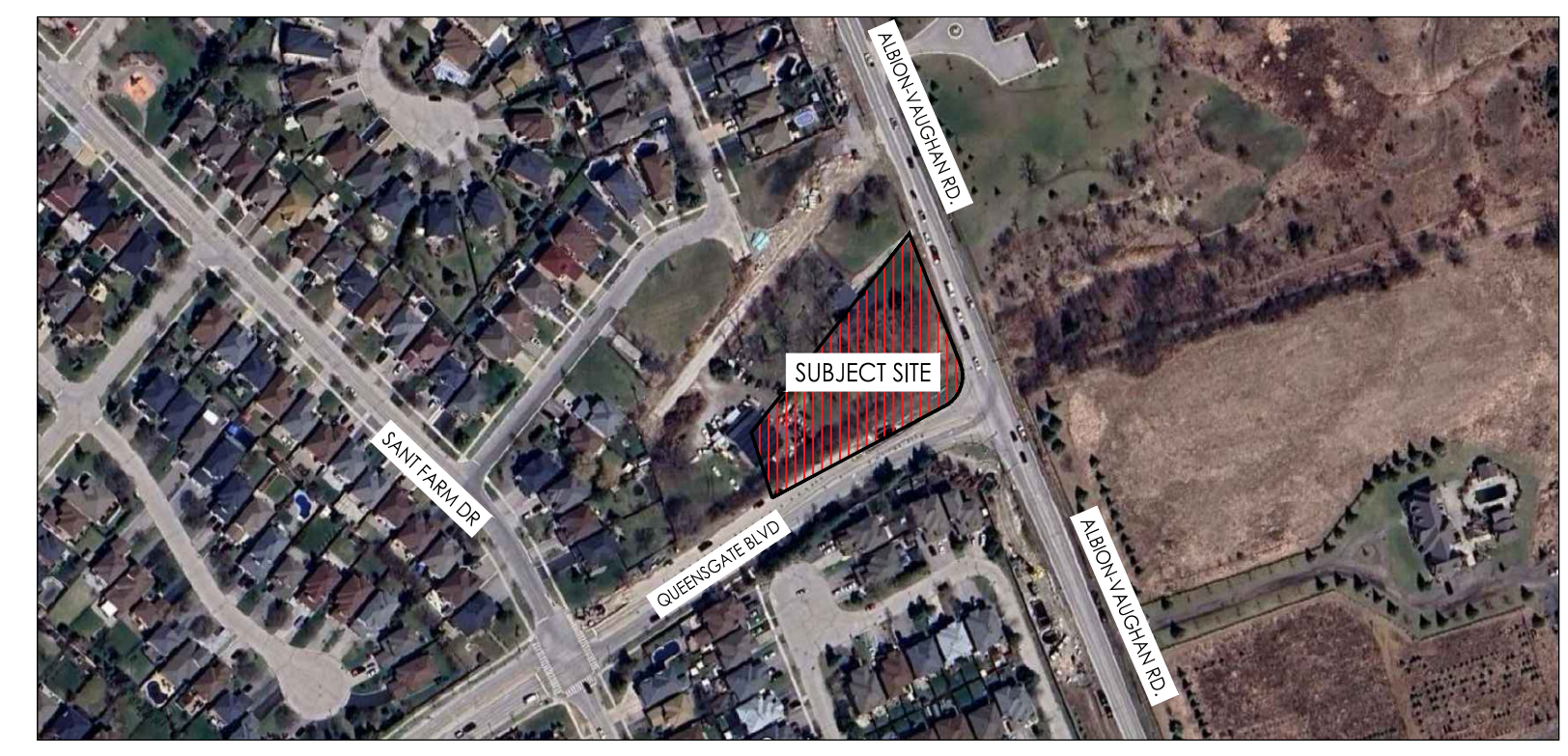


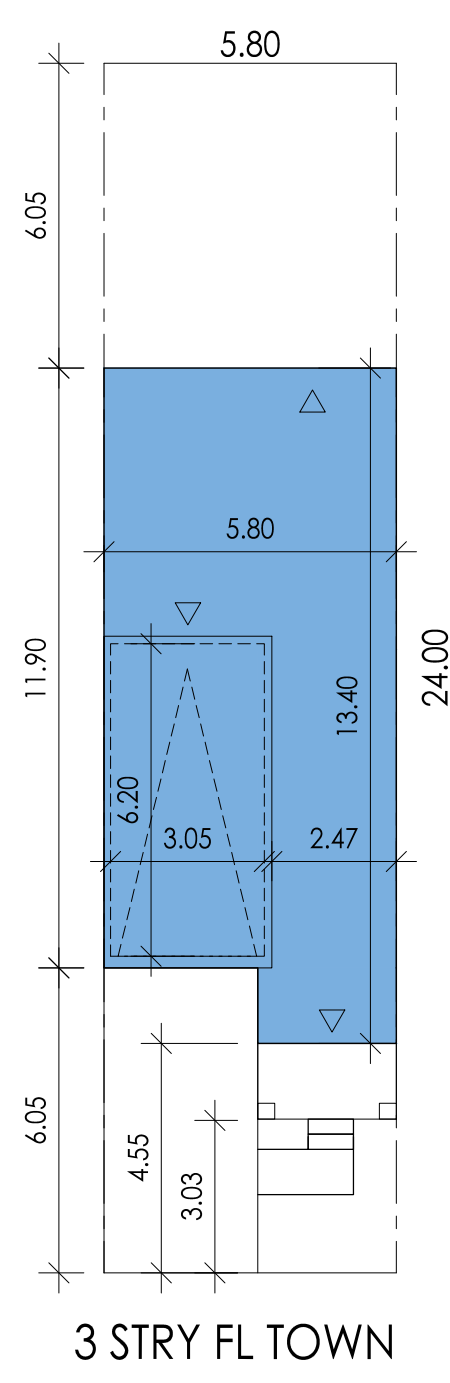
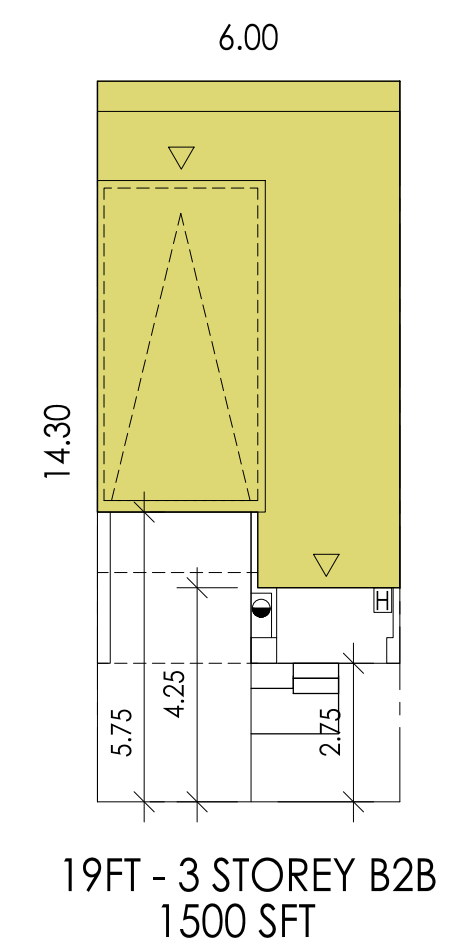
ZONING MATRIX		
BY LAW - 2006-50	ZONE: R1-116	
	REQUIRED	PROPOSED
LOT AREA (MIN)	270m ²	B2B = 85m ² FLTH(3 STRY) = 139m ²
LOT FRONTAGE	INT. LOT = 9.0m COR. LOT = 11.0m	B2B = 6.0m (INT LOT) B2B = 7.7m (END UNIT) FLTH = 5.8m (INT LOT) FLTH = 6.0m (END UNIT)
MIN. YARD SETBACKS		
FRONT YARD	- MAIN BUILDING = 4.5m - ATTACHED GARAGE (WHERE SIDEWALK IS LOCATED IN MUNICIPAL R.O.W ALONG THE FRONTAGE OF THE LOT) = 7.5m - ATTACHED GARAGE (WHERE NO SIDEWALK IS LOCATED IN MUNICIPAL R.O.W ALONG THE FRONTAGE OF THE LOT) = 6.0m	MAIN BUILDING = 4.0m ATTACHED GARAGE = 5.7m
SIDE YARDS	INT. = 1.2m EXT. = 3.0m	1.2m
REAR YARD	7.5m	B2B = 0m FLTH = 6.0m
BUILDING COVERAGE(MAX)	50%	B2B = 80.78% FLTH = 60%
MIN. PARKING SPACE	2 SPACES PER DWELLING UNIT	2 PARKING PER UNIT
MIN. VISITOR PARKING SPACE	0.25 SPACES PER DWELLING UNIT	0.24 PARKING PER UNIT
LANDSCAPE AREA	30%	B2BTH = 15% FLTH = 15%
BACKYARD AMENITY AREA (MIN)	56m ²	FLTH = 30 m ² B2BTH = 6.0 m ²
BUILDING HEIGHT	10.5m	FLTH/ B2BTH = 12.5m
BALCONIES OR DECKS ENCROACHMENT	2.0m	3.0m

