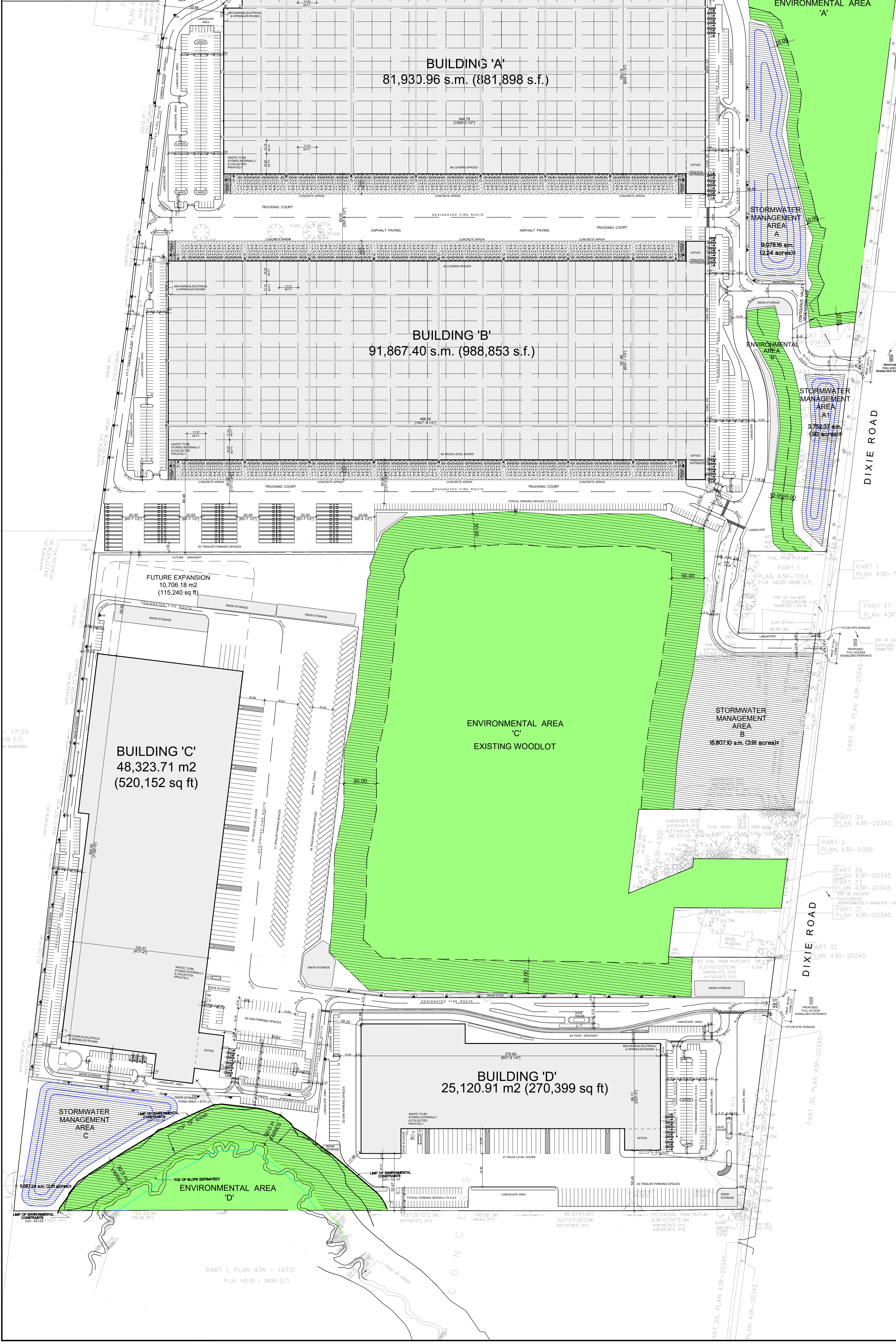


Zoning Bylaw Matrix - 12892 Dixie Road			Feb 24, 2023
Zone Standard	Requirements	Proposed	
Lot Area (m ²)	100 m ²	100 m ²	
Lot Frontage (m)	30 m	30 m	
Building Area (m ²)	50 m ²	50 m ²	
Front Yards (m)	20 m	20 m	
Old School Road			
Exterior Side Yards (m)	15 m	15 m	
Zone Road			
Rear Yards (m)	15 m	15 m	
South lot line	6 m	6 m	
Interior Side Yards (m)	6 m	6 m	
Gasoline Pump Island, Accessory	6 m	6 m	
Setbacks (m)	9 m	9 m	
Accessory Open Storage Area Setbacks (m)	9 m	9 m	
Area Setback (m)	28 m	28 m	
Building Height (m)	10 m	10 m	
Landscaping Area (m ²)	10 %	10 %	
Planting Strip Width (m)	6 m	6 m	
Planting Strip Location	See above	See above	
Driveway Setbacks (m)	4.5 m	4.5 m	
Parking Space Setbacks (m)	6 m	6 m	
General Provisions			
Accessory Units	N/A	N/A	
Carriage Facilities	N/A	N/A	
Parking Loading & Delivery Standards			
Accessibility	N/A	N/A	
Non-Residential Parking Requirements	Over 20,000 m ² , 168 spaces, plus 1 space for every 170 m ² additional.	Over 20,000 m ² , 168 spaces, plus 1 space for every 170 m ² additional.	
Barrier Free Parking	More than 1,000 spaces, 11 spaces plus 1%.	More than 1,000 spaces, 11 spaces plus 1%.	
Illumination	N/A	N/A	



