

Zone Standard (By-law 2006-50)	Requirements	Proposed		
Lot Area (min)	8 ha	Total Land Area	Excluding Road Widening	
		4,045 ha	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%	59.6% (2.35 ha)		
Planting Strip Width (min)	N/A	N/A		
Planting Strip Location	N/A	N/A		
Driveway Setbacks (min)	3m	12.9m 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	14.4m		
General Provisions				
Accessory Uses				
Outside display area as % of lot area	35% max	18.3%		
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 relection 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 -

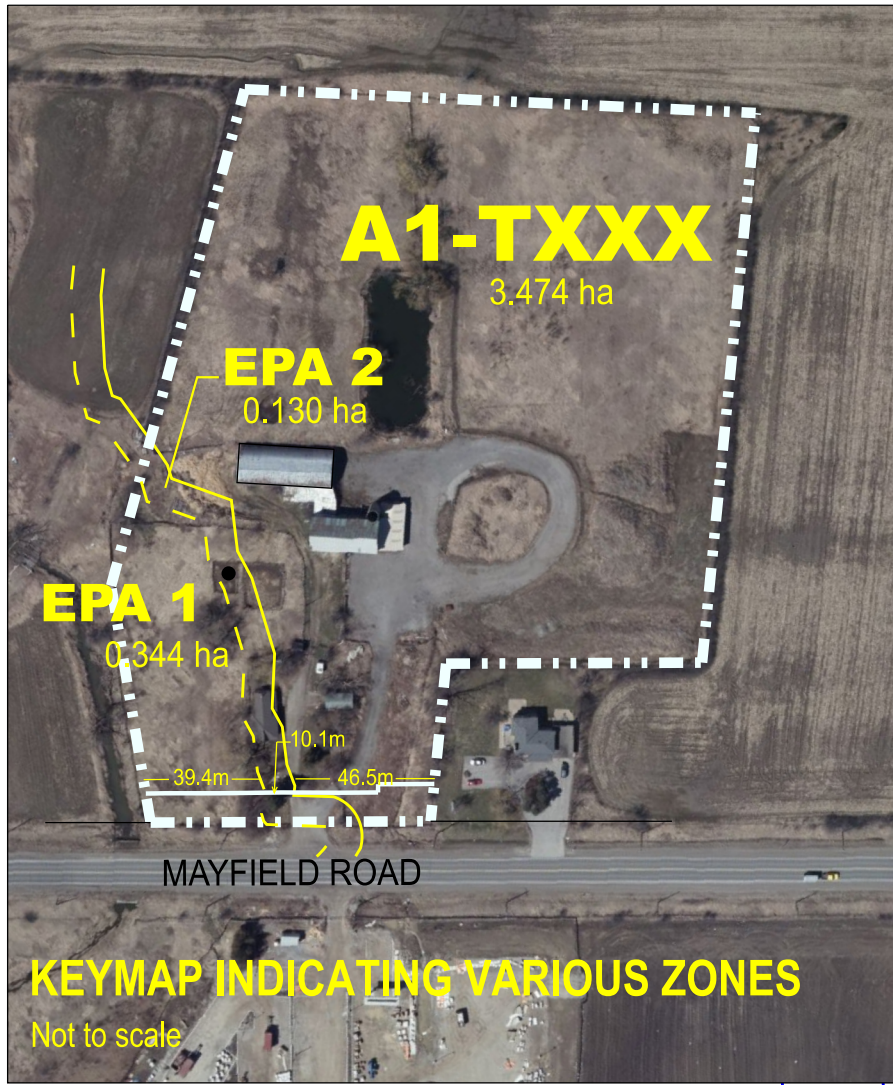
- The main entrance to the building shall be barrier-free by either a power door operator or an automatic sliding door.
- The accessible ramp shall be in compliance with the Ontario building Code.
- An exterior lighting shall be installed in close proximity to the main entrance and designated accessible 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.