TOWN OF CALEDON
PLANNING
RECEIVED
April 10, 2026.

SITE STATISTICS		
LOT AREA	0.98 Ha	2.42 Ac
3 STRY B2B TOWNS	30	
3 STRY FL TOWNS	19	
TOTAL NO. OF UNITS	49	
DENSITY	50 UPH	20 UPAC
VISITOR PARKING		
0.24/UNIT	12 NOS.	



KEY PLAN - NTS



ALLOWANCE FOR ROAD BETWEEN GEOGRAPHIC TOWNSHIPS OF ALBION AND CALEDON

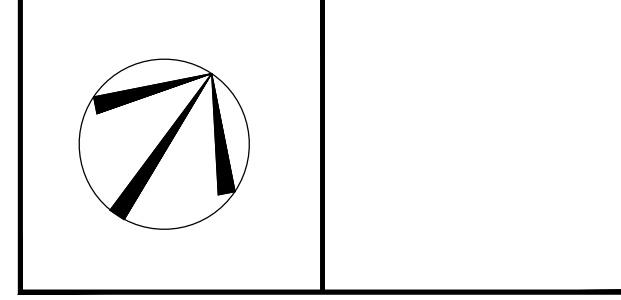
THESE DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO ARCHITECT.

PROJECT CONSULTANTS:

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	BY	CHK
1	ISSUED FOR REVIEW	21-11-2024	PP	RP
2	ISSUED FOR PRECON	22-11-2024	PP	RP
3	ISSUED FOR REVIEW	22-JUL-25	AG	RP
4	ISSUED FOR REVIEW	29-JUL-25	PP	AG
5	REV PER ENGG COMMENTS	26-AUG-25	AG	
6	ISSUED FOR COORDINATION	06-NOV-25	AG	
7	ISSUED FOR PRE-CON	12-DEC-25	PP	AG

