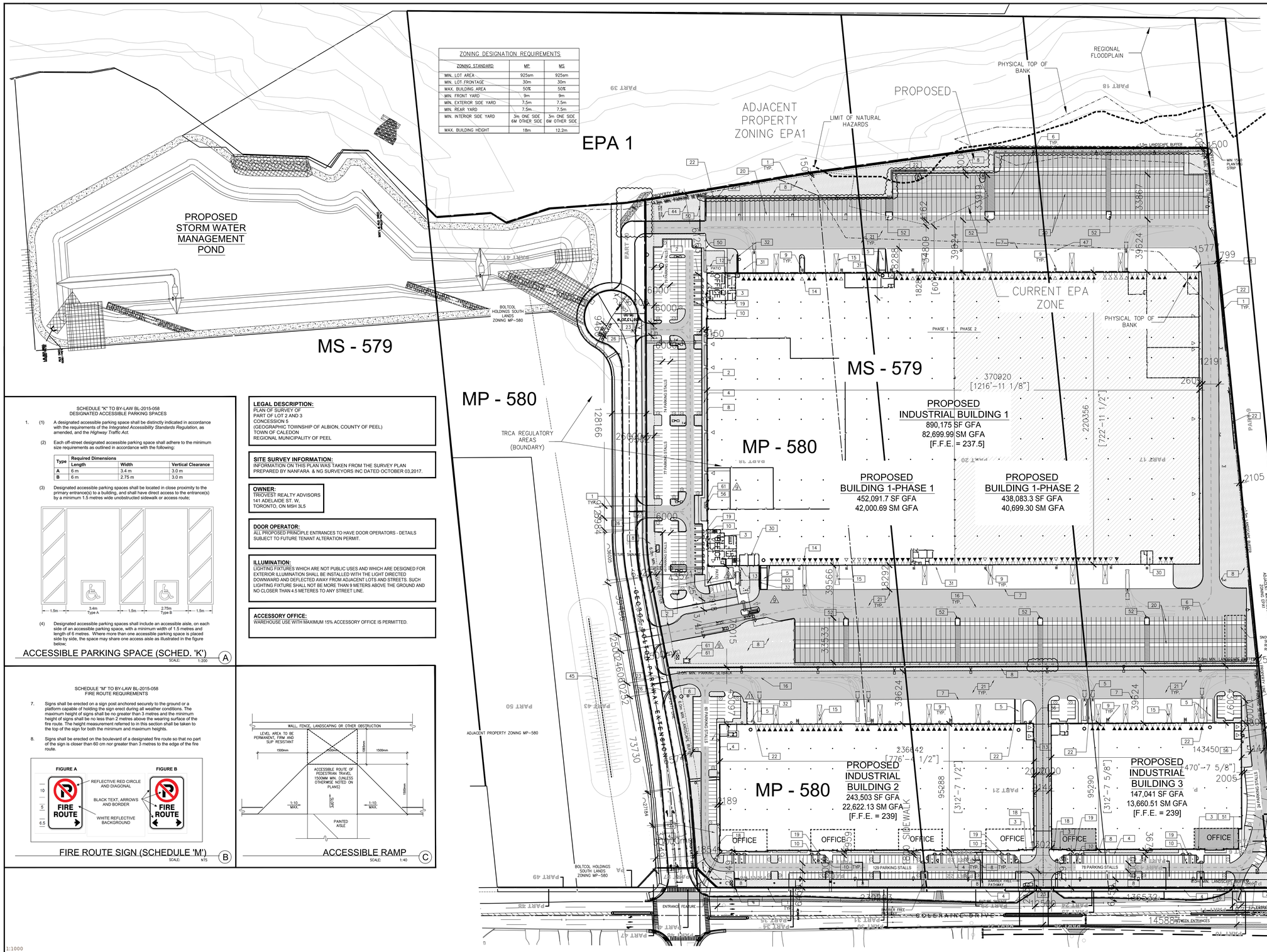
TOWN OF CALEDON
PLANNING
RECEIVED
Jun 22, 2020



