

TOWN OF CALEDON
PLANNING
RECEIVED

October 17th, 2025

TRIBAL HEART LAKE ROAD

12506 & 12698 HEART LAKE ROAD, CALEDON, ONTARIO

ARCHITECTS PROJECT # 255011

A PROJECT FOR
MATTHEWS TRIBAL



CIVIL

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ARCHITECT

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powers
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archit
ecture

ITEM

ONTARIO BUILDING CODE DATA MATRIX 2024
PART 3

REFERENCES ARE TO DIVISION B UNLESS NOTED [A] FOR DIVISION A OR [C] FOR DIVISION C

1

Project Description: BUILDING A INDUSTRIAL BLDG
12506 HEART LAKE ROAD, CALEDON, ON. L7C 2J3

Alteration

Addition

New

PART 3

2

Occupancy Classification:

GROUP F, DIV 2 (MAJORITY) , & GROUP D, HEIGHT 1 STOREY SPRINKLERED

Table 3.1.2.1(1)

Major Occupancies:

GROUP F, DIV 2 (MAJORITY) , & GROUP D, HEIGHT 1 STOREY SPRINKLERED

Table 3.1.2.1

3

Building Area (m2):

Existing:N/ANew:32,845.59 m2Total:32,845.59 m2

[A] 1.4.1.2.

4

Gross Floor Area (m2):

Existing:N/ANew:32,845.59 m2Total:32,845.59 m2

[A] 1.4.1.2.

5

Number of Storeys:

Above Grade: 1Below Grade: 0

[A] 1.4.1.2.

5b

Building Height (m):

13.11 m

3.2.1.1

6

Number of Streets Building is Facing:

1

3.2.2.10.

6b

Number of Fire Fighter Access Lane:

1

3.2.5.4

7

Building Classification:

GROUP F, DIV2, ANY HEIGHT, ANY AREA, SPRINKLERED

3.2.2.76

8

Sprinkler System Proposed:

Entire BuildingSelected CompartmentsSelected Floor AreasBasementNot RequiredYesNo

3.2.2.18

9

Standpipe & Hose Required:

YesNo

3.2.5.8.

10

Fire Alarm Required:

YesNo

3.2.4.

11

Water Service/Supply is Adequate:

YesNo

3.2.5.7.

12

High Building:

YesNo

3.2.6.

13

Construction Restrictions:

Combustible permittedNon-Combustible Req'dBoth

3.2.2.57

14

Mezzanine(s):

YesNoMezzanine(s) Area (m2)

3.2.1.1.(3)-(8) and 3.2.8

14b

Interconnected Floor Space:

YesNo

15

Occupant Load:
Based on Table 3.1.17.1

Ground Floor:TBDSecond Floor:N/ATotal:TBDThird Floor:N/AForth Floor:N/A

3.1.17

Detail Calculation

OccupancyFloor Area (m2)Additional Area (m2)m2/personOccupant Load

16

Barrier-Free Design:
Explain:

YesNo

3.8

17

Hazardous Substances:
Explain:

YesNo

3.3.1.2.

18

Required Fire Resistance Rating:

Fire-Resistance Rating of Horizontal AssembliesListed Design No. or DescriptionFloors:2HRoof:N/AMezzanine:N/AFire-Resistance Rating of SUPPORTING AssembliesListed Design No. or DescriptionLoadbearing Walls:2HColumns:

3.2.2.76

19

Spatial Separation - Construction of Exterior Walls:

WallArea of EBF (m2)L.D. (m)L/H or H/LPermitted Max. % of OpeningsProposed Max. % of OpeningsFRR (Hrs>Listed Design or DescriptionCombustible ConstructionComb.Construction non.-Comb. CladdingNon-Comb. ConstructionNorth1,889.49> 15 MN/A10010.55N/AYESSouth1,889.49> 15 MN/A1007.62N/AYESEast3,591.2413.72 MN/A8010.52N/AYEWest3,591.24> 15 MN/A10012.43N/AYA

3.2.3

20

Plumbing Facilities:

Total Occupant LoadMin. WC RequiredNo. of Barrier-Free WC Req'dMax. No. of UrinalMin. No. of Lavatories Req'dMaleFemale

3.7.2.2; 3.7.2.2.(12); 3.7.2.2.(13);3.7.2.3.; Tables 3.7.2.2.(A) (B) (C); 3.8.2.3.; 3.8.3.8.

