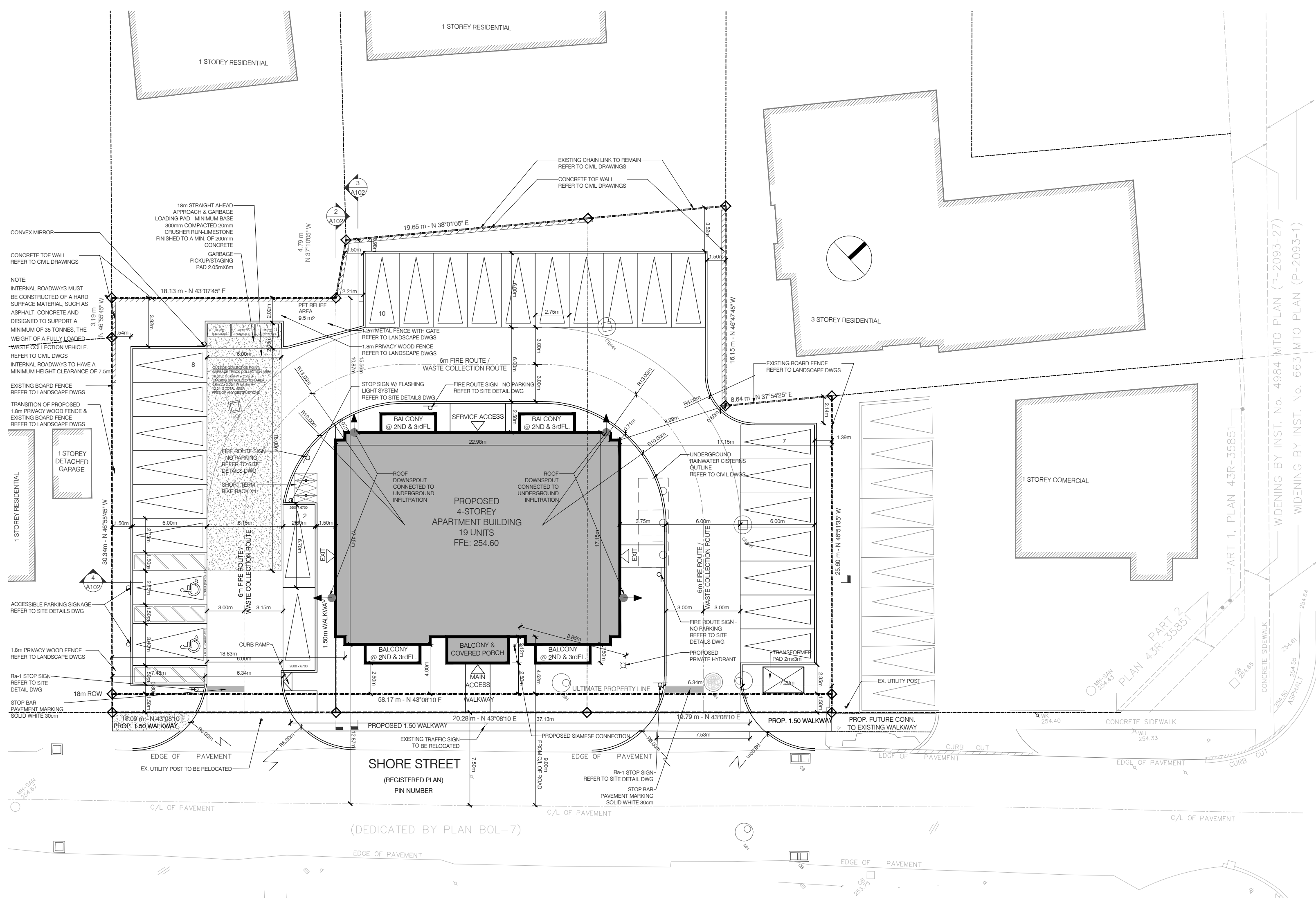
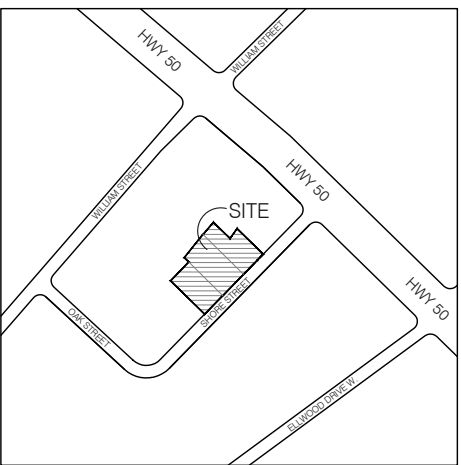




