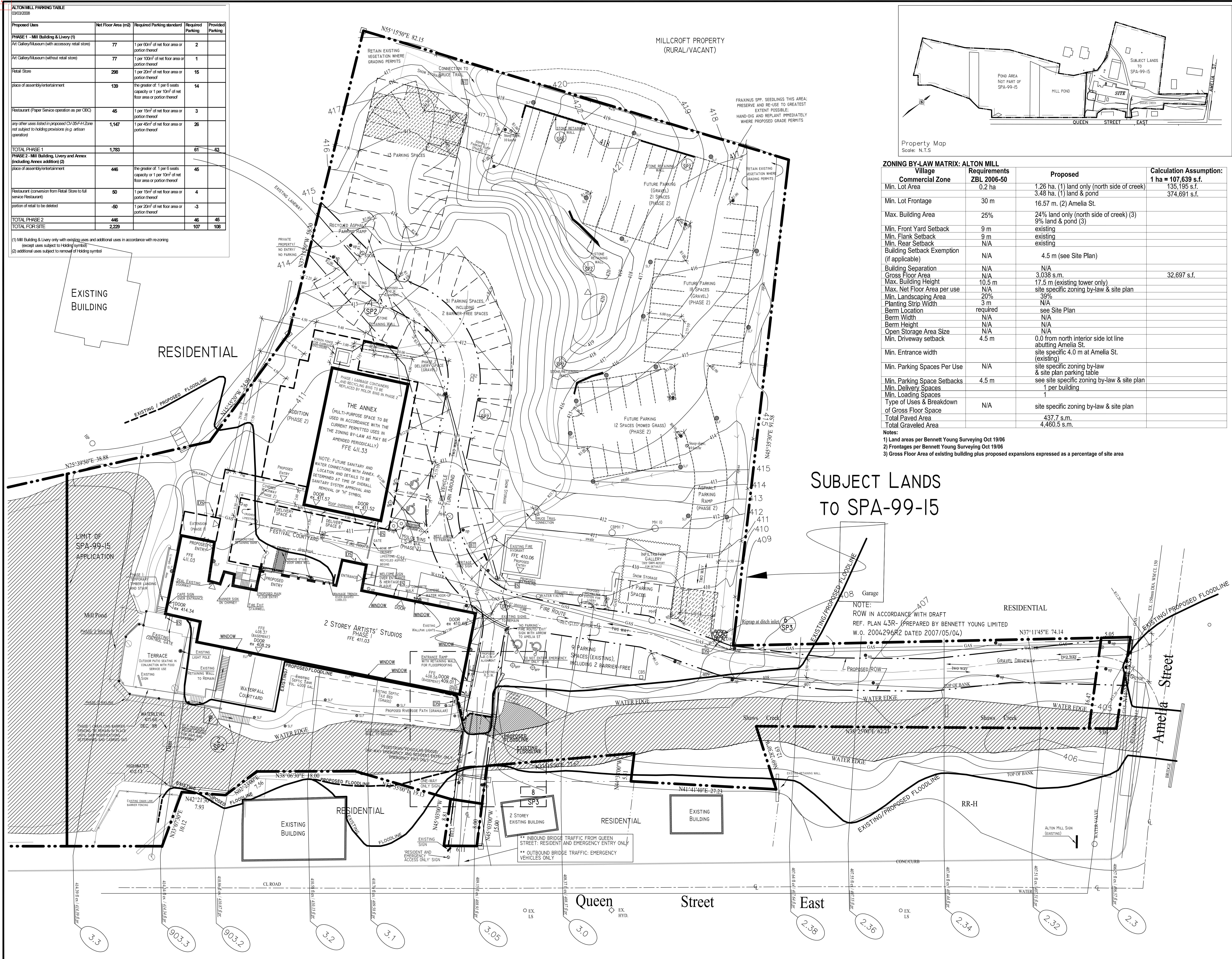


Proposed Uses	Net Floor Area (m ²)	Required Parking standard	Required Parking	Provided Parking
PHASE 1 - Mill Building & Livery (1)				
Art Gallery/Museum (with accessory retail store)	77	1 per 60m ² of net floor area or portion thereof	2	
Art Gallery/Museum (without retail store)	77	1 per 100m ² of net floor area or portion thereof	1	
Retail Store	298	1 per 20m ² of net floor area or portion thereof	15	
Place of assembly/entertainment	139	the greater of 1 per 6 seats capacity or 1 per 10m ² of net floor area or portion thereof	14	
Restaurant (Paper Service operation as per CBC)	45	1 per 15m ² of net floor area or portion thereof	3	
any other uses listed in proposed CV-35-F-H Zone not subject to holding provisions (e.g. artisan operator)	1,147	1 per 45m ² of net floor area or portion thereof	25	
TOTAL PHASE 1	1,783		61	63
PHASE 2 - Mill Building, Livery and Annex (including Annex addition) (2)				
Place of assembly/entertainment	446	the greater of 1 per 6 seats capacity or 1 per 10m ² of net floor area or portion thereof	45	
Restaurant (conversion from Retail Store to full service Restaurant)	50	1 per 15m ² of net floor area or portion thereof	4	
portion of retail to be deleted	-50	1 per 20m ² of net floor area or portion thereof	-3	
TOTAL PHASE 2	446		46	45
TOTAL FOR SITE	2,229		107	108

(1) Mill Building & Livery only with existing uses and additional uses in accordance with re-zoning (except uses subject to Holding symbol)
(2) additional uses subject to removal of Holding symbol