20b

Barrier-Free Washroom Required:

3.8.2.3.

20c

Universal Toilet Room:

YesNo

3.7.2.2.(3); 3.8.3.12.

21

Number and Location of Exits from Floor Areas:

Min. No. of Exits Required - Ground Floor:No. of Exits Provided - Ground Floor:Max. Travel Distance to one Exit Required:Min. No. of Exits Required - 2nd & Typ. Flr.No. of Exits Provided - 2nd & Typ. Flr.Max. Travel Distance to one Exit Required:

3.4.2./3.4.3.2.A

22

Exit Width based on Occupant Load and Area of Suite:
Min. Exit Width:
Door Leaf Min. Exit Width:
Occupant Load:

Total Aggregate width of exits REQUIRED:
Total Aggregate width of exits PROVIDED:

Doorway WidthDoorway Width

3.4.3

powers brown archi tecture 411 Richmond Street E Suite 206 Toronto, Ontario M5A 3S5 647.931.9787 www.powersbrown.com			
PROJECT TITLE			
TRIBAL HEART LAKE ROAD			
12506 & 12698 HEART LAKE ROAD, CALEDON, ONTARIO			
A PROJECT FOR			
MATTHEWS TRIBAL			
GENERAL NOTES			
△	DATE	REVISION	
1	2025-10-16	Issued for ZBA/OPA	
PROJECT NO: 255011			
DRAWN BY: MZ			
CHECKED BY: AS			
SHEET NAME			
CODE SUMMARY - BLDG A			
SEAL		SHEET NUMBER	
		G002.A (OBC)	

MATTHEWS TRIBAL

SHEET NUMBER

G002.B
(OBC)

[illegible]

TRIBAL HEART LAKE ROAD

A PROJECT FOR
MATTHEWS TRIBAL

[illegible]

SHEET NAME

SEAL	SHEET NUMBER
------	--------------

G002.C
(OBC)

ITEM

ONTARIO BUILDING CODE DATA MATRIX 2024
PART 3

REFERENCES ARE TO DIVISION B UNLESS NOTED [A] FOR DIVISION A OR [C] FOR DIVISION C

1

Project Description: BUILDING C INDUSTRIAL BLDG
12506 HEART LAKE ROAD, CALEDON, ON. L7C 2J3

Alteration

Addition

New

2

Occupancy Classification:

GROUP F, DIV 2 (MAJORITY) , & GROUP D, HEIGHT 1 STOREY SPRINKLERED

3.1.2.1.(1)

Major Occupancies:

GROUP F, DIV 2 (MAJORITY) , & GROUP D, HEIGHT 1 STOREY SPRINKLERED

Table 3.1.2.1

3

Building Area (m2):

Existing:

N/A

New:

47,683.88 m2

Total:

47,683.88 m2

[A] 1.4.1.2.

4

Gross Floor Area (m2):

Existing:

N/A

New:

47,683.88 m2

Total:

47,683.88 m2

[A] 1.4.1.2.

5

Number of Storeys:

Above Grade:

1

Below Grade:

0

[A] 1.4.1.2.

5b

Building Height (m):

13.11 m

3.2.1.1

6

Number of Streets Building is Facing:

1

3.2.2.10.

6b

Number of Fire Fighter Access Lane:

1

3.2.5.4

7

Building Classification:

GROUP F, DIV2, ANY HEIGHT, ANY AREA, SPRINKLERED

3.2.2.76

8

Sprinkler System Proposed:

Entire Building

Selected Compartments

Selected Floor Areas

Basement

Not Required

3.2.2.18

9

Standpipe & Hose Required:

Yes

No

3.2.5.8.

10

Fire Alarm Required:

Yes

No

3.2.4.

11

Water Service/Supply is Adequate:

Yes

No

3.2.5.7.

12

High Building:

Yes

No

3.2.6.

