

1 SITE PLAN
A-1.0 SCALE:1:250

PROJECT STATISTICS

ADDRESS	12544 HIGHWAY 50, BOLTON	
ZONING	BOLTON HIGHWAY COMMERCIAL (CHB)	
LOT(SITE) AREA (m ²)	925 SQ.M.	5709.69 SQ.M.
LOT FRONTAGE	30.0 M.	38.73 M.
LANDSCAPE AREA		1932.91 SQ.M.
BUILDING HEIGHT (MAX)	10.50M	10.79 M.
COVERAGE	50%	565.73 (9.9%)
CONVENIENCE STORE		182.04 SQ.M.
BODY SHOP		278.7 SQ.M.
CAR WASH		105.0 SQ.M.
MINIMUM DRIVEWAY SETBACK	1.5 M	1.15 M.
LENGTH OF QUEUING LANE		1131.48 SQ.M
TOTAL GROSS FLOOR AREA		1131.48 SQ.M
ENTRANCE WIDTH	9M	9M
PARKING	30.72	33+3HC CARS

BUILDING A SETBACK

	REQUIRED	PROPOSED
FRONT YARD NORTH (HWY 50)		4.32M
REAR YARD SOUTH	7.5M	129.1M
SIDE YARD EAST	7.5M	15.2M
SIDE YARD WEST	7.5M	6.6M

BUILDING B SETBACK

	REQUIRED	PROPOSED
FRONT YARD NORTH (HWY 50)		71.10M
REAR YARD SOUTH	7.5M	57.25M
SIDE YARD EAST	7.5M	1.00M
SIDE YARD WEST	7.5M	13.50M

DRIVEWAY SETBACK

	REQUIRED	PROPOSED
FRONT YARD NORTH (HWY 50)	1.5M	23.03M
REAR YARD SOUTH	1.5M	50.11M
SIDE YARD EAST	1.5M	1.15M
SIDE YARD WEST	1.5M	7.50M

PARKING SPACE SETBACK

	REQUIRED	PROVIDED
FRONT YARD NORTH (HWY 50)	1.5M	17.06M
REAR YARD SOUTH	1.5M	38.79M
SIDE YARD EAST	6.0M	8.12M
SIDE YARD WEST	1.5M	7.50M

LANDSCAPE

	REQUIRED	PROPOSED
1932.91 SQ.M.	20% MIN.	33.85%

PARKING CALCULATION

	NET FLOOR AREA	REQUIRED	PROPOSED
CONVENIENCE STORE (1/20 SQM)	120.46	120.46/20=6.02	8 CARS
OFFICES ABOVE CONVENIENCE STORE	135.59	135.59/30=4.51	6 CARS
BODY SHOP (3/BAY+1/20 SQM FOR OFFICE USE)	42.04	6+42.04/20=8.10	9 CARS
OFFICES ABOVE BODY SHOP	220.82	220.82/30=7.36	8 CARS
CAR WASH	94.32	94.32/20=4.71	5 CARS
TOTAL		30.72	36
BARRIER FREE PARKING (REQUIRED 4% OF TOTAL)		2	3 CARS

GROSS FLOOR AREA

	AREA IN SFT.	AREA IN SQM.
CONVENIENCE STORE	1959.56 SFT.	182.04 SQM.
OFFICES ABOVE CONVENIENCE STORE	1959.56 SFT.	182.04 SQM.
BODY SHOP	3000.00 SFT.	278.70 SQM.
COMMERCIAL UNITS ABOVE BODY SHOP	3000.00 SFT.	278.70 SQM.
CAR WASH	1130.21 SFT.	105.00 SQM.
MECHANICAL & SERVICE AREA	1130.21 SFT.	105.00 SQM.
TOTAL	12179.54 SFT.	1131.48 SQM. (19.77%)

LOADING SPACE REQUIREMENT

	REQUIRED	PROPOSED
300 SQM. OR LESS	0	0
301 SQM. TO 2325 SQM.	1	2

ACCESSIBLE PARKING ON SITE SHALL BE ACCORDANCE WITH BY LAW BL-2015-058.

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MUNICIPAL ADDRESS & LEGAL DESCRIPTION:
12544 HIGHWAY 50,
BOLTON, ONTARIO

REGISTERED PLAN - PART 1 PLAN OF PART OF LOT 3 CONCESSION 6 (GEOGRAPHIC TOWNSHIP OF ALBION) TOWN OF CALEDON (REGIONAL MUNICIPAL OF PEEL)

OWNER:
RAGBIR GULATHY
12544 HWY 50
BOLTON, ONTARIO

NOTE:-
NO PART OF LIGHTING FIXTURE SHALL BE MORE THAN 9.0M. ABOVE GRADE AND NOT CLOSER THAN 4.5M. TO ANY LOT LINE AND ALL LIGHT EMITTED BY THE FIXTURE SHALL BE PROJECTED BELOW THE LAMP AND ONTO THE LOT IT IS INTENDED TO SERVE.

