

Dixie Road Storage Statistics

Dixie Road, Caledon ON

Site Description Part of Lot 19 / Concession 4
East of Huron Street (Geographic Township of Chinguacousy)
Town of Caledon
Regional Municipality of Peel

Subject To Zoning By-Law 2006-50 / MS-XXX Zone for redevelopment area and Agricultural (A) Zone for greenbelt portion of land

Average Grade at Ground Floor	TBD	
	(m2)	ha
Developable Site Area	11717.79	1.17
Environmental Protection Area (EPA 2)	21020.85	2.10
10m Buffer From EPA2	5630.73	0.56
Greenbelt and agricultural	52299.13	5.23
Total	90668.50	9.07

Transportation Depot

Floor No. Storey	Gross Construction Area			
	Total GCA	Total GCA	Loading&Storage/Service Area for Trucks	Remainder of building (Offices, waiting area, washrooms, storage, garbage enclosure, etc.)
	(m2)	(sq.ft.)	(m2)	(m2)
1 Level 1	615.74	6,627.83	470.61	145.13
2 Level 2	120.59	1,298.03	0.00	120.59
Totals	736.33	7,925.86	470.61	265.72

	Maximum as Per Zoning By-law 2006-50 MS-XXX	Provided
Maximum Building Height (From finished grade)	12.2m	9739m +/- * To be confirmed when civil grading is provided.

F.S.I (Total GFA / Site Area)	Maximum as Per Zoning By-law 2006-50 MS-XXX	Provided
	NA	0.01

F.S.I (Total GFA / Developable Area)	Maximum as Per Zoning By-law 2006-50 MS-XXX	Provided
	NA	0.06

Lot Coverage	Maximum as Per Zoning By-law 2006-50 MS-XXX	Provided
Total Site Area	50.00%	0.68%
Developable Area	50.00%	1.03%

Parking

Parking Stall Size: 2.75m x 6m Truck Cab Parking Stall size: 3.5m x 9m
Barrier Free Stall Size - 3.4m x6m Large Truck/Trailer Parking Stall size: 3.5m x 23m

Minimum Drive Aisle	Required as Per Zoning By-law 2006-50	Provided
	6.00	Varies. Refer to Site Plan.

	Required as Per Zoning By-law 2006-50	Provided
Office (1 space/30m2 of floor area)	4	4
Service/Repair Bays (3 spaces/bay) - 2 bays	6	6
Total	10	10

	Required as Per Zoning By-law 2006-50	Provided
Barrier Free Resident Parking	1	1
Total Barrier Free Parking	1	1

Garbage Requirements

	Required as Per Zoning By-law 2006-50	Provided
Loading Space	1	1

* Loading Space Size: 14m x3.5m and 3.35m Overhead Clearance

Types of Parking:

Automobile	10
Truck Cab	40
Truck/Trailer	20
Total	70

No. of Required Parking Spaces	No. of Designated Accessible Spaces
1 to 100	1 space
101 to 200	1 accessible space plus 3% (1)
201 to 1000	2 accessible spaces plus 3% (1)
More than 1000 parking spaces	11 accessible spaces plus 3% (1)

TABLE 6.3.2 (For that portion of the Net Floor Area of a lot or building)	Loading Space Requirements (L)
300 m ² or less	Nil
301 m ² to 1,000 m ²	1 loading space
1,001 m ² or more	2 loading spaces

TOWN OF CALEDON
PLANNING
RECEIVED
December 5, 2025

Architectural Drawing Sheet List

A-010	Cover Sheet
A-020	Drawing List, Site Statistics, OBC Matrix, Context Plan
A-021	Existing Survey
A-040	Full Site Plan
A-042a	Enlarged Site Plan
A-045	Site Plan Typical Details
A-100	Level 1 Floor Plan
A-101	Level 2 Floor Plan
A-300	Building Elevations
A-301	Building Elevations

O.B.C. MATRIX

Item		Ontario's 2012 Building Code Data Matrix Part 3 or 9	OBC Reference	
1	Project Description	<input checked="" type="checkbox"/> New <input type="checkbox"/> Part 11 <input type="checkbox"/> Part 9 <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Change of Use	11.1 to 11.4	1.1.2 [A] 1.1.2 [A] & 9.10.1.3
2	Major Occupancy(s)		3.2.2.72	9.10.2
3	Building Area (m ²)	Existing 0 New 615.74 Total 615.74	1.4.1.2 [A]	1.4.1.2 [A]
4	Gross Area	Existing 0 New 736.33 Total 736.33	1.4.1.2 [A]	1.4.1.2 [A]
5	Number of Storeys	Above Grade 2 Below Grade 0	1.4.1.2 [A] & 3.2.1.1	1.4.1.2 [A] & 9.10.1
6	Number of Streets/Fire Fighter Access	1	3.2.2.10 & 3.2.5	9.10.20
7	Building Classification		3.2.2.72	9.10.2
8	Sprinkler System Proposed	<input checked="" type="checkbox"/> Entire Building <input type="checkbox"/> Selected Compartments <input type="checkbox"/> Selected Floor Areas <input type="checkbox"/> Basement <input type="checkbox"/> In Lieu of Roof Rating <input type="checkbox"/> Not Required	3.2.2.20-83 3.2.1.5 3.2.2.17	9.10.8.2 INDEX
9	Standpipe Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.9	N/A
10	Fire Alarm Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.4	9.10.18
11	Water Service/Supply is Adequate	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7	N/A
12	High Building	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6	N/A
13	Construction Restrictions	<input type="checkbox"/> Combustible permitted Actual Construction <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input checked="" type="checkbox"/> Both permitted	3.2.2.20-83	9.10.6
14	Mezzanine(s) Area m ²	NA	3.2.1.1 (3)-(6)	9.10.4.1