13

Construction Restrictions:

Combustible permitted

Non-Combustible Req'd

Both

3.2.2.57

14

Mezzanine(s):

Yes

No

Mezzanine(s) Area (m2)

3.2.1.1.(3)-(8) and 3.2.8

14b

Interconnected Floor Space:

Yes

No

15

Occupant Load:

3.1.17

Based on Table 3.1.17.1

Ground Floor:

TBD

Second Floor:

N/A

Total:

TBD

Third Floor:

N/A

Forth Floor:

N/A

Detail Calculation

Occupancy

Floor Area (m2)

Additional Area (m2)

m2/person

Occupant Load

16

Barrier-Free Design:

Yes

No

3.8

Explain:

17

Hazardous Substances:

Yes

No

3.3.1.2.

Explain:

18

Required Fire Resistance Rating:

Fire-Resistance Rating of Horizontal Assemblies

Floors:

2H

Roof:

N/A

Mezzanine:

N/A

Fire-Resistance Rating of SUPPORTING Assemblies

Loadbearing Walls:

2H

Columns:

Listed Design No. or Description

Listed Design No. or Description

3.2.2.76

19

Spatial Separation - Construction of Exterior Walls:

Wall

Area of EBF (m2)

L.D. (m)

L/H or H/L

Permitted Max. % of Openings

Proposed Max. % of Openings

FRR (Hrs)

Listed Design or Description

Combustible Construction

Comb.Construction non.-Comb. Cladding

Non-Comb. Construction

3.2.3

North

2,568.59

> 15 M

N/A

100

13.90

N/A

N/A

YES

South

2,568.59

> 15 M

N/A

100

12.26

N/A

N/A

YES

East

3,814.95

> 15 M

N/A

100

17.64

N/A

N/A

YES

West

3,814.95

> 15 M

N/A

100

17.64

N/A

N/A

YES

20

Plumbing Facilities:

Total Occupant Load

Min. WC Required

No. of Barrier-Free WC Req'd

Max. No. of Urinal

Min. No. of Lavatories Req'd

Male

Female

3.7.2.2; 3.7.2.2.(12); 3.7.2.2.(13);3.7.2.3.; Tables 3.7.2.2.(A) (B) (C); 3.8.2.3.; 3.8.3.8.

20b

Barrier-Free Washroom Required:

3.8.2.3.

20c

Universal Toilet Room:

Yes

No

3.7.2.2.(3); 3.8.3.12.

21

Number and Location of Exits from Floor Areas:

Min. No. of Exits Required - Ground Floor:

No. of Exits Provided - Ground Floor:

Max. Travel Distance to one Exit Required:

Min. No. of Exits Required - 2nd & Typ. Flr:

No. of Exits Provided - 2nd & Typ. Flr:

Max. Travel Distance to one Exit Required:

22

Exit Width based on Occupant Load and Area of Suite:

Min. Exit Width:

Door Leaf Min. Exit Width:

Occupant Load:

3.4.3

Total Aggregate width of exits REQUIRED:

Doorway Width

Total Aggregate width of exits PROVIDED:

Doorway Width

TRIBAL HEART LAKE ROAD

12506 & 12698 HEART LAKE ROAD, CALEDON, ONTARIO

A PROJECT FOR

MATTHEWS TRIBAL

GENERAL NOTES

[illegible]

PROJECT NO:	255011
DRAWN BY:	MZ
CHECKED BY:	AS

SHEET NAME

CODE SUMMARY - BLDG D

SEAL

SHEET NUMBER

G002.D
(OBC)

