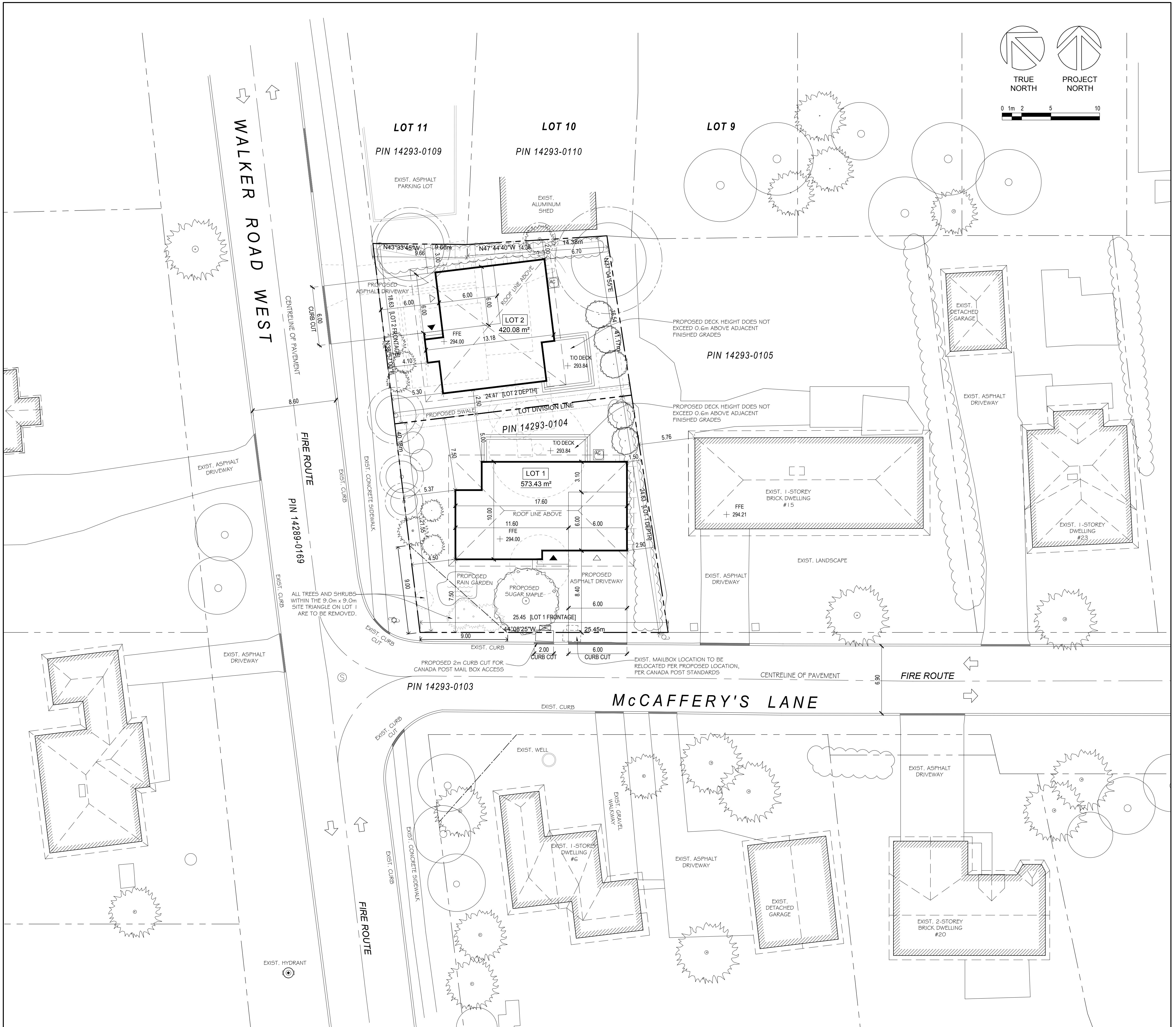


2 CONTEXT PLAN  
A1.0 N.T.S.

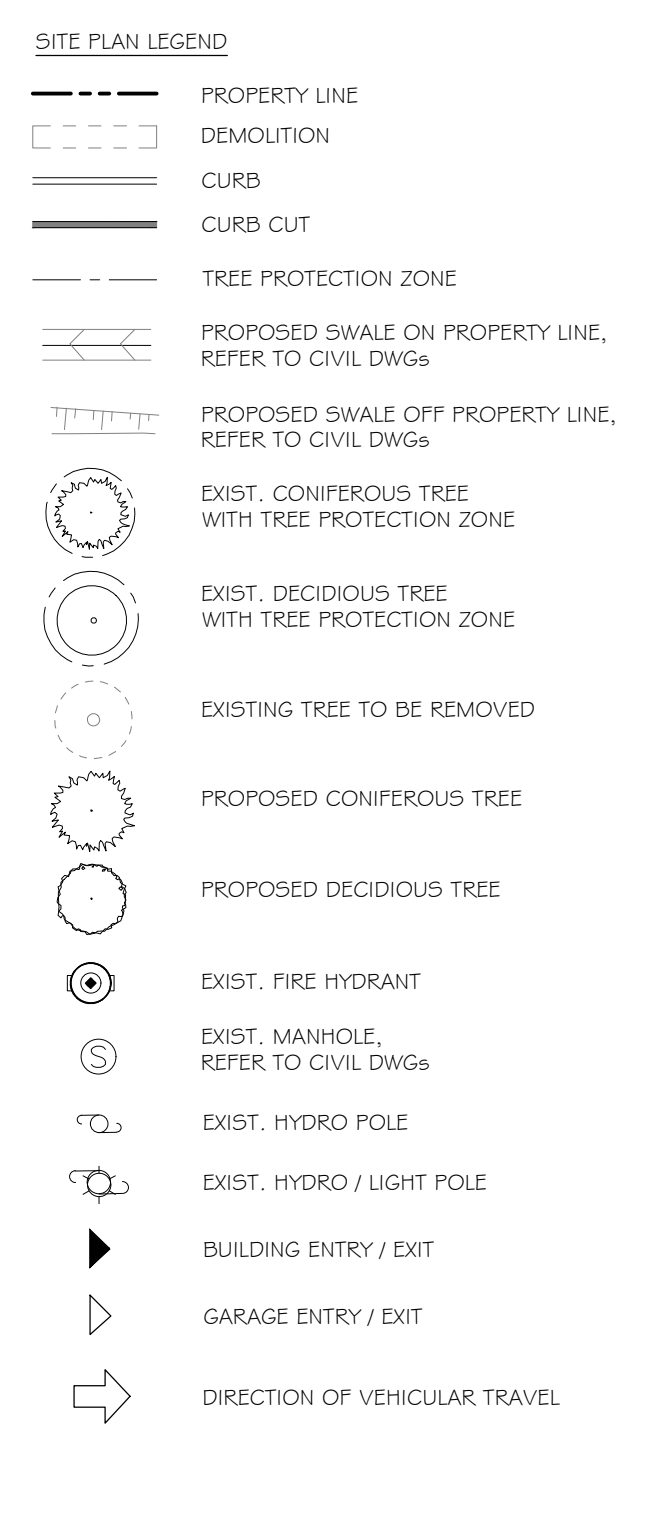
ZONING MATRIX				
City of Caledon 2006-50, as amended ZONING DESIGNATION: R1 - Residential One				
PROVISION	ALLOWED	EXISTING	PROPOSED (Lot 1) SOUTH	PROPOSED (Lot 2) NORTH
USE	Apartment, Accessory Dwelling, Detached, Day Care, Private Home	Dwelling, Detached	Dwelling, Detached	Dwelling, Detached
LOT AREA (Minima)	650 m <sup>2</sup> (1)	993.51 m <sup>2</sup>	573.43 m <sup>2</sup>	420.08 m <sup>2</sup>
LOT FRONTAGE	18.0 m	40.18 m	21.55 m	18.63 m
BUILDING AREA		84.74 m <sup>2</sup>	160.34 m <sup>2</sup>	143.03 m <sup>2</sup>
LOT COVERAGE (Maxima)	25%	8.5%	28%	34%
SETBACKS (Minima)	Front	9.0 m	1.715 m (porch) 3.831 m (main wall)	4.1 m (porch) 5.3 m (main wall)
	Side (Exterior)	9.0 m	25.398 m	4.5 m
	Side (Interior)	3.0 m (Driveway side) 1.5 m (other side)	4.33 m	1.5 m (Driveway side) 2.5 m (other side)
