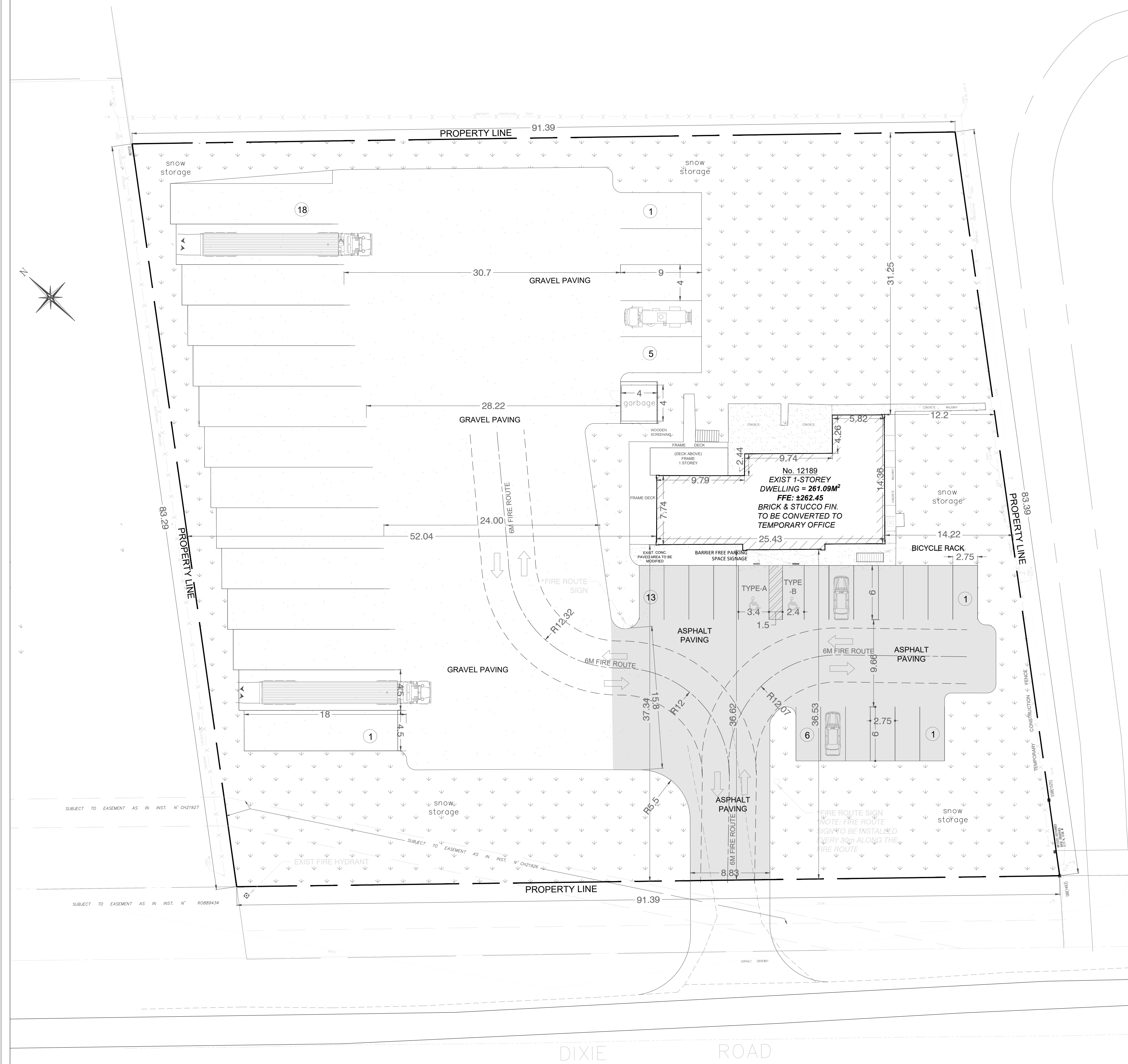


TOWN OF CALEDON
PLANNING
RECEIVED
October 23rd, 2025



SITE PLAN

Scale: 1:400

SITE STATISTICS

LOT FRONTAGE: 91.39M
LOT DEPTH: 83.29M; 83.39M

SETBACKS

FRONT:	36.53M
INT.(N):	52.04M
INT.(S):	12.24M
REAR:	31.25M

DEVELOPMENT STATISTICS

TOTAL SITE AREA:	7727.80M ² (1.909 Acres)
BUILDING AREA:	261.09 M ² (Existing)
LANDSCAPE AREA:	2959.27 M ²
GRAVEL AREA:	3112.26 M ²
ASP AREA:	1395.36 M ²
PARKING STALLS:	19.0; 2.75M X 6.00M
TRAILER PARKING:	18.0; 4.50M X 18.30M
TRACTOR PARKING:	5; 4.00M X 9.00M
ACCESSIBLE PARKING:	2.0; 3.40M, 2.4M X 5.40M

