

**TOWN OF CALEDON
PLANNING
RECEIVED**

Jul 15, 2020

Zone Standard:	A2 - ORM	CH – Highway Commercial	Proposed
Lot Area (min)	6 ha	2,000 m ²	0.64 ha (6,400 m ²)
Lot Frontage (min)	90 m	30 m	100.1 m
Building Area (max)	The maximum building area shall be the lesser of 5% or 0.8 hectares.	30%	4%
Front Yards (min)	18 m	18 m	18 m
Exterior Side Yards (min)	18 m	N/A	N/A
Rear Yards (min)	10 m	10.5 m	21.57 m
Interior Side Yards (min)	3 m	7.5 m	East: 81.48 m West: 7.5 m
Motor Vehicle Gas Bar Setback (Minima)	N/A	6 m	26.73 m
Building Heights (max)	12.2 m	10.5 m	Approx. 10 m
Landscaping Area (min)	10%	20%	48%
Gross Floor Area (Maxima)	N/A	925 m ²	260 m ²
Plant Strip Width (min)	N/A	3 m	< 3 m
Driveway Setbacks (min)	3 m	4.5 m	Approx. 25 m
Parking Space Setback (min)	3 m	4.5 m	< 4.5 m
General Provisions			
Garbage Enclosures	<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. 	Complies	
Parking Loading & Delivery Standards			

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Non-Residential Parking Requirements	<ul style="list-style-type: none"> • Motor Vehicle Gas Bar: 1 parking space per 20 m² or portion thereof of net floor area exclusive of fuel dispensing spaces. 	Complies
Barrier Free Parking	<ul style="list-style-type: none"> • 4% of standard parking spaces must be accessible. 	1 provided.
Loading Space Requirements	<ul style="list-style-type: none"> • N/A 	2 provided.

Zone Standard: EPA2 – ORM	Requirements	Proposed
Lot Area (min)	2,000 m ²	0.64 ha (6,400 m ²)
Lot Frontage (min)	30 m	100.1 m
Building Area (max)	The maximum building area shall be the lesser of 25% or 500m ² .	4%
Front Yards (min)	18 m	18 m
Exterior Side Yards (min)	18 m	N/A
Rear Yards (min)	9m	21.57 m
Interior Side Yards (min)	Main building on driveway side: 3m Main building on other side: 1.5 m	East: 81.48 m West: 7.5 m
Building Heights (max)	Non-residential Uses: 12.2 m	Approx. 10 m
Driveway Setbacks (min)	0.5 m	Approx. 25 m
Parking Space Setback (min)	From any street line: 3m	< 3 m