

## GENERAL NOTES

- Overhead Door Entrance-Loading Dock
- Overhead Door Entrance-Drive-In
- Main & Secondary Door Entrance/Exit Locations

- All dimensions noted on this plan are noted in millimetres.
- Information for this site plan was taken from a digital file of Plan of Survey Showing Topography of Part of Lot 1, Concession 6, Geographic Township of Albin in the Town of Caledon, Regional Municipality of Peel as prepared by Ashenurst Nouwens & Associates Inc. Professional Engineers & Ontario Land Surveyors 225 King William Street, Suite 204, Hamilton, Ontario L8R 1B1 Tel. (905) 529-6316 Fax. (905) 529-6651 e-mail: onl@ashenurnouwens.ca File No. 22-071-TOPO NORTH Also a Sketch to illustrate areas as prepared by Krcmar Surveyors Ltd. 2024 Ontario Land Surveyors 1137 Centre Street, Thornhill, Ontario L4J 3M6 Tel. (905) 738-0053 Fax. (905) 738-9221 www.krcmar.ca File No. 24-152SK01 Wheelwright Group Inc & Exsen Engineering Ltd. NOT responsible for same.
- Refer also to Landscape Drawings L-1 & L-2 as prepared by Reed Olsen Landscape Architect Inc. and Site Grading/Service drawings G-1, P-1 & S-1 as prepared by A. M. Candaras Associates Inc.
- Electrical site lighting shown for coordination purposes only. Refer to Electrical drawings as prepared by HL Engineering Ltd.; Wheelwright Group Inc. & Exsen Engineering Ltd.; NOT responsible for same.
- Underground site services shown for coordination purposes only. Refer to Site Servicing & Grading drawings as prepared by A.M. Candaras Associates Inc.
- Ground Sign Proposed ground signs (if required by the Owner at a later date) to conform to Town of Caledon Sign By-law 94-14.
- Barrier Free Entrance Front entrance aluminum doors are equipped with electric power operators c/w push buttons in mullions.
- On Site Snow Storage
- All snow will be stored on site and located as needed.

Firm Name: **Exsen Engineering Ltd.**  
John Crtm, P. Eng.

Name of Project: **INDUSTRIAL BUILDING**

Name & Address of Owner: **TRIPLE X INC.**  
12155 Coleraine Drive  
Bolton, Ontario, L5S 5N3

Location: **12155 Coleraine Drive Bolton, Ontario**

111 Pacific Avenue, Ste. 1211  
Toronto, Ontario, M6P 2P2  
john@exsen.ca

Ontario Building Code Data Matrix Part 3				Building Code Reference 1
3.00	Building Code Version: O. Reg. 203/24	Last Amendment O. Reg. 203/24		
3.01	Project Type: <input checked="" type="checkbox"/> New <input type="checkbox"/> Change of Use <input type="checkbox"/> Addition <input type="checkbox"/> Non-combustible <input type="checkbox"/> Renovation <input type="checkbox"/> Addition and Renovation	Description: New Warehouse with Maintenance Garage and Subsidiary Office		[A] 1.1.2
3.02	Major Occupancy Classification: <input type="checkbox"/> Group F, Division 2 <input type="checkbox"/> Group D (Subsidiary)	Use: Maintenance Garage Office		3.1.2.1.(1)
3.03	Superimposed Major Occupancies: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Description:		3.2.2.7
3.04	Building Area (m2): Description: First Storey Total	Existing: 0 2,514.43	New: 2,514.43	Total: 2,514.43 [A] 1.4.1.2
3.05	Gross Area (m2): Description: First Storey Total	Existing: 0 2,514.43	New: 2,514.43	Total: 2,514.43 [A] 1.4.1.2
3.06	Mezzanine Area (m2): Description: Not Applicable	Existing: 0	New: 2,514.43	Total: 2,514.43 3.2.1.1
3.07	Building Height: 1 Storeys above grade 0 Storeys below grade	11.5 (m) Above Grade		[A] 1.4.1.2 & 3.2.1.1
3.08	High Building: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			3.2.6
3.09	Number of Streets/Firefighter Access: 1 Street (s)			3.2.2.10 & 3.2.5
3.10	Building Classification: (Size & Construction Relative to Occupancy) 3.2.2.8.1. Group F, Division 2, up to 2 Storeys, Sprinklered			3.2.2.20 - 83
3.11	Sprinkler System: <input checked="" type="checkbox"/> Required <input type="checkbox"/> Proposed: <input type="checkbox"/> Entire Building <input type="checkbox"/> Selected Compartments <input type="checkbox"/> Selected Floor Areas <input type="checkbox"/> In Lieu of Roof Rating <input type="checkbox"/> Basement <input type="checkbox"/> None			3.2.1.5 & 3.2.2.17
3.12	Standpipe System: <input checked="" type="checkbox"/> Not Required <input type="checkbox"/> Required			3.2.9
3.13	Fire Alarm System: <input type="checkbox"/> Not Required <input checked="" type="checkbox"/> Required <input type="checkbox"/> Single Stage <input type="checkbox"/> Two Stage <input type="checkbox"/> None			3.2.4

