

Mar 01, 2025

By-law Standard (By-law 2006-50)	Requirements	Proposed
Lot Area (min)	8 ha	Total Land Area 4,045 ha Excluding Road Widening 3,948 ha
Lot Frontage (min)	120m	93.38m
Building Area (max)	the lesser of 5% or 0.8ha	A EPA 1 EPA 2 2.6% 0.0% 6.9%
Front Yards (min)	18m	20.1m
Exterior Side Yards (min)	18m	N/A
Rear Yards (min)	10m	2m
Interior Side Yards (min)	Existing lot of less than 8 ha - 3m, other 15m	2m (east) 30.2m (west)
Gasoline Pump Island, Accessory Setbacks (min)	9m	N/A
Accessory Open Storage Area Setback (min)	N/A	2m
Accessory Outside Sales or Display Area Setback (min)	N/A	2m
Building Heights (max)	Residential - 10.5m Non residential - 12.2m	4m 11.5m
Landscaping Area (min)	10%	60.6% (2.45 ha)
Planting Strip Width (min)	N/A	N/A
Planting Strip Location	N/A	N/A
Driveway Setbacks (min)	3m	12.8m from east 48.7m from west 3m from south
Parking Space Setback (min)	3m from Street 2m from building	33.3m 2m
Entrance Width	12.5m	14.6m
General Provisions		
Accessory Uses		
Outside display area as % of lot area	35% max	21.3%
Open storage area height	6m max	6m
Garbage Enclosures		
Setback from Residential zone	10m min	N/A
Parking Loading & Delivery Standards		
Loading (net floor area 300m² or less)	0	0
Residential/Agricultural Storage Parking	2 spaces	2 spaces (driveway)
Retail @ 1 space/20m² floor area	1,3 spaces	16 spaces
Office @ 1 space/30m² floor area	0,1 space	4 space
Total No. of Parking Spaces	3,4 spaces	22 spaces
Barrier Free Parking @ 1sp/10 spaces	1 Type A space	1 Type A space
Illumination	see 'notes' on site plan	

Building Statistics Table					
Building No.	Use	Ground Floor Area	Total Floor Area	Floor Area Dimensions max. L x W In metres	Height
1. Existing House	Residential	112m²	112m²	15.4m x 8m	4m
2. Temporary Retail	Retail with 14% Office	Retail 25.2m² Office 4.2m² Total 29.4m²	42.4m²	9.8m x 3m	3.1m
3. Existing Shed	Existing Residential/Agricultural Storage	37m²	37m²	8.3m x 4.5m	2.4m
4. Existing Storage	Existing Agricultural Livestock Building/Storage	349m²	349m²	30m x 15.5m	11.5m
5. Existing Storage	Existing Agricultural Storage	429m²	429m²	30.7m x 12.5m	11.5m
Total Building Area		980m²			

NOTES:

Lighting -

- Lighting fixtures shall be installed in such a manner that all light emitted from the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture is projected below the lamp and onto the lot the lighting is intended to serve.
- The maximum height of all lighting fixtures is 9.0m.
- Minimum distance of lighting fixtures from any lot line is 4.5m.

Accessibility Design Features -

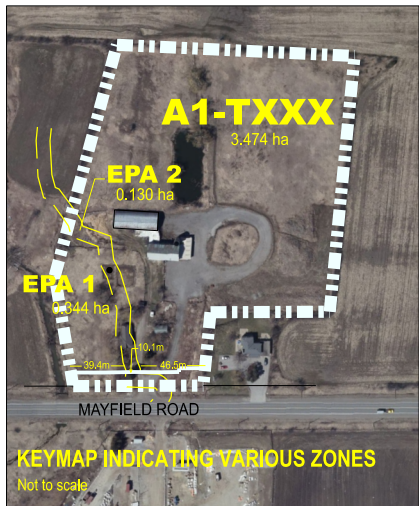
- The main entrance to the building shall be barrier-free by either a power door operator or an automatic sliding door.
- The accessible ramp shall be in compliance with the Ontario building Code.
- An exterior lighting shall be installed in close proximity to the main entrance and designated accessible parking space that consists of a lighting level that is a minimum of 35 lux.