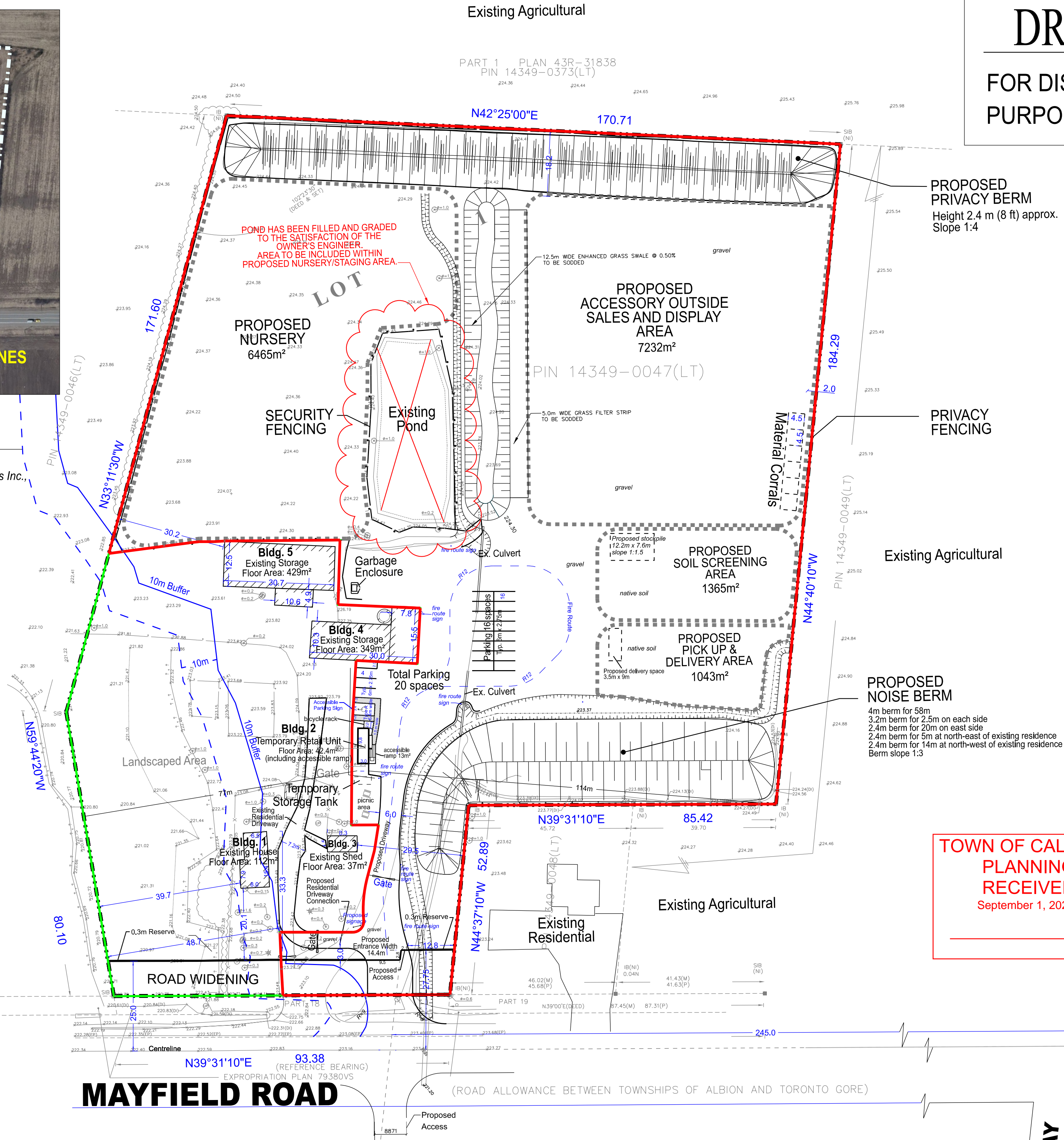
Survey - by Allcance Surveys Inc., dated March 9, 2012.

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



DRAFT
FOR DISCUSSION
PURPOSES ONLY

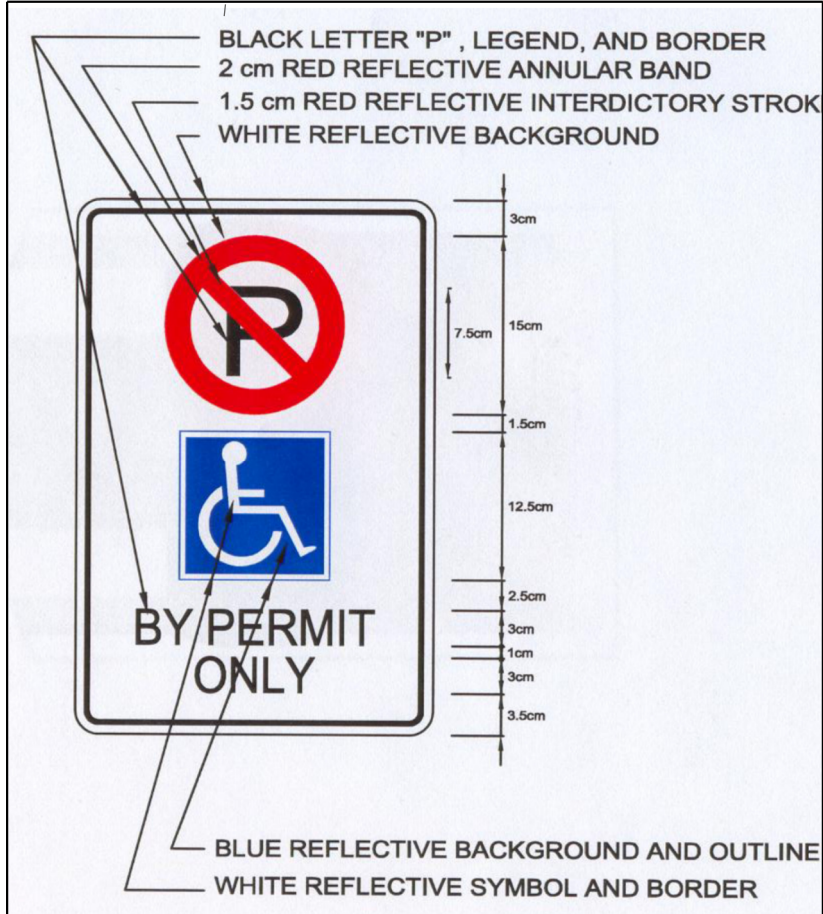
PROPOSED
PRIVACY BERM
Height 2.4 m (8 ft) approx.
Slope 1:4

