

Zone Standard: A2 – ORM	Requirements	Proposed
Lot Area (min)	6 ha	3.95 ha (As existing)
Lot Frontage (min)	90 m	42.2 m
Building Area (max)	<ol style="list-style-type: none"> 1. The maximum building area shall be the lesser of 5% or 0.8 hectares. 2. The maximum building area shall not apply to Public Uses owned and operated by the Town of Caledon. 	Building A: 425.5 m Building B: 751.18 m
Front Yards (min)	18 m	17.34 m
Exterior Side Yards (min)	18 m	N/A
Rear Yards (min)	10 m	378.05 m
Interior Side Yards (min)	3 m	8.29 m
Gasoline Pump Island, Accessory Setbacks (min)	9 m	16.53 m
Accessory Open Storage Area Setbacks (min)	N/A	N/A
Accessory Open Sales or Display Area Setback (min)	N/A	N/A
Building Heights (max)	<ul style="list-style-type: none"> • Residential Uses: 10.5 m • Non-residential Uses: 12.2 m 	Building A: 7.92 m Building B: 8.99 m
Plant Strip Width (min)	N/A	N/A
Planting Strip Location	N/A	N/A
Driveway Setbacks (min)	3 m	4.3 m
Parking Space Setback (min)	<ul style="list-style-type: none"> • From any street line: 3m 	8.65 m
General Provisions		

<p>Accessory Uses</p>	<ul style="list-style-type: none"> • 4.1.5 Unless otherwise specified no more than 50% of the lot area shall be used for an accessory open storage area. • 4.1.6 Unless otherwise specified all accessory open storage areas shall be screened by a solid board fence or a chain link fence with opaque fencing material which is a minimum of 2m high. 	<p>Complies.</p>
<p>Garbage Enclosures</p>	<ul style="list-style-type: none"> a) minimum setback from a Residential zone shall be 10.0 m; b) shall be located outside of any required landscaped area; and c) shall not be located on any required parking area or obstruct any required parking space. 	<p>Complies</p>
<p>Parking Loading & Delivery Standards</p>		
<p>Applicability</p>	<ul style="list-style-type: none"> a) The parking, loading and delivery space requirements of this section of the By-law shall not apply to any building in existence at the date of passing of this By-law so long as the floor area, as it existed at such date, is not increased or if the building or structure is used for a purpose that requires more parking spaces. b) If an addition is made to the building that increases the floor area, 	<p>1 Loading Space provided.</p>

	<p>additional parking, loading and delivery spaces shall be provided for the additional floor area only, as required by the regulations of this By-law.</p>	
<p>Non-Residential Parking Requirements</p>	<ul style="list-style-type: none"> • Business Office: 1 parking space per 30 m2 of net floor area or portion thereof. • Contractor Facility: 1 parking space per 45 m2 of net floor area or portion thereof. 	<p>Building A: Business Office =</p> <ul style="list-style-type: none"> • 15 parking spaces) <p>Building B: Contractors Facility =</p> <ul style="list-style-type: none"> • 17 parking spaces <p>Total: 32 parking spaces</p>
<p>Barrier Free Parking</p>	<ul style="list-style-type: none"> • 1 – 12 parking spaces provided. 4% of standard parking spaces must be accessible. 	<p>Building A: 1 Barrier free parking Space</p> <p>Building B: 1 Barrier free parking Space</p>
<p>Loading Space Requirements</p>	<ul style="list-style-type: none"> • Contractor's Facility: 301 m2 to 2,325 m2 = 1 loading space. 	<p>1 Loading space provided.</p>
<p>Illumination</p>	<p>a) No part of the lighting fixture shall be more than 9 metres above grade and no closer than 4.5m to any lot line; and,</p> <p>b) Lighting fixtures shall be installed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture is projected below the lamp and onto the lot the lighting is intended to serve.</p>	<p>N/A</p>

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Zone Standard: EPA2 – ORM	Requirements	Proposed
Lot Area (min)	2,000 m ²	3.95 ha (As existing)
Lot Frontage (min)	30 m	42.2 m
Building Area (max)	The maximum building area shall be the lesser of 25% or 500m ² .	Building A: 425.5 m ² Building B: 751.18 m ²
Front Yards (min)	18 m	17.34 m
Exterior Side Yards (min)	18 m	N/A
Rear Yards (min)	9m	378.05 m
Interior Side Yards (min)	Main building on driveway side: 3m Main building on other side: 1.5 m	8.29 m
Building Heights (max)	Non-residential Uses: 12.2 m	Building A: 7.92 m Building B: 8.99 m
Driveway Setbacks (min)	<ul style="list-style-type: none"> 0.5 m 	4.3 m
Parking Space Setback (min)	<ul style="list-style-type: none"> From any street line: 3m 	8.65 m