

Zoning By-law Matrix

A complete and full Zoning By-law Matrix must appear on the Site Plan drawings. Please refer to the Zoning By-law for a list of zone standards applicable to the site.

Zone Standard	Requirements	Proposed
Lot Area (min)	N/A	7875 m ²
Lot Frontage (min)	30.00m	71.17m
Building Area (max)	N/A	6749.78m ²
Front Yards (min)	4.50m	5.77m
Exterior Side Yards (min)	3.00m	3.37m
Rear Yards (min)	4.50m	4.64m
Interior Side Yards (min)	3.00m	6.06m
Gasoline Pump Island, Accessory Setbacks (min)	N/A	N/A
Accessory Open Storage Area Setbacks (min)	N/A	N/A
Accessory Outside Sales or Display Area Setback (min)	N/A	N/A
Building Heights (max)	11.00m	10.27
Landscaping Area (min)	N/A	N/A
Planting Strip Width (min)	N/A	1.50 min.
Planting Strip Location	Boulevard	Boulevard
Driveway Setbacks (min)	N/A	N/A
Parking Space Setback (min)	N/A	N/A
General Provisions	N/A	N/A
Accessory Uses	N/A	N/A
Garbage Enclosures	N/A	N/A
Parking Loading & Delivery Standards	N/A	N/A
Non-Residential Parking Requirements	N/A	N/A
Barrier Free Parking	1	1
ILLUMINATION		

