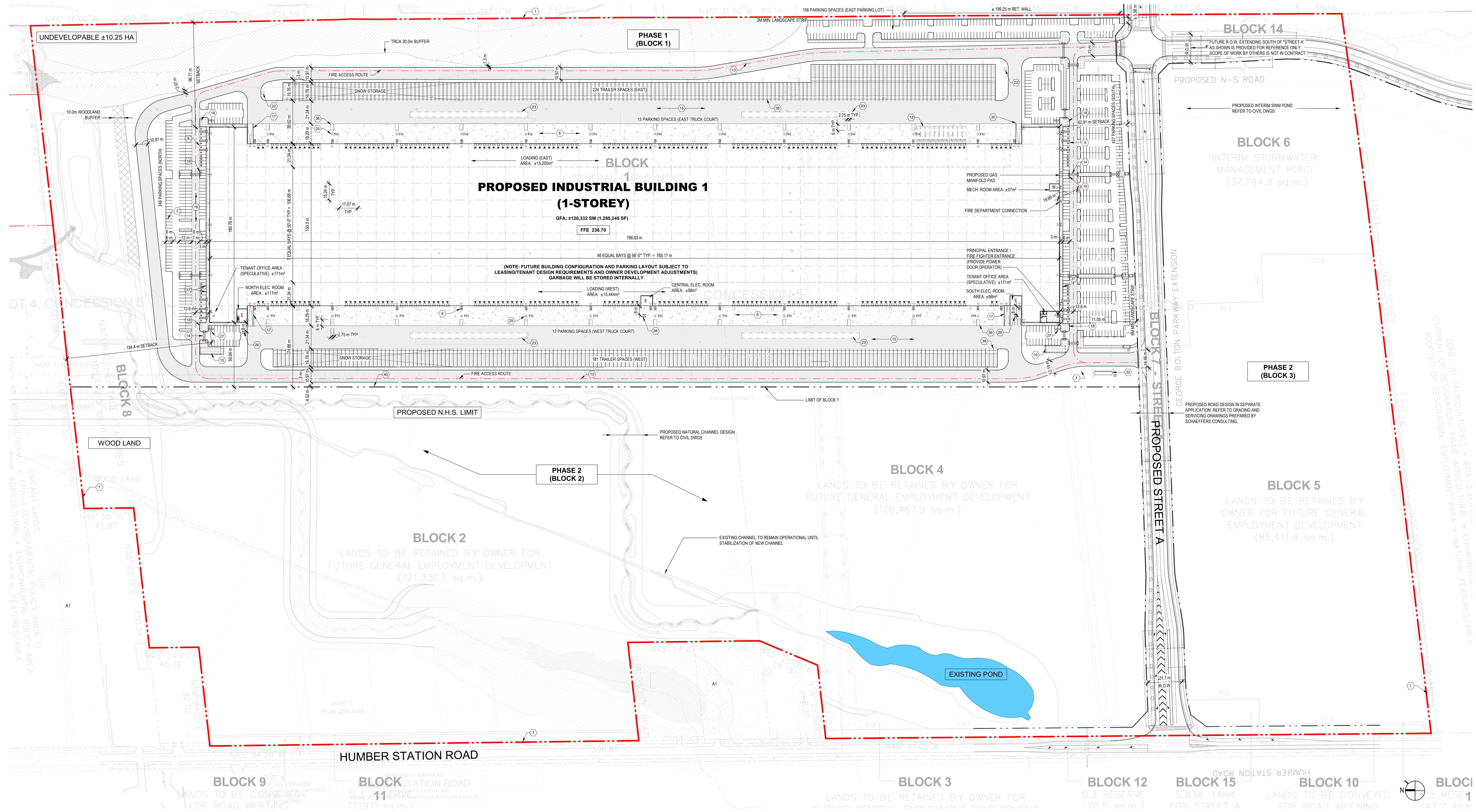


1 / A100.0 **OVERALL SITE PLAN**
Scale.1 : 1500

SITE PLAN NOTES

1 PROPERTY LINE.
2 2.85m WIDE X 6.0m WIDE MIN. PARKING SPACE, PAINTED STRIPING PER TOWN OF CALEDON MUNICIPAL STANDARDS.
6 REINFORCED CONCRETE APRON SEE CIVIL DRAWINGS.
7 LANDSCAPED AREA SEE LANDSCAPE DRAWINGS.
8 EXTERIOR GALVANIZED STEEL STAIRS W/ TUBE STEEL GUARDRAIL, TYP.
9 ACCESSIBLE PARKING SPACE, PAINTED STRIPING PER TOWN OF CALEDON MUNICIPAL STANDARDS. EACH PAIR OF SHARED STALL TO HAVE A 1.5m WIDE AISLE. SEE DETAIL 9/A100.3.
10 EMPLOYEE AMENITY AREA - SEE LANDSCAPE DRAWINGS.
12 3.5m WIDE X 14.5m LONG MIN. LOADING SPACE PER TOWN OF CALEDON MUNICIPAL STANDARDS.
13 6.0m MIN. WIDE FIRE ACCESS ROUTE W / 12.0m MIN. TURNING RADIUS.
14 PEDESTRIAN WALKWAY, PAINTED STRIPING PER TOWN OF CALEDON MUNICIPAL STANDARDS .
15 HATCHED AREA DENOTES HEAVY DUTY ASPHALT. TYPICAL FOR ALL AREAS ALONG FIRE ACCESS ROUTE OR TRUCK ACCESS. SEE CIVIL DRAWINGS.
16 LIGHT DUTY ASPHALT. SEE CIVIL DRAWINGS.
17 RETAINING WALL. PEDESTRIAL RAIL SET INTO RETAINING WALL WHERE GRADE CHANGE IS GREATER THAN 0.6m TYPICAL. SEE CIVIL AND STRUCTURAL DRAWINGS.
18 TEN (10) SHORT TERM BICYCLE PARKING SPACES. SEE LANDSCAPE DRAWINGS FOR BICYCLE RACK DETAILS.
