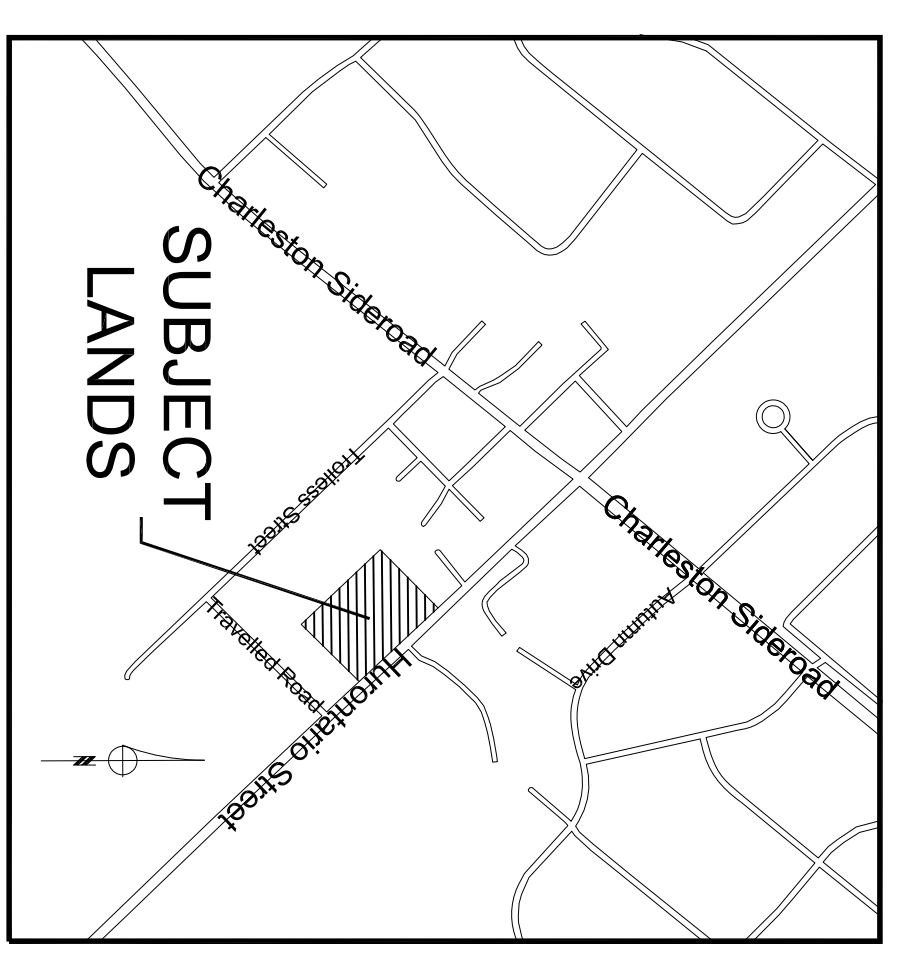
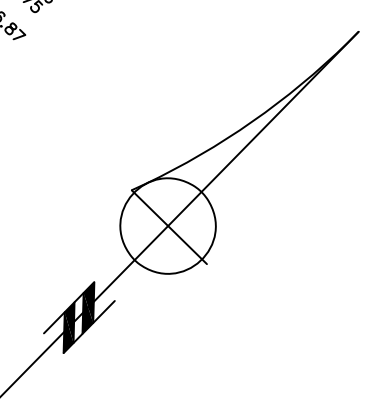
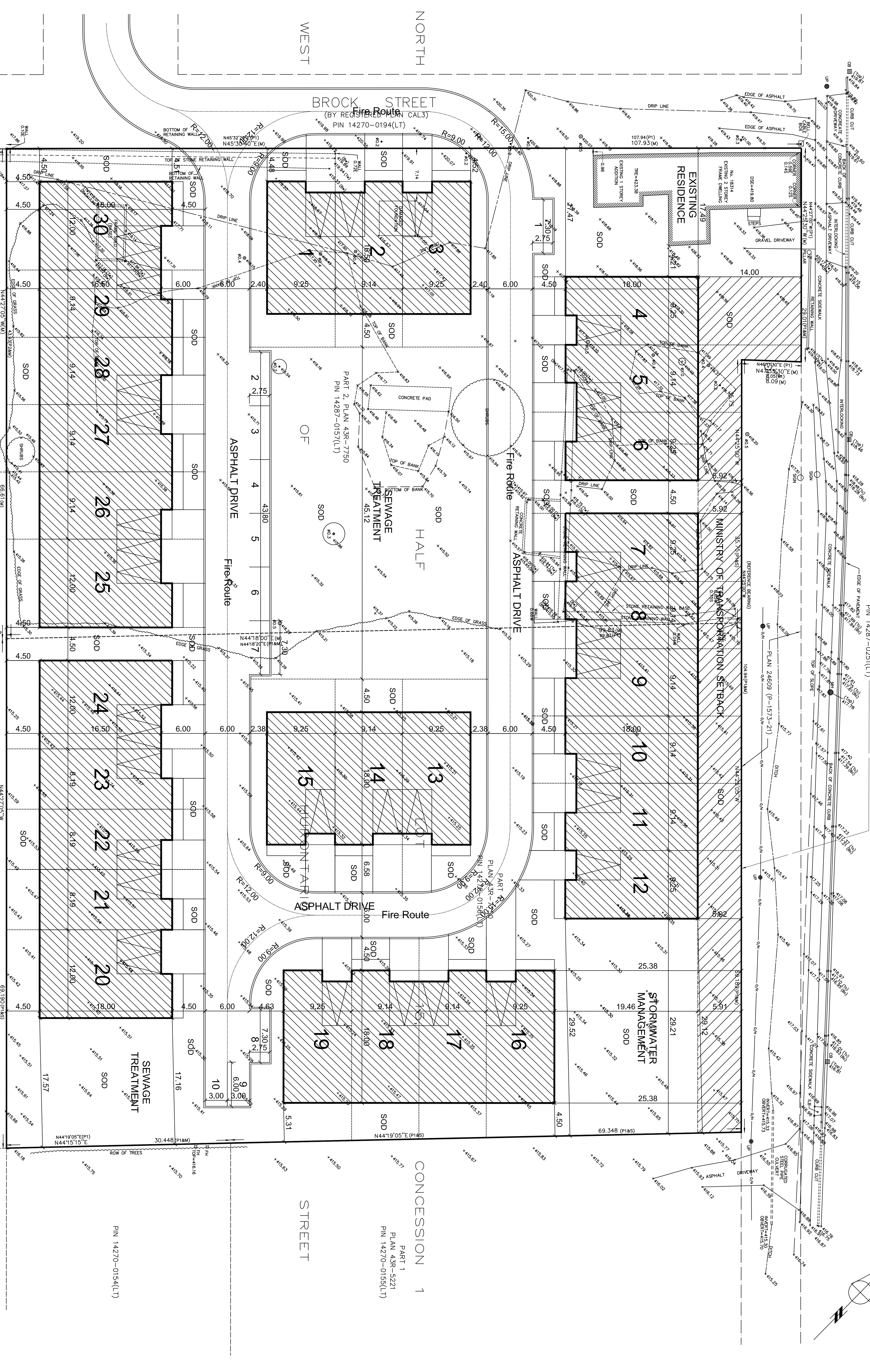


