

# ZONING MATRIX TEMPLATE

COMPILED BY: S. LAFOND REVIEWED BY: \_\_\_\_\_

**PLEASE NOTE:**

THIS PRELIMINARY ZONING INFORMATION IS BASED ON ZONING INFO SENT TO Q4 ARCHITECTS INC. BY CAIVAN ON MAY 3, 2023. DRAFT PLAN RECEIVED APRIL 19, 2023.

BY-LAW #	PARENT BY-LAW 2006-50 22-
ZONE	R1-AAA, RT-BBB
MIN. LOT WIDTH	9.1m INTERIOR, 10.3m CORNER
MIN. LOT AREA	N/A
MIN. CORNER LOT AREA	N/A
MIN. LOT DEPTH	24.0m

**SETBACKS:**

FRONT YARD	
TO HOUSE	2.5m
TO GARAGE	5.5m
TO STAGGERED GARAGE	N/A
REAR YARD	6.0m
INT. SIDE YARD 1 (House)	0.6m
INT. SIDE YARD 2 (Garage)	1.2m
MIN. BLDG SEPARATION	
FLANKAGE TO HOUSE (Ext.)	2.0m
DAY LIGHT TRIANGLE	N/A

**ENCROACHMENTS:**

PORCH & BALCONY	<input checked="" type="checkbox"/> INCLUDING EAVES
<input checked="" type="checkbox"/> COVERED OR UNCOVERED	<input checked="" type="checkbox"/> WITH OR W/O COLD CELLAR
FRONT YARD	2.0m
SIDE YARD	0.6m, 0.6m MIN TO SIDEYARD
FLANKAGE YARD	1.5m
REAR YARD	2.5m

STEPS BEYOND PORCH/DECK	2.5m FRONT AND REAR, 2.0m FLANKAGE
W.O.DECK INTO REAR	DECK > 0.75m 3.0m INCL. OF STAIRS, <0.75m 4.5m INCL STAIRS.

**BAY/BOX WINDOWS**

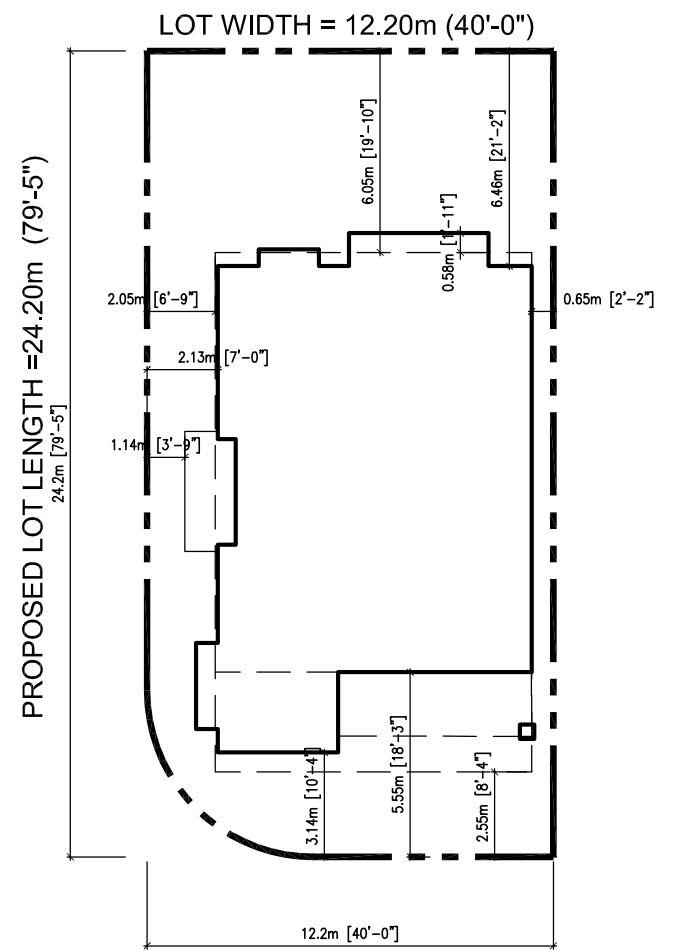
<input checked="" type="checkbox"/> WITH FOUNDATION	<input checked="" type="checkbox"/> CANTILEVERED
<input type="checkbox"/> NO WINDOW SEAT REQUIRED	<input type="checkbox"/> STACKED BAYS PERMITTED
<input checked="" type="checkbox"/> INCLUDING EAVES	<input type="checkbox"/> DOOR PERMITTED WITHIN BAY
<input type="checkbox"/> INCLUDED IN COVERAGE	<input type="checkbox"/> DEFINITION PROVIDED
REAR	1.0m
FRONT	1.0m
FLANKAGE	1.0m

AIR CONDITIONER	
FIREPLACE / CHIMNEY	0.6m, 0.6m MIN
ARCHITECTURAL ORNAMENTS	

NUMBER OF PARKING	
MIN. 1 CAR GARAGE	STEPS 0.5m INTO REQUIRED PARKING SPACE
MIN. 2 CAR GARAGE	
MIN. PARKING SPACE	

MIN. DRIVEWAY	
MAX. DRIVEWAY	

MAX. BUILDING HEIGHT	14.0m
<small>MEASURED FROM AVERAGE GRADE AROUND ALL 4 SIDES, TO MEAN ROOF (BETWEEN EAVE &amp; RIDGE)</small>	
MIN. LANDSCAPED AREA	
MAX. COVERAGE	



<b>ARCHITECTURAL CONTROL:</b>	Guidelines Not Available
MAX. SETBACK FROM GARAGE TO SECOND FLOOR	_____
MAX. GARAGE PROJECTION BEYOND DWELLING FACE / PORCH	_____
MAX. RECESSED 2ND FLOOR FROM GND FLR DWELLING WALL	_____
MAX. GARAGE DOOR WIDTH	_____
MAX. GARAGE WIDTH	_____
MAX. CORNER GARAGE WIDTH	_____

The purpose of the ZONING MATRIX TEMPLATE is to test zoning constraints on the proposed lot module. It is also used to identify potential zoning issues and/or required information.



SUMMERVALLEY  
CALEDON, ONTARIO

CAIVAN

LOT SIZE

**12.20mX24.2m**

Proj. No. 23008  
Date 2023.05.05

Corner

**41'**