1 Context Plan
1 : 2000

ONTARIO ASSOCIATION OF ARCHITECTS
ROD L. ROWBOTHAM
LICENCE 5084

The Architect named above has accepted responsible control with respect to design activities. The Architect's license number is the Architect's BCDN.

22018 - 0 DIXIE ROAD STORAGE
LOCATION: CALEDON, ON

Item	Ontario's 2012 Building Code Data Matrix Part 3 or 9	OBC Reference
1	Project Description	11.1 to 11.4
2	Major Occupancy(s)	3.2.2.72
3	Building Area (m ²)	1.4.1.2 [A]
4	Gross Area	1.4.1.2 [A]
5	Number of Storeys	1.4.1.2 [A] & 3.2.1.1
6	Number of Streets/Fire Fighter Access	3.2.2.10 & 3.2.5
7	Building Classification	3.2.2.72
8	Sprinkler System Proposed	3.2.2.20-83
9	Standpipe Required	3.2.9
10	Fire Alarm Required	3.2.4
11	Water Service/Supply is Adequate	3.2.5.7
12	High Building	3.2.6
13	Construction Restrictions	3.2.2.20-83
14	Mezzanine(s) Area m ²	3.2.1.1 (3)-(6)



No.	DATE	ISSUED



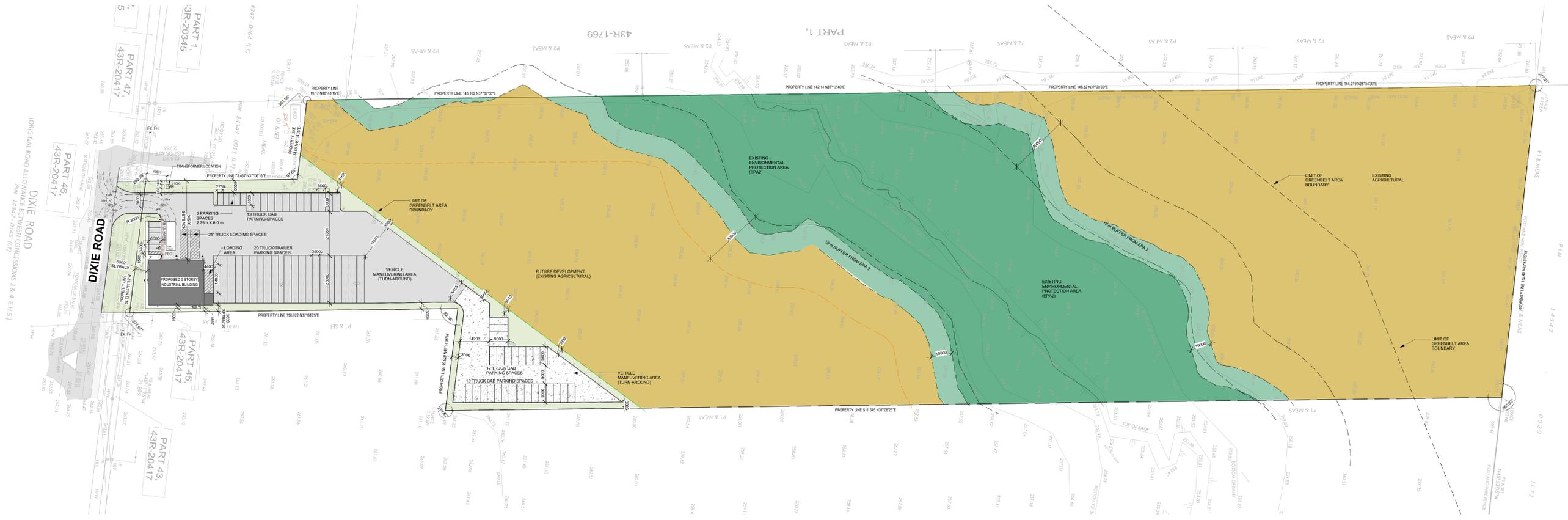
ALL DRAWINGS ARE THE PROPERTY OF ONESPACE AND THEY ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT FROM ONESPACE.
DRAWINGS ARE INTENDED TO CONVEY SCOPE OF WORK AND RESOLVE MATERIALS AND PRODUCTS.
ALL CONSTRUCTION SHALL ACCORDING TO BEST CONSTRUCTION PRACTICE AND ACCORD TO THE ONTARIO BUILDING CODE IN EFFECT AT THE TIME.