Surface Treatment -

All required parking spaces and parking areas and all driveways to any parking area or parking lot shall be maintained with a stable surface which may include asphalt, concrete, concrete pavers, gravel or similar material which is treated so as to prevent the raising of dust or loose particles.

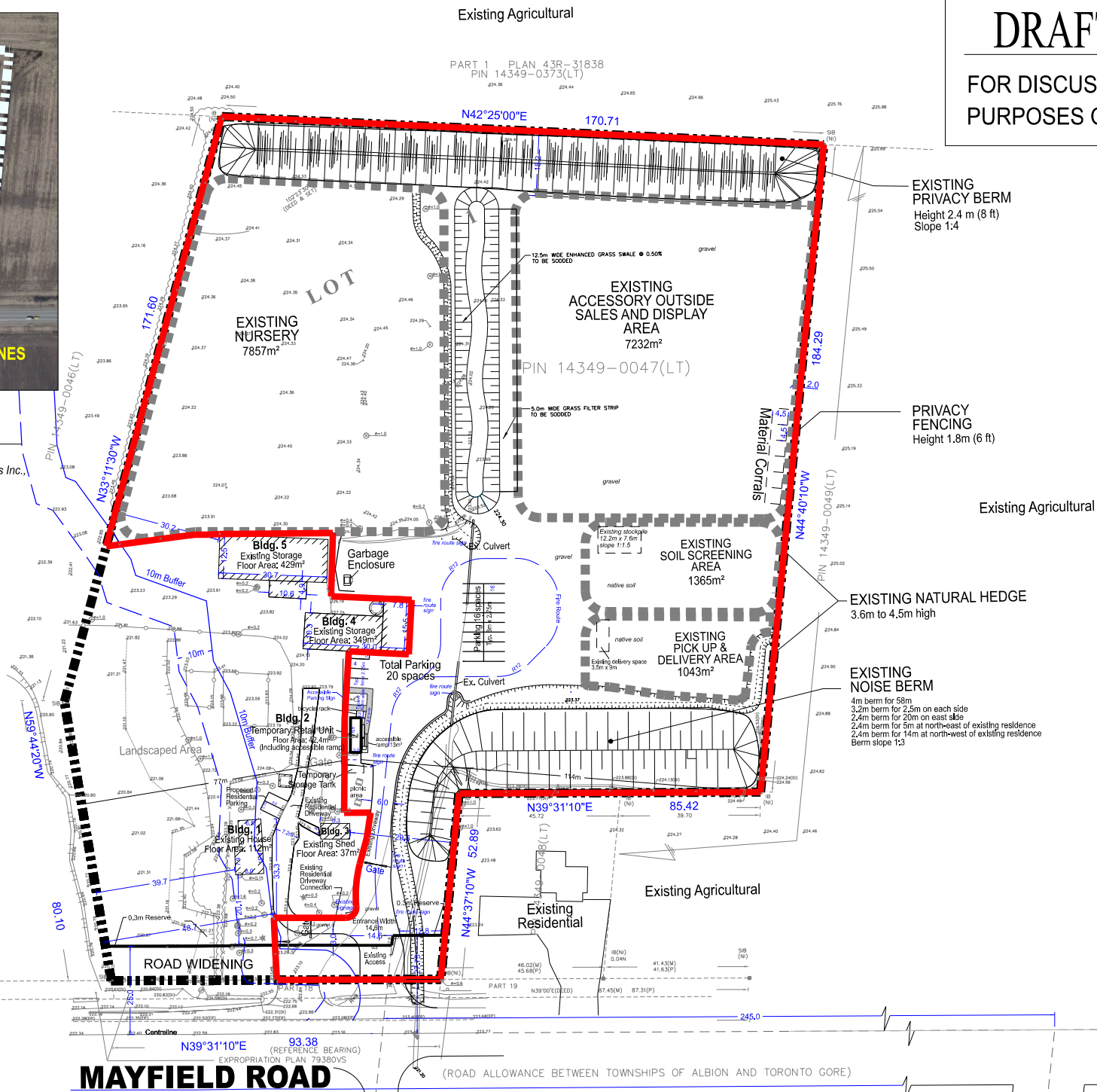
Survey - by Alicance Surveys Inc., dated March 9, 2012.

