



LEGEND

- SITE BOUNDARY
- PROPOSED ROAD WIDENING BY REGION OF PEEL TRANSPORTATION (13940 AIRPORT RD - 15.94 TO 16.86 m WIDE)
- PROPOSED ROAD WIDENING BY REGION OF PEEL TRANSPORTATION (13846 AIRPORT RD - 11.76 TO 20.88 m WIDE)
- PROPOSED 26M ROAD ALLOWANCE
- PROPOSED BUILDING FOOTPRINT
- SP** PROPOSED SIGN PYLON LOCATION
- A** PROPOSED ACCESSIBLE PARKING TYPE A
- B** PROPOSED ACCESSIBLE PARKING TYPE B
- ART POD 1** PROPOSED ART POD LOCATION REFER TO TYPICAL ENLARGEMENT BY LANDSCAPE ARCHITECT - STUDIO TLA
- a+w=SO** PROPOSED ART+WORK SIGN WALL LOCATION
- DC** PROPOSED DEPRESSED CURB AS PER TOWN OF CALEDON STANDARDS.
- RW** PROPOSED RETAINING WALL REFER TO GRADING PLAN

NOTES - SITE PLAN CONSIDERATIONS :

- AIRPORT ROAD IS PROPOSED TO EXPAND TO A 45m R.O.W.
- NUMBER OF PARKING STALLS ARE DEPENDANT ON USE OF BUILDING
- 26m R.O.W. TO SPLIT TWO PROPOSED BLOCKS
- SUBJECT SITE IS CURRENTLY ZONED HIGHWAY COMMERCIAL UNDER BY-LAW 2006-50, CALEDON

LEGAL DESCRIPTION :

PART OF LOT 27, CONCESSION 6 EAST OF HURONTARIO STREET FORMERLY IN THE TOWNSHIP OF CHINGUACOUSY, COUNTY OF PEEL, NEW IN THE TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEEL

SURVEY NOTE :

SITE PLAN INFORMATION TAKEN FROM BOUNDARY AND TOPOGRAPHIC SURVEY PLAN PREPARED BY MANDARIN SURVEYORS LTD. O.L.S. C.L.S.
DATED: FEBRUARY 10, 2020 - PROPERTY AT 13840 AIRPORT RD AND FEBRUARY 11, 2020 - PROPERTY AT 13940 AIRPORT RD

BLOCK AND BUILDING SCHEDULE :

BLOCK 1

ZONING DESIGNATION - CH 563
11,715m² (1.17 hc = 2.90 ac)
BLOCK 1 BUILDING SCHEDULE:

GROUND FLOOR AREA:	2ND FLOOR:	TOTAL BUILDING AREA:
H - 136.3 m ² : 1,467 SF (EX. HOUSE INCLUDED - 64.6 m ² - 695 SF)		
A - 375.0 m ² : 4,036 SF		
B - 2,900.0 m ² : 31,215 SF	1,033.0 m ² : 11,119 SF	3,933.0 m ² : 42,334 SF
C - 773.0 m ² : 8,320 SF	437.0 m ² : 4,703 SF	1,210.0 m ² : 13,024 SF

TOTAL BUILDING AREA INCLUDING 2ND FLOOR:
5,654.3 m² : 60,862 SF (DENSITY 48.3%)

TOTAL NUMBER OF PARKING : 83
(5 TYPE A AND 3 TYPE B ACCESSIBLE PARKING INCLUDED)

BLOCK 2

ZONING DESIGNATION - CH 563 AND SOUTH PART - CH 302
2,280 m² (0.23 hc = 0.56 ac)
26 m WIDE ROAD ALLOWANCE - PRIVATE ROAD

BLOCK 3

ZONING DESIGNATION - CH 302 AND NORTH PART - CH 563
24,221 m² (2.42 hc = 5.99 ac)