1 All references are to Division B of the OBC unless preceded by [A] for Division A and [C] for Division C.

Ontario Building Code Data Matrix Part 3				Building Code Reference
3.14	Water Service / Supply is Adequate: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
3.15	Construction Type: Restriction: Actual: Heavy Timber Construction: <input checked="" type="checkbox"/> Non-combustible Permitted <input type="checkbox"/> Non-combustible Required <input type="checkbox"/> Combination			3.2.2.20 - 83 & 3.2.1.4
3.16	Importance Category: <input checked="" type="checkbox"/> Low <input type="checkbox"/> Low Human Occupancy <input type="checkbox"/> Normal <input type="checkbox"/> Minor Storage Building <input type="checkbox"/> High <input type="checkbox"/> Post-Disaster <input type="checkbox"/> Post-Disaster Shelter <input type="checkbox"/> Explosive or Hazardous Substances			4.1.2.1.(3) & 14.1.2.1.8
3.17	Seismic Hazard Index: (IE Fa Sa (0.2)) = 0 Seismic design required for Table 4.1.8.18. Items 6 to 21: (IIE Fa Sa (0.2)) ≥ 0.35 OR Post Disaster			4.1.2.1.(3) & 14.1.8.18 (2)
3.18	Occupant Load: Floor Level/Area: First Storey (Warehouse-Mtce. Garage): 1.5m	Occupancy Type: F2	Based On: By Design	Occupant Load (Persons): 13 37 3.1.17, 11.4.2.2
3.19	Barrier Free Design: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Explanation:		3.8
3.20	Hazardous Substances: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Explanation:		
3.21	Required Fire Resistance Ratings: Horizontal Assembly: Rating (H) Supporting Assembly: Non-Combustible In Lieu of Rating			3.2.2.20 - 83 & 3.2.1.4
3.22	Spatial Separation: Wall: EBF (m2) L.D. (m) Required F.R.R. (H) Construction Type Required Cladding Type Required			3.2.3
3.23	Plumbing Fixture Requirements: Ratio: Floor Level/Area: Whole Building: 50	Occupant Load: 50	WC's Provided: 4 Male/Female: 50/50 Except as otherwise noted	3.7.4

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## GEODETTIC BENCHMARK

BENCHMARK NO. 00819758057  
ELEVATION = 251.929 (DATUM CGVD 1928:1978)  
RED BRICK BUILDING (JELWOOD MEMORIAL PUBLIC SCHOOL) ON EAST SIDE OF HWY. 50, 0.8 KM SOUTH OF JCT. OF HWY 50 AND KING ST. IN THE TOWN OF CALEDON (BOLTON).  
55.2 M NORTH OF ELWOOD DR. AND 104 M EAST OF CENTRELINE OF HWY 50. TABLE IS SET HORIZONTALLY IN WEST FACE OF CONCRETE FOUNDATION OF CYANUMUM, 17 M NORTH OF S.W. CORNER AND 12 CM BELOW BRICKWORK.  
Geodetic Benchmark information was taken from a digital file of Plan of Survey as prepared by Ashenurst Nouwens & Associates Inc. O.L.S.