OVERALL SITE PLAN
SCALE: 1:1000

ZONING DESIGNATION REQUIREMENTS		
ZONING STANDARD	MP	MS
MIN. LOT AREA	925sm	925sm
MIN. LOT FRONTAGE	30m	30m
MAX. BUILDING AREA	50%	50%
MIN. FRONT YARD	9m	9m
MIN. EXTERIOR SIDE YARD	7.5m	7.5m
MIN. REAR YARD	7.5m	7.5m
MIN. INTERIOR SIDE YARD	3m ONE SIDE 6M OTHER SIDE	3m ONE SIDE 6M OTHER SIDE
MAX. BUILDING HEIGHT	18m	12.2m

SCHEDULE "K" TO BY-LAW BL-2015-058
DESIGNATED ACCESSIBLE PARKING SPACES

1. (1) A designated accessible parking space shall be distinctly indicated in accordance with the requirements of the *Integrated Accessibility Standards Regulation*, as amended, and the *Highway Traffic Act*.

(2) Each off-street designated accessible parking space shall adhere to the minimum size requirements as outlined in accordance with the following:

Type	Required Dimensions		
	Length	Width	Vertical Clearance
A	6 m	3.4 m	3.0 m
B	6 m	2.75 m	3.0 m

(3) Designated accessible parking spaces shall be located in close proximity to the primary entrance(s) to a building, and shall have direct access to the entrance(s) by a minimum 1.5 metres wide unobstructed sidewalk or access route;

(4) Designated accessible parking spaces shall include an accessible aisle, on each side of an accessible parking space, with a minimum width of 1.5 metres and length of 6 metres. Where more than one accessible parking space is placed side by side, the space may share one access aisle as illustrated in the figure below;

ACCESSIBLE PARKING SPACE (SCHED. 'K') (A)
SCALE: 1:200

LEGAL DESCRIPTION:
PLAN OF SURVEY OF
PART OF LOT 2 AND 3
CONCESSION 5
(GEOGRAPHIC TOWNSHIP OF ALBION, COUNTY OF PEEL)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

SITE SURVEY INFORMATION:
INFORMATION ON THIS PLAN WAS TAKEN FROM THE SURVEY PLAN PREPARED BY NANFARA & NG SURVEYORS INC DATED OCTOBER 03.2017.

OWNER:
TRIOVEST REALTY ADVISORS
141 ADELAIDE ST. W.
TORONTO, ON M5H 3L5

DOOR OPERATOR:
ALL PROPOSED PRINCIPLE ENTRANCES TO HAVE DOOR OPERATORS - DETAILS SUBJECT TO FUTURE TENANT ALTERATION PERMIT.

ILLUMINATION:
LIGHTING FIXTURES WHICH ARE NOT PUBLIC USES AND WHICH ARE DESIGNED FOR EXTERIOR ILLUMINATION SHALL BE INSTALLED WITH THE LIGHT DIRECTED DOWNWARD AND DEFLECTED AWAY FROM ADJACENT LOTS AND STREETS. SUCH LIGHTING FIXTURE SHALL NOT BE MORE THAN 9 METERS ABOVE THE GROUND AND NO CLOSER THAN 4.5 METERES TO ANY STREET LINE.

ACCESSORY OFFICE:
WAREHOUSE USE WITH MAXIMUM 15% ACCESSORY OFFICE IS PERMITTED.

SCHEDULE "M" TO BY-LAW BL-2015-058
FIRE ROUTE REQUIREMENTS

7. Signs shall be erected on a sign post anchored securely to the ground or a platform capable of holding the sign erect during all weather conditions. The maximum height of signs shall be no greater than 3 metres and the minimum height of signs shall be no less than 2 metres above the wearing surface of the fire route. The height measurement referred to in this section shall be taken to the top of the sign for both the minimum and maximum heights.