SITE PLAN LEGEND	
	DENOTES CATCHBASIN REFER TO CIVIL DWGS
	DENOTES CATCHBASIN/MANHOLE REFER TO CIVIL DWGS
	DENOTES MANHOLE REFER TO CIVIL DWGS
	DENOTES BIKE STORAGE
	DENOTES TREES/PLANTS REFER TO LANDSCAPE DWGS
	DENOTES WASTE RECEPTACLE
	DENOTES UNIT PAVING REFER TO LANDSCAPE DWGS
	DENOTES CONCRETE PAVING REFER TO LANDSCAPE DWGS
	DENOTES CONCRETE TOE WALL REFER TO LANDSCAPE DWGS

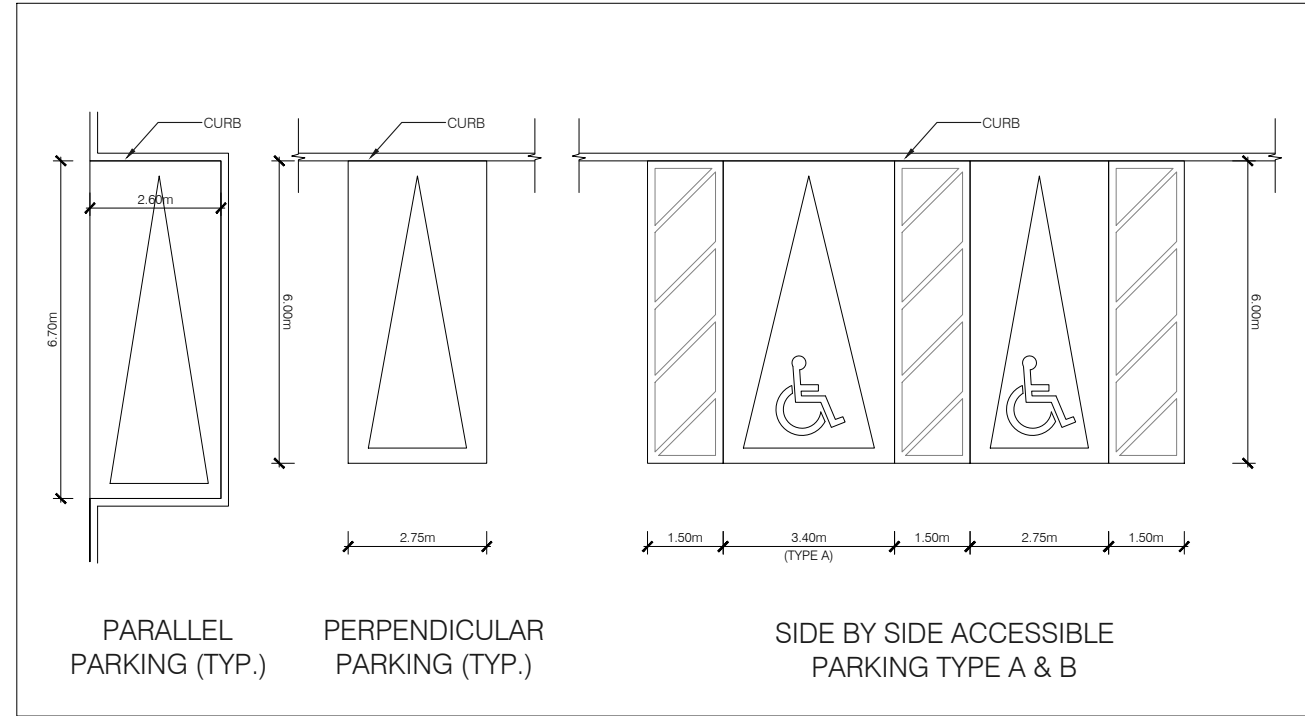


KEY PLAN

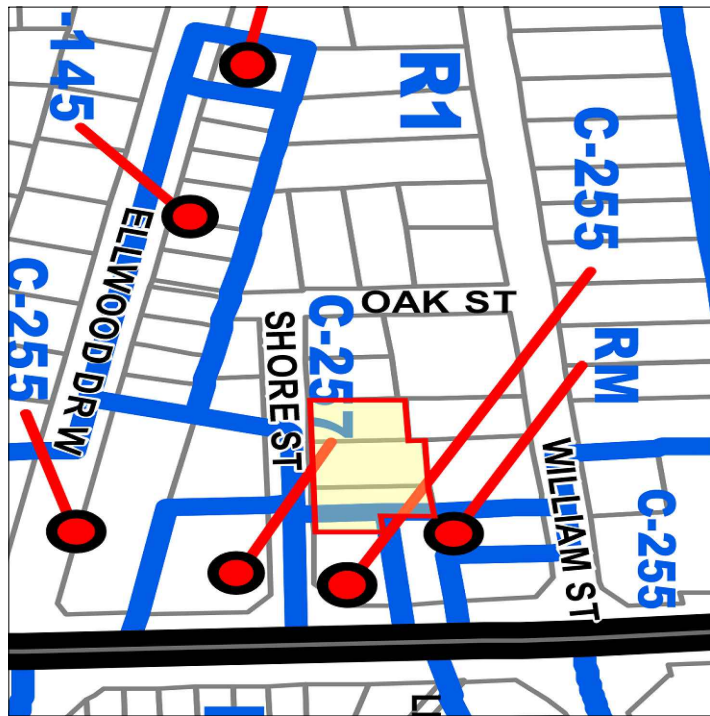
TOWN OF CALEDON
PLANNING
RECEIVED
September 4th, 2025

SITE DEVELOPMENT				
	EXISTING	REQUIRED	REQUIRED	PROPOSED
ZONE	C255 & R1	RM	RM-XXXX	RM-XXXX
TOTAL LOT AREA		925.00 m ²	-	2067.32 m ²
TOTAL LOT AREA - AFTER ROAD WIDENING		925.00 m ²	-	1980.00 m ²
LOT FRONTAGE		30.00 m	30.00 m	58.17 m
COVERAGE		20%	20%	19.64% (388.83 m ²)
MAX. HEIGHT		12.20 m	14.50 m	14.18 m
FRONT SETBACK		(3.00 m MIN.)	3.00 m MIN.	4.00 m
