

ZONING MATRIX					
City of Caledon 2006-50, as amended ZONING DESIGNATION: RR - Rural Residential					
PROVISION		ALLOWED	EXISTING	PROPOSED (Lot 1) SOUTH	PROPOSED (Lot 2) NORTH
USE		<ul style="list-style-type: none"> Apartment, Accessory Dwelling, Detached Day Care, Private Home 	Dwelling, Detached	Dwelling, Detached	Dwelling, Detached
LOT AREA (Minima)		650 m ² ⁽¹⁾	993.51 m ²	573.43 m ²	420.08 m ²
LOT FRONTAGE		18.0 m	40.18 m	21.55 m	18.63 m
BUILDING AREA			84.74 m ²	160.34 m ²	143.03 m ²
LOT COVERAGE (Maxima)		25%	8.5%	28%	34%
SETBACKS (Minima)	Front	9.0 m	1.715 m (porch) 3.831 m (main wall)	7.5 m (main wall)	3.3 m (porch) 4.5 m (main wall)
	Side (Exterior)	9.0 m	2.398 m	4.5 m	n/a
	Side (Interior)	3.0 m (Driveway side) 1.5 m (other side)	4.33 m	1.5 m (Driveway side)	2.0 m (Driveway side) 2.5 m (other side)
	Rear	9.0 m	9.305 m	5.0 m ⁽²⁾	7.5 m ⁽²⁾
DRIVEWAY SETBACKS (Minima)		0.5 m			
GROSS FLOOR AREA (GFA)					
	BASEMENT			120.04 m ² ⁽⁴⁾	102.78 m ² ⁽⁴⁾
	1ST FLOOR			120.04 m ²	102.78 m ²
	2ND FLOOR			167.81 m ²	156.06 m ²
	TOTAL (excluding basement)			287.85 m ² ⁽⁴⁾	258.84 m ² ⁽⁴⁾
FLOOR SPACE INDEX (F _{SI})		—	—	0.50	0.62
BUILDING HEIGHT (Maxima)		10.5 m	—	8.2 m	8.6 m
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)		40%			
BACKYARD AMENITY AREA (Minima)		56 m ²		more than 120 m ²	more than 120 m ²

- ¹ Where an RR lot is fully serviced, the provisions of the R1 Zone identified with this footnote shall apply.
- ² Although exceeding minima permitted by the Zoning By-law, the proposed distance between both Detached Dwelling is 8.64m and the proposed green band / swale located @ the Division line makes for a sufficient setback between the two homes.
- ³ 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"
- ⁴ GFA does not include enclosed 2-car garage

The site plan illustrates the proposed subdivision of Lot 11 (PIN 14293-0109) and Lot 10 (PIN 14293-0110) into two lots, Lot 1 and Lot 2. Lot 1 (PIN 14293-0104) has a frontage of 25.45m and an area of 573.43 m². Lot 2 (PIN 14293-0105) has a frontage of 24.47m and an area of 420.08 m². The plan shows existing structures, including a 1-storey brick dwelling (#15), a 2-storey brick dwelling (#20), and a detached garage. It also depicts proposed features like a rain garden, sugar maple, and a new driveway. The site is bounded by Walker Road West to the west and McCaffery's Lane to the south. A fire route is indicated along the southern boundary. The plan includes a north arrow, a scale bar (0 to 10m), and various dimensions for lot boundaries and setbacks.

	PROPERTY LINE
	DEMOLITION
	CURB
	CURB CUT
	TREE PROTECTION ZONE
	PROPOSED SWALE, REFER TO CIVIL DWGS
	EXIST. CONIFEROUS TREE WITH TREE PROTECTION ZONE
	EXIST. DECIDUOUS TREE WITH TREE PROTECTION ZONE
	EXISTING TREE TO BE REMOVED
	PROPOSED CONIFEROUS TREE
	PROPOSED DECIDUOUS TREE
	EXIST. FIRE HYDRANT
	EXIST. MANHOLE, REFER TO CIVIL DWGS
	EXIST. HYDRO POLE
	EXIST. HYDRO / LIGHT POLE
	BUILDING ENTRY / EXIT
	GARAGE ENTRY / EXIT
	DIRECTION OF VEHICULAR TRAVEL

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
REF	DATE	DESCRIPTION

DRAWINGS ARE NOT TO BE SCALED.

CONSTRUCTION MUST CONFIRM 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.

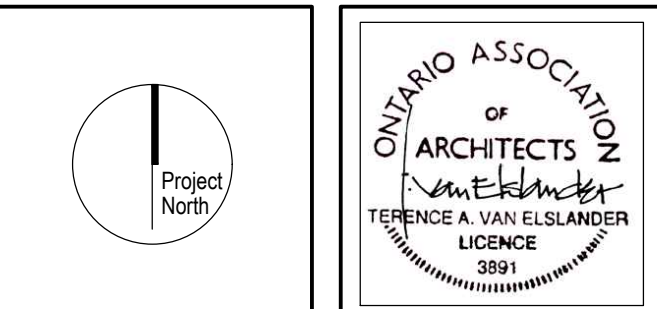
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4 WALKER ROAD WEST

PROPOSED 2-STOREY DETACHED DWELLINGS,
2 LOTS

DELMAR CUSTOM HOMES

V+A ARCHITECTS
VAN ELSLANDER AND ASSOCIATES ARCHITECTS
VEARCHITECTS.CA (416) 583-1142 168 OSSINGTON AVE. TORONTO, ON.



Entered: BK
Checked: TVE
Plot: 2019-08-09

18-127

A1.0