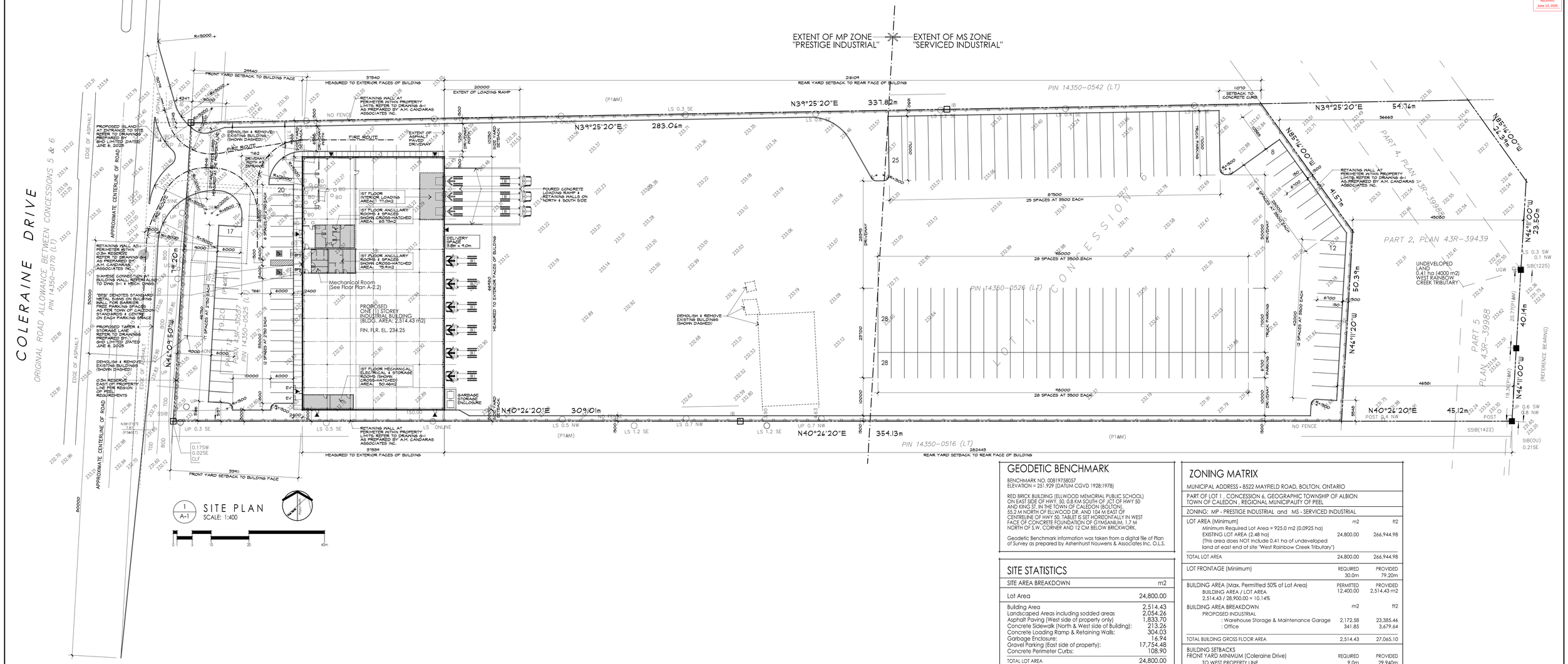
TOWN OF CALEDON
PLANNING DIV
RECEIVED
June 13, 2025



1 / A-1 SITE PLAN
SCALE: 1:400

GEODETIC BENCHMARK

BENCHMARK NO. 00819758057
ELEVATION = 251.929 (DATUM CGVD 1928:1978)

RED BRICK BUILDING (ELLWOOD 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 ELLWOOD DR. AND 104 M EAST OF CENTERLINE OF HWY 50. TABLET IS SET HORIZONTALLY IN WEST FACE OF CONCRETE FOUNDATION OF GYMSANIUM, 1.7 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 Ashenhurst Nouwens & Associates Inc. O.L.S.

SITE STATISTICS

SITE AREA BREAKDOWN	m2
Lot Area	24,800.00
Building Area	2,514.43
Landscaped 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 PEEL