8. Signs shall be erected on the boulevard of a designated fire route so that no part of the sign is closer than 60 cm nor greater than 3 metres to the edge of the fire route.

FIRE ROUTE SIGN (SCHEDULE 'M') (B)
SCALE: NTS

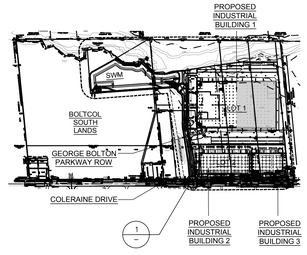
ACCESSIBLE RAMP (C)
SCALE: 1:40

GENERAL NOTES

1. PROPERTY LINE
2. 2700x6000 PARKING STALL, PAINTED PARKING STRIPPING PER CITY STANDARDS.
3. PRINCIPLE ENTRY – TENANT FIT-UP SUBJECT TO INTERIOR ALTERATION PERMIT
4. 1500mm MIN. WIDE SIDEWALK TYPICAL U.N.O
5. DRIVE-IN RAMP, SEE CIVIL DRAWING FOR SLOPE %
6. 3660x16755 (12'x55') TRAILER PARKING STALL TYP.
7. CONCRETE APRON
8. LANDSCAPE AREA – SEE LANDSCAPE DWGS.
9. EXTERIOR STEEL STAIRS W/ TUBE STEEL GUARDRAIL, TYP.
10. TYPICAL SHARED ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPING PER CITY STANDARDS. EACH PAIR OF SHARED STALLS TO HAVE (1) TYPE A (3400x6000) & (1) TYPE B (2750x6000) STALL C/W A 1.5M PAINTED AISLE – REFER TO SCHEDULE 'K' TOWN OF CALEDON STANDARDS. AND DETAIL A/A1.0.
11. 150mm WIDE CURB TYPICAL
12. EMPLOYEE AMENITY AREA – SEE LANDSCAPE DWGS.
13. FIRE DEPARTMENT CONNECTION / SIAMESE
14. TRUCK LOADING DOCK (TYPICAL)
15. LOADING SPACE – L.S. (3.5m W x 14.0m L x 3.5m H)
16. FIRE ACCESS ROUTE W/ 12.0M TURNING RADIUS ( ) PROVIDE FIRE ROUTE SIGNAGE AS REQUIRED AS PER DETAIL B/A1.0.
17. 15.0M CENTERLINE RADIUS FOR FIRE ROUTE ACCESS
18. LINE OF CANOPY ABOVE
19. ACCESSIBLE RAMP. REFER TO DETAIL C/A1.0. – SEE CIVIL DRAWINGS
20. 3.0M WIDE CONCRETE DOLLY PAD AT TRAILER STALLS
21. HATCHED AREA DENOTES HEAVY DUTY ASHPHALT. TYPICAL FOR ALL AREAS REQUIRING FIRE TRUCK OR TRACTOR TRUCK ACCESS
22. RETAINING WALL – SEE CIVIL & STRUCTURAL DWGS.
23. ROAD CURB AND SIDEWALK TO BE CONTINUOUS THROUGH THE DRIVEWAY. DRIVEWAY GRADE TO BE COMPATIBLE WITH EXIST. SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED FOR AT EACH ENTRANCE. SITE ENTRANCE PER CITY STANDARD.
24. PROPOSED LOCATION OF MECHANICAL ROOM
25. PROPOSED LOCATION OF GAS METER
26. CURB RADII AT ENTRANCES WITHIN MUNICIPAL SIDEWALK LIMITS TO CONFORM TO OPSD 350.010. – SEE CIVIL DWGS.
27. PROPOSED LOCATION OF ELECTRICAL ROOM
28. DECORATIVE PAVING – SEE LANDSCAPE DRAWINGS.
29. PRE-FABRICATED GATEHOUSE
30. UTILITY ROOM
31. COMPACTOR LOCATIONS
32. PRECAST LOADING DOCK SCREEN WALLS
33. CONCRETE SIDE WALK. REFER TO LANDSCAPE
34. LINE PAINTED CROSSWALK.
35. RAW SAMPLES
36. FOOD COOLER AREA
37. QPS CENTRE
38. QA CENTRE
39. CO-PACK AREA
40. MINT ROOM / MINT CO-PACK
41. STORAGE MEDIA
42. RAW MATERIAL AREA
43. PACKAGING MATERIAL AREA
44. LANDSCAPED AREA. REFER TO LANDSCAPE DWGS FOR YEARROUND SCREENING
45. FOR SOUND BARRIER AT SOUTH SIDE AT GEORGE BOLTON, REFER TO VALCOUSTICS CANADA LTD. REPORT. NOISE MITIGATION MEASURES TO BE REVIEWED UNDER NEW DEVELOPMENT. REFER TO CIVIL DRAWINGS.
46. PRECAST 4.5m HIGH SOUND BARRIER (17 m LENGTH)
47. PIV LOCATION WITH BOLLARDS
48. MINIMUM 1500 PLANTING STRIP
49. FOR THE PURPOSE OF THIS ZONE, THE MAXIMUM BUILDING AREA SHALL BE CALCULATED AS A PERCENTAGE OF THE LOT AREA
50. FENCELINE
51. RAISED TOP OF FOUNDATION WALL. REFER TO CIVIL
52. FIRE HYDRANT LOCATION WITH BOLLARD PROTECTION.
53. BOLLARD PROTECTION
54. CONCRETE EXTERIOR STAIR. REFER TO CIVIL DRAWINGS
55. ENTRANCE FEATURE WALL. REFER TO LANDSCAPE DRAWINGS
56. GAS METER LOCATION
57. PROPOSED FIRE HYDRANT – REFER TO CIVIL DRAWINGS
58. NO SMOKING SIGN AT ALL BUILDING ENTRANCES – REFER TO 2/A1.0
59. BOUNDARY OF AREA WHERE SMOKING IS PROHIBITED
60. GENERATOR
61. CONCRETE PAD FOR GAS METER/REGULATOR – REFER TO REQUIREMENTS FROM ENBRIDGE
62. 150mm DIAMETER CONCRETE FILLED POSTS – REFER TO REQUIREMENTS FROM ENBRIDGE