	Rear	9.0 m	9.305 m	5.0 m (2)
DRIVEWAY SETBACKS (Minima)	0.5 m			
GROSS FLOOR AREA (GFA)	BASEMENT		120.04 m <sup>2</sup> (4)	102.78 m <sup>2</sup> (4)
	1ST FLOOR		120.04 m <sup>2</sup>	102.78 m <sup>2</sup>
	2ND FLOOR		167.81 m <sup>2</sup>	156.06 m <sup>2</sup>
	TOTAL (excluding basement)		287.85 m <sup>2</sup> (4)	258.84 m <sup>2</sup> (4)
FLOOR SPACE INDEX (FSI)		0.50	0.62	
FINISHED GRADE			293.18 m (5)	293.26 m (5)
BUILDING HEIGHT (Maxima)	10.5 m	-	8.52 m (T/O Ridge)	8.84 m (T/O Ridge)
FINISHED GRADE @ DECK			293.38 m (5)	293.47 m (5)
DECK HEIGHT (Maxima)	0.6 m	-	less than 0.6 m (6)	less than 0.6 m (6)
REQUIRED PARKING SPOTS	2	2	2	2
PARKING SPACE SETBACK	n/a	n/a	n/a	n/a
ENCLOSED PARKING DIMENSIONS	2.6 m (W) x 5.8 m (L)			
DRIVEWAY WIDTH (Maxima)	8.5 m	2.955 m	6.0 m	6.0 m
LANDSCAPE AREA (Minima)	30%			
BACKYARD AMENITY AREA (Minima)	56 m <sup>2</sup>		more than 120 m <sup>2</sup>	more than 120 m <sup>2</sup>