GROUND FLOOR AREA:	2ND FLOOR:	TOTAL BUILDING AREA:
D - 726.0 m ² : 7,814 SF	391.0 m ² : 4,208 SF	1,117.0 m ² : 12,023 SF
E - 3,377.0 m ² : 36,350 SF	821.0 m ² : 8,837 SF	4,198.0 m ² : 45,187 SF
F - 3,476.0 m ² : 37,415 SF	920.0 m ² : 9,902 SF	4,396.0 m ² : 47,318 SF
G - 3,476.0 m ² : 37,415 SF	920.0 m ² : 9,902 SF	4,396.0 m ² : 47,318 SF

TOTAL BUILDING AREA INCLUDING 2ND FLOOR:
14,107 m² : 151,846 SF (DENSITY 58.2%)

TOTAL NUMBER OF PARKING : 166
(6 TYPE A AND 6 TYPE B ACCESSIBLE PARKING INCLUDED)

BLOCK 4

ZONING DESIGNATION - CH 563
3,112 m² (0.31 hc = 0.77 ac)
ROAD WIDENING BY REGION OF PEEL TRANSPORTATION

BLOCK 5

ZONING DESIGNATION - CH 302
4,808 m² (0.48 hc = 1.19 ac)
ROAD WIDENING BY REGION OF PEEL TRANSPORTATION

KEY MAP - NTS



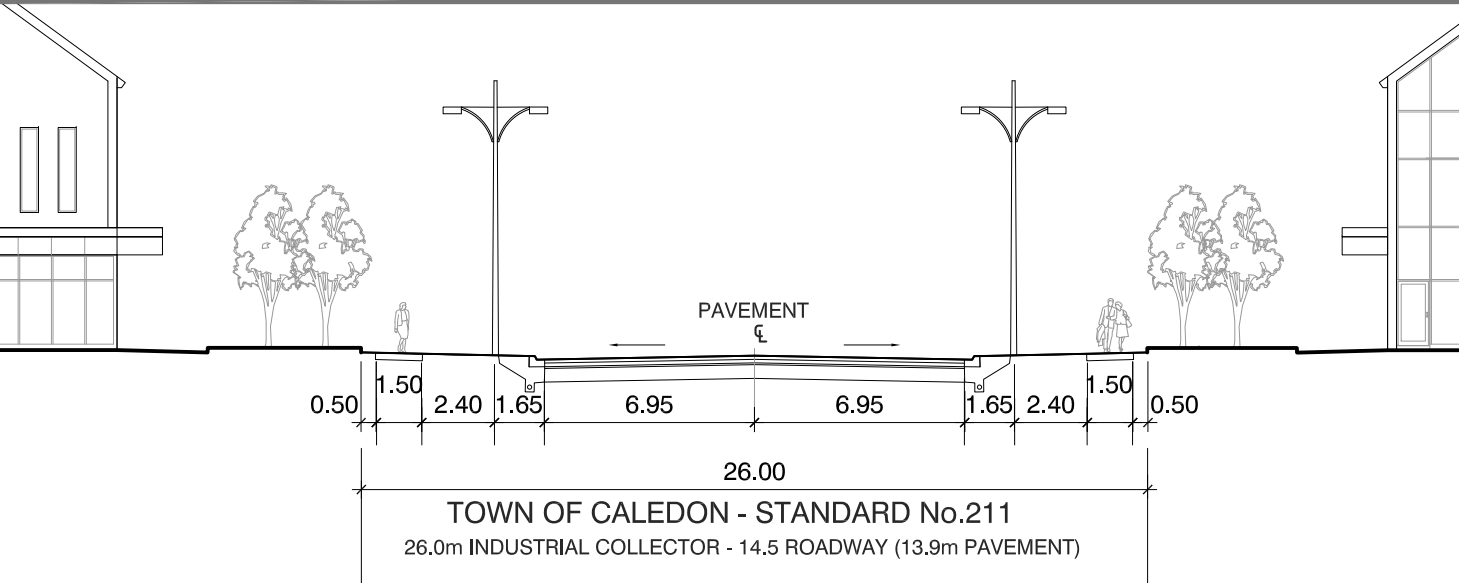
SUBJECT PROPERTY

CONSULTANT LIST :

