

## Zoning By-Law Matrix for 13846 & 13940 Airport Road, Sandhill, Caledon, ON

### Town of Caledon Zoning By-Law 2006-50 – CH Highway Commercial CH-563 and CH-302

<b>Subject Property Address</b>	<b>13940 Airport Road</b>	<b>13846 Airport Road</b>
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Zone Standard	Requirements CH-563	Proposed CH-563	Requirements CH-302	Proposed Ch-302
<b>Lot Area</b>	MIN.1,400m <sup>2</sup> (0.14ha)	17,456m <sup>2</sup> (1.75ha)	MIN.9,000m <sup>2</sup> (0.9ha)	28,680m <sup>2</sup> (2.87ha)
<b>Road Widening by Region of Peel Transportation</b>		3,112m <sup>2</sup> (0.31ha)		4,808m <sup>2</sup> (0.48ha)
<b>Development Area (26m Private Road Allowance Included)</b>		14,344m <sup>2</sup> (1.43ha)		23,872m <sup>2</sup> (2.39ha)
<b>26m Private Road Allowance</b>		2,216m <sup>2</sup> (0.22ha) (15.4% of Development area)		64m <sup>2</sup> (0.004ha) (0.3% of Development area)
<b>Net Development Area (26m Private Road Allowance Excluded)</b>		12,128m <sup>2</sup> (1.2ha)		23,808m <sup>2</sup> (2.38ha)
<b>Lot Frontage</b>	MIN.30m	+ -152m	MIN.90m <sup>2</sup>	+ -290m
<b>Building Area (Lot Coverage)</b>	30% MAX.	4,184.3m <sup>2</sup> (34.5% of Net Development area)	30% MAX.	11,055m <sup>2</sup> (46.4% of Net Development area)
<b>Building Setback</b>				
<b>Front Yard</b>	6m MIN.	6m MIN.	6m MIN.	6m MIN.
<b>Exterior Side Yard</b>	9m MIN.	N/A	18m MIN.	N/A
<b>Rear Yard</b>	7.5m MIN.	9m MIN.	7.5m MIN.	9m MIN.
<b>Interior Side Yard</b>	3m MIN.	7m MIN.	7.5m MIN.	8m (0.3m) MIN.
<b>Building Separation</b>	N/A	10m MIN.	10m MIN.	10m MIN.
<b>Building Height</b>	10.5m MAX.	12.2m MAX.	12.2m MAX.	12.2m MAX.
<b>Landscape Area</b>	20% MIN.	4,027.7m <sup>2</sup> (0.4ha) (33.2% of Net Development area)	30% MIN.	6,098m <sup>2</sup> (0.6ha) (25.6% of Net Development area)

<b>Driveway and parking Area</b>		3,916m <sup>2</sup> (0.39ha) (32.3% of Net Development area)		6,655m <sup>2</sup> (0.66ha) (28% of Net Development area)
<b>Planting Strip Width at Front Lot Line</b>	6m MIN.	3 to 10m	6m MIN.	3 to 10m
<b>Gross Floor Area</b>	N/A	5,654.3m <sup>2</sup>	N/A	14,107m <sup>2</sup>
<b>Parking Spaces Setback</b>	1.5m MIN.	3m MIN.	3m MIN.	3m MIN.
<b>Parking Spaces Setback</b> from any <i>lot line</i> which abuts a <i>lot</i> Residential <i>zone</i> or abuts a <i>lot</i> containing a Residential <i>use</i>	4.5m MIN.	3m MIN.	4.5m MIN.	N/A
<b>Parking Spaces</b>	141 spaces 1 space/40m <sup>2</sup> of GFA	83 spaces 5 Type A and 3 Type B Accessible Parking Included.	353 spaces 1 space/40m <sup>2</sup> of GFA	166 spaces 6 Type A and 6 Type B Accessible Parking Included
<b>Accessible Parking</b>	6 1 accessible space +3% of required parking spaces	8	9 2 accessible spaces + 2% of required parking spaces	12
<b>Loading Spaces</b>	2 Net Floor Area 2,326m <sup>2</sup> to 7,440m <sup>2</sup>	5	5 1 for each 2,800 m <sup>2</sup> of <i>net floor area</i> or portion thereof in excess of 280 m <sup>2</sup>	18