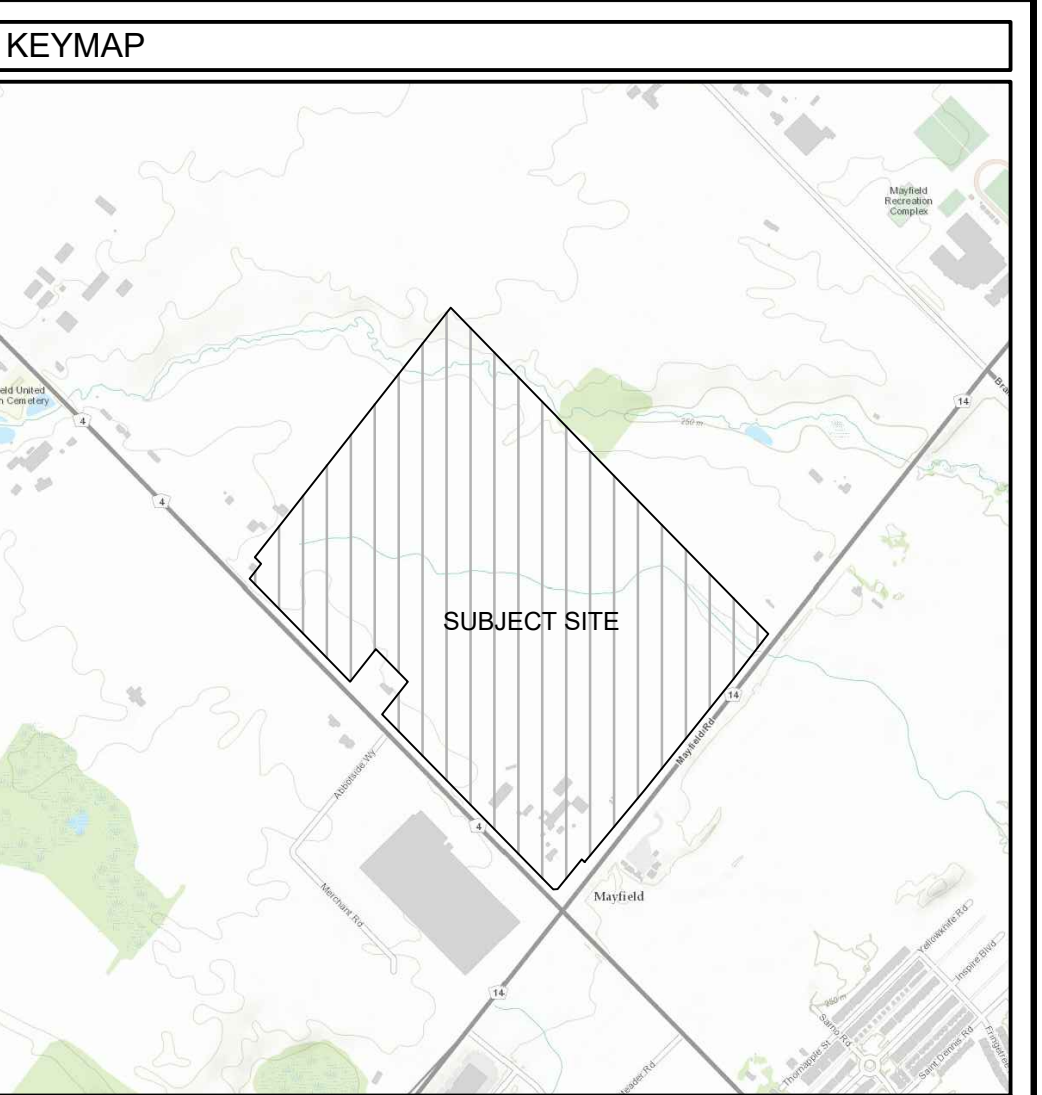
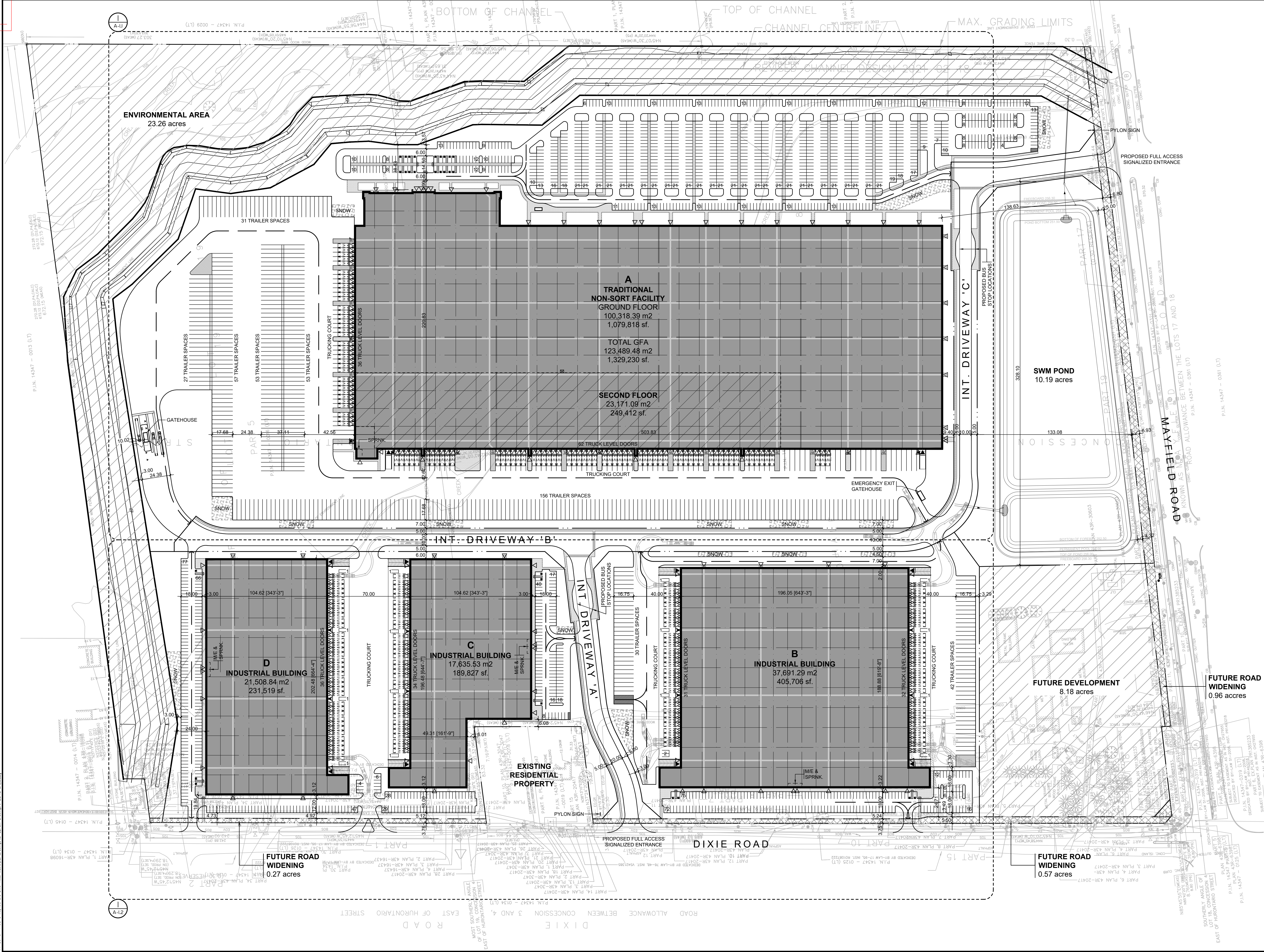