PLANNING & ARCHITECTURE:	RG CONSULTING INC.	416.213.0200
LANDSCAPE DESIGN:	STUDIO TLA	416.638.4911
ENGINEERING:	CALDER ENGINEERING LTD.	905.857.7600
ENVIRONMENTAL: GEOTECHNICAL & HYDROGEOLOGICAL:	PEACE ENVIRONMENTAL	416.213.1700
	HLV2K ENGINEERING LIMITED	905.569.9765
O.L.SURVEYING:	MANDARIN SURVEY GROUP	647.430.1366

SITE STATISTICS : TOWN OF CALEDON - ZONING BY-LAW 2006-50 - CH - HIGHWAY COMMERCIAL ZONING DESIGNATION CH-563 AND CH-302

PROPOSED			REQUIRED	
LOT AREA :	DEVELOPMENT AREA	38,216 m ²	3.82 hc	9.45 ac
	(26 m PRIVATE ROAD ALLOWANCE INCLUDED)	(2,280 m ²)	(0.23 hc)	(0.53 ac)
	PROPOSED ROAD WIDENING BY REGION OF PEEL TRANSPORTATION (13940 AIRPORT RD)	3,112 m ²	0.31 hc	0.77 ac
	PROPOSED ROAD WIDENING BY REGION OF PEEL TRANSPORTATION (13846 AIRPORT RD)	4,808 m ²	0.48 hc	1.19 ac
	TOTAL LOT AREA	46,136m ²	4.61 hc	11.40 ac
TOTAL COVERAGE :		15,239.3 m ²	(164,034 SF)	
TOTAL 2ND STOREY AREA :		4,522.0 m ²	(48,674 SF)	
TOTAL BUILDING GFA :		19,761.3 m ²	(212,708 SF)	
TOTAL DENSITY :		51.7%		
TOTAL NUMBER OF PARKING SPACES: (1 SPACE / 40m ²) (ACCESSIBLE PARKING INCLUDED)		249		494
ACCESSIBLE PARKING : (REQUIRED 2 ACCESSIBLE SPACES +2%)		20		12
TOTAL NUMBER OF LOADING SPACES: (1 / 2,800 m ² OF NET FLOOR AREA)		23		7



2 SITE PLAN SECTION A-A

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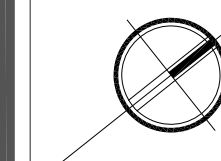
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PRINTS ARE NOT TO BE SCALED

NO.:	DATE:	REVISION:
1	26/06/17	PRELIMINARY
8	27/05/19	PRELIMINARY
13	25/09/19	PRELIMINARY- FLOOR PLANS
14	15/11/19	ISSUED FOR DART MEETING
15	03/12/19	TOWN COMMENTS CHANGES
16	12/12/19	ISSUED FOR COORDINATION
17	09/01/20	TOWN COMMENTS CHANGES
18	05/02/20	ISSUED FOR COORDINATION
19	26/02/20	ISSUED FOR COORDINATION
20	21/04/20	HERITAGE HOUSE LANDSCAPE
21	06/05/20	ISSUED FOR COORDINATION
28	19/11/20	ISSUED FOR COORDINATION
29	19/01/21	ISSUED FOR COORDINATION
30	23/03/21	ISSUED FOR COORDINATION
31	14/07/21	ISSUED FOR COORDINATION
32	09/08/21	ISSUED FOR COORDINATION
33	13/09/21	ISSUED FOR COORDINATION
34	10/03/22	BUILDING A REFERENCE
35	15/03/22	ISSUED FOR SPA SUBMISSION

- ☐ ISSUED FOR CONSTRUCTION
- ☐ ISSUED FOR PRICING
- ☐ ISSUED FOR BUILDING PERMIT
- ☐ ISSUED FOR PRELIMINARY REVIEW



TOWN OF CALEDON
PLANNING
RECEIVED

May 3, 2022

www.rgdesigngroup.com

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PROPOSED DEVELOPMENT
FOR AIRPORT KING INC.
13846 & 13940 AIRPORT ROAD
SANDHILL, CALEDON, ON

project number: 1710

date: MARCH 2022

scale: AS NOTED

drawn by: ZL

checked by: RG

drawing number: P17-01-01D

MASTER SITE PLAN
SP1