CLIENT
Ken Gill
1221 North Service road east
Oakville, Ontario L6H 1A7
ADDRESS
0 Dixie Road Storage
Caledon, ON

DRAWING
Drawing List, Site Statistics, OBC Matrix, Context Plan

PROJECT NUMBER	DATE
22018	13/JUNE/2023
SCALE	PLOTTED DATE
As indicated	13/06/2023 4:45:42 PM

TOWN OF CALEDON
PLANNING
RECEIVED
December 5, 2025



(ORIGINAL ROAD ALLOWANCE BETWEEN SECTIONS 3 & 4 E.H.S.)
DIXIE ROAD
P.M. 14347-0145 (17)



NO.	DATE	ISSUED



ALL DRAWINGS ARE THE PROPERTY OF ONESPACE AND THEY ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT FROM ONESPACE.
DRAWINGS ARE INTENDED TO CONVEY SCOPE OF WORK AND SPECIFY MATERIALS AND PRODUCTS.
ALL CONSTRUCTION SHALL ACCORD TO THE LATEST CANADIAN AND LOCAL CODES AND TO THE ONTARIO BUILDING CODE IN EFFECT AT THE TIME.

CLIENT
Ken Gill
1221 North Service road east
Oakville, Ontario L6H 1A7

ADDRESS
0 Dixie Road Storage
Caledon, ON

DRAWING
Full Site Plan

PROJECT NUMBER	DATE
22018	13/JUNE/2023

SCALE	PLOTTED DATE
As indicated	13/06/2023 4:45:46 PM

1 Full Site Plan
1 : 700

LEGEND

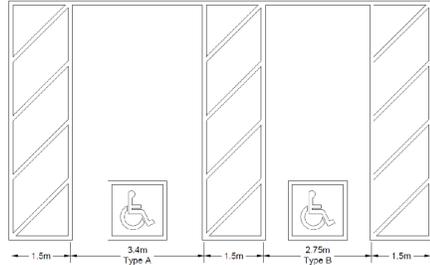
- ENVIRONMENTAL PROTECTION AREA (EPA)
- GREENBELT BOUNDARY
- LOT BOUNDARY
- PARKING SPACES
- BUILDING FOOTPRINT
- EXISTING BUILDING
- PROPOSED DRIVE
- LIMIT OF GREENBELT AREA BOUNDARY
- ENVIRONMENTAL PROTECTION AREA (EPA)
- 10m BUFFER FROM EPA 3
- 10m BUFFER FROM EPA 2
- 10m BUFFER FROM EPA 1
- 10m BUFFER FROM EPA 4
- 10m BUFFER FROM EPA 5
- 10m BUFFER FROM EPA 6
- 10m BUFFER FROM EPA 7
- 10m BUFFER FROM EPA 8
- 10m BUFFER FROM EPA 9
- 10m BUFFER FROM EPA 10
- 10m BUFFER FROM EPA 11
- 10m BUFFER FROM EPA 12
- 10m BUFFER FROM EPA 13
- 10m BUFFER FROM EPA 14
- 10m BUFFER FROM EPA 15
- 10m BUFFER FROM EPA 16
- 10m BUFFER FROM EPA 17
- 10m BUFFER FROM EPA 18
- 10m BUFFER FROM EPA 19
- 10m BUFFER FROM EPA 20
- 10m BUFFER FROM EPA 21
- 10m BUFFER FROM EPA 22
- 10m BUFFER FROM EPA 23
- 10m BUFFER FROM EPA 24
- 10m BUFFER FROM EPA 25
- 10m BUFFER FROM EPA 26
- 10m BUFFER FROM EPA 27
- 10m BUFFER FROM EPA 28
- 10m BUFFER FROM EPA 29
- 10m BUFFER FROM EPA 30
- 10m BUFFER FROM EPA 31
- 10m BUFFER FROM EPA 32
- 10m BUFFER FROM EPA 33
- 10m BUFFER FROM EPA 34
- 10m BUFFER FROM EPA 35
- 10m BUFFER FROM EPA 36
- 10m BUFFER FROM EPA 37
- 10m BUFFER FROM EPA 38
- 10m BUFFER FROM EPA 39
- 10m BUFFER FROM EPA 40
- 10m BUFFER FROM EPA 41
- 10m BUFFER FROM EPA 42
- 10m BUFFER FROM EPA 43
- 10m BUFFER FROM EPA 44
- 10m BUFFER FROM EPA 45
- 10m BUFFER FROM EPA 46
- 10m BUFFER FROM EPA 47
- 10m BUFFER FROM EPA 48
- 10m BUFFER FROM EPA 49
- 10m BUFFER FROM EPA 50

SCHEDULE "K" TO BY-LAW BL-2015-058
DESIGNATED ACCESSIBLE PARKING SPACES

- A designated accessible parking space shall be distinctly indicated in accordance with the requirements of the *Integrated Accessibility Standards Regulation*, as amended, and the *Highway Traffic Act*.
 - Each off-street designated accessible parking space shall adhere to the minimum size requirements as outlined in accordance with the following:

Type	Required Dimensions		
	Length	Width	Vertical Clearance
A	6 m	3.4 m	3.0 m
B	6 m	2.75 m	3.0 m

- Designated accessible parking spaces shall be located in close proximity to the primary entrance(s) to a building, and shall have direct access to the entrance(s) by a minimum 1.5 metres wide unobstructed sidewalk or access route;



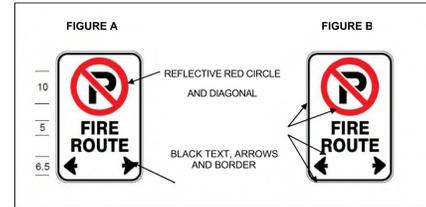
- Designated accessible parking spaces shall include an accessible aisle, on each side of an accessible parking space, with a minimum width of 1.5 metres and length of 6 metres. Where more than one accessible parking space is placed side by side, the space may share one access aisle as illustrated in the figure below;
 - An accessible aisle that directly leads to an access route or walkway shall contain a curb ramp that meets the provisions of the *Ontario Building Code* as it relates to curb ramps;
 - Designated accessible parking spaces shall adhere to a minimum width of 6.4 metres whenever only one (1) Type A designated accessible parking space is required;
 - Where only one (1) parking space is required for a non-residential property, it shall include signage that identifies the space as "van accessible";
 - Under section 80.36 of the *Integrated Accessibility Standards Regulation*, the minimum number of designated accessible parking spaces shall be provided in accordance with the following:

No. of Required Parking Spaces	No. of Designated Accessible Spaces
1 to 12	1 Type A
13 to 100	4%
101 to 200	1 accessible space plus 3% (*1)
201 to 1000	2 accessible spaces plus 2% (*1)
More than 1000 parking spaces	11 accessible spaces plus 1% (*1)

1 of 2

SCHEDULE "M" TO BY-LAW BL-2015-058
FIRE ROUTE REQUIREMENTS

- Signs shall be erected on a sign post anchored securely to the ground or a platform capable of holding the sign erect during all weather conditions. The maximum height of signs shall be no greater than 3 metres and the minimum height of signs shall be no less than 2 metres above the wearing surface of the fire route. The height measurement referred to in this section shall be taken to the top of the sign for both the minimum and maximum heights.
 - Signs shall be erected on the boulevard of a designated fire route so that no part of the sign is closer than 60 cm nor greater than 3 metres to the edge of the fire route.



Page 2 of 2

SCHEDULE "M" TO BY-LAW BL-2015-058
FIRE ROUTE REQUIREMENTS

PHYSICAL REQUIREMENTS

- All designated fire routes shall be constructed and maintained in accordance with all of the following requirements:
 - be connected to a public thoroughfare
 - have a clear driving width of not less than 6 meters, if the building is designated as a Part 3 building under the Ontario Building Code
 - be constructed of a hard surface material, such as asphalt, concrete or compacted granular material, that will provide accessibility in all climatic conditions and is capable of supporting a load of not less than 25,500 kg (56,217 lbs) gross vehicle weight
 - have a change in gradient of not more than 1 in 12.5 over a minimum distance of 15 metres
 - be located not less than 3 metres and not more than 15 metres, measured horizontally and at right angles from the face of the building
 - have an overhead clearance of not less than 5 metres
 - have a centre line radius of not less than 12 metres with respect to any change in direction of the fire route
 - have turn around facilities for any dead end portion of the fire route exceeding 90 metres; such turn around facilities shall be either a 27 metre cul-de-sac or a 35 metres x 6 metre hammerhead
 - be designed to provide access to the building face which contains the principal entrance when one only building face is required to be accessible by the Ontario Building Code
 - be located not more than 45 metres measured horizontally from an entrance to each portion of a building which is completely cut off from the remainder of the building which is served by the fire route.
- The clear width of the designated fire route may be reduced to
 - 4 metres, if the building is designated as a Part 9 building under the Ontario Building Code and the authorized signs are placed along both sides of the driveway prohibiting parking or stopping, or
 - 5 metres, if the building is designated as a Part 9 building under the Ontario Building Code and the authorized signs are placed along one side of the driveway prohibiting parking or stopping.
- If the building is designated as a Part 9 building under the Ontario Building Code and the clear width of the fire route is 6 metres or greater, sections 10 and 11 of this by-law do not apply and parking may be permitted along both sides of the driveway.

SIGNAGE

- All signs required by this by-law shall be printed on a 30 cm by 45 cm sign blank and shall display a format as illustrated in Figure A and B below and as required by Section 5 of this schedule.
- Fire route signs shall be placed at each limit of a designated fire route and shall display single headed arrows (Figure A) pointing in the direction of such designated fire route. Signs displaying double headed arrows (Figure B) shall be placed at intermediate points along the designated fire route at intervals of approximately 30 metres or as identified by the Fire Chief.
- Signs shall be installed at an angle of 45-60 degrees in relation to the edge of the travelled portion of the designated route facing approaching traffic.