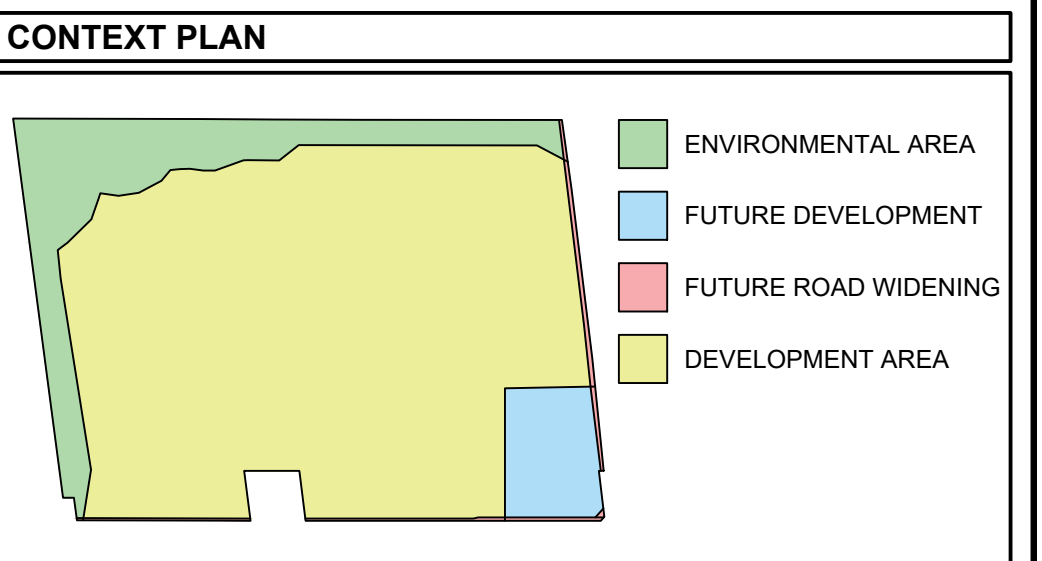