19 ACCESSIBLE CURB RAMP TYPICAL. SEE DETAIL 15/A100.3.
22 FUTURE PREFAB GUARD SHACK AND GATE OPERATOR IN SEPARATE APPLICATION. SEE ELECTRICAL DRAWINGS FOR CONDUIT PROVISION. SIZE AND LOCATION TBC BY OWNER.
23 DASHED LINE DENOTES OUTLINE OF PROPOSED STORMWATER TANK BELOW GRADE. REFER TO CIVIL DRAWINGS .
25 FIRE HYDRANT C/W BOLLARD PROTECTION TYPICAL. SEE CIVIL DRAWINGS.
26 HIGH VOLTAGE PADMOUNT TRANSFORMER C/W BOLLARD PROTECTION TYP. SEE ELECTRICAL DRAWINGS.
27 RESERVED PARKING FOR CARPOOL SPACES. REFER TO DETAIL 1/A100.3.
30 PROVIDE STEEL PIPE BOLLARD AT BOTTOM OF RETAINING WALL TYPICAL. REFER TO DETAIL 14/A100.3.
32 HIGH VOLTAGE SWITCHGEAR. PROVIDE CONCRETE PAD AND BOLLARD PROTECTION TYP. SEE ELECTRICAL DRAWINGS.
36 PROPOSED STANDARD PARKING SPACES AT EAST AND WEST LOADING DOCKS AT EXIT STAIR LOCATIONS. TWENTY-FOUR (24) TOTAL SPACES PROVIDED.
37 EV CHARGER ON CONCRETE POST. EQUIPMENT SUPPLY BY OWNER FOR INSTALLATION BY GC. PROVIDE BOLLARD PROTECTION TYP. SEE ELECTRICAL AND STRUCTURAL DWGS.
38 TRAILER PARKING SPACE (12FT X 55FT TYPICAL) WITH 10FT CONCRETE DOLLY PAD TYPICAL.
40 RETAINING WALL ADJACENT TO DRAINAGE CORRIDOR. PROVIDE 300mm HIGH CURB AT TRAILER PARKING SPACES AND INFILL BEHIND CURB WITH LARGE CLEAR STONE. SEE CIVIL DRAWINGS.

