

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2026-052

A by-law to amend the 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 considers it desirable to pass a zoning by-law to permit the use of Part Lot 18 Concession 8 (Albion), Town of Caledon, Regional Municipality of Peel, for five estate building lots, a natural heritage block, and a road widening block.

**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 | Permitted Uses                                                                                                                                                                                                                      | Special Standards                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| RE-730      | <div><div>-</div><div><div><b>Bed and Breakfast Establishment</b></div><div><b>Day Care, Private Home</b></div><div><b>Dwelling, Detached</b></div><div><b>Home Occupation</b></div><div><b>Forest Management</b></div></div></div> | <div><div><b>Lot Area (minimum):</b><br/>0.6 ha</div><div><b>Yard, Front (minimum):</b><br/>15.0m</div><div><b>Yard, Exterior Side (minimum):</b><br/>10.0m</div><div><b>Driveway Width (maximum):</b><br/>13.5m</div><div><b>Building and Structure Locations</b><br/>All buildings and structures, accessory building and structures, driveways, parking areas, swimming pools and septic systems shall only be located within the structure envelope as shown on Schedule "B" attached hereto.</div><div><b>Grading Restrictions</b><br/>Subsequent to the registration of a Plan of Subdivision, all grading and site alteration shall only be located within the structure envelope as shown on Schedule "B" attached hereto.</div><div><b>Natural Area Restrictions</b><br/>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, disturb, destroy or remove any wildlife habitat whether in use or not unless deemed hazardous to human health or property.</div></div> |

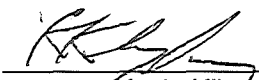
2. Schedule "A", Zone Map 32 of By-law 2006-50, as amended, is further amended for Part Lot 18 Concession 8 (Albion), Town of Caledon, Regional Municipality of Peel, from "Rural – Oak Ridges Moraine" (A2-ORM) and "Environmental Policy Area 2 – Oak Ridges Moraine" (EPA2-ORM) Zone to "Estate Residential – Exception 730" (RE-730) and "Environmental Policy Area 1 – Oak Ridges Moraine" (EPA1-ORM) Zone in accordance with Schedule "B" attached hereto.

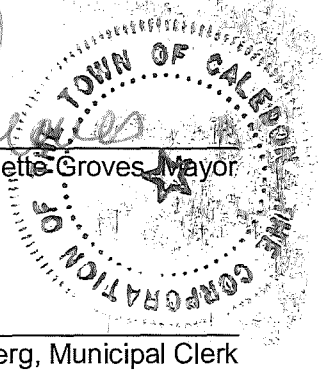
**Enactment**

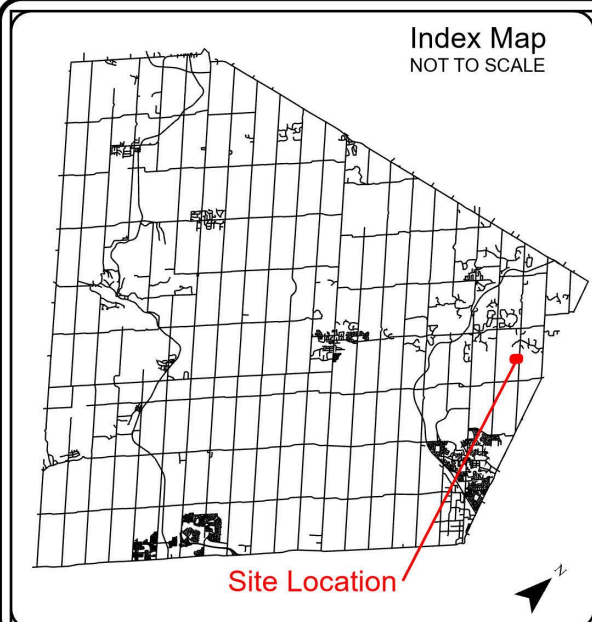
This By-law shall come into full force and effect on the day of its passing.

**Enacted by the Town of Caledon Council this 26th day of May, 2026.**

  
\_\_\_\_\_  
Annette Groves, Mayor

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





**Legend**

- Zone Boundary
- Structure Envelope
- Natural Area

Concession 8 Part Lot 18;  
Town of Caledon;  
Regional Municipality of Peel

The base data on this map is provided for convenience only. The Town of Caledon is not responsible for any deficiencies inaccuracy in the base data, and will not accept any liability whatsoever therefore. The reproduction of the base data, in whole or in part, by any means is prohibited without the prior written permissions of the Town of Caledon.

**Schedule B  
ZONE MAP  
S.E. 53**

**TOWN OF CALEDON**  
Date: May 05, 2026

Drawn By: ChadwickT **S.E. 53**