KEY PLAN

NTS

LEGAL DESCRIPTION

PLAN OF SURVEY OF
PART OF LOTS 21 AND 22
CONCESSION 2,
EAST OF HURONTARIO STREET
CITY OF CALEDON
(FORMERLY THE TOWNSHIP OF
CHINGUACOUS, COUNTY OF PEEL)
REGIONAL MUNICIPALITY OF PEEL

TRUE NORTH

PROJECT NORTH

SCALE 1 : 1000

R. AVIS SURVEYING INC.
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SITE AREA SUMMARY		
TOTAL SITE AREA	790,553.67 m ² or 195.35 acres	
SITE AREA "A-B" (including buffer)	398,261.32 m ² or 98.41 acres	
BUFFER "A-B-C1"	24,392.41 m ² or 6.03 acres	
SITE AREA "C-D" (including buffer)	256,385.34 m ² or 63.35 acres	
BUFFER "C2-D"	31,665.35 m ² or 9.88 acres	
ENVIRONMENTALLY PROTECTED AREAS (excluding buffers)	135,907.01 m ² or 33.59 acres	
ENVIRONMENTAL AREA "A"	26,709.02 m ² or 6.60 acres	
ENVIRONMENTAL AREA "C" (Wood Lot)	100,877.00 m ² or 24.93 acres	
ENVIRONMENTAL AREA "D"	8,320.99 m ² or 2.06 acres	

OVERALL SITE STATISTICS		
ZONING DESIGNATION		MS-XX
	REQUIRED	PROVIDED
PLANTING STRIP WIDTH		
FRONT YARD (OLD SCHOOL RD)	6.0 m	3.54 m
EXTERIOR LOT LINE (DIXIE RD.)	6.0 m	8.62 m
INTERIOR LOT LINE (WEST)	6.0 m	0.0 m
REAR LOT LINE (SOUTH)	6.0 m	0.0 m
SETBACKS		
LOT FRONTAGE	30.0 m	456.33 m
FRONT YARD (OLD SCHOOL RD)	20.0 m	57.52 m
EXTERIOR SIDE YARD (DIXIE RD.)	15.0 m	20.12 m
INTERIOR SIDE YARD (WEST)	6.0 m	14.63 m
REAR YARD (SOUTH)	15.0 m	52.47 m
SITE COVERAGE (Based on Total Site Area, less ENV. "A", "D" & Wood Lot)	247,242.98 m ² or 37.76 %	
LANDSCAPE AREA (Based on Total Site Area, less ENV. "A", "D" & Wood Lot)	178,816.74 m ² or 27.32 %	
PAVED AREA (Based on Total Site Area, less ENV. "A", "D" & Wood Lot)	228,586.94 m ² or 34.92 %	
TOTAL PARKING	1,656 spaces	1,857 spaces
TOTAL ACCESSIBLE PARKING	39 spaces	42 spaces
SNOW STORAGE AREA (MIN. 2%)	11,972.89 m ²	11,972.89 m ²

CONTEXT MAP

ENVIRONMENTAL PROTECTED AREA

AREA OF DEVELOPMENT SITE "A-B" (NORTH)

AREA OF DEVELOPMENT SITE "C-D" (SOUTH)

FIRE ROUTE SIGN STANDARDS

- All signs required by this by-law shall be placed on a 30 cm by 45 cm sign board and shall display as follows as illustrated in Figure A and Figure B.
- Fire route signs shall be placed at each end of the designated fire route and shall display single headed arrows (Figure A) pointing in the direction of each designated fire route. Signs displaying double headed arrows (Figure B) shall be placed at corners of the designated fire route. Signs displaying double headed arrows (Figure B) shall be placed at the intersection of the designated fire route and the designated fire route.
- Signs shall be installed at an angle of 45-85 degrees to the edge of the travelled portion of the designated fire route.
- Signs shall be installed on a sign post anchored securely to the ground at a platform capable of holding the sign board. Signs shall be installed on a sign post anchored securely to the ground at a platform capable of holding the sign board. Signs shall be installed on a sign post anchored securely to the ground at a platform capable of holding the sign board.
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ACCESSIBLE PARKING SPACE

SYMBOL LEGEND	
	MAN DOOR LOCATIONS
	LOADING DOCK LOCATIONS
	DRIVE-IN OVERHEAD DOORS
	HYDRANT & VALVE
	CATCH BASIN
	DOUBLE CATCH BASIN
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	TOP OF CURB
	TOP OF WALL
	DIRECTION OF TRAFFIC FLOW
	EXISTING ELEVATION
	PROPOSED ELEVATION
	DIRECTION OF DRAINAGE FLOW
	ELECTRIC VEHICLE PARKING
	CARPOOL PARKING SIGN
	FIRE DEPARTMENT CONNECTION / SIAMESE CONNECTION

CURB RAMP DETAIL

NOTES

LANDSCAPE
- Refer to Landscape Plans by Alexander Budrevics and Associates Landscape Architects for planting details.

LIGHTING
- Lighting fixtures shall be installed in such a manner that all light emitted from the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixtures is projected below the lamp and onto the lot the lighting is intended to serve.
- The maximum height of all lighting fixtures is 9.0m.
- Minimum distance of lighting fixtures from any lot line is 4.5m.