ITEM

1

2

3

4

5

5b

6

6b

7

8

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14

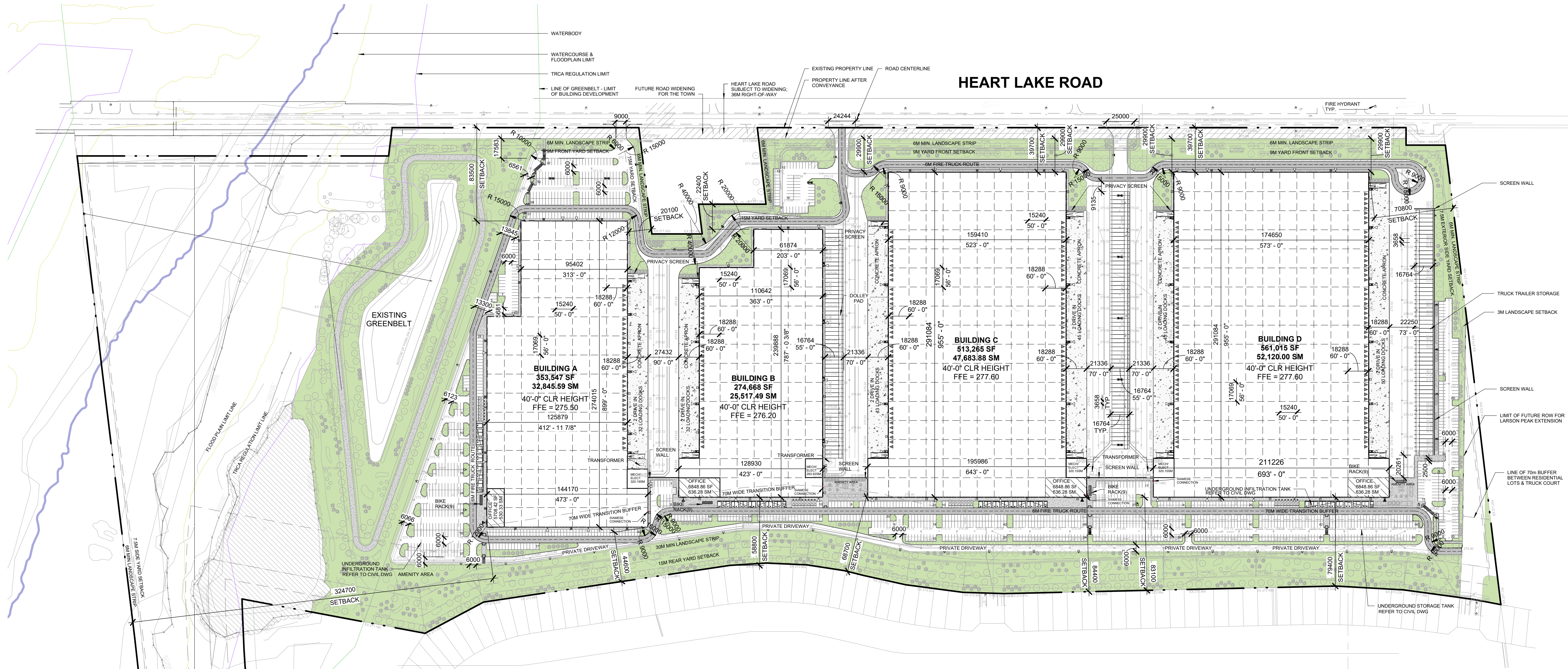
14b

15

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PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
BUILDING A	244	380
BUILDING B	201	294
BUILDING C	331	361
BUILDING D	357	386
TOTAL	1133	1421

BARRIER-FREE PARKING		
	REQUIRED	PROVIDED
BUILDING A	7	16
BUILDING B	7	16
BUILDING C	9	16
BUILDING D	10	16
TOTAL	33	64

LOADING REQUIREMENTS		
	REQUIRED	PROVIDED
BUILDING A	6	32
BUILDING B	5	32
BUILDING C	8	88
BUILDING D	8	95
TOTAL	27	247

LANDSCAPE REQUIREMENTS		
	REQUIRED	PROVIDED
MIN. LANDSCAPE AREA	10%	12.00%
MIN. PLANTING STRIP WIDTH	6M	>6M
MIN. PLANTING STRIP (INT. SIDE YARD)	1.5M	YES

BIKE PARKING REQUIRMENTS		
	REQUIRED	PROVIDED
TOTAL	0	27

ZONING REQUIREMENTS	
ZONING AREA	PRESTIGE INDUSTRIAL (MP) AND ENVIRONMENTAL PROTECTION
CURRENT ZONE	ENVIRONMENTAL PROTECTION AREA (EPA2) AND AGRICULTURAL

