

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

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

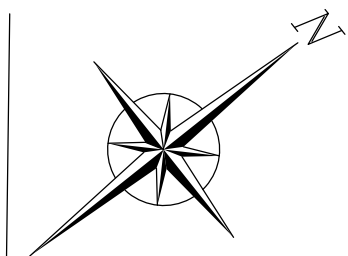
PRELIMINARY

A1.01

Plot Date | Time - 11/21/2023 4:49:53 PM

EMELINE STREET

QUEEN STREET W.



AGNES STREET

KING ST.

LOT	COVERAGE
1	35.4%
2	39.6%
3	39.4%
4	32.0%
5	31.5%
6	29.7%
7	23.7%
8	29.7%
9	22.7%
10	35.7%
11	39.9%
12	31.7%
13	37.8%
14	37.2%

#### 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	41
# UNITS WITH SINGLE GARAGES	26
TOTAL UNITS	67
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	3.319 ha
COMMON ROAD AND PARKING	0.435 ha
COMMON AMENITY AND WALKWAY	0.291 ha
TOTAL	4.045 ha
OPEN SPACE and COVERAGE	
YARDS, ABSORPTION BEDS, COMMON AMENITY AREAS	2.001 ha (49.4%)
HARD SURFACE AREAS (BUILDINGS, PATIOS, ROADS, WALKWAYS, SIDEWALKS, DRIVEWAYS)	2.044 ha (50.6%)
TOTAL	4.045 ha
PARKING PROVIDED	
PRIVATE PARKING WITHIN GARAGES	108
PRIVATE PARKING IN DRIVEWAYS	108
COMMON VISITOR PARKING	14
TOTAL	230

#### LEGEND

PROPERTY LINE	---
6.0m WIDE FIRE ROUTE	---
STOP SIGN	SS
EXISTING TOPOGRAPHY	XXX.XX
PAINTED STOP BAR	
EXISTING TREE TO REMAIN	●
DISPERSAL BED	---
PEDESTRIAN CROSSING	
PROPOSED DRY STACK 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.
- A MODIFIED RT (RESIDENTIAL TOWNHOUSE) ZONE IS PROPOSED BASED ON THE CONCEPT PLAN CONTAINING SITE-SPECIFIC STANDARDS WHERE NECESSARY. SEE THE PROPOSED ZONING MATRIX DETAILED TABLE 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 SITE PLAN STAGE.
- 5-WAY STOP STOP BARS, PEDESTRIAN CROSSING PAVEMENT MARKINGS AND CHICANE FEATURE AS RECOMMENDED IN TRAFFIC IMPACT STUDY BY PARADIGM ENGINEERING. TO BE DETAILED DURING DETAILED SUBDIVISION DESIGN PROCESS IN ACCORDANCE WITH ONTARIO TRAFFIC MANUAL BOOK 11.
- WALLS AND PRIVACY SCREEN LOCATIONS ARE APPROXIMATE ONLY AND WILL BE FINALIZED DURING THE DETAILED SUBDIVISION/CONDOMINIUM PROCESS(ES). THESE ELEMENTS WILL BE MAINTAINED BY THE CONDOMINIUM CORPORATION(S).
- ACCESSIBLE SPACES INCLUDE ONE TYPE 'A' SPACE AND ONE TYPE 'B' SPACE.