ZONING BY-LAW MATRIX: ALTON MILL		Requirements	Proposed	Calculation Assumption:
Village	Commercial Zone	ZBL 2006-50		1 ha = 107,639 s.f.
Min. Lot Area	0.2 ha	1.26 ha, (1) land only (north side of creek) 3.48 ha, (1) land & pond		135,195 s.f.
Min. Lot Frontage	30 m	16.57 m, (2) Amelia St.		374,691 s.f.
Max. Building Area	25%	24% land only (north side of creek) (3) 9% land & pond (3)		
Min. Front Yard Setback	9 m	existing		
Min. Flank Setback	9 m	existing		
Min. Rear Setback	N/A	existing		
Building Setback Exemption (if applicable)	N/A	4.5 m (see Site Plan)		
Building Separation	N/A	N/A		
Gross Floor Area	N/A	3,038 s.m.		32,697 s.f.
Max. Building Height	10.5 m	17.5 m (existing tower only)		
Max. Net Floor Area per use	N/A	site specific zoning by-law & site plan		
Min. Landscaping Area	20%	39%		
Planting Strip Width	3 m	N/A		
Berm Location	required	see Site Plan		
Berm Width	N/A	N/A		
Berm Height	N/A	N/A		
Open Storage Area Size	N/A	N/A		
Min. Driveway setback	4.5 m	0.0 from north interior side lot line abutting Amelia St. site specific 4.0 m at Amelia St. (existing)		
Min. Entrance width	N/A	site specific zoning by-law & site plan parking table		
Min. Parking Space Setbacks	4.5 m	see site specific zoning by-law & site plan		
Min. Delivery Spaces		1 per building		
Min. Loading Spaces				
Type of Uses & Breakdown of Gross Floor Space	N/A	site specific zoning by-law & site plan		
Total Paved Area		437.7 s.m.		
Total Graveled Area		4,460.5 s.m.		

Notes:
1) Land Areas per Bennett Young Surveying Oct 19/06
2) Frontages per Bennett Young Surveying Oct 19/06
3) Gross Floor Area of existing building plus proposed expansions expressed as a percentage of site area

SUBJECT LANDS
TO SPA-99-15

NOTE:
ROW IN ACCORDANCE WITH DRAFT
REF. PLAN 43R- (PREPARED BY BENNETT YOUNG LIMITED
W.O. 2004296R2 DATED 2007/05/04)

KEY PLAN

NOTES

- Legal survey information taken from Bennett Young Limited, Professional Land Survey, 2006
- Topographic survey information taken from Schud Engineering, Orangeville, Ontario, 1999.
- Bestmark information taken BM 798476 Elev. 416.310
Lat. 43-51.4' Long. 80-028'
- Two storey red brick house (owned by Mrs. W. McClellan) on East side of Hwy. 136, 04 km. South of the Baptist Church at Hwy. 136 North of Caledon Road 20 and 16.5m East of centre line of Hwy. 136.
Tablet set horizontally in North face of stone foundation, 4.2m East of Northwest corner, 1.5m above ground level
- Retain existing vegetation where grading permits.
- All parking areas and driveways are graded unless otherwise specified.
- All on-site exterior lighting is directed downward, and does not interfere upon adjacent properties.
- The maximum height of all lighting fixtures is 9.0m.
- Minimum distance of lighting fixtures from any street line is 4.5 m.
- All measurements in metres unless otherwise specified.
- Do not scale from drawing.
- Refer to G1 for details of proposed grading, and to P1 for phasing details.

LEGEND

- BEL: Bell telephone line
- GAS: Natural Gas line
- WATER: Waterline & hydrant
- INT & VALVE: Post and wire fence
- Property line
- 412: Existing contour
- 412: Proposed contour
- Entrance
- Fire route sign/no parking
- Fire route sign/ yield to oncoming traffic
- Barrier-free parking sign
- Brace Trail marker
- Directional sign
- Interpretive sign
- External light fixture/ Solar light fixture
- Bollard
- Proposed Building
- Drainage Structures
- Snow storage
- Centre Line
- Proposed ROW
- Existing easement
- Floodline section

Parking Phase Symbols

- Existing Parking
- Phase 1 Parking
- Phase 1 / temporary spaces
- Phase 2 Parking

NO.	DATE	DESCRIPTION	BY	CHKD
21	17.06.09	AS-BUILT	ors	ORS
20	12.05.08	for approval	nmp	ORS
19	03.03.08	SITE PLAN SUBMISSION	nmp	ORS
18	04.02.08	for review	nmp	ORS
17	04.02.08	for review	nmp	ORS
16	28.01.08	for review	nmp	ORS
15	07.01.08	for review	nmp	ORS
14	21.12.07	for review	nmp	ORS
13	12.12.07	for review only	nmp	ORS
12	27.06.07	for approval	nmp	ORS
11	12.06.07	new R.A.W.	nmp	ORS
10	04.01.07	for approval	nmp	ORS
9	08.05.07	for review only	nmp	ORS
8	03.05.07	for discussion	nmp	ORS
7	13.03.07	for submission	nmp	ORS
6	04.01.07	for submission	nmp	ORS
5	12.22.06	for submission only	nmp	ORS
4	12.07.06	for discussion only	nmp	ORS
3	15.10.06	For submission	nmp	ORS
2	29.06.06	For SWM planning	nmp	ORS
1	31.01.05	For discussion	nmp	ORS
0	01.01.05	description	nmp	ORS

TOWN OF CALEDON

PLANNING DEPARTMENT
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ALTON MILL

SITE PLAN

10-01-01: NMP	DATE: JANUARY 2007
10-01-02: NMP	SCALE: 1:250
10-01-03: ORS	PROJECT NO: DS-0034

Refer to G1 for details of proposed grading

SP1