

Agnes Street Infill Development - Zoning & Parking Matrix for Proposed Concept Plan

12/19/2023

	Existing Zone Standards in Parent Bylaw				Proposed	
Zone	Existing RR	R2	RT	RMD	Modified T	Notes
Permitted Uses						
Apartment, Accessory	Y	Y	N	N	Y	exception needed
Bed & Breakfast	Y		N	Y	N	
Building, Apartment	N	N	N	N	N	
Day Care, Private Home	Y	Y	Y	Y	Y	no exception needed
Dwelling Detached	Y			Y	N	
Dwelling, Duplex		Y		N	N	
Dwelling, Linked		Y		N	N	
Dwelling, Semi Detached		Y	N	Y	Y	exception needed
Dwelling Townhouse			Y	Y	Y	no exception needed
Home Occupation	Y	Y	N	Y	Y	exception needed
Areas and Frontages						
Minimum Lot Area	1390 m² partially) (served)	600 or 650 m²	220 m²	(1)	325 m² per dwelling unit (2)	exception to definition of lot needed to include proportionate share of common septic areas
Lot frontage	21m	18m to 27m²	6.0 m	(1)	8.5m per dwelling unit (2)	exception for wider standard originally suggested but not doing for now
Building area (max %)	30.0%	35.0%	30.0%	(1)	40% (6)	exception needed
Backyard Amenity Area (minimum) (3)	56 m²	46 m²	37 m²	(1)	42 m²	complies no exception needed
Yards						
Front Yard to door of attached private garage	9.0m	7.5m	6.0m	n/a	6.0 m	complies
Front Yard to front wall of main building	7.5 m	9.0m	7.5m	n/a	4.0 m	exception needed
exterior side yard (within site)	9.0m	6.0m	6.0m	n/a	4.0 m	exception and new definition needed "other"
exterior side yard (Agnes St.)	9.0m	6.0m	6.0m	n/a	6.0 m	specified to Agnes Street to distinguish from "other"
rear yard (min)	9.0m	7.5m	7.5m		12.0 (4)	to assuage the neighbours
interior side yard (5)	1.5m	1.5	1.8 (5)	(1)	1.5 (5)	exception needed
Building Height (max)	10.5 m	10.5 m	10.5 m	10.5 m	10.5 m	complies no exception needed
Landscape area (min %)	40.0%	30.0%	30.0%	40.0%	40% (6)	complies no exception needed
Driveway setback from lot line bisecting dual private garages	n/a	(7)	nil	nil	nil	complies no exception needed
Driveway setbacks from other lot lines (7)	0.5m	0.5m	0.5m (7)	0.5m (7)	0.5m (7)	complies no exception needed
Driveway width			6 m		6.0m	complies no exception needed
Maximum Entrance width	12.5 m	12.5 m	12.5 m	12.5 m	19	exception needed

Parking Matrix (for TH Parking requirements see Notes 8 & 9)				
Parent By-law Requirement		on-site	visitor	total spaces
Required # of spaces per unit		2	0.25	2.25
Total Required based on # of units	67	134	17	151
Accessible	3%	of visitor spots	1	incl. above
Proposed Parking Requirement				
Minimum: 2 private parking spaces per unit plus additional 0.25 common vistor 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)	41	123	5	128
# of units with single garages (visitors x 0.25 per spot)	26	52	7	59
Total Required with proposed standard	67	175	12	187
Actual number of spaces shown on concept plan		216	14	230

- Notes:
- 1

based on requirements for each unit type in the other zones that permit them
- 2

Measured on a block basis prior to application and approval of the removal of part lot control or registration of condominium.
- 3

backyard amenity area defined as space (typically in the rear yard) that will be exclusive use area (eg, patios or decks)
- 4

Rear is measured to block property limits including common sewage dispersal bed area.
- 5

for townhouses, semis, etc. "Where a common vertical wall separates two dwelling units, no interior side yard shall be required."
- 6

Measured to the limit of the block including any common sewage system area.
- 7

Must comply with Section 5.2.14, Driveway Provisions for Residential Dwellings.
- 8

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.
- 9

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.