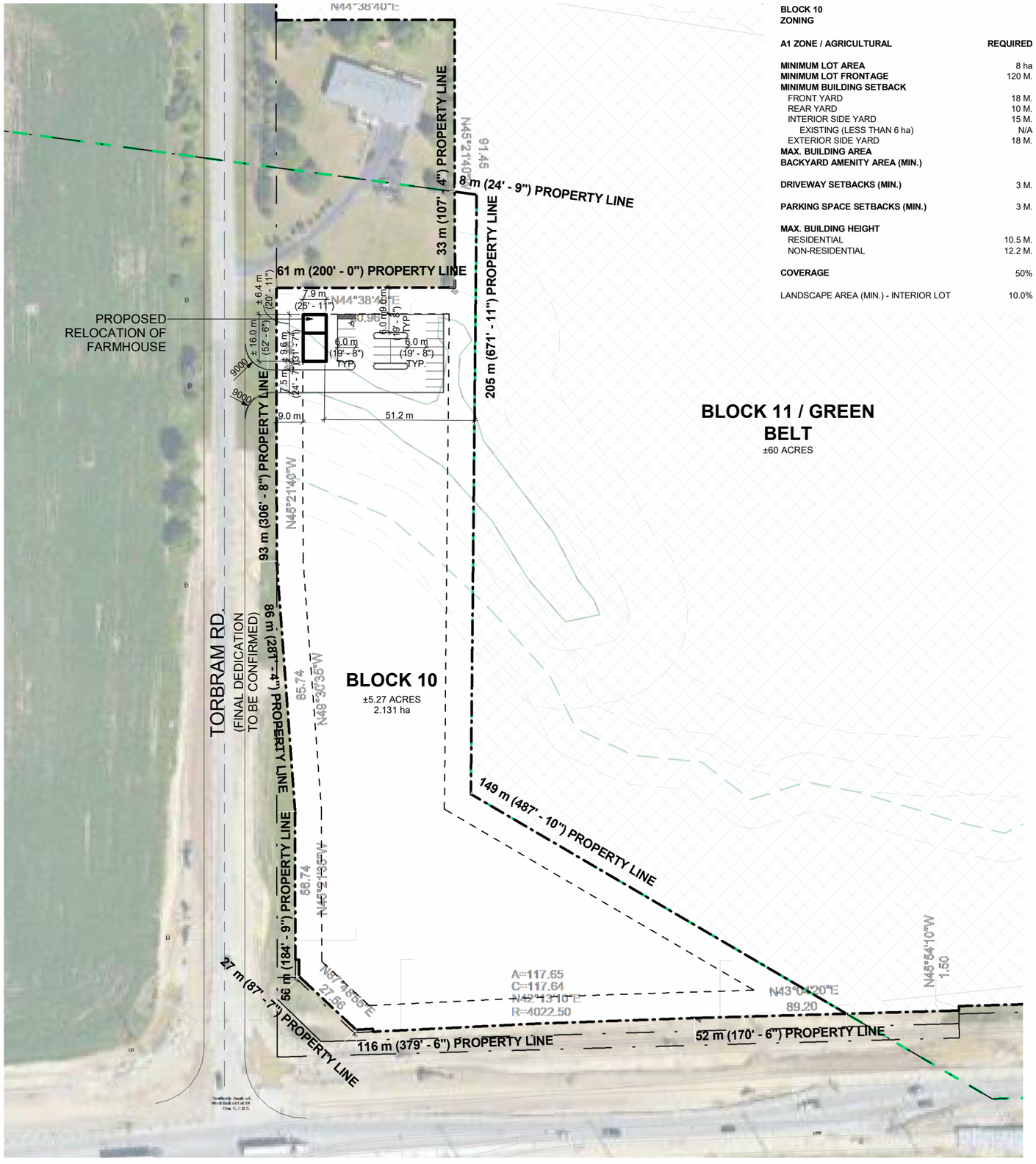

BLOCK 10
ZONING

A1 ZONE / AGRICULTURAL	REQUIRED	REQUIRED (APPLICATION OF RR ZONE PROVISIONS (10.4.1. SPECIAL PROVISIONS)	PROPOSED
MINIMUM LOT AREA	8 ha	N/A	2.13 ha
MINIMUM LOT FRONTAGE	120 M.	N/A	235 M.
MINIMUM BUILDING SETBACK			
FRONT YARD	18 M.	9 M.	9 M.
REAR YARD	10 M.	9 M.	51.2 M.
INTERIOR SIDE YARD	15 M.	1.5 / 3 M.	9 M.
EXISTING (LESS THAN 6 ha)	N/A		
EXTERIOR SIDE YARD	18 M.	9 M.	228 M.
MAX. BUILDING AREA		25.0%	0.6%
BACKYARD AMENITY AREA (MIN.)		56 S.M.	61 S.M.
DRIVEWAY SETBACKS (MIN.)	3 M.	0.50 M.	MIN. 28 M.
PARKING SPACE SETBACKS (MIN.)	3 M.	N/A	MIN. 9 M.
MAX. BUILDING HEIGHT			
RESIDENTIAL	10.5 M.	10.5 M.	EXISTING
NON-RESIDENTIAL	12.2 M.		
COVERAGE	50%		0.6%
LANDSCAPE AREA (MIN.) - INTERIOR LOT	10.0%	40.0%	> 40%

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TURNER FLEISCHER

BLOCK 10		±5.27 ACRES
EXISTING FARMHOUSE RELOCATED (HERITAGE)	±1,359 S.F.	±126 S.M.
PARKING REQUIRED (TOTAL)	2 SPACES	
BARRIER FREE REQUIRED	1 SPACES	
BARRIER FREE PARKING PROVIDED	1 SPACES	
TOTAL PARKING PROVIDED	20 SPACES	
	14.72/1,000 S.F.	15.84/100 S.M.
COVERAGE	0.59%	

TOWN OF CALEDON
PLANNING
RECEIVED
October 31, 2023

RICE GROUP

TULLAMORE LANDS

CALEDON, ON
20.302SD
CONCEPTUAL SITE PLAN - BLOCK 10

PRELIMINARY

DWG #: A102
2023-10-26
SCALE = 1 : 1500