

- ### 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
 - PROPOSED SIGN PYLON LOCATION
 - PROPOSED ACCESSIBLE PARKING TYPE A
 - PROPOSED ACCESSIBLE PARKING TYPE B
 - PROPOSED ART POD LOCATION REFER TO TYPICAL ENLARGEMENT BY LANDSCAPE ARCHITECT - STUDIO TLA
 - PROPOSED ART+WORK SIGN WALL LOCATION
 - PROPOSED DEPRESSED CURB AS PER TOWN OF CALEDON STANDARDS.
 - 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**

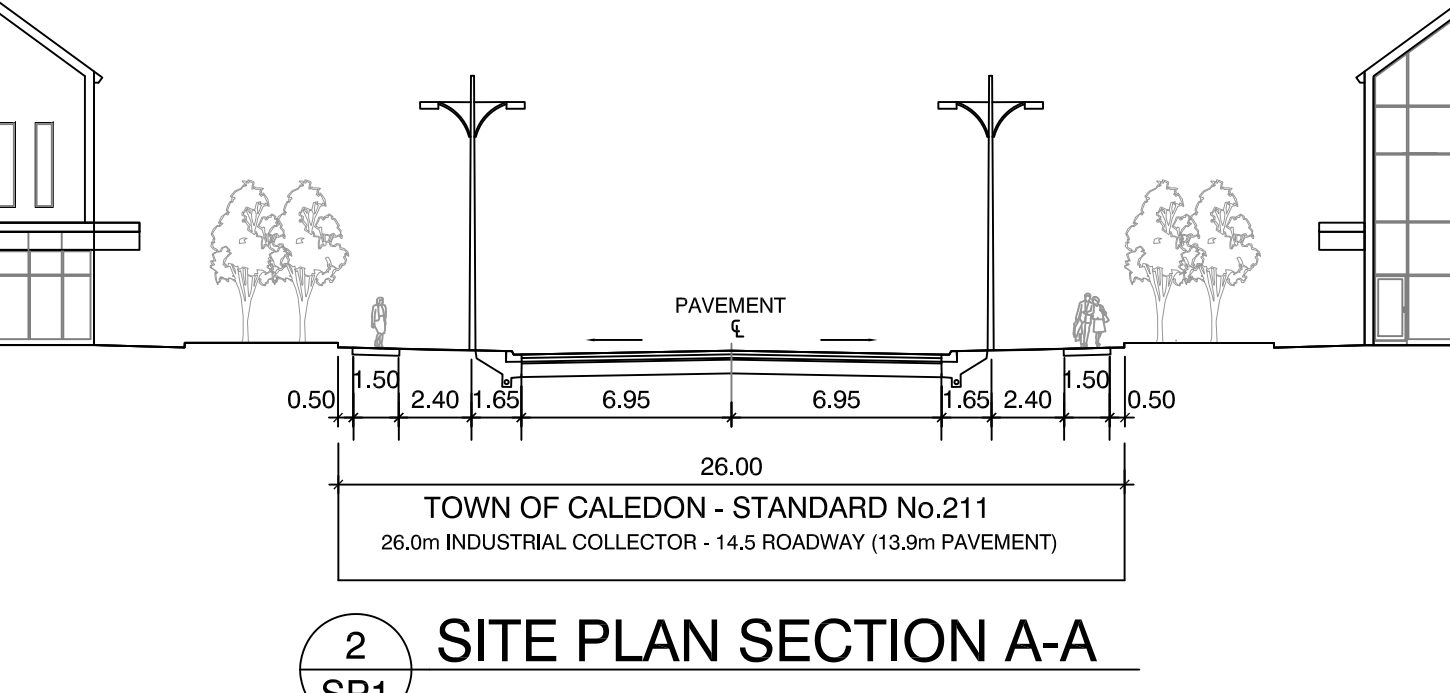


CONSULTANT LIST :

PLANNING & ARCHITECTURE:	RG CONSULTING INC.	416.213.0200
LANDSCAPE DESIGN:	STUDIO TLA	416.638.4911
ENGINEERING:	CALDER ENGINEERING LTD.	905.857.7600
ENVIRONMENTAL:	PEACE ENVIRONMENTAL	416.213.1700
GEOTECHNICAL & HYDROGEOLOGICAL:	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

LOT AREA :	DEVELOPMENT AREA	PROPOSED		REQUIRED	
		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	



THESE PLANS ARE THE COPYRIGHT PROPERTY OF RG CONSULTING INC. AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

THE CLIENT SHALL BE ENTITLED TO A COPY OF ALL DRAWINGS, SPECIFICATIONS, DESIGNS AND DOCUMENTS PREPARED BY THE CONSULTANT, BUT SHALL NOT USE THEM FOR ANY OTHER PROJECT. THE ORIGINALS SHALL REMAIN THE PROPERTY OF RG CONSULTING INC.

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND ELEVATIONS AND BE RESPONSIBLE TO REPORT ON ADVANCE OF CONSTRUCTION IN WRITING ANY DISCREPANCIES BEFORE COMMENCING ANY WORK.

ONLY FINAL APPROVED DRAWINGS TO BE USED FOR CONSTRUCTION AND BY THE LOCAL MUNICIPAL AUTHORITY. ALL PRINTS TO BE RETURNED UPON COMPLETION OF WORK.

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

RGC

RG CONSULTING INC.

2201 Finch Avenue West, Suite #27, Toronto, Ontario M9M 2Y9
 Tel: 416 213 0200, Fax: 416 213 0202

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

1 SITE PLAN

2 SITE PLAN SECTION A-A