BUILDING AREA		
	SQ.M.	SQ.FT.
BUILDING A	32,845.59	353,547
BUILDING B	25,517.49	274,668
BUILDING C	47,683.88	513,265
BUILDING D	52,120.00	561,015
TOTAL	158,166.96	1,702,495

HEIGHT AND SETBACKS		
	REQUIRED	PROVIDED
MAX. BUILDING AREA	50%	31%
MAX. BUILDING HEIGHT	18M	13.1M
FRONT YARD SETBACK	9M	>9M
EXTERIOR SIDE YARD SETBACK	7.5M	>7.5M
INTERIOR SIDE YARD SETBACK	6M	>6M
REAR YARD SETBACK	15M	>15M
RESIDENTIAL ZONE SETBACK - LOADING	70M	>70M
RESIDENTIAL ZONE SETBACK - PARKING	30M	>30M
MIN. DRIVEWAY SETBACK ABUTTING A RESIDENTIAL ZONE	4.5M	>4.5M
MIN. DRIVEWAY SETBACK FROM ANY OTHER LOT LINE	1.5M	>1.5M
MIN. PARKING SPACE SETBACK FROM ANY FRONT LOT LINE	6M	>6M
MIN. PARKING SPACE SETBACK FROM ANY OTHER LOT LINE	3M	>3M

PARKING SPACE SIZES		
	REQUIRED	PROVIDED
STANDARD SIZE	2.75 X 6.0 M	YES
AISE WIDTH	6M	YES
FIRE ROUTE AISE WIDTH	12.5 M	25.0 M (MAX)

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ecture

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PROJECT TITLE

TRIBAL HEART LAKE ROAD

12506 & 12698 HEART LAKE ROAD, CALEDON, ONTARIO

A PROJECT FOR
MATTHEWS TRIBAL

GENERAL NOTES

- DESIGNATED FIRE ACCESS LANE - MINIMUM 6M
- NOT IN SCOPE
- LANDSCAPE
- SIDEWALK PAVING

- EV ELECTRIC VEHICLE
- PRINCIPLE ENTRANCE
- GRADE DOOR
- SERVICE ENTRANCE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

- PROVIDE FIRE LANE STRIPING PER LOCAL JURISDICTION
- FIRE DEPARTMENT ACCESS LANE SITE CONCRETE PAVING TO BE CAPABLE OF WITHSTANDING 90,000 LBS UNDER ALL WEATHER CONDITIONS
- FIRE LANE RADII TO BE 12M