PRIVACY
FENCING

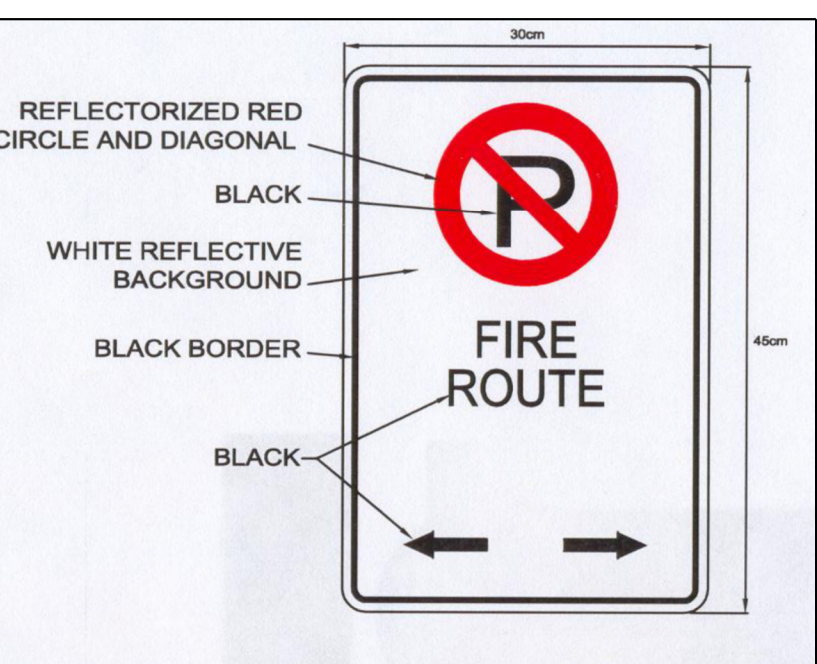
PROPOSED
NOISE BERM
4m berm for 58m
3.2m berm for 2.5m on each side
2.4m berm for 20m on east side
2.4m berm for 5m at north-east of existing residence
2.4m berm for 14m at north-west of existing residence
Berm slope 1:3

**TOWN OF CALEDON
PLANNING
RECEIVED
September 1, 2020**

DETAIL ACCESSIBLE PARKING SIGN



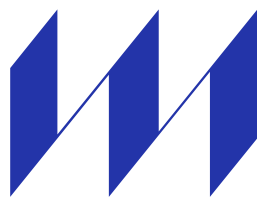
DETAIL FIRE ROUTE SIGN



SITE PLAN

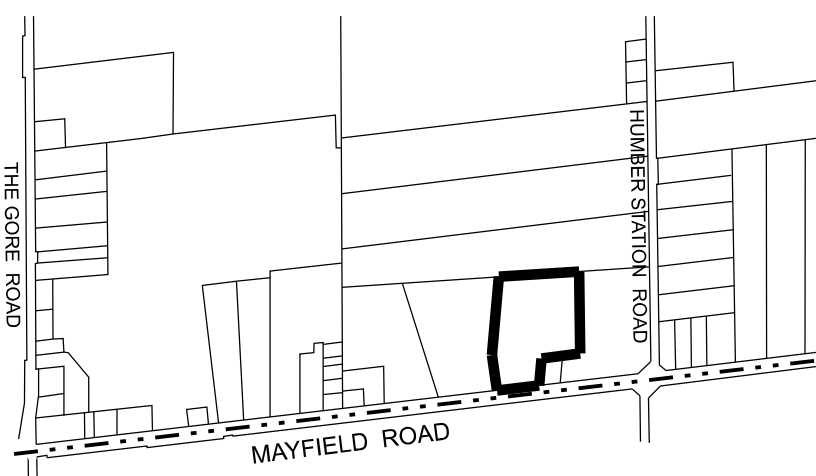
7904 MAYFIELD ROAD
PART OF LOT 1
CONCESSION 4
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

Town of Caledon file # SPA 15-30



**WESTON
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KEY PLAN NOT TO SCALE



SUBJECT PROPERTY

OWNER:

Tarpa Construction c/o Armando Rosano
54 Shaft Road
Etobicoke ON
M9W 4M2
Tel. 416-247-6601
Fax. 416-247-3010

APPLICANT:

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Vaughan, ON
L4K 5K8
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Fax. 905-738-6637
email: kbechard@westonconsulting.com

DEVELOPMENT STATISTICS:

Land 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



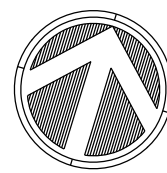
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DRAWN / REVISED

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 corrals, stock pile, 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
6 Apr 2015	First Draft

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



Drawing Number:

S4