6311 Old Church Road
Caledon, ON L7C 1J6
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LOT SUMMARY

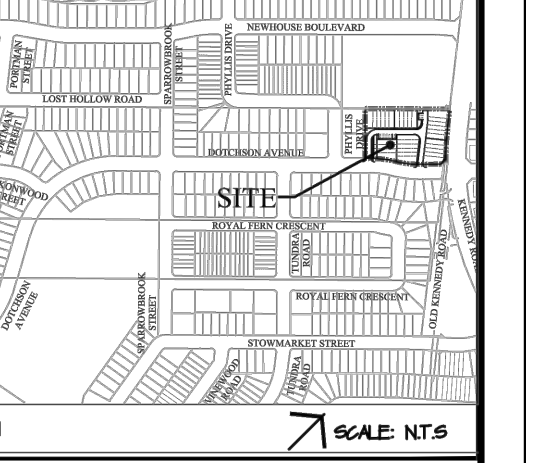
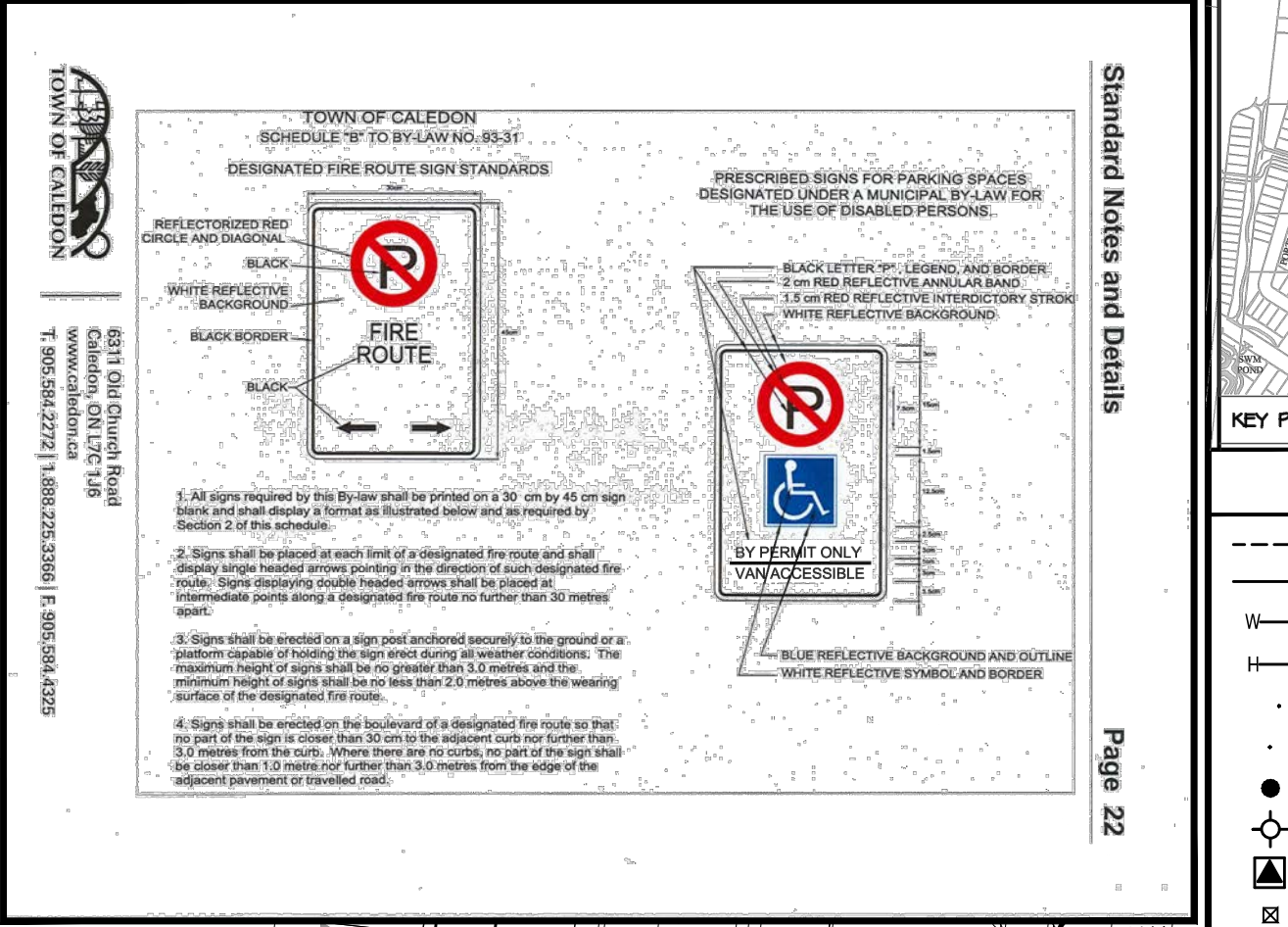
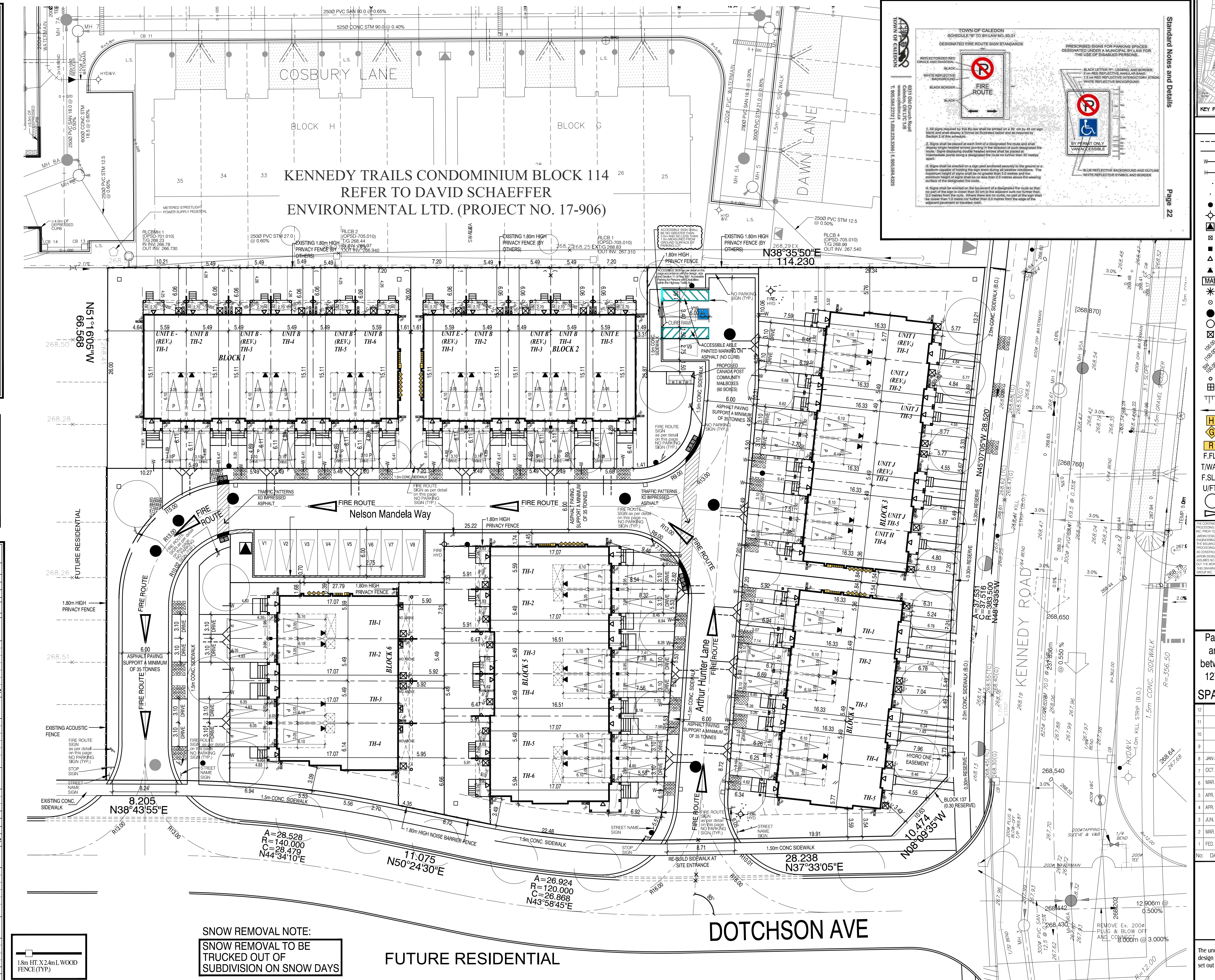
LOT CATEGORY	ENDS	INTERNAL	CORNER	TOTAL
5.49m x 13.89m lots (180°x 457°)	4	7	0	11
5.49m x 15.85m lots (180°x 520°)	3	6	1	10
5.49m x 13.89m lots (180°x 457°)	4	7	0	11
DUEL (Dual Facing Townhouse)	11	20	1	32