DATE	REVISION
2025-10-16	Issued for ZBA/OPA

PROJECT NO: 255011
DRAWN BY: MZ
CHECKED BY: AS

SHEET NAME

OVERALL SITE PLAN

SEAL SHEET NUMBER

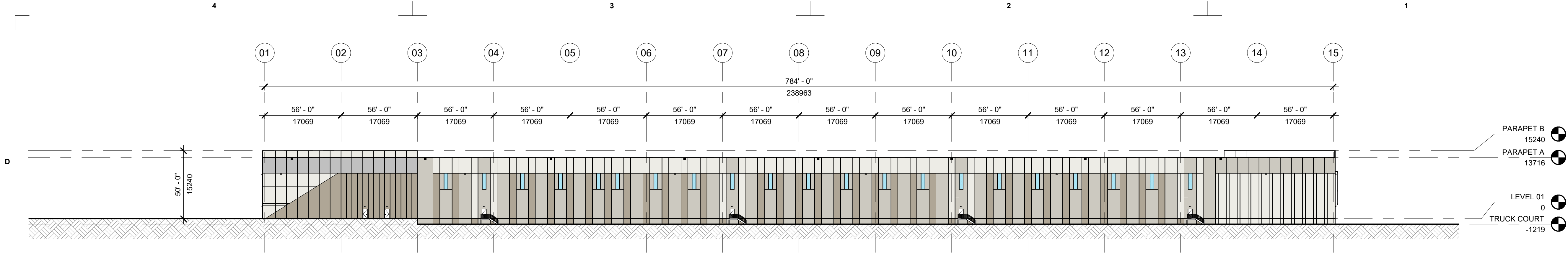
AS101

OVERALL SITE PLAN

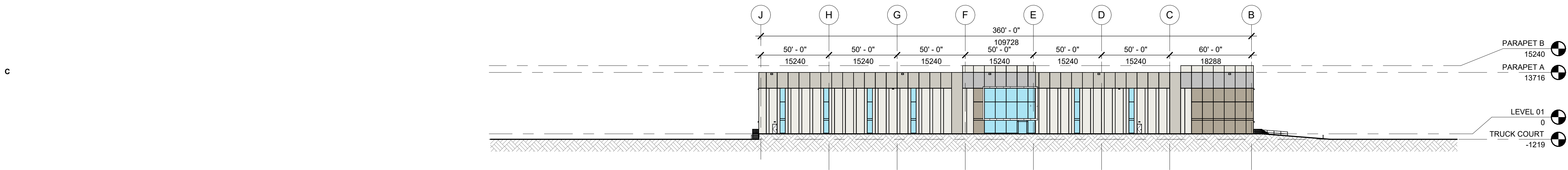
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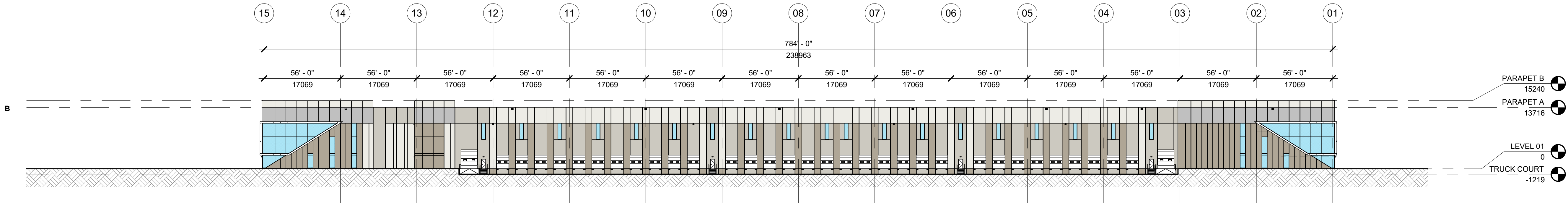
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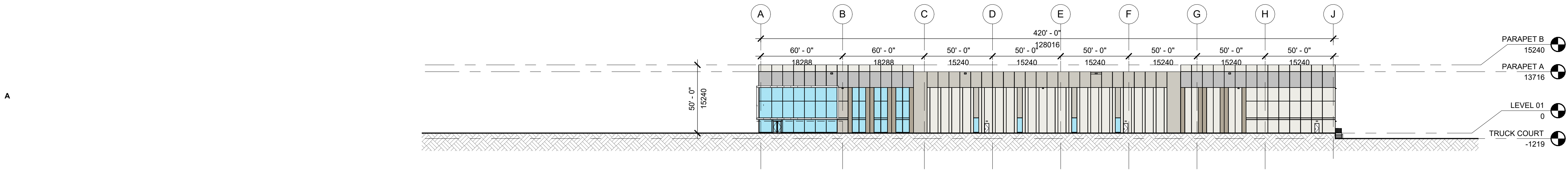
D4 OVERALL ELEVATION - SOUTH
SCALE: 1 : 500



B4 OVERALL ELEVATION - EAST
SCALE: 1 : 500



A4 OVERALL ELEVATION - NORTH
SCALE: 1 : 500



B2 OVERALL ELEVATION - WEST
SCALE: 1 : 500

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PROJECT TITLE

HEART LAKE CALEDON -
BUILDING B

12506 & 12698 HEART LAKE ROAD,
CALEDON, ONTARIO

A PROJECT FOR
MATTHEWS TRIBAL

LEGEND - OVERALL ELEVATIONS

- SHERWIN-WILLIAMS PAINT - SW7536
BITTERSWEET STEM
- SHERWIN-WILLIAMS PAINT - SW2829
CLASSICAL WHITE
- SHERWIN-WILLIAMS PAINT - SW2804
RENWICK ROSE BEIGE
- PREFINISHED METAL CANOPY
- GLAZING - VITRO ARCHITECTURAL GLASS
SOLARBAN® 60 (2) SOLARGRAY® + CLEAR
- GLAZING - SPANDREL
- FORMLINER - HORIZONTAL