GENERAL SITE NOTES

1. REFER TO DRAWINGS FROM A.M. CANDARAS ASSOCIATES FOR GRADING AND SITE SERVICING INFORMATION.
2. GARBAGE WILL BE STORED INSIDE THE BUILDING
3. ALL PERIMETER FENCING AT PROPERTY TO REMAIN.
4. ANY ROOFTOP MECHANICAL UNITS SHALL BE SUBJECT TO FUTURE BUILDING PERMIT, AND SHALL BE LOCATED TO BE ADEQUATELY SCREENED BEHIND HIGH PARAPET WALLS, TO MEET THE REQUIREMENTS OF THE TOWN OF CALEDON.
5. ALL EXTERIOR LIGHTING AT PRINCIPLE ENTRY POINTS AND ADJACENT TO ACCESSIBLE PARKING SPACES SHALL BE AT A MINIMUM LIGHTING LEVEL OF 35 LUX. NO EXTERIOR LIGHT FIXTURES SHALL BE MORE THAN 19.0M ABOVE FINISHED GRADE.
6. NO GRADING WORKS SHALL BE PERMITTED WITHIN THE TOWN'S STORM WATER MANAGEMENT FACILITY AND ALL EXISTING GRADES SHALL BE MATCHED AT PROPERTY LINES.
7. MAXIMUM HEIGHT OF A TRAILER IS 5 METERS



