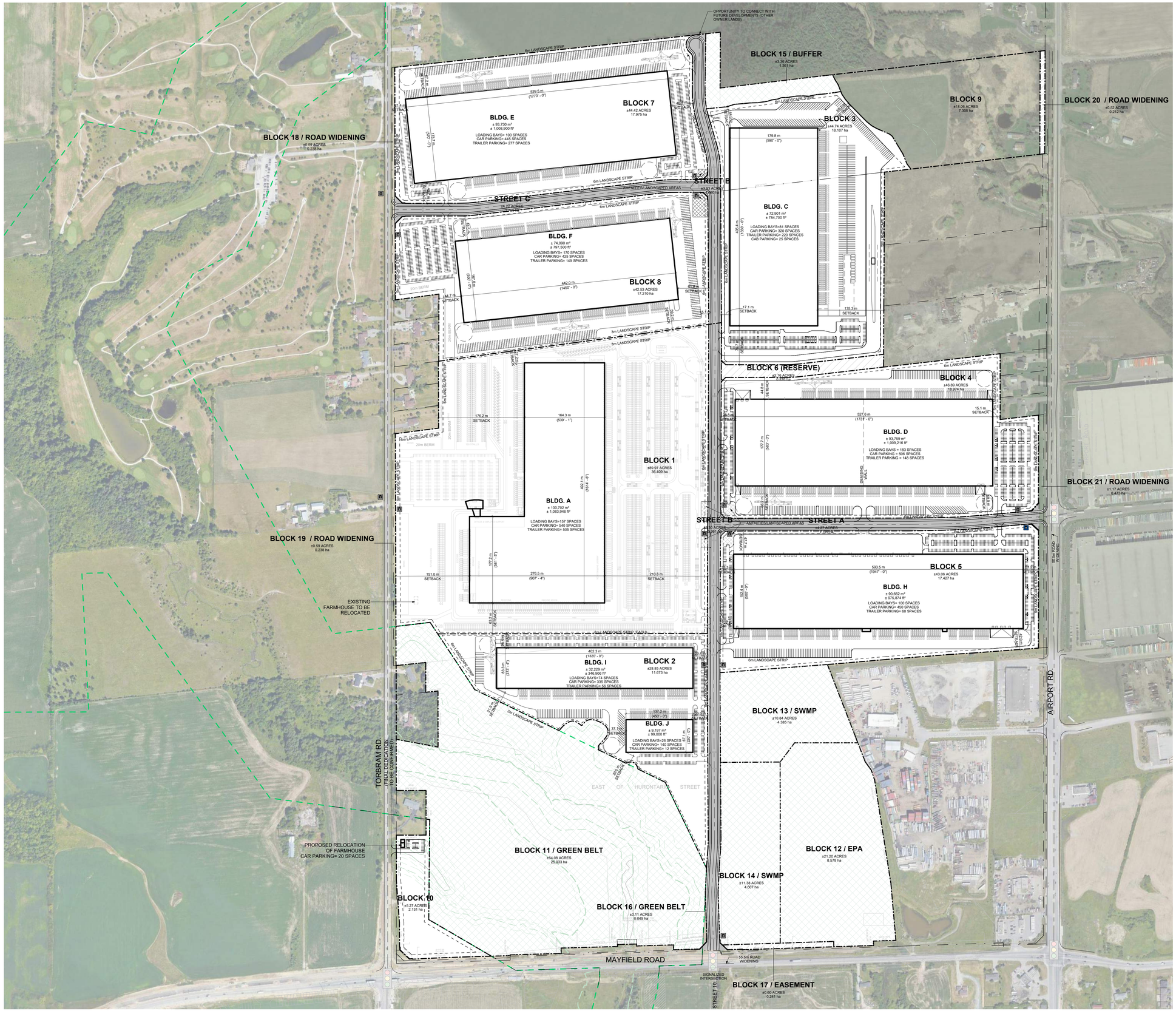

ZONING

A1 ZONE / AGRICULTURAL		
MP RE-ZONED / PRESTIGE INDUSTRIAL	**REQUIRED**	**PROPOSED**
MINIMUM LOT AREA	925 S.M.	REFER TO STATS
MINIMUM LOT FRONTAGE	30 M.	
MINIMUM BUILDING SETBACK		
FRONT YARD (ABUTTING A RESIDENTIAL ZONE)	20 M.	MIN. 176 M.
FRONT YARD (ABUTTING A PROVINCIAL HIGHWAY)	14 M.	MIN. 21 M.
FRONT YARD (ANY OTHER)	9 M.	MIN. 15 M.
REAR YARD (ABUTTING A RESIDENTIAL ZONE)	15 M.	MIN. 15 M.
REAR YARD (ABUTTING A PROVINCIAL HIGHWAY)	14 M.	MIN. 30 M.
REAR YARD (ANY OTHER)	7.5 M.	MIN. 15 M.
INT. YARD (ABUTTING A RESIDENTIAL ZONE)	15 M.	MIN. 60 M.
INT. YARD (ANY OTHER)	3 M. ONE SIDE AND 6 M. OTHER SIDE	MIN. 6 M.
EXT. YARD (ABUTTING A RESIDENTIAL ZONE)	15 M.	N/A
EXT. YARD (ABUTTING A PROVINCIAL HIGHWAY)	14 M.	MIN. 15 M.
EXT. YARD (ANY OTHER)	7.5 M.	MIN. 15 M.
DRIVEWAY SETBACKS (MIN.)		
ABUTTING A RESIDENTIAL ZONE	4.5 M.	MIN. 6 M.
ANY OTHER	1.5 M.	MIN. 3 M.
PARKING SPACE SETBACKS (MIN.)		
FROM ANY FRONT LOT LINE	6 M.	6 M.
FROM ANY OTHER LOT LINE	3 M.	3 M.
MAX. BUILDING HEIGHT	18 M.	TBD