LEGAL DESCRIPTION	PROJECT NORTH
PLAN OF SURVEY OF PARTS OF WEST HALF OF LOTS 18 AND 19 CONCESSION 4, EAST OF HURONTARIO STREET TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEEL	
AS PREPARED BY: R. AVIS SURVEYING INC. ONTARIO LAND SURVEYORS	

SITE STATISTICS	
OVERALL SITE AREA	595,187.64 m ² or 147.07 acres
ENVIRONMENTAL AREA	94,128.40 m ² or 23.26 acres
FUTURE DEVELOPMENT	33,108.72 m ² or 8.18 acres
FUTURE ROAD WIDENING AREA	7,289.29 m ² or 1.80 acres
DEVELOPMENT AREA	460,661.18 m ² or 113.83 acres
ZONING	MP-XX (PRESTIGE INDUSTRIAL)
REQUIRED PROVIDED	
LOT FRONTAGE	30.0 m 3,355.45 m
FRONT YARD (EAST) MAYFIELD ROAD	20.0 m 138.63 m
REAR YARD (WEST) DIXIE ROAD	7.5 m 10.02 m
EXTERIOR SIDE YARD (SOUTH)	7.5 m 19.84 m
INTERIOR SIDE YARD (NORTH)	6.0 m 39.80 m
GFA	
BUILDING A GROUND FLOOR	123,489.48 m ² or 1,329,230 sf.
BUILDING A SECOND FLOOR	23,171.09 m ² or 249,412 sf.
BUILDING B	37,691.29 m ² or 405,706 sf.
BUILDING C	17,635.53 m ² or 189,827 sf.
BUILDING D	21,508.84 m ² or 231,519 sf.
TOTAL	200,325.13 m ² or 2,156,282 sf.
SITE COVERAGE	177,154.04 m ² or 38.46 %
LANDSCAPED AREA	111,126.50 m ² or 24.12 %
PAVED AREA	172,380.64 m ² or 37.42 %
REQUIRED PROVIDED	
BUILDING HEIGHT (MAXIMUM)	18.0 m 14.43 m
WAREHOUSE USE	
GFA over 20,000 m ²	168 spaces
168 spaces plus 1 space per 170 m ² of net floor area over 20,000 m ²	1,061 spaces
180,325.13 m ² @ 1 space per 170 m ²	1,061 spaces
TOTAL PARKING	1,229 spaces
BARRIER-FREE PARKING	28 spaces
For = 1000 total required parking spaces: 11 barrier-free spaces + 1% of total provided car spaces	28 spaces
BICYCLE SPACES	28 spaces
SNOW STORAGE	3,619.40 m ² or 2.09 %
IN DEVELOPMENT AREA	

SYMBOL LEGEND	
	MAN DOOR
	LOADING DOCK DOOR
	DRIVE-IN / OVERHEAD DOOR
	HYDRANT + VALVE
	FIRE DEPARTMENT CONNECTION / SIAMESE
	CATCH BASIN
	DOUBLE CATCH BASIN
	SANITARY MAN HOLE
	CATCH BASIN / MAN HOLE
	STORM MAN HOLE
	HYDRO POLE STANDARD / UTILITY POLE
	BIKE RACK
	HYDRO TRANSFORMER
	ACCESSIBLE PARKING SPACE
	ACCESSIBLE PARKING SPACE SIGNAGE
	SNOW STORAGE AREA



No.	ISSUED	DATE
1	ISSUED FOR SPA	MAR. 16, 2021

No.	REVISION	DATE
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BALDASSARRA
Architects Inc.

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OWNERS INFORMATION:
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201-2700 Steeles Ave. W
Vaughan, ON L4K 3C8
905-567-0808



12035 Dixie Road

Town of Caledon, Ontario

SITE PLAN

POPA 2021-005 RZ 2021-0007 SPA 2021-0013

DATE	DRAWN BY	CHECKED	SCALE
MAR. 2021	LY		1:1250
PROJECT No.	DRAWING No.		

P-20146

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