Page 1 of 2

SCHEDULE "K" TO BY-LAW BL-2015-058
DESIGNATED ACCESSIBLE PARKING SPACES

- Where an even number of accessible parking spaces are required, an equal number of Type A and B accessible parking spaces shall be provided. Where an odd number of accessible parking spaces are required, an equal number of Type A and B accessible parking spaces shall be provided but the last accessible parking space may be Type B.
 - Where outpatient services are provided, designated accessible parking shall be at the minimum rate of 10% of required parking, and shall meet the size requirements of a Type A space.
- Every designated parking space shall be identified with an accessible parking permit sign in accordance with the *Highway Traffic Act*.
 - The sign shall be erected on a post anchored securely to the ground or on a platform which cannot be moved by muscular power alone and which is capable of holding the sign erect during all weather conditions.
 - The sign shall be located at the far end of the designated accessible parking space from where the vehicle enters the designated accessible parking space and shall be centered at the end of the designated accessible parking space.
 - The maximum height of the sign shall be no greater than 2.0 metres and the minimum height shall be no less than 1.0 metre measured from the surface of the parking lot.
 - The sign shall be located not less than 1.0 metre but not more than 2.0 metres from the end of the designated accessible parking spot.
 - The sign shall be maintained in good repair, free of obstructions and in a clearly visible condition.
- Notwithstanding Section 2, where prior approval is obtained from the Director a sign may be affixed in a location approved by the Director.