SITE STATS

	REQUIRED	PROVIDED	
BLOCK 1		±89.97 ACRES	±364,097 S.M.
NET FLOOR AREA			26%
BUILDING A AREA		±1,083,946 S.F.	±100,702 S.M.
LOADING SPACE	14 SPACES	157 SPACES	
TRAILER PARKING		505 SPACES	
CAR PARKING	438 SPACES	540 SPACES	
* 1/230 S.M. OF GFA		.5/1,000 S.F.	.54/100 S.M.
BLOCK 2		±28.85 ACRES	±116,752 S.M.
NET FLOOR AREA			37%
BUILDING I AREA		±360,760 S.F.	±33,516 S.M.
LOADING SPACE	6 SPACES	74 SPACES	
TRAILER PARKING		56 SPACES	
CAR PARKING	146 SPACES	335 SPACES	
* 1/230 S.M. OF GFA		.93/1,000 S.F.	1./100 S.M.
BUILDING J AREA		±99,000 S.F.	±9,197 S.M.
LOADING SPACE	4 SPACES	26 SPACES	
TRAILER PARKING		12 SPACES	
CAR PARKING	40 SPACES	140 SPACES	
* 1/230 S.M. OF GFA		1.41/1,000 S.F.	1.52/100 S.M.
BLOCK 3		±44.74 ACRES	±181,057 S.M.
NET FLOOR AREA			40%
BUILDING C AREA		±784,700 S.F.	±72,901 S.M.
LOADING SPACE	11 SPACES	81 SPACES	
TRAILER PARKING		220 SPACES	
CAR PARKING		25 SPACES	
CAR PARKING	317 SPACES	320 SPACES	
* 1/230 S.M. OF GFA		.41/1,000 S.F.	.44/100 S.M.
BLOCK 4		±46.89 ACRES	±189,756 S.M.
NET FLOOR AREA			49%
BUILDING D AREA		±1,009,216 S.F.	±93,759 S.M.
LOADING SPACE	13 SPACES	183 SPACES	
TRAILER PARKING		148 SPACES	
CAR PARKING	408 SPACES	506 SPACES	
* 1/230 S.M. OF GFA		.5/1,000 S.F.	.54/100 S.M.
BLOCK 5		±43.06 ACRES	±174,258 S.M.
NET FLOOR AREA			52%
BUILDING H AREA		±975,874 S.F.	±90,662 S.M.
LOADING SPACE	12 SPACES	100 SPACES	
TRAILER PARKING		68 SPACES	
CAR PARKING	394 SPACES	450 SPACES	
* 1/230 S.M. OF GFA		.46/1,000 S.F.	.5/100 S.M.
BLOCK 7		±44.42 ACRES	±179,762 S.M.
NET FLOOR AREA			52%
BUILDING E AREA		±1,008,900 S.F.	±93,730 S.M.
LOADING SPACE	13 SPACES	100 SPACES	
TRAILER PARKING		277 SPACES	
CAR PARKING	408 SPACES	445 SPACES	
* 1/230 S.M. OF GFA		.44/1,000 S.F.	.47/100 S.M.
BLOCK 8		±42.53 ACRES	±172,113 S.M.
NET FLOOR AREA			43%
BUILDING F AREA		±797,500 S.F.	±74,090 S.M.
LOADING SPACE	11 SPACES	170 SPACES	
TRAILER PARKING		149 SPACES	
CAR PARKING	322 SPACES	425 SPACES	
* 1/230 S.M. OF GFA		.53/1,000 S.F.	.57/100 S.M.