REAR SETBACK		(7.50 m MIN.)	7.50 m MIN.	10.87 m
LEFT SIDEYARD		(7.50 m MIN.)	7.50 m MIN.	18.08 m
RIGHT SIDEYARD		(7.50 m MIN.)	7.50 m MIN.	8.82 m
NUMBER OF UNITS		-	-	19
PARKING RATE		34 (1.75 PER UNIT)	25 (1.0 PER UNIT + 0.29 PER UNIT VISITORS)	27 (1.42 PER UNIT)
PARKING SETBACK		6m	0.5m INT. SIDE YARD, 0.8m ANY LOT LINE	0.74m
DRIVEWAY SETBACK		0.5m	0.4m	0.6m
LANDSCAPED AREA		45%	20% (396 m ²)	21.2% (420 m ²)
LANDSCAPED BUFFER		3m	0.4m	VARIES (SEE SITE PLAN)
PRIVACY YARD DEPTH (1st FLOOR WINDOWS)		5m	0m	VARIES (SEE SITE PLAN)
PLAY FACILITY AREA		4% (82.67 m ²)	0 m ²	0 m ²
AMENITIES (UNDERGROUND)		-	-	126 m ²
SHORT-TERM BIKE ST.		-	4	4
LONG-TERM BIKE ST.		-	10 (0.5/Unit)	10 (0.5/Unit)
NET RESIDENTIAL AREA		-	-	1,197.46 m ² 12,889 SF
GFA MAX.		-	1,600 m ²	1,557.40 m ² 16,764 SF
DENSITY (UNIT / HECTARE)		-	-	96
FSI (GFA / LOT AREA) MAX.		-	0.8	0.78
BUILDING AREA MAX.		-	20% (396 m ²)	19.7% (389.35 m ²)