## SITE STATISTICS

SITE AREA BREAKDOWN		m2
Lot Area	24,800.00	
Building Area	2,514.43	
Landscape Areas including sodded areas	2,054.26	
Asphalt Paving (West side of property only)	1,833.70	
Concrete Sidewalk (North & West side of Building)	213.26	
Concrete Loading Ramp & Retaining Walls	304.03	
Garbage Enclosure	16.94	
Gravel Parking (East side of property)	17,754.48	
Concrete Perimeter Curbs	108.90	
TOTAL LOT AREA	24,800.00	

## ZONING MATRIX

MUNICIPAL ADDRESS - 8522 MAYFIELD ROAD, BOLTON, ONTARIO			
PART OF LOT 1, CONCESSION 6, GEOGRAPHIC TOWNSHIP OF ALBION TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEI			
ZONING: MP - PRESTIGE INDUSTRIAL and MS - SERVICED INDUSTRIAL			
LOT AREA (Minimum)	m2	ft2	
Minimum Required Lot Area = 925.0 m2 (0.0925 ha)	24,800.00	266,944.98	
EXISTING LOT AREA (2.48 ha) (This area does NOT include 0.41 ha of undeveloped land at east end of site "West Rainbow Creek Tributary")			
TOTAL LOT AREA	24,800.00	266,944.98	
LOT FRONTAGE (Minimum)	REQUIRED: 30.0m	PROVIDED: 79.20m	
BUILDING AREA (Max. Permitted 50% of Lot Area)	PERMITTED: 12,400.00	PROVIDED: 2,514.43 m2	
BUILDING AREA / LOT AREA	2,514.43 / 28,900.00 = 10.14%		
BUILDING AREA BREAKDOWN	m2	ft2	
PROPOSED INDUSTRIAL	2,172.58	23,385.46	
Warehouse Storage & Maintenance Garage	341.85	3,679.64	
Office			
TOTAL BUILDING GROSS FLOOR AREA	2,514.43	27,065.10	
BUILDING SETBACKS	REQUIRED: 9.0m	PROVIDED: 29.940m	
FRONT YARD MINIMUM (Coleraine Drive) TO WEST PROPERTY LINE			
INTERIOR SIDE YARD MINIMUM (North Side) TO NORTH PROPERTY LINE	6.0m	9.588m	
INTERIOR SIDE YARD MINIMUM (South Side) TO SOUTH PROPERTY LINE	3.0m	3.0m	
REAR SIDE YARD MINIMUM TO EAST PROPERTY LINE	7.5m	270.829m	
GASOLINE PUMP ISLAND ACCESSORY SETBACKS (Minimum)	Not Applicable	Not Applicable	
ACCESSORY OPEN STORAGE AREA SETBACKS (Minimum)	Not Applicable	Not Applicable	
ACCESSORY OUTSIDE SALES OR DISPLAY AREA SETBACK (Minimum)	Not Applicable	Not Applicable	
BUILDING HEIGHTS (Maximum)	18.0m 10.5 & 11.5m		