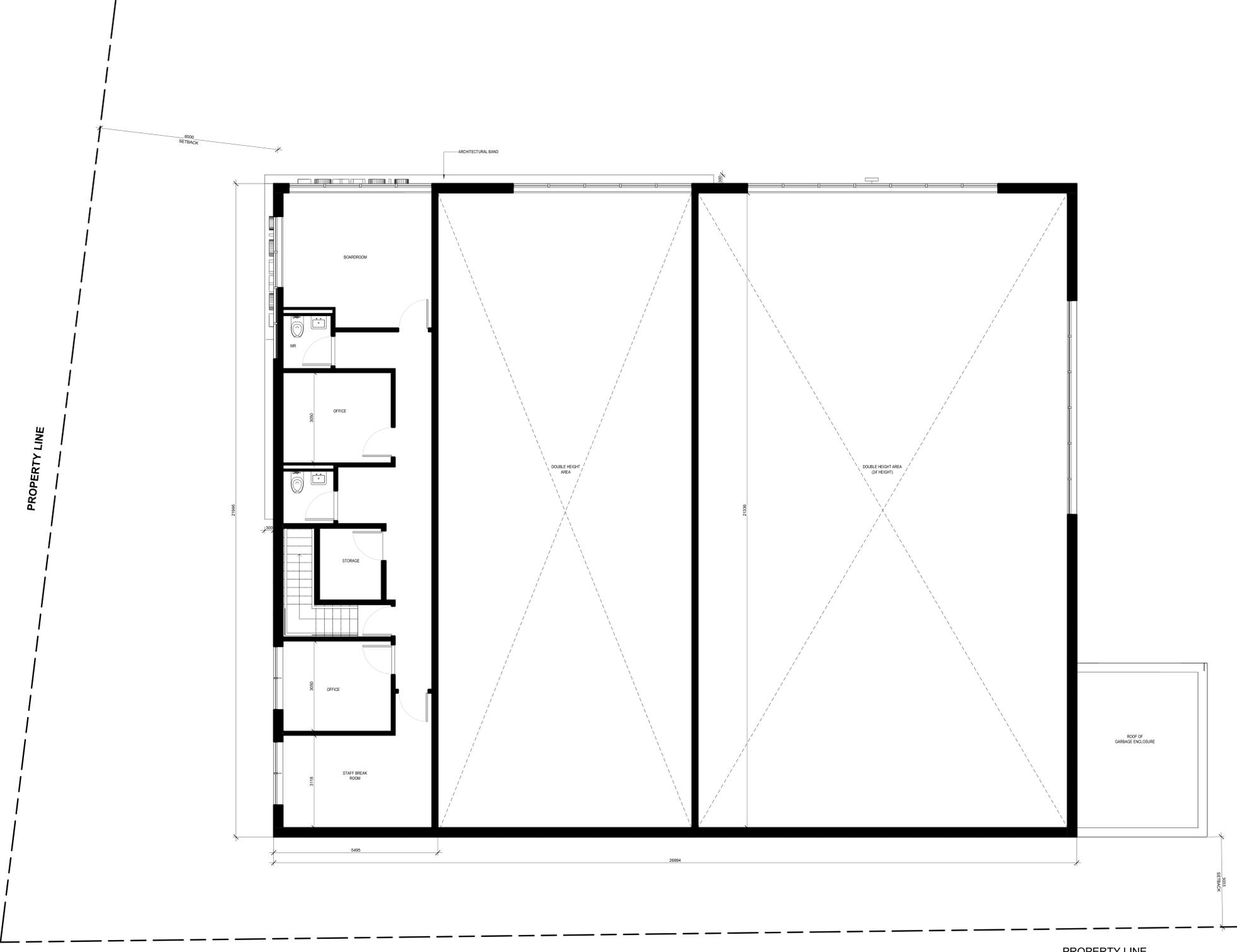
2 of 2

TOWN OF CALEDON
PLANNING
RECEIVED
December 5, 2025

TOWN OF CALEDON
 PLANNING
 RECEIVED
 December 5, 2025



onespace unlimited inc.
 ARCHITECTURE + INTERIOR DESIGN
 3700 STEELES AVE WEST, SUITE 305
 MARKHAM, ONTARIO L3L 0K8 TEL: (416) 498-1200 FAX: (416) 498-1205
 WWW.ONESPACEUNLIMITED.COM



1 Level 2 Floor Plan
 1 : 50

No.	DATE	ISSUED



ALL DRAWINGS ARE THE PROPERTY OF ONESPACE AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN CONSENT FROM ONESPACE.
 DRAWINGS ARE INTENDED TO CONVEY SCOPE OF WORK AND SPECIFY MATERIALS AND PRODUCTS.
 ALL CONSTRUCTION SHALL ACCORDING TO BEST CONSTRUCTION PRACTICE AND ACCORDING TO THE ONTARIO REGULATORY CODE IN EFFECT AT THE TIME.

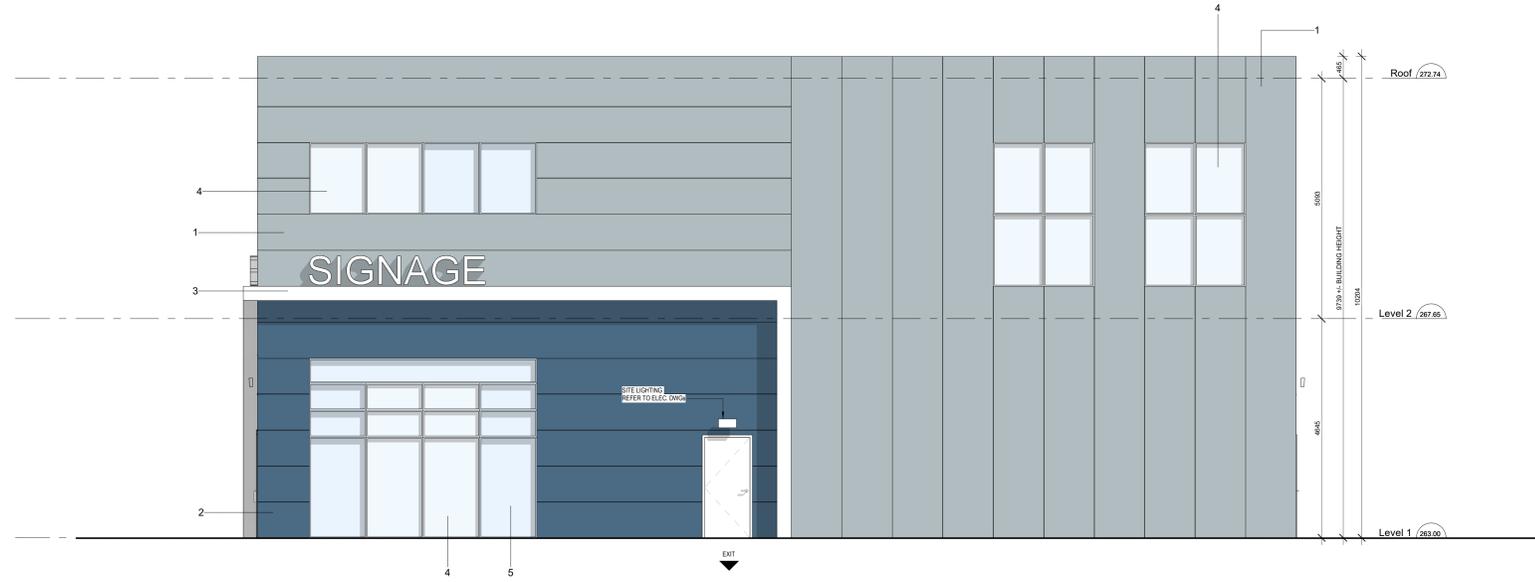
CLIENT
 Ken Gill
 1221 North Service road east
 Oakville, Ontario L6H 1A7
 ADDRESS
 0 Dixie Road Storage
 Caledon, ON