ZONING COMPLIANCE CHART

	REQUIRED	PROPOSED
ZONING		MP
LOT AREA	925 SM	±784,600 SM
LOT FRONTAGE (MIN)	30 M	1,129 M
FRONT YARD (MIN)	20 M	>20 M
EXT. SIDE YARD (MIN)	15 M(RES), 7.5 M	NA
REAR YARD (MIN)	15 M	>15 M
INT. SIDE YARD (MIN)	15 M	>15 M
BUILDING HEIGHTS (MAX)	18M	16.15 M
LANDSCAPE (MIN)	10%	10%
PLANTING STRIP WIDTH (MIN)	6 M	6 M
PARKING SETBACK (MIN)	6M (FRONT YARD), 3M	208 M
PARKING STALLS	2.75M X 6M	2.75M X 6M

STATISTICS

*SITE DEVELOPMENT SUBJECT TO TOWN OF CALEDON COMPREHENSIVE ZONING BY-LAW 2006-50

AREA:

SITE AREA:	± 78.46 HA
STREET A:	± 2.01 HA
PHASE 1:	± 29.06 HA
PHASE 2:	± 47.39 HA
BUILDING DC 1:	±120,295 SM
TOTAL GROSS FLOOR AREA:	**±120,295 SM**

NET FLOOR AREA
*NFA DEFINITION AS PER TOWN OF CALEDON COMPREHENSIVE ZONING BY-LAW:

TOTAL DEDUCTIONS:

ELEC / MECH ROOMS:	±370 SM
WASHROOMS:	± 15 SM
STAFF BREAK ROOM:	± 30 SM
LOADING AREAS:	± 30,649 SM
TOTAL NET FLOOR AREA:	**±89,231 SM**

PARKING:

*PARKING CALCULATION PER AS PER AS PER TOWN OF CALEDON COMPREHENSIVE ZONING BY-LAW:

REQUIRED PARKING STANDARD:	829 PARKING SPACES
TOTAL PARKING PROPOSED:	829 PARKING SPACES
REQUIRED ACCESSIBLE PARKING SPACES:	24 PARKING SPACES
TOTAL ACCESSIBLE PARKING SPACES PROPOSED:	24 PARKING SPACES

TRAILER PARKING:

BUILDING DC 1:	405 PARKING SPACES

LOADING SPACES:

*ZONING REQUIREMENT AS PER AS PER TOWN OF CALEDON COMPREHENSIVE ZONING BY-LAW:
GFA 7,441 SM OR GREATER IS 3+1 ADDITIONAL SPACE FOR EACH ADDITIONAL 9,300 SM OR PORTION THEREOF IN EXCESS OF 7,441 SM

REQUIRED LOADING SPACES:	18 LOADING SPACES
TOTAL LOADING SPACES PROPOSED:	251 LOADING SPACES AT OH DOCK DOORS

BICYCLE PARKING

REQUIRED SHORT TERM BICYCLE PARKING

OFFICE (±171 SM):	3 BICYCLE PARKING SPACES
WAREHOUSE (±120,295 SM):	17 BICYCLE PARKING SPACES
TOTAL BICYCLE PARKING SPACES PROPOSED:	20 BICYCLE PARKING SPACES

DESIGNATED CARPOOL PARKING

TOTAL NO. OF CARPOOL PARKING SPACES PROVIDED:	8

ELECTRIC VEHICLES

1 EV CHARGER PER 100,000 SF GFA:	13
TOTAL NO. OF EV READY SPACES PROVIDED:	16

URBAN HEAT ISLAND

TOTAL AREA OF NON-ROOF HARDSCAPE AREA:	±21,502 SM
TOTAL AREA OF TREATED NON-ROOF HARDSCAPE AREA:	±10,517 SM
TOTAL AREA OF HIGH-ALBEDO SURFACE MATERIAL:	±3,128 SM
TOTAL AREA OF SHADE FROM TREE CANOPY:	±8,949 SM
TOTAL AVAILABLE ROOF AREA:	±120,295 SM
TOTAL AVAILABLE ROOF AREA TREATED WITH A COOL ROOF:	±120,295 SM
% OF ROOF AREA TREATED WITH HEAT ISLAND STRATEGY:	100%

