



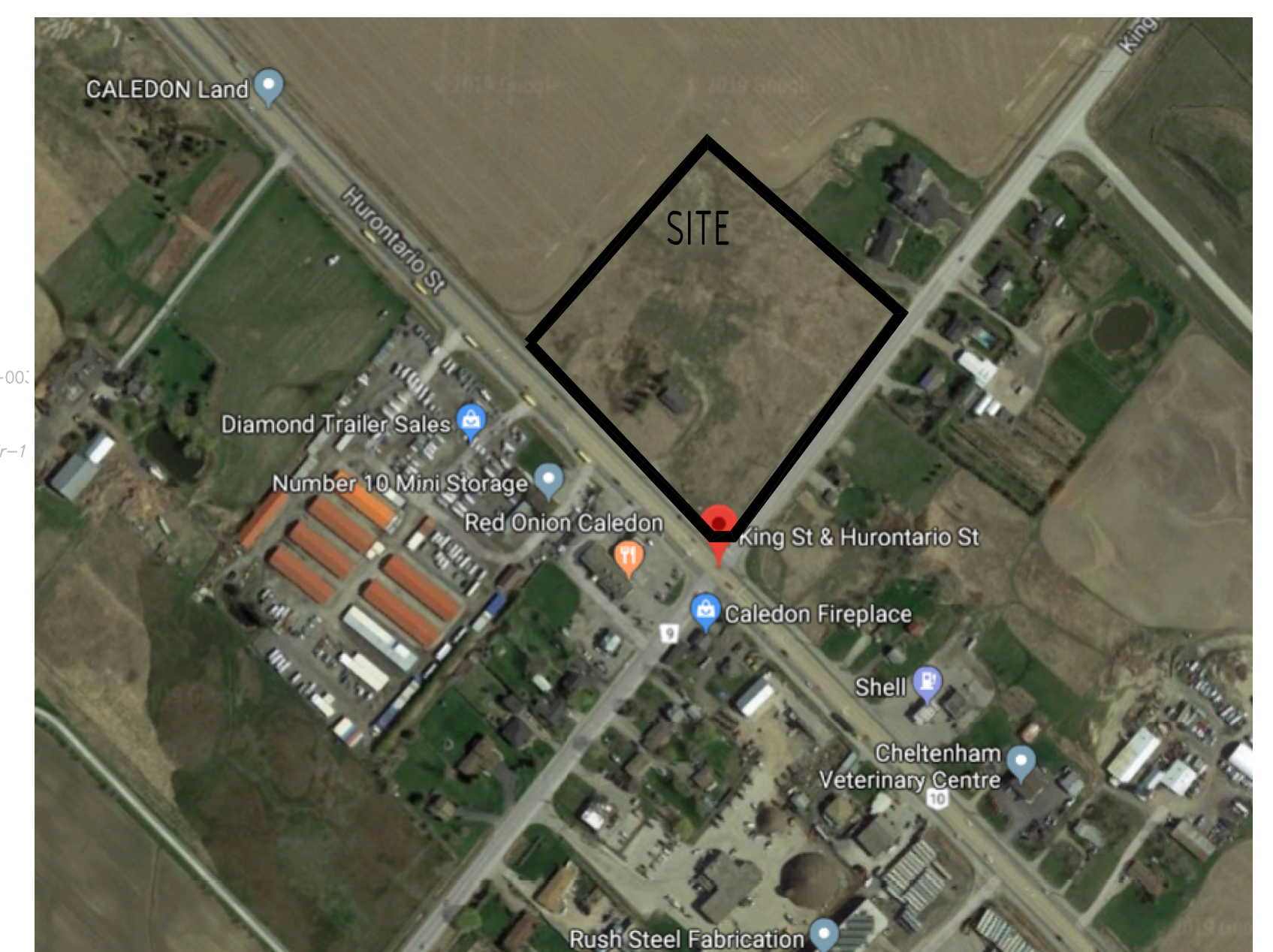
SITE INFORMATION: - CV-267, A-1 AND A1-347		
	REQUIREMENTS	PROPOSED
A1 ZONING	NO BUILDING ON SITE	(AREA = 9,474.9 SQ.M.)
A1-347 ZONING	NO BUILDING ON SITE	(AREA = 4,204.8 SQ.M.)
CV-267 ZONING	NO BUILDING ON SITE	(AREA = 18,200.8 SQ.M.)
MIN. LOT AREA (EXCLUDING A1 & A1-347 ZONING)	1390 SQ.M.	18,200.8 SQ.M.
MIN. LOT FRONTAGE (KING ST.)	210 M	122.0 M
MAX. BUILDING AREA	50%	8.3 %
MIN. FRONT SETBACK (KING ST.)	7.5 M	7.6 M
MIN. FLANK SETBACK (HWY. 10)	9 M	14.8 M
MIN. REAR SETBACK	7.5 M	35.0 M
MIN. SIDE SETBACK	7.5 M	19.38 M
BUILDING SETBACK EXEMPTION	N/A	N/A
BUILDING SEPARATION	-	SEE DWG.
GROSS FLOOR AREA	9,100.4 SQ.M. (TOTAL)	1516.5 SQ.M. (TOTAL)
MAX. BUILDING HEIGHT	10.5 M	10 M
MAX. NET FLOOR AREA PER USE	BUILDING "A" BUILDING "B" BUILDING "C" & "D"	9,100.4 SQ.M. (TOTAL)
MIN. LANDSCAPING AREA	20% (3,640.1 SQM)	RETAIL-269.3 SQ.M. RESTAURANT-1247.2 SQ.M.
PLANTING STRIP LOCATION	-	NORTH OF LOT
MIN. PLANTING STRIP WIDTH	3.0 M	6.1 M
BERM LOCATION	-	SEE LANDSCAPE DWGS
BERM WIDTH	-	SEE LANDSCAPE DWGS
BERM HEIGHT	-	SEE LANDSCAPE DWGS
OPEN STORAGE AREA SIZE	-	0 SQ.M.
MIN. DRIVEWAY SETBACK	1.5 M	4.3 M
MIN. PARKING SPACES PER USE:		
RETAIL - 269.3 SQM @ 1/20 SQM = 14		76 SPACES
RESTAURANT (NET FLOOR AREA) - 577.2 SQM @ 1/15 SQM = 39		130 SPACES
OFFICE AREA - 670 SQM @ 1 / 30 SQM = 23		(125 CARS + 05 TRUCKS)
MIN. PARKING SPACE SETBACKS	1.5 M	3.0 M
MIN. DELIVERY SPACES	4	4
MIN. LOADING SPACES	0	0
TOTAL CONCRETE PAVEMENT AREA	-	498.3 SQ.M.
TOTAL ASPHALT PAVEMENT AREA WITH CURB	-	12186 SQ.M.
TOTAL LANDSCAPE AREA	-	4000.0 SQ.M.

