

Zoning By-law Matrix
Village Commercial (CV)
16054, 16060 and 16068 Airport Road
Town of Caledon

Town File: POPA 19-07, RZ 19-10, and SPA 2019-0066

Zone Standards	Requirements	Proposed
Lot Area (Min)	2,000 square metres	3,017 square metres
Lot Frontage (Min)	30m	49.85 metres
Building Area (Max)	25%	17.5%
Front Yard Setback (Min)	9 metres	3 metres
Rear Yard Setback (Min) – from a rear lot line abutting a residential zone	10.5 metres	39.6 metres
Interior Side Yard Setback (Min) – from any other interior side lot line	3 metres	3 metres 10.80 metres
Building Height (Max)	10.5 metres	6.94 metres
Landscaping Area (Min)	20%	23.1%
Planting Strip Widths (Min)	3 metres	Min 1.5 Max 4.50
Parking and Loading Requirements		
Barrier – Free Parking		
Spaces	1	2
Stall Length	6.00 metres	6.00 metres
Stall Width	3.15 metres	3.15 metres
Standard Parking		
Spaces	22	22
Stall Length	6.00 metres	6.00 metres
Stall Width	2.75 metres	2.75 metres
Total Parking Spaces	23	24
Drive Aisle Width		
Two-way	6.00 metres	6.00 metres
Delivery Space		
Spaces	1	1
Length	9.00 metres	12.2 metres
Width	3.50 metres	3.50 metres
Access Regulations		
Entrance width (Max)	The maximum entrance width shall be 12.5 metres.	9 metres
Entrance width for commercial zones for a two way entrance (Min)	9 metres	9 metres
Drive-Through Service Facilities		
Queuing lanes (Max)	2	1
Queuing spaces (Min)	Length – 6 metres Width – 3 metres	Width – 3.65 metres
Number of queuing spaces (Min)	8 cars plus once space for each point of service delivery	12 spaces
Location of queuing lane	Queuing lanes shall only be located in the rear yard or side yard and	The queuing lanes are provided in the rear and side

	not between the drive-through service facility and a street.	yard.
	Queuing lanes shall be clearly delineated by a curbed barrier and shall be independent of any parking, loading or delivery area	Queuing lane is clearly delineated and is independent of the parking and loading area.
	An escape lane is required where there are more than 10 queuing spaces required except where the drive-through service facility has 2 queuing lanes.	An escape lane is provided.
Garbage Enclosures		
Garbage enclosures in non-residential zones	Minimum setback from a Residential zone shall be 10.0 metres	Molok System Garbage is proposed maintaining an 8.15 metres setback from the residential zone
	Shall be located outside of any required landscaped area	Located outside of the required landscape area
	Shall not be located on any required parking area or obstruct any required parking space	Is not located on any required parking area and does not obstruct any required parking space