△	DATE	REVISION
1	2025-10-16	Issued for ZBA/OPA

PROJECT NO: 255011
DRAWN BY: LL
CHECKED BY: AS

SHEET NAME

OVERALL BUILDING
ELEVATIONS

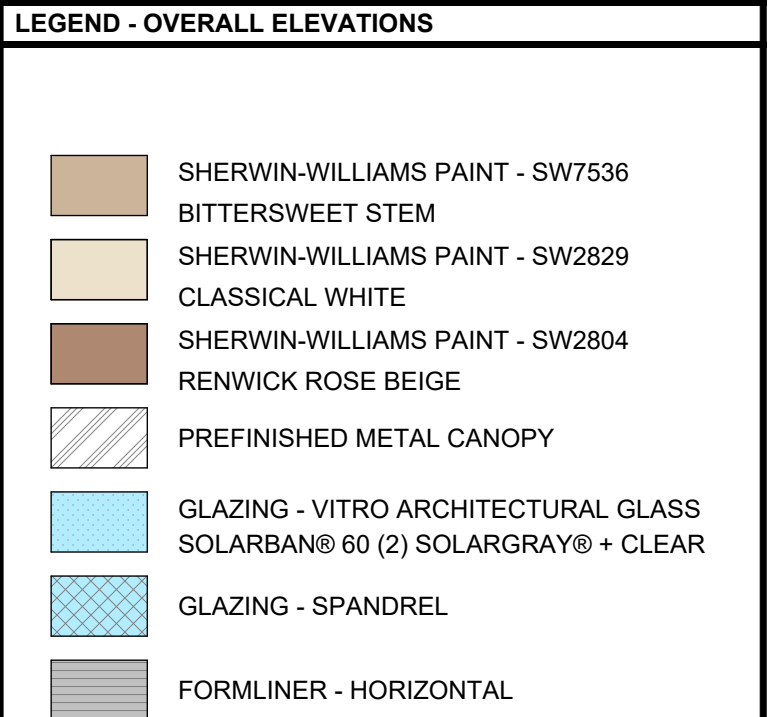
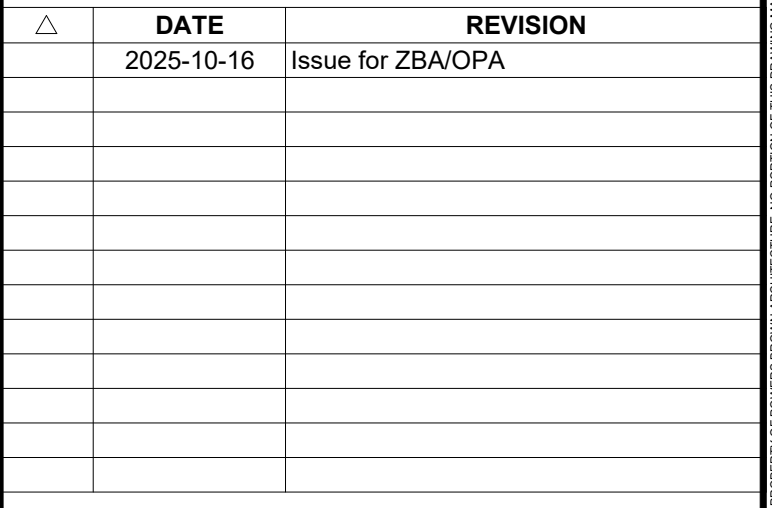
SEAL

SHEET NUMBER

A201.B



PROJECT TITLE
HEART LAKE CALEDON - BUILDING C 12506 & 12698 HEART LAKE ROAD, CALEDON, ONTARIO A PROJECT FOR MATTHEWS TRIBAL

[illegible]

PROJECT NO: 255011
DRAWN BY: MZ
CHECKED BY: AS
SHEET NAME
OVERALL BUILDING ELEVATIONS