OVERALL SITE STATISTICS

TOTAL SITE AREA		7875.20 M ² (0.787519 HA)							
CURRENT ZONING		RMD S53							
PROPOSED ZONING		RMD S53							
UNITS PER HA		PROPOSED 40.50							
TOTAL UNITS		32 (3 STOREY UNITS)							
BLOCK 1	UNIT No.	MODEL TYPE	LOT FRONTAGE (m)	BUILDING HEIGHT (m)	UNIT G.F.A. (m ²)	COVERAGE W/ PORCH (m ²)	COVERAGE W/ PORCH (%)	COVERAGE PERCENTAGE (%)	LOT AREA (m ²)
TOTAL:	TH-1	STANDARD	10.27	10.78	202.87	82.40	75.82	37.31	296.73
	TH-2	STANDARD	5.49	10.78	198.65	79.36	75.82	37.31	142.98
	TH-3	STANDARD	5.49	10.78	198.65	79.36	75.82	37.31	142.98
	TH-4	STANDARD	5.49	10.78	198.65	79.36	75.82	37.31	142.98
	TH-5	STANDARD	5.49	10.78	198.65	79.36	75.82	37.31	142.98
	TH-6	STANDARD	7.20	10.78	202.87	82.40	75.82	37.31	187.63
TOTAL:			39.43 m	10.78 m	1200.34 m ²	482.24 m ²	460.50 m ²	47.25 m ²	1026.28 m ²
BLOCK 2	UNIT No.	MODEL TYPE	LOT FRONTAGE (m)	BUILDING HEIGHT (m)	UNIT G.F.A. (m ²)	COVERAGE W/ PORCH (m ²)	COVERAGE W/ PORCH (%)	COVERAGE PERCENTAGE (%)	LOT AREA (m ²)
TOTAL:	TH-1	STANDARD	7.20	10.76	202.87	82.40	75.82	37.31	187.63
	TH-2	STANDARD	5.49	10.76	198.65	79.36	75.82	37.31	142.98
	TH-3	STANDARD	5.49	10.76	198.65	79.36	75.82	37.31	142.98
	TH-4	STANDARD	5.49	10.76	198.65	79.36	75.82	37.31	142.98
	TH-5	STANDARD	5.68	10.76	202.87	82.40	75.82	37.31	184.38
	TH-6	STANDARD	7.20	10.76	202.87	82.40	75.82	37.31	187.63
TOTAL:			29.35 m	10.76 m	1001.69 m ²	402.88 m ²	384.68 m ²	48.7 m ²	800.95 m ²
BLOCK 3	UNIT No.	MODEL TYPE	LOT FRONTAGE (m)	BUILDING HEIGHT (m)	UNIT G.F.A. (m ²)	COVERAGE W/ PORCH (m ²)	COVERAGE W/ PORCH (%)	COVERAGE PERCENTAGE (%)	LOT AREA (m ²)
TOTAL:	TH-1	DUEL FRONTAGE	12.55	10.96	205.47	82.95	75.31	37.31	333.59
	TH-2	DUEL FRONTAGE	5.49	10.96	203.81	83.80	76.63	37.31	152.67
	TH-3	DUEL FRONTAGE	5.49	10.96	203.81	83.80	76.63	37.31	152.67
	TH-4	DUEL FRONTAGE	5.49	10.96	203.81	83.80	76.63	37.31	152.67
	TH-5	DUEL FRONTAGE	5.49	10.96	203.81	83.80	76.63	37.31	152.67
	TH-6	DUEL FRONTAGE	7.20	10.96	197.71	80.66	73.02	37.31	196.67
TOTAL:			41.71 m	10.96 m	1218.42 m ²	498.81 m ²	454.85 m ²	43.8 m ²	1133.51 m ²
BLOCK 4	UNIT No.	MODEL TYPE	LOT FRONTAGE (m)	BUILDING HEIGHT (m)	UNIT G.F.A. (m ²)	COVERAGE W/ PORCH (m ²)	COVERAGE W/ PORCH (%)	COVERAGE PERCENTAGE (%)	LOT AREA (m ²)
TOTAL:	TH-1	DUEL FRONTAGE	7.20	10.96	197.71	80.66	73.02	37.31	197.16
	TH-2	DUEL FRONTAGE	5.49	10.96	203.81	83.80	76.63	37.31	152.67
	TH-3	DUEL FRONTAGE	5.49	10.96	203.81	83.80	76.63	37.31	152.67
	TH-4	DUEL FRONTAGE	5.49	10.96	203.81	83.80	76.63	37.31	152.67
	TH-5	DUEL FRONTAGE	5.49	10.96	203.81	83.80	76.63	37.31	152.67
	TH-6	DUEL FRONTAGE	7.20	10.96	197.71	80.66	73.02	37.31	197.16
TOTAL:			32.37 m	10.86 m	1014.61 m ²	415.01 m ²	378.22 m ²	43.7 m ²	899.27 m ²
BLOCK 5	UNIT No.	MODEL TYPE	LOT FRONTAGE (m)	BUILDING HEIGHT (m)	UNIT G.F.A. (m ²)	COVERAGE W/ PORCH (m ²)	COVERAGE W/ PORCH (%)	COVERAGE PERCENTAGE (%)	LOT AREA (m ²)
TOTAL:	TH-1	STANDARD	7.33	10.99	235.66	91.86	88.07	41.09	214.32
	TH-2	STANDARD	5.49	10.99	230.80	90.15	86.61	52.44	165.17
	TH-3	STANDARD	5.49	10.99	221.49	87.03	83.48	51.19	163.09
	TH-4	STANDARD	5.49	10.99	221.49	87.03	83.48	51.85	161.01
	TH-5	STANDARD	5.49	10.99	230.80	90.15	86.61	54.50	158.92
	TH-6	STANDARD	10.41	10.99	236.81	97.97	88.55	32.88	269.29
TOTAL:			39.70 m	10.99 m	1377.05 m ²	544.19 m ²	516.80 m ²	47.3 m ²	1131.80 m ²
BLOCK 6	UNIT No.	MODEL TYPE	LOT FRONTAGE (m)	BUILDING HEIGHT (m)	UNIT G.F.A. (m ²)	COVERAGE W/ PORCH (m ²)	COVERAGE W/ PORCH (%)	COVERAGE PERCENTAGE (%)	LOT AREA (m ²)
TOTAL:	TH-1	STANDARD	6.07	10.94	235.66	91.86	88.07	43.49	202.49
	TH-2	STANDARD	6.00	10.94	230.68	90.10	86.55	56.71	152.61
	TH-3	STANDARD	6.00	10.94	230.68	90.10	86.55	56.69	152.68
	TH-4	STANDARD	8.10	10.94	240.80	92.62	89.76	34.29	261.74
TOTAL:			28.17 m	10.94 m	937.82 m ²	364.68 m ²	350.93 m ²	47.8 m ²	769.52 m ²
TOTAL AREAS:		6749.93 m ²	2707.81 m ²	2546.98 m ²	47.00 m ²	5761.33 m ²			