LANDSCAPED AREA (Min. Required 10% of Lot Area)	1,105.73 m2	1,821.52 m2	
Actual Landscaped Area	1,821.52 / 28,900.00 m2 = 16.47 %		
PLANTING STRIP WIDTH (Minimum)	Required: 9.0m 1.5m 1.5m 1.5m	Provided: 9.0m 45.08m 3.0m 3.0m	
From Front Lot Line (West Side - Coleraine Drive)			
From Rear Lot Line (East Side)			
From Interior Side Lot Line (North Side)			
From Interior Side Lot Line (South Side)			
DRIVEWAY SETBACKS (Minimum)	1.5m 1.5m 1.5m 1.5m	15.0m 9.0m 1.5m 1.5m	
From Front Lot Line (West Side - Coleraine Drive)			
From Rear Lot Line (East Side)			
From Interior Side Lot Line (North Side)			
From Interior Side Lot Line (South Side)			
PARKING SPACE SETBACK (Minimum)	6.0m 3.0m 3.0m 3.0m	9.0m 45.08m 3.0m 3.0m	
From Front Lot Line (West Side - Coleraine Drive)			
From Rear Lot Line (East Side)			
From Interior Side Lot Line (North Side)			
From Interior Side Lot Line (South Side)			
ACCESSORY USES	Not Applicable	Not Applicable	
GARBAGE ENCLOSURES	Provided Outside the Building		
PARKING STANDARDS	REQUIRED: 22 Spaces	PROVIDED: 27 Spaces	
NON-RESIDENTIAL PARKING REQUIREMENTS INDUSTRIAL USE - NET FLOOR AREAS:			
Total Gross Floor Area: (Warehouse & Maintenance Garage)	2,172.58 m2		
Deduct Allowable Areas	63.73 m2		
Outlined on Site Plan:	203.37 m2		
Net Floor Area:	1,969.21 m2		
(1 Space / 90m2 of Net Floor Area) (1,969.21 / 90 = 21.88 or 22)			
Total Gross Floor Area:	341.85 m2		
(Office)			
Deduct Allowable Areas	63.73 m2		
Outlined on Site Plan:	278.12 m2		
Net Floor Area:	278.12 m2		
(1 Space / 30m2 of Net Floor Area) (278.12 / 30 = 9.27 or 10)			
Total Parking Spaces:	10 Spaces	32 Spaces	
Barrier Free Parking (13 to 100)	2 Spaces	2 Spaces	
Parking Requirements: 4% of Required Spaces (32 x 0.14 = 4.48 or 2)			
TOTAL PARKING (Including Barrier Free)	32 Spaces	37 Spaces	
LOADING & DELIVERY STANDARDS			
LOADING SPACES: DRIVE-UP DOCKS	1 Space	3 Spaces	
LOADING: (3.5m x 14.0m x 3.35m high)	1 Space	1 Space	
DELIVERY: (3.5m x 9.0m)	2 Spaces	4 Spaces	
TOTAL LOADING			

