

Feb 3, 2025

Zoning Matrix for Proposed Site Plan

2025-01-29

Zone	Existing Zone Standards in Parent Bylaw		Proposed Modified RT	Notes
	Existing RR	RT (Proposed Zone)		
Permitted Uses				
Apartment, Accessory	Y	N	Y	exception needed
Bed & Breakfast	Y	N	N	complies
Building, Apartment	N	N	N	complies
Day Care, Private Home	Y	Y	Y	complies
Dwelling Detached	Y	N	N	complies
Dwelling, Duplex	N	N	N	complies
Dwelling, Linked	N	N	N	complies
Dwelling, Semi Detached	N	N	Y	exception needed
Dwelling, Townhouse	N	Y	Y	complies to proposed RT Zone
Home Occupation	Y	N	Y	exception needed
Areas and Frontages				
Minimum Lot Area	1390 m (partially serviced)	220 m ²	325 m² per dwelling unit (1)	exception to definition of lot needed to include proportionate share of common septic areas
Lot frontage (minimum)	21m	6.0 m	8.5m per dwelling unit (1)	complies to proposed RT Zone
Building area (max %)	30.0%	30.0%	30.0%	complies
Backyard Amenity Area (minimum) (2)	56 m ²	37 m ²	42 m²	complies
Yards				
Front Yard to door of attached private garage	9.0m	6.0m	6.0 m	complies
Front Yard to front wall of main building	7.5 m	7.5m	4.0 m	exception needed
exterior side yard (within site)	9.0m	6.0m	4.0 m	exception and new definition needed to define an exterior side yard to a private condominium road
exterior side yard (Agnes St.)	9.0m	6.0m	6.0 m	complies
rear yard (min)	9.0m	7.5m	12.0 (3)	exception needed to increase minimum setback
interior side yard if garage attached (4)	1.5m	1.8	1.5 (4)	exception needed
Building Height (max)	10.5 m	10.5 m	10.5 m	complies
Landscape area (min %)	40.0%	30.0%	40% (5)	complies
Driveway setback from lot line bisecting dual private garages	n/a	nil	nil	complies
Driveway setbacks from other lot lines (6)	0.5m	0.5m (6)	0.5m (6)	complies
Driveway Width	n/a	6.0m	6.0m	complies
Maximum Entrance Width	12.5m	12.5m	19m	exception needed

Notes:

- 1 Measured on a block basis prior to application and approval of the removal of part lot control or registration of condominium.
- 2 Backyard amenity area defined as space (typically in the rear yard) that will be exclusive use area (eg, patios or decks)
- 3 Rear is measured to block property limits including common sewage dispersal bed area.
- 4 For townhouses, semis, etc. "Where a common vertical wall separates two dwelling units, no interior side yard shall be required."
- 5 Measured to the limit of the block including any common sewage system area.
- 6 Must comply with Section 5.2.14, Driveway Provisions for Residential Dwellings.

Agnes Street Infill Development - Parking Matrix

Nov 22, 2024

Parent By-law Requirement				
Required # of spaces per unit		2	0.25	2.25
Total Required based on # of units	65	130	17	147
Accessible	3%	of visitor spots	1	incl. above
Proposed Parking Requirement				
Minimum: 2 private parking spaces per unit plus				
additional 0.25 common visitor parking spaces for each unit with two private spaces and 0.125 common visitor spaces for each unit with three or more private spaces				
This would result in a minimum requirement of:	# of units	on-site spaces	visitor spaces	total spaces
# of units with double garages (visitors x 0.125 per spot)	40	120	5	125
# of units with single garages (visitors x 0.25 per spot)	25	50	6	56
Total Required	65	170	11	181
Actual number of spaces shown on concept plan		210	16	226
Total # of Accessible Provided				8

Notes:

1 2 parking spaces per dwelling unit + .25 parking spaces per unit for visitors on a lot with four or more dwelling units as per Section 5 (Parking) of the Town of Caledon Zoning By-Law 2006.

2 accessible parking spaces are provided in the visitor parking areas in accordance with Schedule K of Town of Caledon By-Law 2015-058. Requires 3% of the private spaces to be accessible.

Note: Street is defined in bylaw as not including a private road. Defintion needs to be amended to include a "Private Road" because the site is to be divided into blocks. Affects definitions of Lot Lines and therefore Yards.