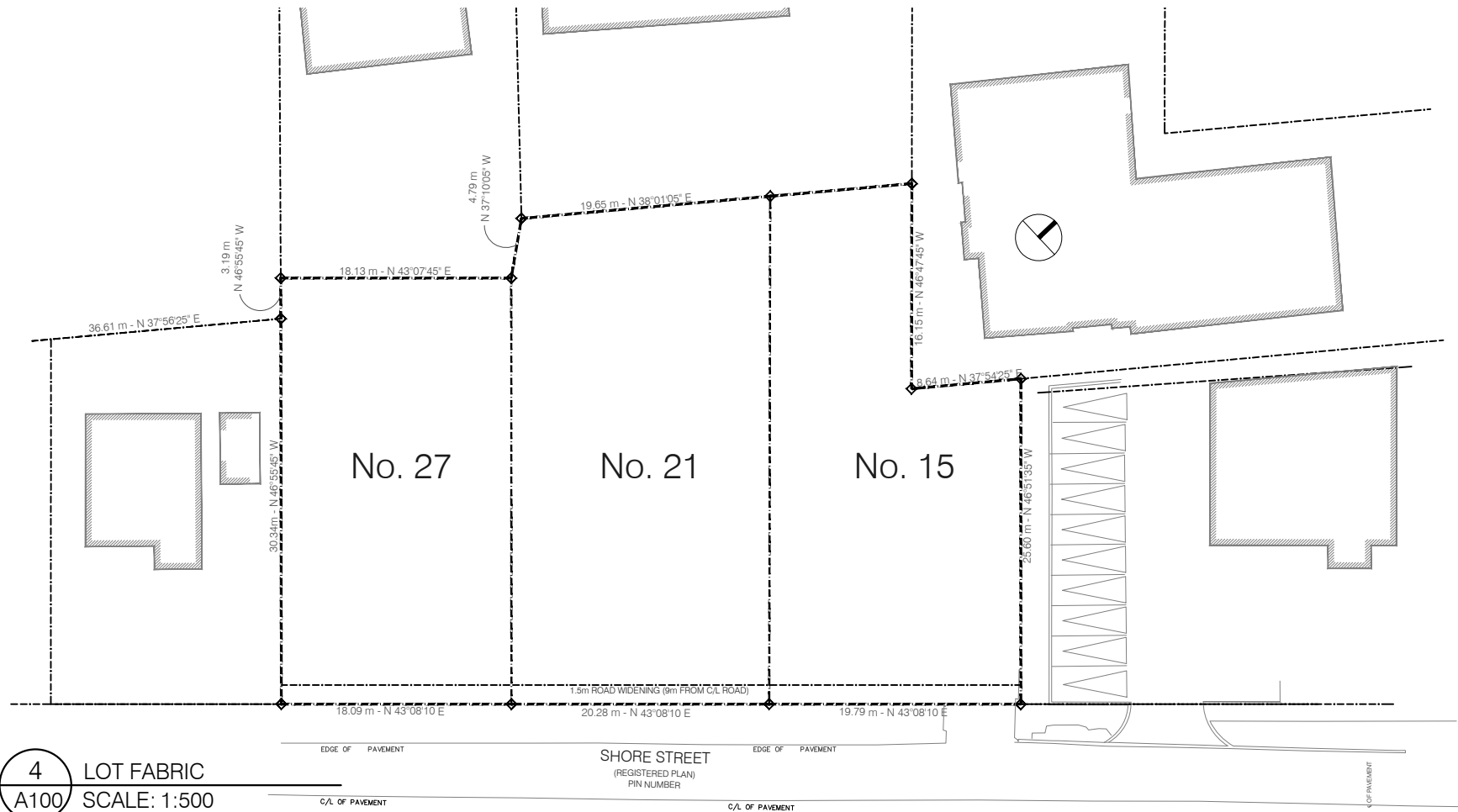
1 SITE PLAN
A100 SCALE: 1:250



2 PARKING STANDARDS
A100 SCALE: 1:150



3 ZONING MAP
A100 SCALE: NTS



4 LOT FABRIC
A100 SCALE: 1:500



3590 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO, L4H 3T8
416-806-7000
FCORTESE@FCARCHITECTS.CA

DRAWING:
PROPOSED
MULTI-UNIT RESIDENTIAL
ON
15, 21, 27 SHORE ST.
BOLTON, ON
CALEDON

DRAWING:
SITE PLAN
-
PLOTTED: N/A
DATE: 21/08/2025
PROJECT No: 2023-04
SCALE: AS NOTED
DRAWING No: A100
DRAWN BY: S.H.
REVIEWED BY: F.C.

FILE NAME: SHORE STREET - SITE PLAN - 2023-08-08.DWG