DRAWING
 Level 2 Floor Plan

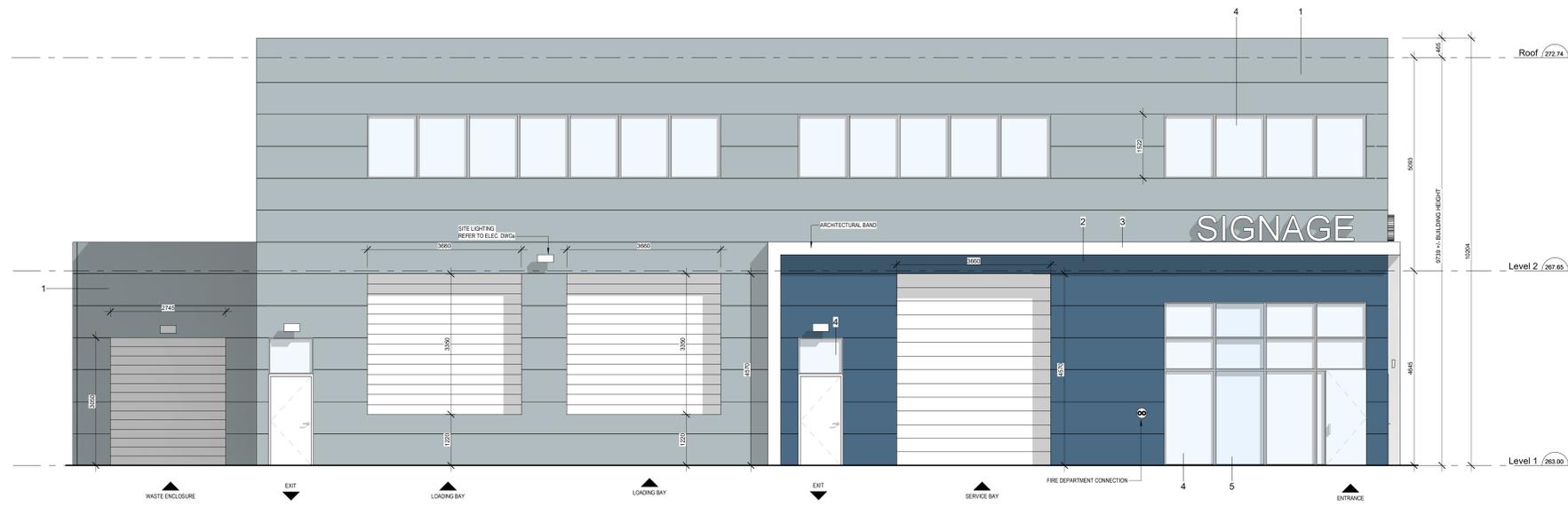
PROJECT NUMBER	DATE
22018	13/JUNE/2023
SCALE	PLOTTED DATE
1 : 50	13/06/2023 4:45:58 PM

EXTERIOR MATERIALS LEGEND	
1	METAL PANEL (Colour A)
2	METAL PANEL (Colour B)
3	ARCHITECTURAL BAND
4	VISION GLASS
5	SPANDREL PANEL (To match vision glass)

TOWN OF CALEDON
PLANNING
RECEIVED
December 5, 2025



2 West Elevation
1:50



1 North Elevation
1:50

No.	DATE	ISSUED



ALL DRAWINGS ARE THE PROPERTY OF ONESPACE AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN CONSENT FROM ONESPACE.
DRAWINGS ARE INTENDED TO CONVEY SCOPE OF WORK AND SPECIFY MATERIALS AND PRODUCTS.
ALL CONTRACTORS MUST ACCURATELY READ DRAWINGS AND SPECIFICATIONS AND CONFORM TO THE ONTARIO REGULATORY CODE IN EFFECT AT THE TIME.

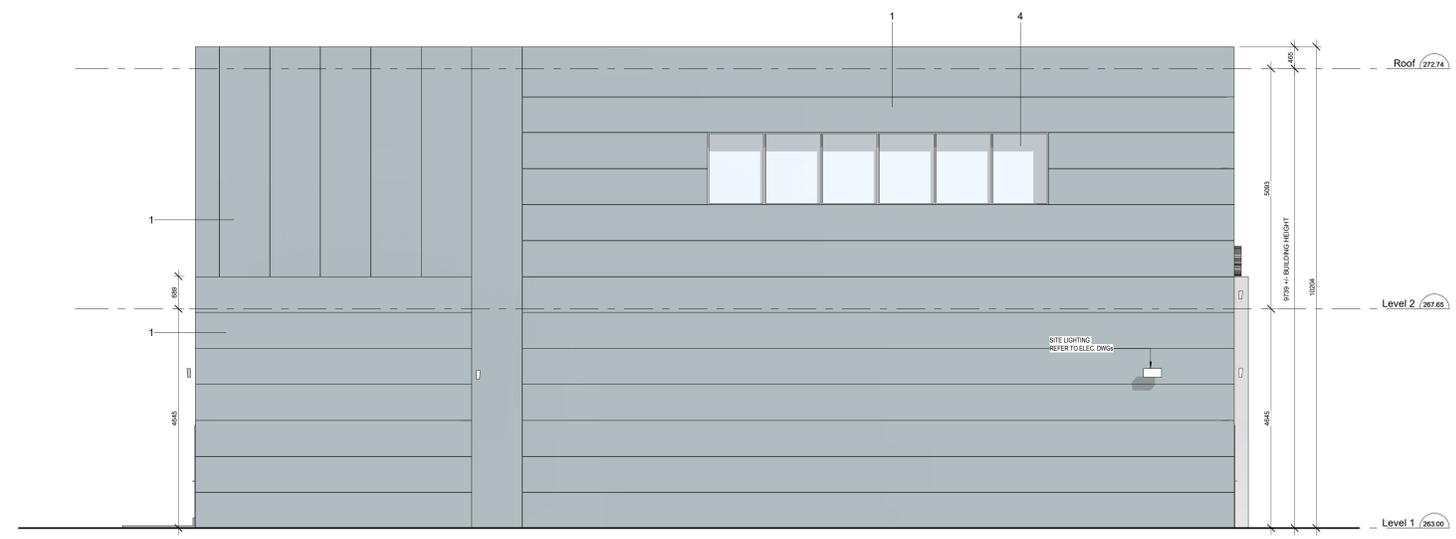
CLIENT
Ken Gill
1221 North Service road east
Oakville, Ontario L6H 1A7
ADDRESS
0 Dixie Road Storage
Caledon, ON