NOTE:-
• ALL REQUIRED PARKING SPACE AND PARKING AREAS AND ALL DRIVEWAY TO ANY PARKING AREA OR PARKING LOT SHALL BE MAINTAINED WITH A STABLE SURFACE WHICH MAY INCLUDE ASPHALT, CONCRETE, GRAVEL OR SIMILAR MATERIAL WHICH IS TREATED SO AS TO PREVENT THE RAISING OF DUST OR LOOSE PRACTICE.
• ANY REQUIRED PARKING, LOADING OR DELIVERY SPACE SHALL BE UNOBSTRUCTED AND AVAILABLE FOR PARKING, DELIVERY OR LOADING PURPOSE AND USED EXCLUSIVELY FOR THAT PURPOSE AT ALL TIME.

NOTE:-
1.0M. WIDE PATTERNED, COLOURED CONCRETE SPLASH STRIP SHALL BE PROVIDED LOCATED BEHIND THE CURB OF HIGHWAY 50, THERE SHOULD BE A SEPARATE CONCRETE SIDEWALK PROVIDED ON THE WEST SIDE OF THE DITCH.

NOTE:-
ALL REQUIRED PARKING SPACES, LOADING SPACES, DRIVEWAY AND PARKING AREAS AND ALL DRIVEWAYS TO PARKING AREA OR PARKING LOT SHALL BE MAINTAINED WITH A STABLE SURFACE WHICH MAY INCLUDE ASPHALT CONCRETE PAVERS, GRAVELS OR SIMILAR MATERIAL WHICH IS TREATED SO AS TO PREVENT THE RAISING OF DUST AND LOOSE PARTICLES.

NOTE:
CONSTRUCTION FOR THIS PROJECT TO COMPLY WITH THE MOST CURRENT VERSION OF THE DEVELOPMENT STANDARD, POLICIES AND GUIDELINES, PREPARED BY THE TOWN OF CALEDON INFRASTRUCTURE DEPARTMENT AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATION.

- A. CONSTRUCTION FOR THIS PROJECT TO COMPLY WITH THE MOST CURRENT VERSION OF THE DEVELOPMENT STANDARDS, POLICIES AND GUIDELINES, PREPARED BY THE TOWN OF CALEDON INFRASTRUCTURE DEPARTMENT AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
- B. ALL PROPOSED CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
- C. A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING CONSTRUCTION WITHIN THE MUNICIPAL RIGHT OF WAY THE CONTRACTOR MUST CONTACT THE FOLLOWING:
THE TOWN OF CALEDON PUBLIC WORKS AND ENGINEERING.
DEPARTMENT 905-584-2272
THE REGION OF PEEL EMBRIDGE CONSUMERS
GAS HYDRO ONE BELL CANADA
ROGERS CABLE FIRE AND EMERGENCY SERVICES
- D. ALL DRAINAGE TO BE SELF-CONTAINED AND DISCHARGED TO A LOCATION APPROVED BY THE PUBLIC WORKS AND ENGINEERING DEPARTMENT AND CONSERVATION AUTHORITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- E. SEDIMENT CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ON THE SITE AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD TO THE SATISFACTION OF THE TOWN AND THE APPLICABLE CONSERVATION AUTHORITY.
- F. A MINIMUM OF 1.2M CLEARANCE IS TO BE PROVIDED FROM THE LIMITS OF ALL SIDEWALKS AND DRIVEWAYS TO EXISTING UTILITY STRUCTURES WITHIN THE MUNICIPAL RIGHT OF WAY. IF THIS CLEARANCE IS NOT MAINTAINED THEY SHALL BE RELOCATED AT THE APPLICANT'S EXPENSE.
- G. STREET CURBS ARE TO BE CONTINUOUS THROUGH THE PROPOSED ENTRANCE.
- H. MUNICIPAL SIDEWALKS SHALL BE CONTINUOUS THROUGH ALL ENTRANCES TO THE SITE AND THE CURB SHALL BE TAPERED BACK 600MM. SIDEWALKS SHALL BE COMPLETELY REMOVED AND REPLACED WITH A 180MM MINIMUM CONCRETE THICKNESS. 30MPA AND 5 TO 7% AIR ENTRAINMENT AT ALL PROPOSED INDUSTRIAL, COMMERCIAL AND INSTITUTIONAL ENTRANCES.
- I. ANY CHANGES TO GRADES OR SERVICING FROM THE ORIGINAL APPROVED SITE PLAN MUST BE SUBMITTED BY THE ENGINEER TO THE TOWN FOR APPROVAL PRIOR TO CONSTRUCTION.
- J. STRUCTURAL DESIGN OF THE FIRE ROUTE IS REQUIRED TO SUPPORT AN 18 TON VEHICLE.
- K. ALL BOULEVARDS TO BE RESTORED WITH 150MM MINIMUM OR TOPSOIL AND SOD TO THE SATISFACTION OF THE TOWN OF CALEDON PUBLIC WORKS AND ENGINEERING DEPARTMENT.
- L. THE MINIMUM PAVEMENT DESIGN FOR THE ASPHALT DRIVEWAY APRON WITHIN THE MUNICIPAL ROAD ALLOWANCE SHALL BE AS FOLLOWS:
40MM HL3 ASPHALT
50MM HL8 ASPHALT
150MM GRANULAR 'A'
300MM GRANULAR 'B'
THE CONSULTANT SHOULD REVIEW THE ABOVE WITH RESPECT TO THE EXPECTED USAGE.
- M. SERVICE CONNECTION BACKFILL TO BE DISCUSSED WITH THE TOWN.