POLICY FRAMEWORK AND STANDARDS

DESCRIPTION	EXISTING POLICY
OFFICIAL PLAN	EMPLOYMENT AREAS
SECONDARY PLAN	T.B.D.
ZONING BY-LAW	A1
LOT AREA, FRONTAGE, WIDTH & DEPTH	
MINIMUM LOT AREA	1.909 ACRES
MINIMUM LOT FRONTAGE	120M
MINIMUM FRONT YARD DEPTH	18M
MINIMUM INT. SIDE YARD WIDTH	3.0M
MINIMUM REAR YARD DEPTH	10M
MINIMUM BUILDING HEIGHT	10.6M
DRIVEWAY SETBACK (MINIMUM)	3M
MINIMUM LANDSCAPED OPEN SPACE	10% MINIMUM



KEYMAP 1:10,000

12189 DIXIE ROAD, CALEDON

Lands owned by the Applicant:

Parcel 1: PT LT 18 CON 4 EHS CHINGUACOUSY PTS 4
TO 6, 43R3047; EXCEPT PT 13, 14, 16 TO 21, 43R20417 ;
S/T CH21926 TOWN OF CALEDON. PIN:143470019

Parcel 2: PT LT 18 CON 4 EHS CHINGUACOUSY PTS 8
TO 10 43R3047; EXCEPT PT 22 TO 26 43R20417 ; S/T
CH21926 CALEDON. PIN:143470018

Paper scale 1" = 400 Measurements in Metres
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King Consultant Inc.
Gursewak Singh
Unit 2, 177 Zenway Blvd,
Vaughan, ON. L4H 3H9
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singhplan@outlook.com

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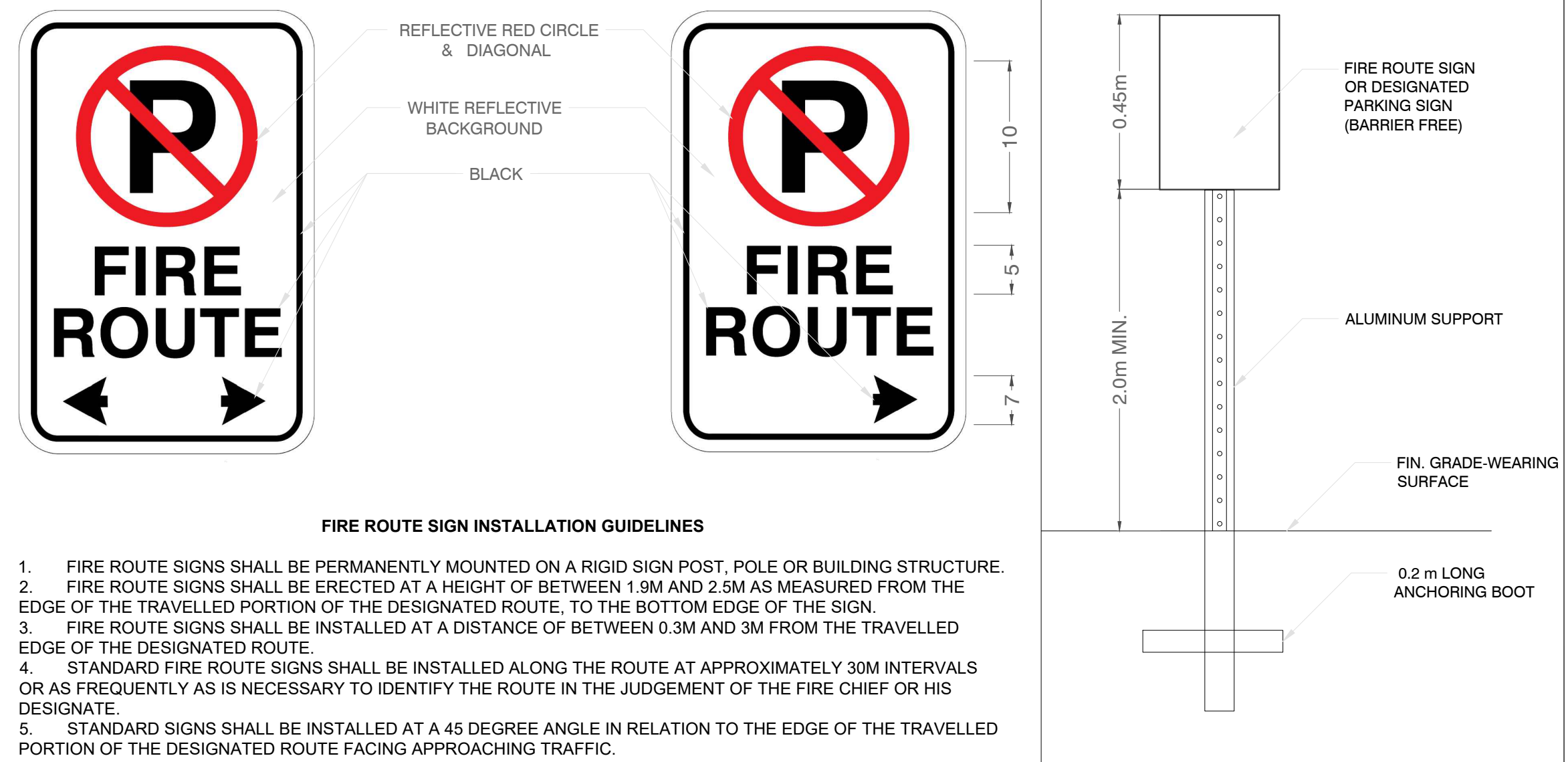
PROPOSED SITE PLAN FOR TEMPORARY USE ZONING BY-LAW