TOTAL SITE AREA: (A1, A1-347, CV-267) = 31,880.5 SQ.M. (7.88 ACRES, 3.3 Ha)

▲ DENOTES ENTRY/EXIT TO BUILDING
ALL MAIN ENTRANCES TO UNITS ARE EQUIPPED WITH POWER DOOR OPERATORS

PROPOSED USES:
 RETAIL-269.3 SQ.M.
 RESTAURANT-1247.2 SQ.M.

REFER TO BUILDING DRAWINGS FOR O.B.C. MATRIX
 REFER THIS DRAWING IN CONJUNCTION WITH SITE SERVICING, SITE GRADING, LANDSCAPE AND ELECTRICAL DRAWINGS.



TOWN OF CALEDON
 PLANNING
 RECEIVED
 December 13th, 2022



SPA 2019-0065

PROPOSED SITE PLAN
 SCALE: NTS

ISSUED FOR SPA - RESUBMISSION	22-11-2022
ISSUED FOR SPA - RESUBMISSION	14-08-2020
ISSUED FOR SPA	26-11-2019

PROJECT
 PROPOSED DEVELOPMENT
 N-E CORNER OF HURONTARIO & KING ST
 CALEDON, ON L7C 3M1

DRAWN BY	NL
SCALE	1:400
PROJECT NO.	1862
DRAWING TITLE & NO.	PROPOSED SITE PLAN A0

ALL INFORMATION AND DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE. DO NOT SCALE DRAWINGS. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF THE WORK. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THIS CONSTRUCTION SITE. THE DESIGN AND CONTRACT DRAWINGS ARE THE COPYRIGHT OF THE DESIGNER AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.