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CLIENT
MOSAİK

PROJECT/LOCATION
ALBION-VAUGHAN ROAD,
CALEDON

DRAWING
SITE PLAN

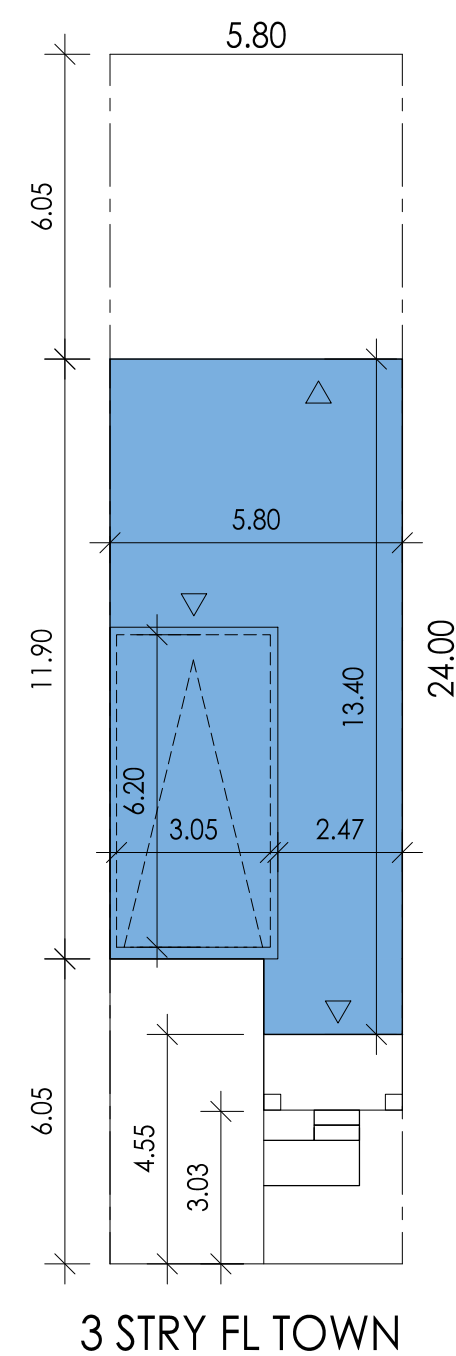
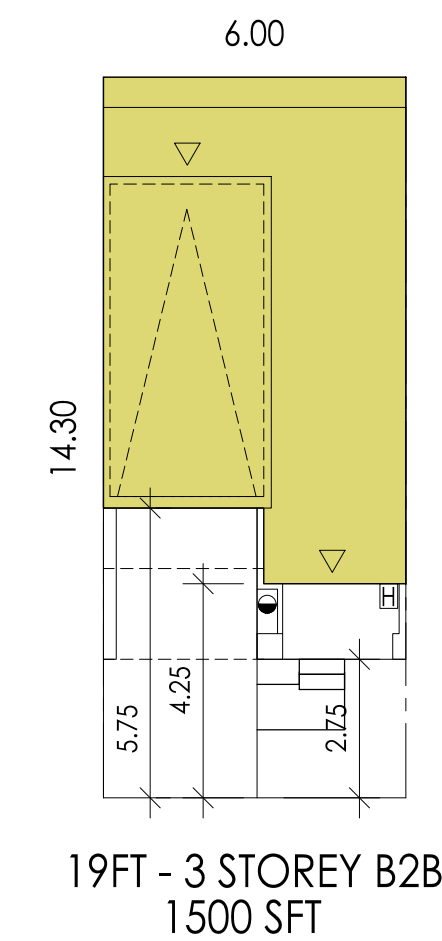
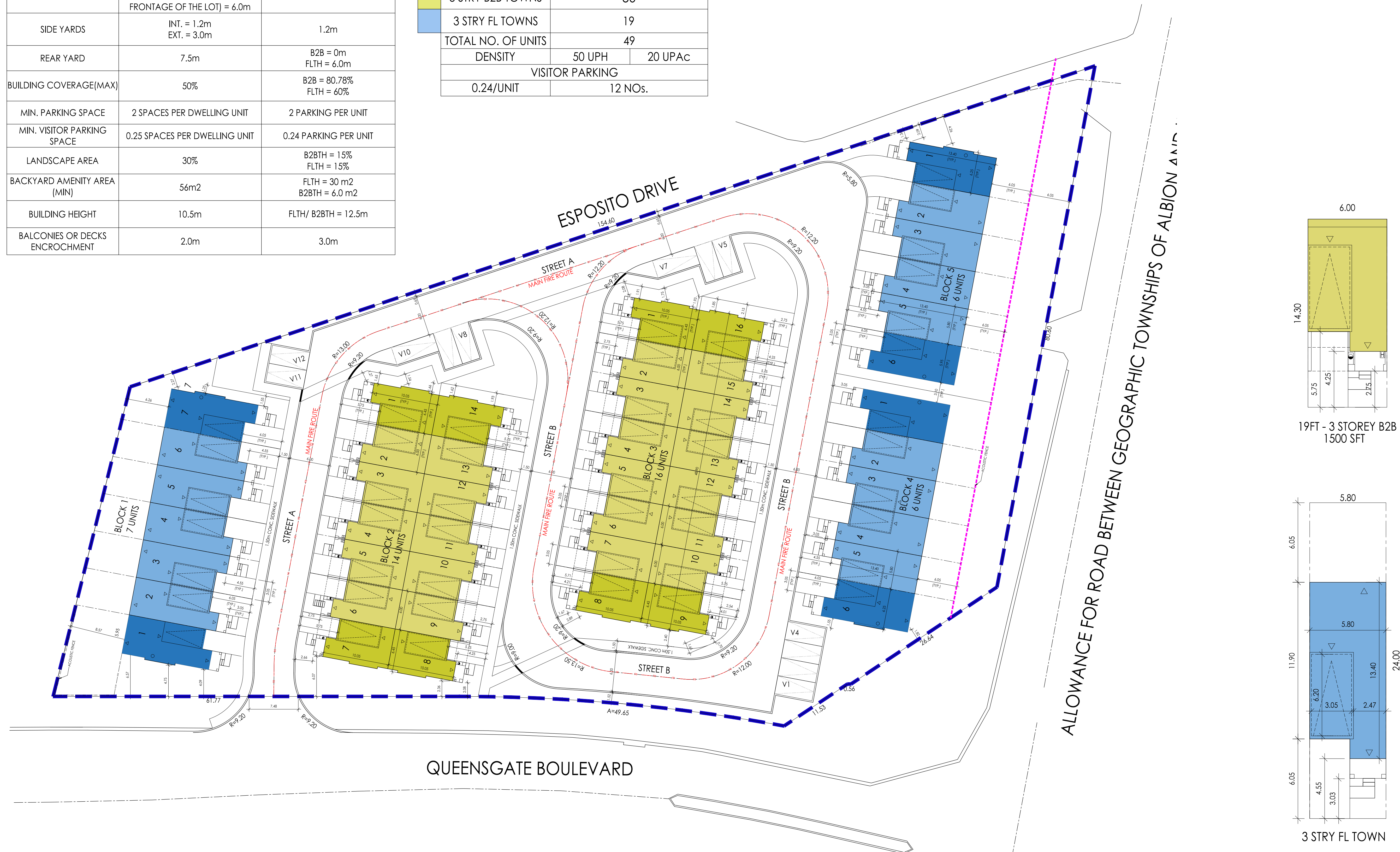
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DRAWN BY PP	CHECKED BY RP
PROJECT NUMBER 24080	DRAWING NUMBER SP-100