Bearings revised as per Draft R-plan prepared by Asken Piller Corporation Ltd., dated November 2016.

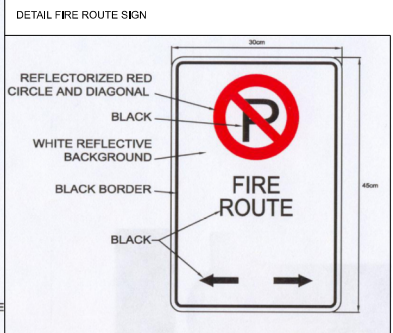
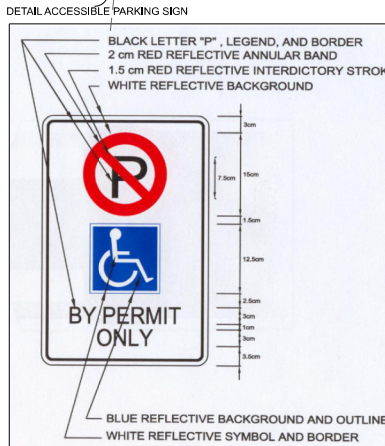


Estimated Regional Flood Line referenced from Grading Plan provided by Crozier and Associates Inc., dated January 14, 2016 as recommended by TRCA based on 222.93m elevation

Existing Agricultural



MAYFIELD ROAD



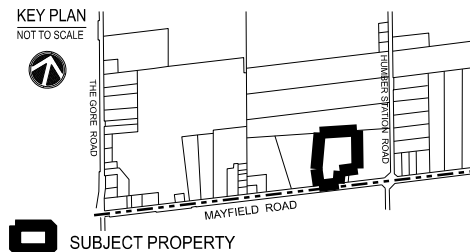
0 50
SCALE METRES

DRAFT
FOR DISCUSSION
PURPOSES ONLY

SITE PLAN

7904 MAYFIELD ROAD
PART OF LOT 1
CONCESSION 4
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

Town of Caledon file # SPA 15-30



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APPLICANT:

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email: kbechard@westonconsulting.com

DEVELOPMENT STATISTICS:

■ ■ ■ Lands subject to this application	
Total Area:	4.045 ha (9.995 ac)
Road Widening:	0.097 ha (0.240 ac)
Developable Area:	3.948 ha (9.755 ac)

Developable Area based on Zoning:

Agricultural - 'A'	3.474 ha (8.584 ac)
Environmental Protection Area 1 - 'EPA 1'	0.344 ha (0.850 ac)
Environmental Protection Area 2 - 'EPA 2'	0.130 ha (0.321 ac)
Total Developable Area :	3.948 ha (9.755 ac)

- Lands to be continued as existing agricultural/residential use
- Lands subject to commercial nursery operation
- Delineates areas for proposed outdoor uses



DRAWN / REVISED	
14 Jan 2021	Revisions as per Town's comments
23 Feb 2017	Minor revisions as per Town's comments
09 Dec 2016	Change of bearings as per Draft R-plan and adjustments to road widening
11 Aug 2016	Revisions to enhanced swales, loading area, delivery area etc. as per eng. drawings
09 Aug 2016	Revisions to outdoor display area and internal driveway to accommodate swales
05 Jul 2016	prop. signage, delivery space, change of material corals, stockpile, note of storage uses etc. as per staff comments
21 Jun 2016	updated entrance driveway width and area of proposed industrial uses
10 Mar 2016	widening driveway and re-arrangement of outdoor services and facilities
08 Mar 2016	relocate access and driveway and re-arrangement of out door services and facilities
02 Mar 2016	revisions to access and driveway, noise berm, parking etc.
09 Feb 2016	revisions to limit of gravelled area
27 Jan 2016	revisions to driveway access from Mayfield Dr.
19 Jan 2016	revisions as per Town's comments
23 Jun 2015	revisions as per Client's comments
19 Jun 2015	add road widening and storage tank, revise boundary area
10 Jun 2015	additional parking
28 May 2015	revisions from architect and development limits
8 May 2015	move trailer
4 May 2015	move trailer
29 Apr 2015	add trailer

File Number: 5576
Drawn By: SB
Planner: ME
Scale: 1:750
CAD: 5576/concepts/S4 site plan.dgn



Drawing Number:

S4