

Zone Standard: A2 – ORM	Requirements	Proposed
Lot Area (min)	6 ha	<ul style="list-style-type: none"> In accordance with zone standards of the existing lot, buildings and structures. 3.95 ha (As existing)
Lot Frontage (min)	90 m	<ul style="list-style-type: none"> In accordance with zone standards of the existing lot, buildings and structures. 42.2 m
Building Area (max)	<ol style="list-style-type: none"> The maximum building area shall be the lesser of 5% or 0.8 hectares. The maximum building area shall not apply to Public Uses owned and operated by the Town of Caledon. 	<ul style="list-style-type: none"> In accordance with zone standards of the existing lot, buildings and structures. Building A: 425.5 m Building B: 751.18 m
Front Yards (min)	18 m	<ul style="list-style-type: none"> In accordance with zone standards of the existing lot, buildings and structures. 17.34 m
Exterior Side Yards (min)	18 m	N/A
Rear Yards (min)	10 m	<ul style="list-style-type: none"> In accordance with zone standards of the existing lot, buildings and structures. 378.05 m
Interior Side Yards (min)	3 m	<ul style="list-style-type: none"> In accordance with zone standards of the existing lot, buildings and structures. 8.29 m
Gasoline Pump Island, Accessory Setbacks (min)	9 m	<ul style="list-style-type: none"> In accordance with zone standards of the existing lot, buildings and structures. 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 	<ul style="list-style-type: none"> In accordance with zone standards of the existing lot, buildings and structures. 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	<ul style="list-style-type: none"> In accordance with zone standards of the existing lot, buildings and structures. 4.3 m
Parking Space Setback (min)	From any street line: 3m	<ul style="list-style-type: none"> In accordance with zone standards of the existing lot, buildings and structures. 8.65 m
General Provisions		
Accessory Uses	<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. 	Complies.
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 	Complies

	c) shall not be located on any required parking area or obstruct any required parking space.	
Parking Loading & Delivery Standards		
Applicability	<p>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.</p> <p>b) If an addition is made to the building that increases the floor area, 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>	<ul style="list-style-type: none"> 1 Loading Space provided.
Non-Residential Parking Requirements	<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>
Barrier Free Parking	<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>

Loading Space Requirements	<ul style="list-style-type: none"> Contractor's Facility: 301 m² to 2,325 m² = 1 loading space. 	1 Loading space provided.
Illumination	<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>	N/A

Zone Standard: EPA2 – ORM	Requirements	Proposed
Lot Area (min)	2,000 m ²	<ul style="list-style-type: none"> In accordance with zone standards of the existing lot, buildings and structures. 3.95 ha (As existing)
Lot Frontage (min)	30 m	<ul style="list-style-type: none"> In accordance with zone standards of the existing lot, buildings and structures. 42.2 m
Building Area (max)	The maximum building area shall be the lesser of 25% or 500m ² .	<ul style="list-style-type: none"> In accordance with zone standards of the existing lot, buildings and structures. Building A: 425.5 m² Building B: 751.18 m²

Front Yards (min)	18 m	<ul style="list-style-type: none"> • In accordance with zone standards of the existing lot, buildings and structures. • 17.34 m
Exterior Side Yards (min)	18 m	N/A
Rear Yards (min)	9m	<ul style="list-style-type: none"> • In accordance with zone standards of the existing lot, buildings and structures. • 378.05 m
Interior Side Yards (min)	Main building on driveway side: 3m Main building on other side: 1.5 m	<ul style="list-style-type: none"> • In accordance with zone standards of the existing lot, buildings and structures. • 8.29 m
Building Heights (max)	Non-residential Uses: 12.2 m	<ul style="list-style-type: none"> • In accordance with zone standards of the existing lot, buildings and structures. • Building A: 7.92 m • Building B: 8.99 m
Driveway Setbacks (min)	0.5 m	<ul style="list-style-type: none"> • In accordance with zone standards of the existing lot, buildings and structures. • 4.3 m
Parking Space Setback (min)	From any street line: 3m	<ul style="list-style-type: none"> • In accordance with zone standards of the existing lot, buildings and structures. • 8.65 m