DRAWING
Building Elevations

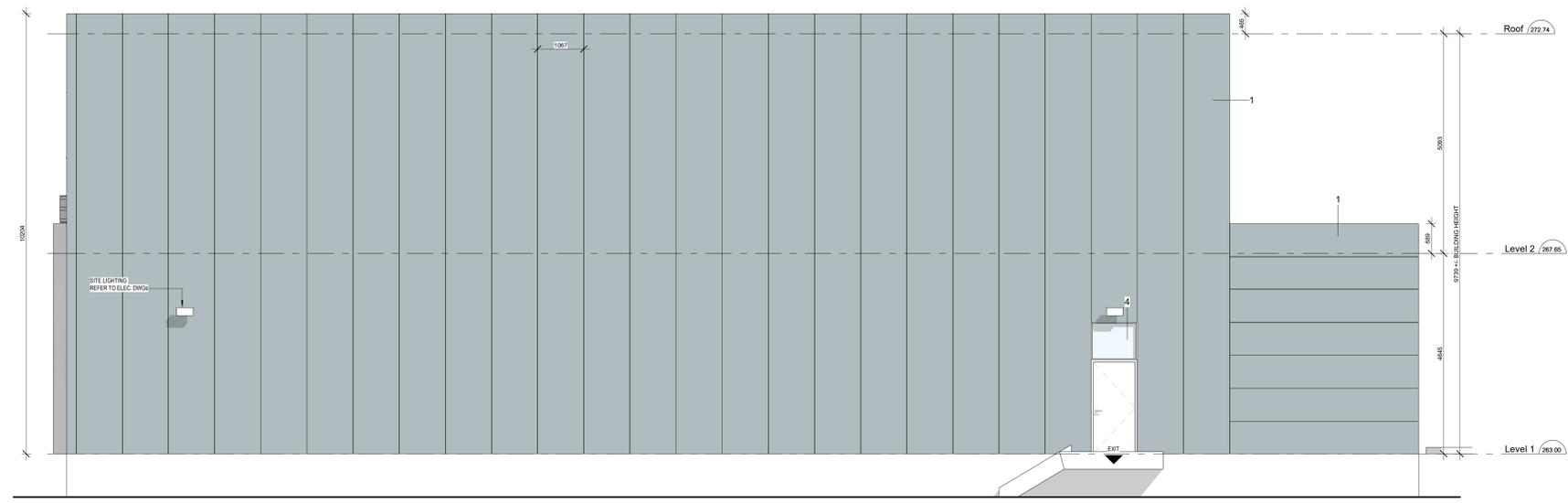
PROJECT NUMBER	DATE
22018	13/JUNE/2023
SCALE	PLOTTED DATE
As indicated	13/06/2023 4:48:03 PM

EXTERIOR MATERIALS LEGEND	
1	METAL PANEL (Colour A)
2	METAL PANEL (Colour B)
3	ARCHITECTURAL BAND
4	VISION GLASS
5	SPANDREL PANEL (To match vision glass)

TOWN OF CALEDON
PLANNING
RECEIVED
December 5, 2025



2 East Elevation
1 : 50



1 South Elevation
1 : 50

No.	DATE	ISSUED FOR	ISSUED



ALL DRAWINGS ARE THE PROPERTY OF ONESPACE AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM ONESPACE.
DRAWINGS ARE INTENDED TO CONVEY SCOPE OF WORK AND SPECIFY MATERIALS AND PRODUCTS.
ALL CONTRACTORS MUST ACCURATELY READ AND UNDERSTAND ALL NOTES AND CONDITIONS TO THE DRAWINGS AND SPECIFICATIONS AND BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

CLIENT
Ken Gill
1221 North Service road east
Oakville, Ontario L6H 1A7
ADDRESS
0 Dixie Road Storage
Caledon, ON

DRAWING
Building Elevations

PROJECT NUMBER	DATE
22018	13/JUNE/2023
SCALE	PLOTTED DATE
As indicated	13/06/2023 4:48:07 PM