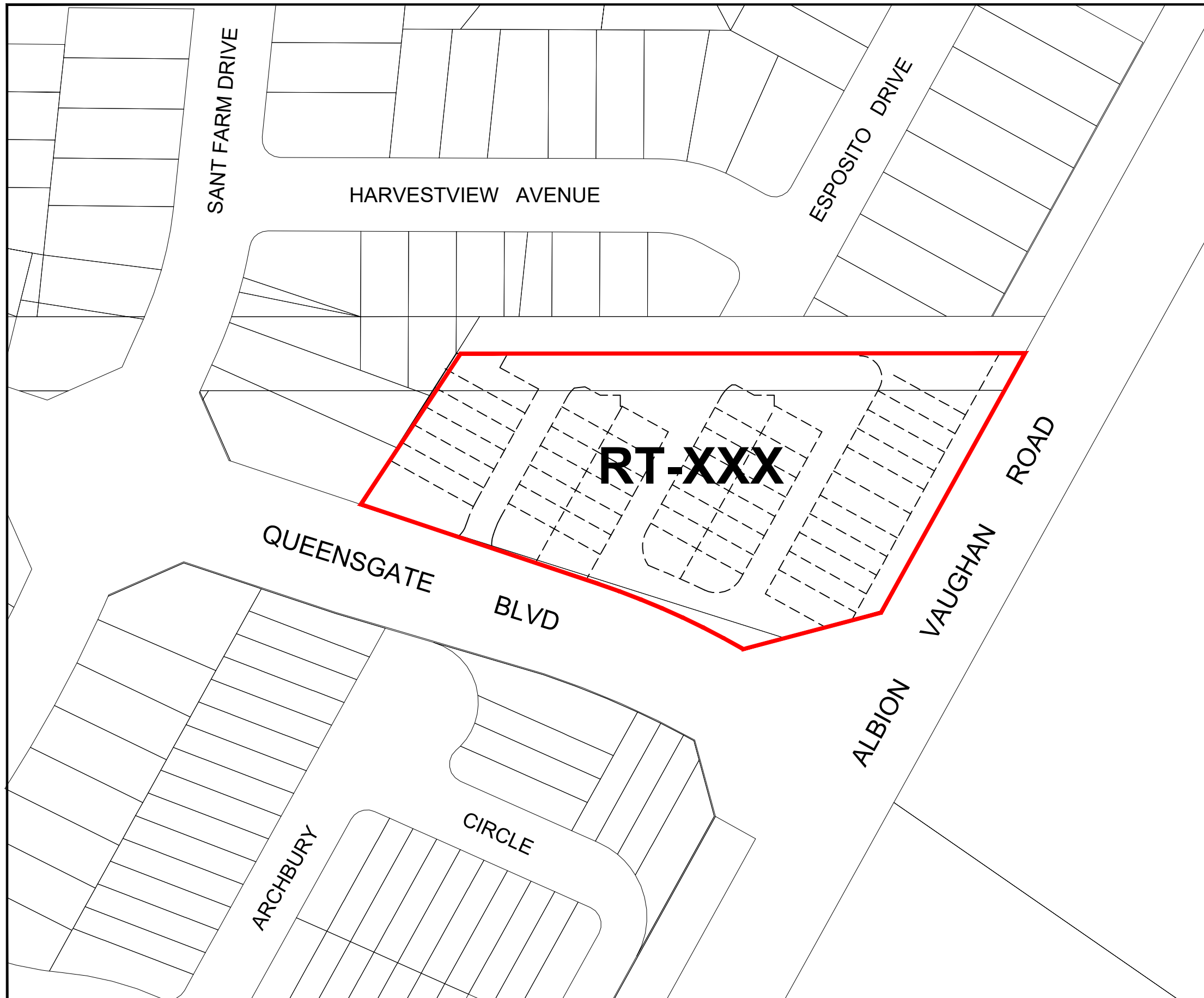
Zone Prefix	Exception Number	Permitted Uses	Special Standards
			Landscape Area (minimum) 15% Backyard Amenity (minimum) (a) back-to-back townhouse 6.0 m ² (b) common element townhouse dwelling 30 m ² Building Height (maximum) 12.5m Permitted Encroachments (a) Balconies or Decks 3.0m

- Schedule "A", Zone Map 1c of By-law 2006-50, as amended is further amended for Block 40, Plan 43M-1281 and Part of Lot 5, Concession 7 and Part Road Allowance between Lots 5 and 6, Concession 7 (Geographic Township of Albion); Town of Caledon, Regional Municipality of Peel, municipally known as 12944 Albion Vaughan Road, from Residential One Exception 116 (R1-116) to Residential Townhouse Exception XXX (RT-XXX), in accordance with Schedule "A" attached hereto.

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

Annette Groves, Mayor


Kevin Klingenberg, Clerk



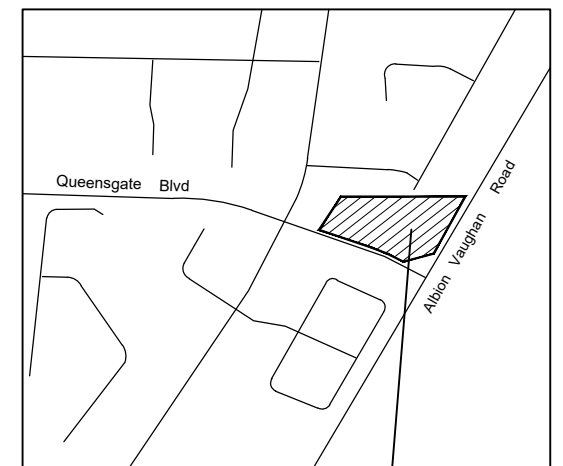
**Schedule A
By-law 2026-XXX**

Block 40, Plan 43M-1281 and
Part of Lot 5, Concession 7 and
Part Road Allowance between
Lots 5 and 6, Concession 7
(Geographic Township of Albion)
Town of Caledon
Regional Municipality of Peel

Legend

 Lands to be rezoned to the zones identified on this Schedule

Key Map



Subject Lands

Date: Feb 3, 2026

File: N/A