BLOCK 9		±18.06 ACRES	±73,087 S.M.
BLOCK 10		±5.27 ACRES	±21,327 S.M.
BLOCK 11 / GREEN BELT		±64.08 ACRES	±259,324 S.M.
BLOCK 12 / EPA		±21.20 ACRES	±85,794 S.M.
BLOCK 13 / SWMP		±10.84 ACRES	±43,868 S.M.
BLOCK 14 / SWMP		±11.38 ACRES	±46,053 S.M.
BLOCK 15 / BUFFER		±3.36 ACRES	±13,597 S.M.
BLOCK 16 / GREEN BELT		±0.11 ACRES	±45.1598ET
BLOCK 17 / EASEMENT		±0.60 ACRES	±2,428 S.M.
BLOCK 18-19-20-21 / ROAD WIDENING		±2.87 ACRES	±11,615 S.M.
STREET A		±4.27 ACRES	±17,280 S.M.
STREET B		±8.30 ACRES	±33,589 S.M.
STREET B - PHASE 2		±3.93 ACRES	±15,904 S.M.
STREET C		±4.22 ACRES	±17,078 S.M.
BLOCK 6 (RESERVE)		±2.16 ACRES	±8,741 S.M.
RESERVES 0.30m		±0.21 ACRES	±854 S.M.
TOTAL SITE AREA		**±478.23 ACRES**	**±1,935,336 S.M.**
TOTAL BUILDING AREA		**±6,119,896 S.F.**	**±568,507 S.M.**
TOTAL LOADING SPACE		**891 SPACES**	
TOTAL CAR PARKING		**3161 SPACES**	
TOTAL TRAILER PARKING		**1435 SPACES**	
DRIVE AISLE		MIN 6 M.	
SIZE OF PARKING SPACE		2.75 M. X 6.00 M.	
SIZE OF LOADING SPACE (MIN)		3.50 M. X 14.00 M.	

LEGEND:

- PROPOSED BUS STOP LAYBYS.
- PROPOSED BUS STOP LAYBYS WITHOUT MODIFICATION TO EXISTING ROUTE 30

NOTE: FINAL BUS ROUTE AND BUS STOP LOCATIONS ARE TO BE DETERMINED IN CONSULTATION WITH THE TOWN OF CALEDON AND BRAMPTON TRANSIT

- SIGNALIZED INTERSECTION

TURNER FLEISCHER

Turner Fleischer Architects Inc.

67 Lesmill Road
Toronto, ON, M3B 2T8
T 416 425 2222
turnerfleischer.com

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of digital files or reproductions of this drawing. Construction must conform to all local and all appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.

TOWN OF CALEDON
PLANNING
RECEIVED
October 31, 2023

#	DATE	DESCRIPTION	BY
66	2023-10-26	ISSUED FOR COORDINATION (A1-113)	RLA
65	2023-10-24	ISSUED FOR COORDINATION (A1-112)	RLA

RICE GROUP

PROJECT
TULLAMORE LANDS
CALEDON, ON

DRAWING
SITE PLAN

PROJECT NO.	20.302SD
PROJECT DATE	2023-10-26
DRAWN BY	HHO
CHECKED BY	JJK
SCALE	As indicated

DRAWING NO. **A100**

2023-10-26 2:20:34 PM