CONCEPT SITE PLAN

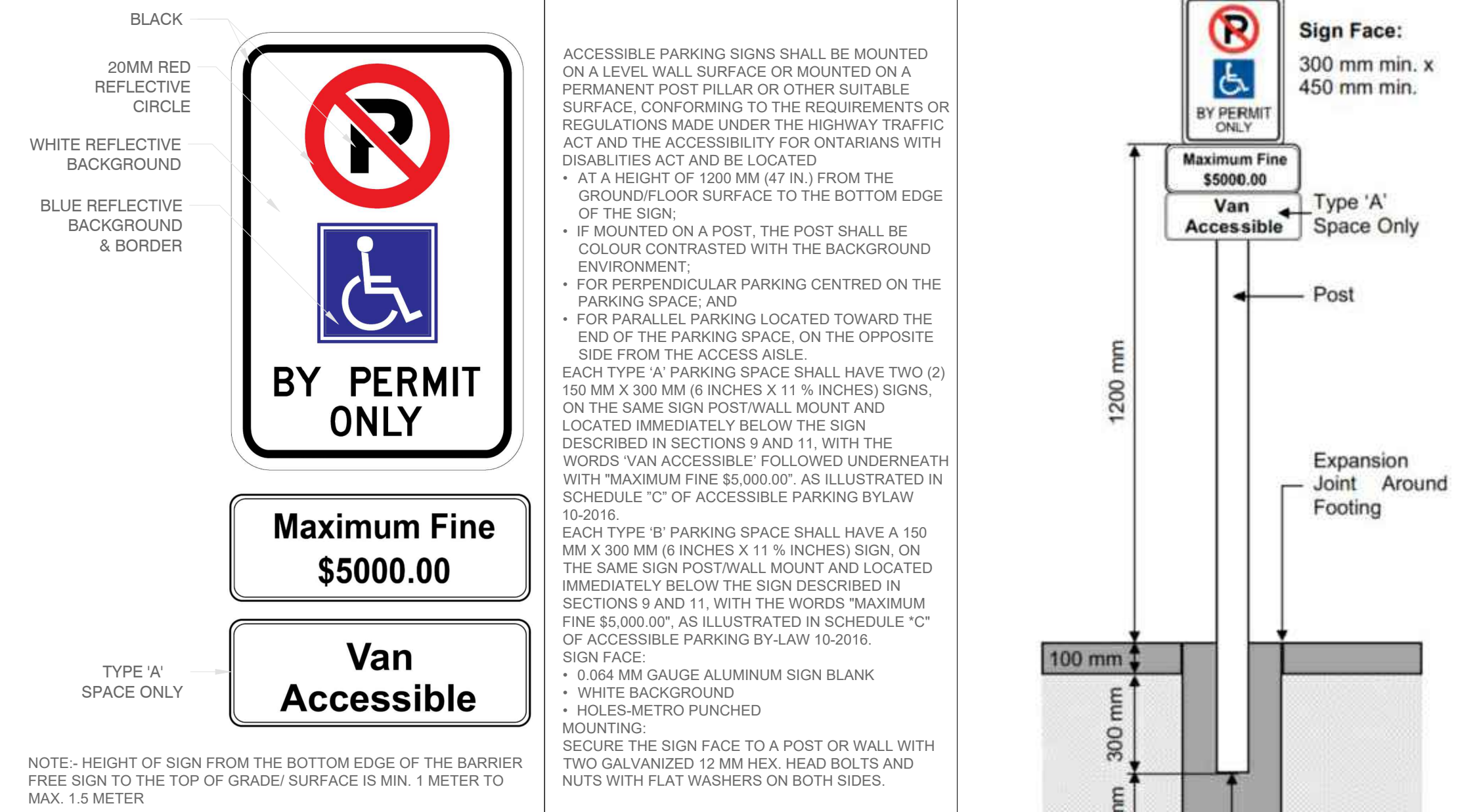
Project number	0063
Date	09/09/2025
Drawn by	RK
Checked by	GS

SP-1

Scale	1:400
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1 FIRE ROUTE SIGNAGE & NOTES



2 BARRIER FREE SIGNAGE & NOTES

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