ZONING: MP - PRESTIGE INDUSTRIAL and MS - SERVICED INDUSTRIAL

LOT AREA (Minimum)	m2	ft2
Minimum Required Lot Area = 925.0 m2 (0.0925 ha)		
EXISTING LOT AREA (2.48 ha)	24,800.00	266,944.98
(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		
: Warehouse Storage & Maintenance Garage	2,172.58	23,385.46
: Office	341.85	3,679.64
TOTAL BUILDING GROSS FLOOR AREA	2,514.43	27,065.10
BUILDING SETBACKS		
FRONT YARD MINIMUM (Coleraine Drive) TO WEST PROPERTY LINE	REQUIRED 9.0m	PROVIDED 29.940m
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	Provided
From Front Lot Line (West Side - Coleraine Drive)	9.0m	9.0m
From Rear Lot Line (East Side)	1.5m	45.080m
From Interior Side Lot Line (North Side)	1.5m	1.5m
From Interior Side Lot Line (South Side)	1.5m	1.5 & 3.0m
DRIVEWAY SETBACKS (Minimum)		
From Front Lot Line (West Side - Coleraine Drive)	1.5m	15.0m
From Rear Lot Line (East Side)	1.5m	9.0m
From Interior Side Lot Line (North Side)	1.5m	1.5m
From Interior Side Lot Line (South Side)	1.5m	1.5m
PARKING SPACE SETBACK (Minimum)		
From Front Lot Line (West Side - Coleraine Drive)	6.0m	9.0m
From Rear Lot Line (East Side)	3.0m	45.08m
From Interior Side Lot Line (North Side)	3.0m	3.0m
From Interior Side Lot Line (South Side)	3.0m	3.0m
ACCESSORY USES	Not Applicable	Not Applicable
GARBAGE ENCLOSURES	Provided Outside the Building	
PARKING STANDARDS	REQUIRED	PROVIDED
NON-RESIDENTIAL PARKING REQUIREMENTS		
INDUSTRIAL USE - NET FLOOR AREAS:		
Total Gross Floor Area: 2,172.58 m2 (Warehouse & Maintenance Garage)		
Deduct Allowable Areas 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)	22 Spaces	27 Spaces
Total Gross Floor Area: 341.85 m2 (Office)		
Deduct Allowable Areas Outlined on Site Plan: 63.73 m2		
Net Floor Area: 278.12 m2		
(1 Space / 30m2 of Net Floor Area) (278.12 / 30 = 9.27 or 10)	10 Spaces	10 Spaces
Total Parking Spaces:	32 Spaces	37 Spaces
BARRIER FREE PARKING (13 to 100) Parking Requirement 4% of Required Spaces (32 x .04 = 1.28 or 2) =	2 Spaces	2 Spaces
TOTAL PARKING (Including Barrier Free)	32 Spaces	37 Spaces
LOADING & DELIVERY STANDARDS		
LOADING SPACES : DRIVE-UP DOCKS		
LOADING: (3.5m x 14.0m x 3.35m high)	1 Space	3 Spaces
DELIVERY: (3.5m x 9.0m)	1 Space	1 Space
TOTAL LOADING	2 Spaces	4 Spaces

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-2.2	Floor Plan - First Floor Level
A-2.3	Floor Plan Mezzanine - Upper Level
A-3.1	Elevations

LOCATION PLAN

GENERAL NOTES

Overhead Door Entrance-Loading Dock

Overhead Door Entrance-Drive-in

Main & Secondary Door Entrance/Exit Locations

1. All dimensions noted on this plan are noted in millimetres.
2. 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 Albion in the Town of Caledon, Regional Municipality of Peel as prepared by Ashenhurst 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: anl@AshenhurstNouwens.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.
3. Refer also to Landscape Drawings L-1 & L-2 as prepared by Reed Olsen Landscape Architect Inc. and Site Grading/Servicing drawings G-1, P-1 & S-1 as prepared by A. M. Candaras Associates Inc.
4. 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.
5. Underground site services shown for coordination purposes only. Refer to Site Servicing & Grading drawings as prepared by A.M. Candaras Associates Inc. Wheelwright Group Inc & Exsen Engineering Ltd. NOT responsible for same.
7. 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.
8. Barrier Free Entrance
   Front entrance aluminum doors are equiped with electric power operators c/w push buttons in mullions.

   On Site Snow Storage
9. All snow will be stored on site and located as needed.

Firm Name :
Exsen Engineering Ltd.
John Crimi, P. Eng.

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

Name of Project :
INDUSTRIAL BUILDING

Location :
12155 Coleraine Drive
Bolton, Ontario

Name & Address of Owner :
TRIPLE X INC.
12155 Coleraine Drive
Bolton, Ontario, L6S 5N3