- NOTES:
- Where an RR lot is fully serviced, the provisions of the R1 Zone identified with this footnote shall apply.
  - Although exceeding minima permitted by the Zoning By-law, the proposed distance between both Detached Dwellings is 7.50m and the proposed green band / swale located @ the Division line makes for a sufficient setback between the two homes.
  - This rear yard setback exceeds the minima permitted however the design itself does not change the overall intention outlined within the "Town Wide Urban Guidelines"
  - GFA does not include enclosed 2-car garage
  - Finished Grade means the average surface elevation at the outside walls of any building or structure, which is determined by taking the arithmetic mean of the levels of the finished ground surface at every location of change of grade at the outside walls of the building or structure." Section 3 definition of the City of Caledon Zoning By-law
  - Deck means a structure abutting a dwelling with no roof or walls except for visual partitions and railings which is constructed on piers or a foundation above-grade with access to grade by stairs and for use as an outdoor living area." Section 3 definition of the City of Caledon Zoning By-law

3 ZONING MATRIX  
A1.0



1 SITE PLAN  
A1.0 1:200



REF.	DATE	DESCRIPTION
09	2021-02-01	RE-ISSUED FOR OFFICIAL PLAN AMENDMENT
08	2020-11-19	RE-ISSUED FOR OFFICIAL PLAN AMENDMENT
07	2020-03-06	RE-ISSUED FOR OFFICIAL PLAN AMENDMENT
06	2020-02-21	ISSUED FOR CONSULTANT COORDINATION
05	2019-07-26	ISSUED FOR OFFICIAL PLAN AMENDMENT
04	2019-06-10	ISSUED FOR SPA
03	2019-04-24	ISSUED FOR CONSULTANT COORDINATION
02	2018-12-19	ISSUED FOR CLIENT REVIEW / 80% SCHEMATIC DESIGN
01	2018-12-13	ISSUED FOR CLIENT REVIEW

NOTES

DRAWINGS ARE NOT TO BE SCALED.  
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.  
CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND SHALL NOTIFY THE APPROPRIATE CONSULTANT OF DISCREPANCIES WITH OR VARIATIONS FROM THE INFORMATION PROVIDED BEFORE PROCEEDING WITH THE WORK.  
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY ISSUED "FOR CONSTRUCTION" OR OTHERWISE CONFORMING TO THE DRAWINGS THAT FORM THE BASIS FOR WHICH A BUILDING PERMIT FOR THE PROJECT HAS BEEN ISSUED.  
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

SITE PLAN, ZONING MATRIX & SITE PLAN LEGEND

4 WALKER ROAD WEST  
PROPOSED 2-STORY DETACHED DWELLINGS, 2 LOTS  
DELMAR CUSTOM HOMES

**V+A ARCHITECTS**  
VAN ELSLANDER AND ASSOCIATES ARCHITECTS  
VAN ELSLANDER ARCHITECTS  
148 DUNDAS ST. W. TORONTO, ON.

Project North  
ONTARIO ASSOCIATION OF ARCHITECTS  
TERENCE A. VAN ELSLANDER  
LICENSE # 3891

Entered: BK  
Checked: TVE  
Plot: 2021-01-28

18-127  
A1.0