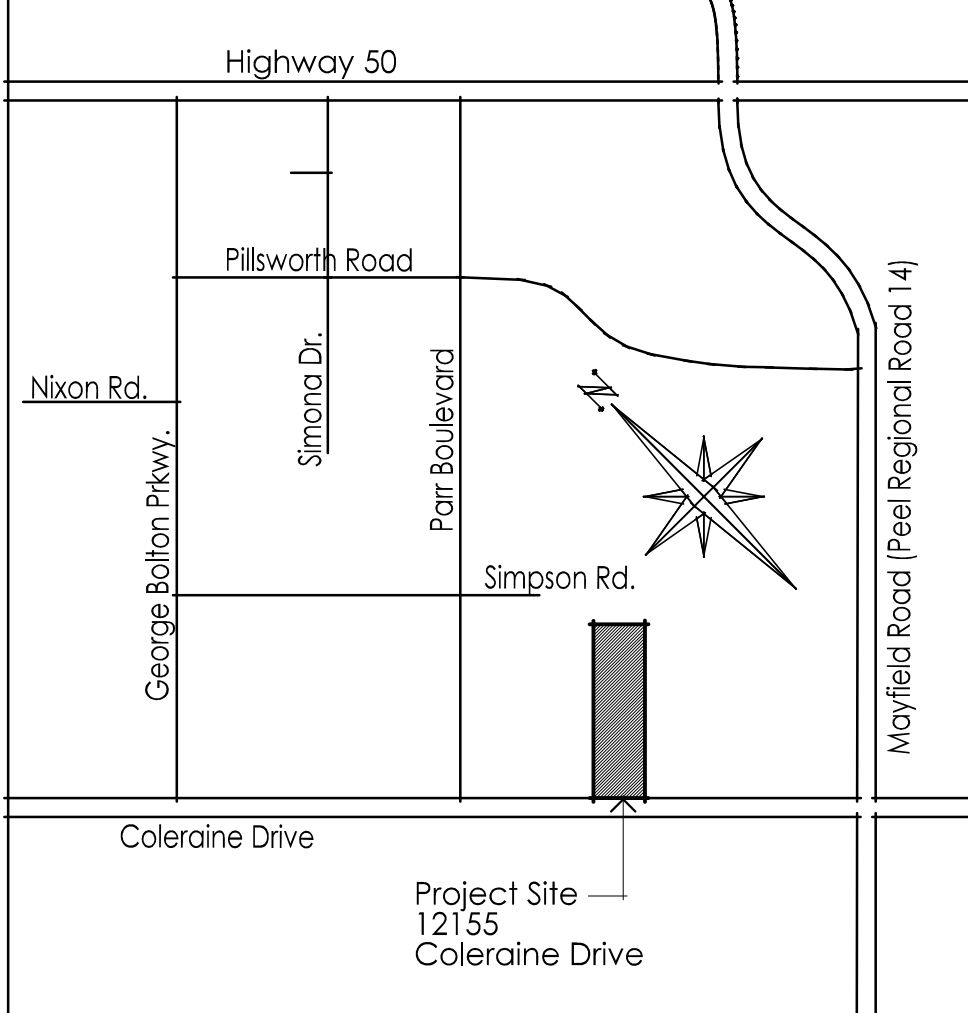
## BUILDING PERMIT - SPA DRAWING LIST

- A-1 Site Plan, Site Statistics & Matrices  
A-2.1 Foundation Plan  
A-2.2 Floor Plan - First Floor Level  
A-2.3 Floor Plan Mezzanine - Upper Level  
A-2.4 Roof Plan  
A-2.5 Floor Plan Detail & Reflected Ceiling Plan - First Floor Level  
A-2.6 Door Schedule & Room Finish Schedule  
A-3.1 Elevations  
A-4.1 Building Cross-Sections  
A-5.1 Wall Details

## SPA - DRAWING LIST

- A-1 Site Plan, Site Statistics & Matrices  
A-2.1 Foundation Plan - First Floor Level  
A-2.3 Floor Plan Mezzanine - Upper Level  
A-3.1 Elevations

## LOCATION PLAN



15	Building Permit Submission	12 June 2025
14	Site Plan Approval-2nd Submission	12 June 2025
13	Consultant Coordination	5 June 2025
12	Consultant Coordination	4 June 2025
11	Consultant Coordination	30 May 2025
10	Consultant Coordination	22 May 2025
9	Consultant Coordination	31 March 2025
8	Revised per Updated Driveway Entrance Design by GDI	22 April 2025
7	Revised to Suit Comments from SPA 1st Submission	31 March 2025
6	Site Plan Approval-1st Submission	14 October 2024
5	Traffic Flow Truck Circulation on Site for Trailer Parking	23 September 2024
4	Traffic Flow Truck Circulation on Site for Trailer Parking	20 September 2024
3	Traffic Flow Truck Entrance Design Coordination	12 September 2024
2	Traffic Flow Truck Entrance Design Coordination	10 September 2024
1	Traffic Flow Truck Entrance Design Coordination	29 August 2024
no.	Issued / revision	date

owner: **TRIPLE X INC.**  
12155 Coleraine Drive  
Bolton, Ontario, L7E 3B4

project name: **PROPOSED INDUSTRIAL BUILDING**  
2155 Coleraine Drive, Bolton, Ontario  
Town of Caledon Site Plan File No. SPA 24-0087

**WHEELWRIGHT GROUP INC.**  
ENGINEERS AND CONTRACTORS  
118 HENRIETTA DRIVE  
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john@exsen.ca

scale: 1:400  
down: DM  
date: August 2024  
checked:

title: Overall Key Site Plan  
project & drawing no.: WG-555  
**A-1**