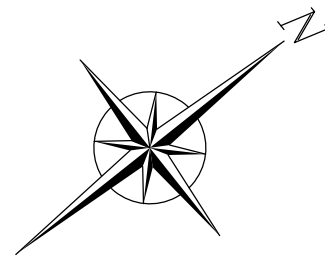


EMELINE STREET

QUEEN STREET W.



TOWN OF CALEDON  
PLANNING  
RECEIVED  
February 11, 2026



| LOT COVERAGE |          |
|--------------|----------|
| BLOCK        | COVERAGE |
| 1            | 33.3%    |
| 2            | 37.0%    |
| 3            | 39.1%    |
| 4            | 29.8%    |
| 5            | 29.3%    |
| 6            | 26.5%    |
| 7            | 22.6%    |
| 8            | 28.4%    |
| 9            | 21.7%    |
| 10           | 35.7%    |
| 11           | 37.7%    |
| 12           | 32.2%    |
| 13           | 37.8%    |
| 14           | 32.8%    |

User Defined

Project Information

SEATON GROUP  
AGNES STREET  
TOWNHOMES  
Village of Alton, Caledon, ON.

Set Issuance

| No. | Date       | Description                         |
|-----|------------|-------------------------------------|
| 1   | 2023.02.08 | FIRST SUBMISSION                    |
| 2   | 2023.11.21 | SECOND SUBMISSION                   |
| 3   | 2024.04.02 | UPDATE COMMON AMENITY               |
| 4   | 2024.07.24 | UPDATE ROADWAY, COMMON AMENITY AREA |
| 5   | 2024.07.30 | UPDATE ROADWAY, COMMON AMENITY AREA |
| 6   | 2024.08.05 | UPDATE ROADWAY, COMMON AMENITY AREA |
| 7   | 2026.01.13 | UPDATE ROADWAY, COMMON AMENITY AREA |

Sheet Information

CONCEPT PLAN

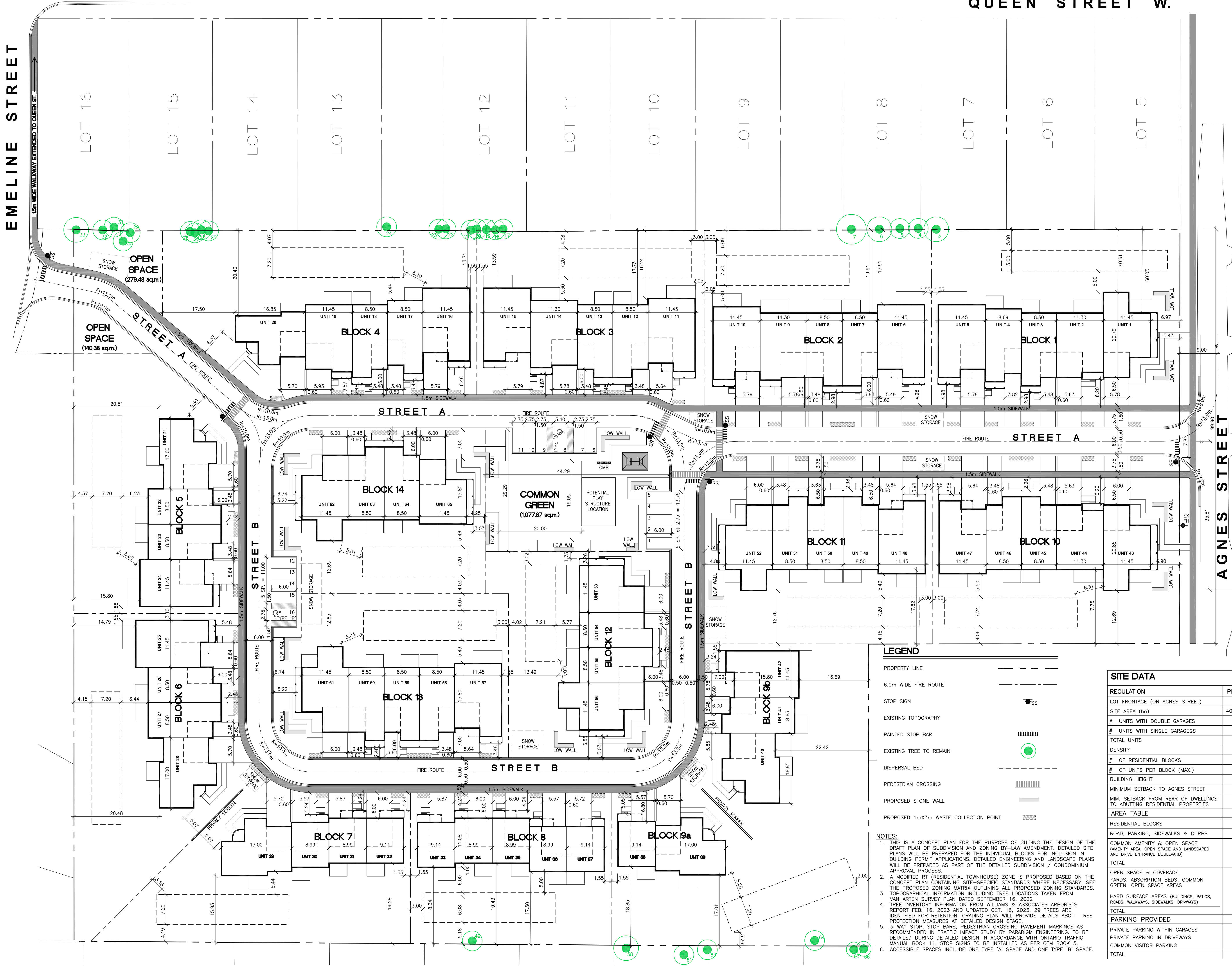
Project No. 14948  
Project Start Date: 2023.11.01  
File: Agnes Street - Site Plan.dwg  
Drawn by: KBR  
Scale: 1:400