THE KING'S HIGHWAY No. 10
(HURONTARIO STREET) (ROAD ALLOWANCE)
PIN 14287-0251(LT)



CALEDON
TOWNHOUSE DEVELOPMENT
PART OF NORTH HALF LOT 15
CONCESSION 1
WEST OF HURONTARIO STREET
(FORMER TOWNSHIP OF CALEDON)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL
SCALE 1 : 250

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES OF VARIATIONS TO LUCAS AND ASSOCIATES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OF THE STREET OR ARCHITECTURAL INFORMATION SHOWN ON THE DRAWING. THIS DRAWING IS NOT TO BE SCALED.

BEARING NOTE
ALL BEARINGS ARE ASTROLOGICAL AND ARE REFERRED TO THE NORTH. THE BEARING OF PARTS 1 AND 2 AS SHOWN ON PLAN 43R-8229, HAVING A BEARING OF N4423500W.

ELEVATION NOTE
ELEVATIONS SHOWN HEREIN ARE GEODETIC AND ARE REFERRED TO TOWN OF CALEDON BENCH MARK NO. 29403 (STATION NO. 00819728403), HAVING AN ELEVATION OF 412.159 METERS.

DEVELOPMENT DETAILS

DEVELOPMENT AREA	13,681.05 m ²
BUILDING AREA	5,148.88 m ²
BUILDING HEIGHT	xx.xx m
UNITS (Proposed)	30
UNITS (Existing)	1
UNITS (Total)	31
PERCENTAGE LOT COVERAGE	37.63%
TOTAL PAVED AREA	2,615.81 m ²
PERCENTAGE PAVED AREA	19.12%
LANDSCAPED AREA	5,916.67 m ²
LANDSCAPED LANDSCAPED AREA	43.25%
NO. PARKING SPACES (Proposed)	44
NO. PARKING SPACES (Existing)	2
NO. PARKING SPACES (Total)	46
PARKING RATIO	1.48 SPACES/UNIT

RT-XX EXCEPTION ZONING DETAILS

REQUIRED/PROPOSED	PROVIDED
MIN. LOT AREA (per unit)	441.32 m ²
MAX. BUILDING AREA	40.00%
MIN. BUILDING AREA	30.00%
MIN. LOT FRONTAGE (per unit)	43.25%
MIN. FRONT YARD	5.92 m
MIN. INT. SIDE YARD	4.50 m
MIN. REAR YARD	4.50 m
MAX. HEIGHT	xx.xx m
PARKING SPACES	46

REVISIONS

No.	Description	Date
1.		
2.		
3.		
4.		

SITE PLAN

Lucas & Associates
Consultants in Planning and Land Development

21 White Oaks Road, Barrie, Ontario L4N 5A2
(705) 727-8335

DATE : October 27, 2020
DRAWN BY : G.J.L.
DWG NAME : Caledon Townhouse Site Plan.DWG

PART 1, PLAN 43R-8229
PIN 14270-0153(LT)

PART 2, PLAN 43R-7750
PIN 14287-0157(LT)

PART 3, PLAN 43R-8229
PIN 14270-0134(LT)

PART 4, PLAN 43R-8229
PIN 14270-0133(LT)

CONCESSION 1
PART 1
PLAN 43R-8221
PIN 14270-0155(LT)

STREET

CONCESSION 1

STREET

LOT 15,

HALF OF HURONTARIO STREET

WEST OF NORTH WEST

15,

NOVEMBER 5, 2020

DRAFT