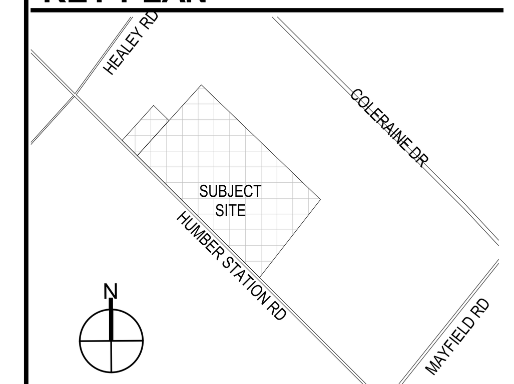
LANDSCAPE

TOTAL LANDSCAPE AREA:	±43,062 SM
SOFTSCAPE:	±40,067 SM
HARDSCSAPE:	±2,995 SM
COVERAGE:	42.04% (BLOCK 1)

TOWN OF CALEDON
PLANNING
RECEIVED
April 8, 2026

PETROFF
260 TOWN CENTRE BLVD.
SUITE 300
MARKHAM, ONTARIO
L3R 8H8
T 905.470.7000
F 905.470.2500
www.petroff.com

KEY PLAN



LEGAL DESCRIPTION

ADDRESS:
PLAN OF SURVEY OF
12519-12712 HUMBER STATION ROAD

TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

SITE SPECIFIC ZONING TO BE VERIFIED UPON CONSULTATION WITH TOWN OF CALEDON. MASTER PLAN LAYOUT IS SUBJECT TO IMPLEMENTATION OF ENVIRONMENTAL, STORM WATER MANAGEMENT, ETC. REQUIREMENTS UPON CONSULTATION WITH AUTHORITIES HAVING JURISDICTION.

NOTE:
ALL SURVEY INFORMATION FROM DAVID B. SEARLES SURVEYING LTD.
ONTARIO LAND SURVEYOR. DATED JULY 4, 2022.

FOR LANDSCAPE AND SITE FURNITURE INFORMATION, REFER TO DRAWINGS BY MHBC.

FOR GRADING AND SERVICING INFORMATION, REFER TO DRAWINGS BY CROZIER.

FOR ELECTRICAL INFORMATION, REFER TO DRAWINGS BY HAMMERSCHLAG & JOFFE.

FOR TRAFFIC SIGNAGE AND DESIGN REFER TO DRAWINGS BY LEA.

SITE LEGEND

- PAINTED PEDESTRIAN CROSSWALK
- ENTRANCE/EXIT DOOR
- LOADING DOCK DOOR
- DRIVE IN DOOR
- PRINCIPAL ENTRANCE
- FIRE ACCESS ROUTE
- PROPERTY LINE
- ACCESSIBLE PARKING SPACE
- EV HYBRID AND LOW EMISSION VEHICLES
- CARPOOL PARKING SPACE
- B BOLLARD
- FH FIRE HYDRANT
- LIGHT STANDARD SEE ELECTRICAL DWGS.
- WALL MOUNTED LIGHT FIXTURE SEE ELEC.
- CATCH BASIN SEE CIVIL DWGS
- MANHOLE SEE CIVIL DWGS
- ST PROPOSED TRAFFIC SIGNAGE
- HEAVY DUTY ASPHALT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- EXTENT OF SRI TREATMENT ON ASPHALT SEE LANDSCAPE DWGS
- WOODLAND BUFFER (10.0m)

REV #	DATE	REVISION TITLE
1	NOV 14, 2023	ISSUED FOR CLIENT
2	APR 19, 2024	ISSUED FOR SPA
3	NOV. 22, 2024	ISSUED FOR SPA SUBMISSION 1B
4	DEC. 09, 2024	ISSUED FOR PERMIT
5	AUG. 13, 2025	REISSUED FOR SPA
6	NOV. 05, 2025	DC1 REDESIGN COORDINATION
7	MAR. 27, 2026	ISSUED FOR DPS/ZBA SUBMISSION

PROJECT NO: 22095.00
DRAWN BY: TL
CHECKED BY: RCB

■ NOT RELEASED FOR CONSTRUCTION
□ RELEASED FOR CONSTRUCTION

PROJECT TITLE:

HUMBER STATION DC1
TOR02790
HUMBER STATION ROAD
CALEDON, ONTARIO

PROLOGIS
Prologis Inc. (Canada)
185 The West Mall, Suite 700, Toronto
647-258-2600
https://www.prologis.com

SHEET TITLE:
OVERALL SITE PLAN

SEAL:
ONTARIO ASSOCIATION ARCHITECTS
ALY HAMDY
LICENCE 6768

SHEET NO.
A100.0

4/6/2026 11:45:28 AM