PRELIMINARY

A1.01

Plot Date/Time - 1/13/2026 4:05:14 PM

P:\1-Projects\Seaton Group\14948 Agnes St\2-Drawings\



LEGEND

|                                       |     |
|---------------------------------------|-----|
| PROPERTY LINE                         | --- |
| 6.0m WIDE FIRE ROUTE                  | --- |
| STOP SIGN                             | SS  |
| EXISTING TOPOGRAPHY                   |     |
| PAINTED STOP BAR                      |     |
| EXISTING TREE TO REMAIN               | ●   |
| DISPERSAL BED                         | --- |
| PEDESTRIAN CROSSING                   |     |
| PROPOSED STONE WALL                   | --- |
| PROPOSED 1mX3m WASTE COLLECTION POINT |     |

NOTES:

- THIS IS A CONCEPT PLAN FOR THE PURPOSE OF GUIDING THE DESIGN OF THE DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT. DETAILED SITE PLANS WILL BE PREPARED FOR THE INDIVIDUAL BLOCKS FOR INCLUSION IN BUILDING PERMIT APPLICATIONS. DETAILED ENGINEERING AND LANDSCAPE PLANS WILL BE PREPARED AS PART OF THE DETAILED SUBDIVISION / CONDOMINIUM APPROVAL PROCESS.
- A MODIFIED RT (RESIDENTIAL TOWNHOUSE) ZONE IS PROPOSED BASED ON THE CONCEPT PLAN CONTAINING SITE-SPECIFIC STANDARDS WHERE NECESSARY. SEE THE PROPOSED ZONING MATRIX OUTLINING ALL PROPOSED ZONING STANDARDS.
- TOPOGRAPHICAL INFORMATION INCLUDING TREE LOCATIONS TAKEN FROM VANHARTEN SURVEY PLAN DATED SEPTEMBER 16, 2022.
- TREE INVENTORY INFORMATION FROM WILLIAMS & ASSOCIATES ARBORISTS REPORT FEB. 16, 2023 AND UPDATED OCT. 16, 2023. 29 TREES ARE IDENTIFIED FOR RETENTION. GRADING PLAN WILL PROVIDE DETAILS ABOUT TREE PROTECTION MEASURES AT DETAILED DESIGN STAGE.
- 3-WAY STOP, STOP BARS, PEDESTRIAN CROSSING PAVEMENT MARKINGS AS RECOMMENDED IN TRAFFIC IMPACT STUDY BY PARADIGM ENGINEERING, TO BE DETAILED DURING DETAILED DESIGN IN ACCORDANCE WITH ONTARIO TRAFFIC MANUAL BOOK 11. STOP SIGNS TO BE INSTALLED AS PER OTM BOOK 5.
- ACCESSIBLE SPACES INCLUDE ONE TYPE 'A' SPACE AND ONE TYPE 'B' SPACE.

SITE DATA

| REGULATION                                                                                         | PROPOSED                 |
|----------------------------------------------------------------------------------------------------|--------------------------|
| LOT FRONTAGE (ON AGNES STREET)                                                                     | 99.90 m                  |
| SITE AREA (ha)                                                                                     | 40,445.80 sq.m. (4.04ha) |
| # UNITS WITH DOUBLE GARAGES                                                                        | 40                       |
| # UNITS WITH SINGLE GARAGES                                                                        | 25                       |
| TOTAL UNITS                                                                                        | 65                       |
| DENSITY                                                                                            | 16.58 Upha               |
| # OF RESIDENTIAL BLOCKS                                                                            | 14                       |
| # OF UNITS PER BLOCK (MAX.)                                                                        | 5                        |
| BUILDING HEIGHT                                                                                    | 10.5 m                   |
| MINIMUM SETBACK TO AGNES STREET                                                                    | 6.0 m                    |
| MIN. SETBACK FROM REAR OF DWELLINGS TO ADJUTING RESIDENTIAL PROPERTIES                             | 13.07 m                  |
| AREA TABLE                                                                                         |                          |
| RESIDENTIAL BLOCKS                                                                                 | 3.301 ha                 |
| ROAD, PARKING, SIDEWALKS & CURBS                                                                   | 0.504ha                  |
| COMMON AMENITY & OPEN SPACE (AMENITY AREA, OPEN SPACE AND LANDSCAPED AND DRIVE ENTRANCE BOULEVARD) | 0.240 ha                 |
| TOTAL                                                                                              | 4.045 ha                 |
| OPEN SPACE & COVERAGE                                                                              |                          |
| YARDS, ABSORPTION BEDS, COMMON GREEN, OPEN SPACE AREAS                                             | 2.062 ha (50.98%)        |
| HARD SURFACE AREAS (BUILDINGS, PATIOS, ROADS, WALKWAYS, SIDEWALKS, DRIVEWAYS)                      | 1.983 ha (49.02%)        |
| TOTAL                                                                                              | 4.045 ha                 |
| PARKING PROVIDED                                                                                   |                          |
| PRIVATE PARKING WITHIN GARAGES                                                                     | 105                      |
| PRIVATE PARKING IN DRIVEWAYS                                                                       | 105                      |
| COMMON VISITOR PARKING                                                                             | 16                       |
| TOTAL                                                                                              | 226                      |