LEGEND

- NEW BUILDING
- ASPHALT
- LANDSCAPE
- CONC. PAVEMENT.
- DEMOLISHED
- MANHOLES
- CATCH BASINS
- CB-MH
- VALVES
- TIRE AIR PUMP
- HANDICAP PARKING
- MAIN ENTRANCE
- OVERHEAD DOOR
- TREE
- BARRIER CURB
- BARRIER FREE CURB
- LIGHT STANDARD
- UTILITY POLE
- EXISTING LIGHTS FOR CANOPY
- PROPOSED WALL MOUNTED LIGHTS
- LIGHT BOLLARDS
- EXISTING WALL MOUNTED LIGHTS

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SEP 2020
PROJECT NORTH

TOWN OF CALEDON
PLANNING
RECEIVED
Sept. 21, 2020

ISSUED FOR SPA IV AND ZBA II
NOT FOR CONSTRUCTION

No.	Date	Version	Dwn.
4.	SEP 02, 2020	ISSUED FOR SPA IV AND ZBA II	HG
3.	MAY 29, 2019	ISSUED FOR SPA III AND ZBA I	PB
2.	MAR.20, 2017	RE-ISSUED FOR SPA	MG
1.	DEC.01, 2015	ISSUED FOR SPA	N.B.

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PROJECT:

GAS STATION AT 12544 HIGHWAY 50 BOLTON, ON.

DRAWING TITLE: SPA 2015-0067
R2 15-08

SITE PLAN

SITE PLAN FILE NUMBER: SC 2003 - 0035

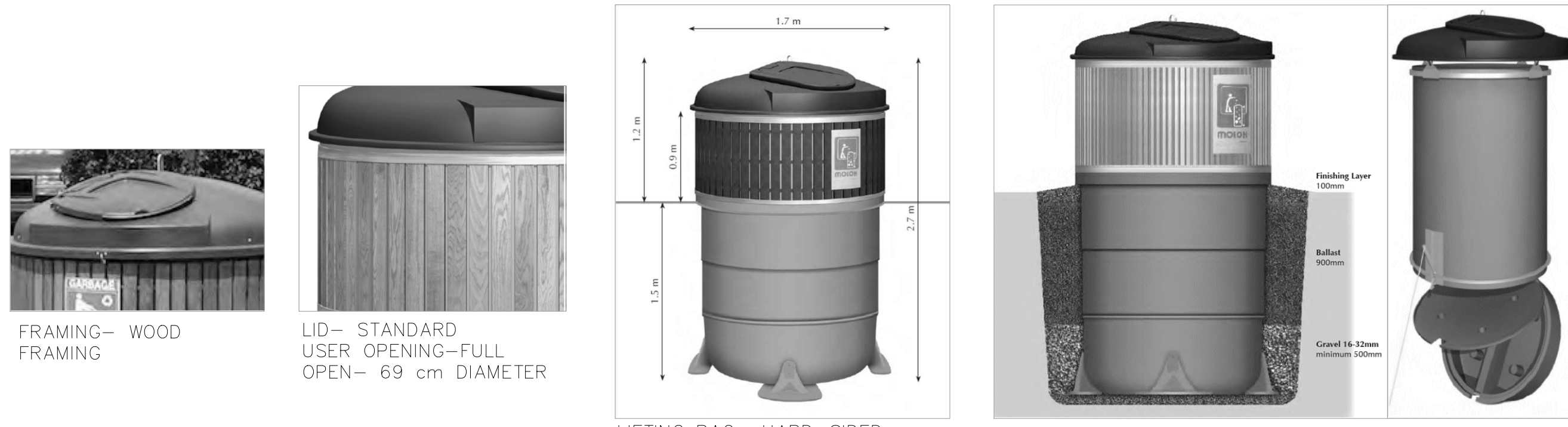
DRAWN BY: NB DATE: 24 JAN. 2014

CHECKED BY: NM SCALE: AS NOTED

PROJECT NO.: DRAWING NO.:

13-40 A-1.0

2 GARBAGE ENCLOSURES
A-1.0 MOLOK DEEP COLLECTION - M5000



FRAMING- WOOD FRAMING
LID- STANDARD USER OPENING-FULL OPEN- 69 cm DIAMETER

LIFTING BAG- HARD-SIDED LIFTING CONTAINER

WASTE TYPE- MIXED WASTE, PAPER, MIXED RECYCLABLES, CARDBOARD
LID- STANDARD USER OPENING-FULL OPEN- 69 cm DIAMETER
CARDBOARD- LID MODIFIED WITH SLOT OPENING FOR CARDBOARD



KEY PLAN
SCALE: N.T.S