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:	■ New ☐ Addition ☐ Renovation ☐ Change of Use ☐ Addition and Renovation Description: New Warehouse with Maintenance Garage and Subsidiary Office	[A] 1.1.2.
3.02	Major Occupancy Classification:	Occupancy: Group F, Division 2 — Use: Maintenance Garage Group D (Subsidiary) — Office	3.1.2.1.(1)
3.03	Superimposed Major Occupancies:	■ No ☐ Yes Description:	3.2.2.7.
3.04	Building Area (m2)	Description: Existing / New / Total First Storey: 0 / 2,514.43 / 2,514.43 Total: 0 / 2,514.43 / 2,514.43	[A] 1.4.1.2.
3.05	Gross Area (m2)	Description: Existing / New / Total First Storey: 0 / 2,514.43 / 2,514.43 Total: 0 / 2,514.43 / 2,514.43	[A] 1.4.1.2.
3.06	Mezzanine Area (m2)	Description: Existing / New / Total Not Applicable	3.2.1.1.
3.07	Building Height	1 Storeys above grade — 11.5 (m) Above Grade 0 Storeys below grade	[A] 1.4.1.2. & 3.2.1.1.
3.08	High Building	■ No ☐ 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)	3.2.2.81. Group F, Division 2, up to 2 Storeys, Sprinklered	3.2.2.20 - 83.
3.11	Sprinkler System	■ Required ☐ Not Required Proposed: ■ Entire Building ☐ Selected Compartments ☐ Selected Floor Areas ☐ In Lieu of Roof Rating ☐ Basement ☐ None	3.2.1.5. & 3.2.2.17.
3.12	Standpipe System	■ Not Required ☐ Required	3.2.9.
3.13	Fire Alarm System	☐ Not Required ■ Required Proposed: ■ Single Stage ☐ Two Stage ☐ 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	☐ No ■ Yes	
3.15	Construction Type	Restriction: ■ Combustible Permitted ☐ Non-combustible Required Actual: ☐ Combustible ■ Non-combustible ☐ Combination Heavy Timber Construction: ■ No ☐ Yes	3.2.2.20 - 83. & 3.2.1.4.
3.16	Importance Category	☐ Low ☐ Low Human Occupancy ☐ Post-Disaster Shelter ■ Normal ☐ Minor Storage Building ☐ Explosive or Hazardous Substances ☐ High ☐ Post-Disaster	4.1.2.1(3) & T4.1.2.1.B
3.17	Seismic Hazard Index	(IE Fa Sa (0.2)) = 0 Seismic design required for Table 4.1.8.18. items 6 t0 21: ((I$_E$ Fa Sa (0.2)) ≥ 0.35 OR Post Disaster) ☐ No ☐ Yes	4.1.2.1(3) , 4.1.8.18 (2)
3.18	Occupant Load	Floor Level/Area — Occupancy Type — Based On — Occupant Load (Persons) First Storey (Warehouse-Mtce. Garage) — F2 — By Design — 13 First Storey (Office) — D — 9.3m2 / person — 37 Total — 50	3.1.17., 11.4.2.2.
3.19	Barrier Free Design:	■ Yes ☐ No — Explanation:	3.8.
3.20	Hazardous Substances	☐ Yes ■ No — Explanation:	
3.21	Required Fire Resistance Ratings	Horizontal Assembly — Rating (H) — Supporting Assembly — Non-Combustible In Lieu of Rating Floors Over Basement — N/A — N/A — ☐ No ☐ Yes ■ N/A Floors — 0 — 0 — ☐ No ☐ Yes ■ N/A Mezzanine — 0 — 0 — ☐ No ☐ Yes ■ N/A Roof — 0 — 0 — ☐ No ☐ Yes ■ N/A	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 North - Warehouse — 252 — 9.6 — 0.75 — ☐ Non-Combustible ■ Non-Combustible North - Office — 60 — 9.6 — N/A — ☐ Non-Combustible ☐ Non-Combustible East — 688 — 282 — N/A — ■ Non-Combustible ☐ Non-Combustible South — 387 — 3 — 2 — ☐ Non-Combustible ☐ Non-Combustible West - Warehouse — 406 — 48.3 — N/A — ☐ Non-Combustible ☐ Non-Combustible West - Office — 134 — 48.3 — N/A — ☐ Non-Combustible ☐ Non-Combustible	3.2.3.
3.23	Plumbing Fixture Requirements	Ratio: Male/Female: 50/50 Except as otherwise noted Floor Level/Area — Occupant Load — OBC Reference — Fixtures Required — WC's Provided Whole Building — 50 — 3.7.4.9. — 3/Sex — 4 Male, 1 Female, 2 Unisex, 1 Universal	3.7.4.

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

no.	issued / revision	date
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	20 May 2025
8	Revised per Updated Driveway Entrance Design by GGH	22 April 2025
7	Revised to Suit Comments from SPA 1st Submission	31 March 2025
6	Site Plan Approval - 1st Submission	16 October 2024
5	Traffic Rlow Truck Circulation on Site for Trailer Parking	23 September 2024
4	Traffic Rlow Truck Circulation on Site for Trailer Parking	20 September 2024
3	Traffic Rlow Truck Entrance Design Coordination	12 September 2024
2	Traffic Rlow Truck Entrance Design Coordination	10 September 2024
1	Traffic Rlow Truck Entrance Design Coordination	29 August 2024

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

project name
PROPOSED INDUSTRIAL BUILDING
12155 Coleraine Drive, Bolton, Ontario
Town of Caledon Site Plan File No. SPA 24-0087

WHEELWRIGHT GROUP INC.
ENGINEERS AND CONTRACTORS
110 FENMAR DRIVE
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scale	1:400
drawn	DM
date	August 2024
checked	

PROFESSIONAL ENGINEER — G. CRIMI — June 12/25 — PROVINCE OF ONTARIO

title: Overall Key Site Plan

project & drawing no.: WG-555 **A-1**

Custom Sheet Size 30" x 42"