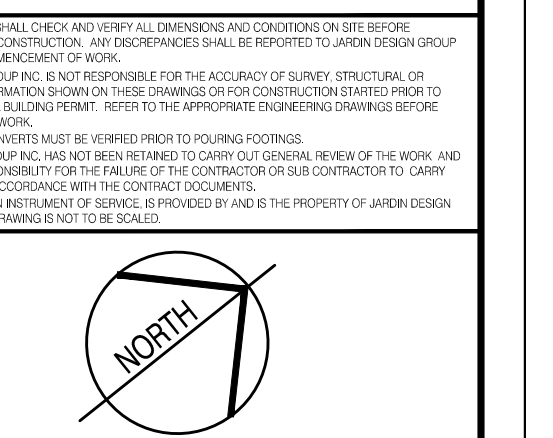
SNOW REMOVAL NOTE:
SNOW REMOVAL TO BE SUBMITTED ON SNOW DAYS

FUTURE RESIDENTIAL



LEGEND

- STORM CONNECTION
- WATER CONNECTION
- HYDRO CONNECTION
- DOUBLE CATCH BASIN
- CATCH BASIN
- STREET LIGHT
- HYDRANT
- TRANSFORMER
- CABLE TV PEDESTAL
- BELL PEDESTAL
- ENTRANCE DOOR LOCATION
- GARAGE DOOR LOCATION
- COMMUNITY MAILBOX
- ENGINEERED FILL LOT
- VALVE AND CHAMBER
- SANITARY MANHOLE
- STORM MANHOLE
- AIR-CONDITIONING UNIT
- PROPOSED GRADE
- EXISTING GRADE
- PROPOSED SWALE GRADE
- DOWNSPOUT LOCATION
- TELECOM. JUNCTION BOX
- PROPOSED BERM
- SWALE DIRECTION
- HYDRO METER
- GAS METER
- ROGERS PEDESTAL
- FINISHED FLOOR ELEVATION
- TOP OF FOUNDATION WALL
- FIN. BASEMENT FLOOR SLAB
- UNDERSIDE FOOTING ELEVATION
- STREET TREE
- FIRE ROUTE



Part of Lot 21, Concession 1 EHS and Part of the Road Allowance between Concessions 1 and 2 EHS; 12728 and 12738 Kennedy Road)

SPA-2019-0016

NO.	DATE	WORK DESCRIPTION
1	JAN 31, 2021	ADDED STREET NAMES AND RE-ASSIGNED
2	OCT 18, 2021	ISSUED FOR 4th SITE PLAN APPROVAL
3	MAR 11, 2021	ISSUED FOR 3rd SITE PLAN APPROVAL
4	APR 29, 2021	REVISED AS PER ENGINEER DRAWING AND RE-ISSUED FOR FORMAL COORDINATION
5	APR 29, 2021	REVISED AS PER ENGINEER DRAWING AND RE-ISSUED FOR FORMAL COORDINATION
6	JUN 16, 2021	ISSUED FOR 2nd SITE PLAN APPROVAL
7	MAR 05, 2019	ISSUED FOR SITE PLAN APPROVAL
8	FEB 28, 2019	ISSUED TO CLIENT FOR REVIEW

jardin DESIGN GROUP INC.
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905.660.3377 FAX: 905.660.3713
EMAIL: info@jardindesign.ca

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION

NAME	Walter Botter	SIGNATURE	[Signature]	21031
REGISTRATION INFORMATION	jardin design group inc. 27763 BCIN			

SITE PLAN

MAPLEQUEST GROUP

TYPE	SP
SCALE	1:250
PROJ. NO.	18-48
NO.	1