ZONING MATRIX		
BY LAW - 2006-50	ZONE: R1-116	
	REQUIRED	PROPOSED
LOT AREA (MIN)	270m ²	B2B = 85m ² FLTH(3 STRY) = 139m ²
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KEY PLAN - NTS



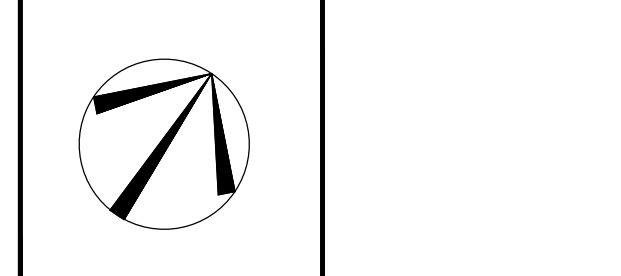
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PROJECT CONSULTANTS:

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	BY	CHK
1	ISSUED FOR PRE-COM	12DEC25	PP	LAG

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CLIENT: MOSAIK
PROJECT/LOCATION: ALBION-VAUGHAN ROAD, CALEDON
DRAWING: SITE PLAN

DATE: 30-11-2024	SCALE: 1:300
DRAWN BY: PP	CHECKED BY: RP
PROJECT NUMBER: 24080	DRAWING NUMBER: SP-100