OVERALL SITE KEY PLAN
SCALE: 1:10000

PROJECT DATA

ZONING DESIGNATION: EPA1, MS-579, MP-580 SERVICED INDUSTRIAL

PROPOSED USE: Single Occupancy Warehouse Shell Building

LANDSCAPE BUFFER (MINIMUM DEPTH)
– FROM FRONT LOT LINE 6.0m
– ABUTTING ANY OTHER LOT LINE 6.0m

SITE AREAS:

GROSS SITE AREAS			
BUILDING 1	166,685.79 SM	16.69 Ha	41.24 ACRES
BUILDING 2	43,475.56 SM	4.35 Ha	10.75 ACRES
BUILDING 3	27,308.81 SM	2.73 Ha	6.75 ACRES
TOTAL GROSS SITE AREA	237,470.16 SM	23.75 Ha	58.69 ACRES
TOTAL GROSS SITE WITHOUT EPA	232,342.27 SM	23.23 Ha	57.40 ACRES
ROW	15,477.5 SM	1.55 Ha	3.82 ACRES
PAVED AREAS			
BUILDING 1	65,692.08 sm	6.56 Ha	
BUILDING 2	15,788.85 sm	1.57 Ha	
BUILDING 3	10,409.63 sm	1.04 Ha	
TOTAL PAVED AREA	96,264.7 sm	8.99 Ha	
LANDSCAPE AREA	AREA		COVERAGE
BUILDING 1	18,293.72 sm	1.82 Ha	10.97%
BUILDING 2	5,064.58 sm	0.51 Ha	11.35%
BUILDING 3	3,238.67 sm	0.32 Ha	11.32%
TOTAL LANDSCAPED AREA	26,596.97 sm	2.65 Ha	11.16%
TRAILER PARKING % BUILDING 1	23,935 sm		14.3%

BUILDING AREAS:

BUILDING 1 WAREHOUSE	82,699.99 SM	890,175 SF
BUILDING 1 OFFICE (<15%)	2123.39 SM	22,845.22 SF
TOTAL	82,699.99 SM	890,175 SF
NET AREA CALCULATION:	82,699.99 GROSS – 348.46 SERVICE =82,351.53 SM	886,425 SF
BUILDING 2 WAREHOUSE	22,622.13 SM	243,503 SF
BUILDING 2 OFFICE (<15%)	2165.92 SM	23,314 SF
TOTAL	22,622.13 SM	243,502 SF
BUILDING 3 WAREHOUSE	13,660.51 SM	147,041 SF
BUILDING 3 OFFICE (<15%)	1070.68 SM	11525 SF
TOTAL	13,660.51 SM	147,041 SF
TOTAL GFA	118,982.63 SM	1,280,718 SF
LOT COVERAGE	49.47%	

PARKING REQUIREMENTS

PARKING STALL SIZES	
– PERPENDICULAR	2.75M X 6.0M
– PARALLEL	N/A
– AISLE WIDTH	6.0 M

ZONING BY-LAW MATRIX

ZONING STANDARD	REQUIREMENTS	PROPOSED
MIN. LOT AREA	925sm	24.09ha
MIN. LOT FRONTAGE	30m	424.88m
MAX. BUILDING AREA	49 →60%	49.47%
MIN. FRONT YARD	9.0m	18.54m
MIN. EXTERIOR SIDE YARD	7.5m	27.15m
MIN. REAR YARD	7.5m	16.81m
MIN. INTERIOR SIDE YARD	15m	61263
MIN. GASOLINE PUMP ISLAND, ACCESSORY SETBACKS	N/A	N/A
MIN.ACCESSORY OPEN STORAGE AREA SETBACKS	N/A	N/A
MIN.ACCESSORY OUTSIDE SALES OR DISPLAY AREA SETBACKS	N/A	N/A
MAX. BUILDING HT.	18m	12.219m
MIN. LANDSCAPING AREA	10%	11.87%
MIN. PLANTING STRIP WIDTH	6.0m	6.0m
PLANTING STRIP LOCATION	1.5m	1.5m
MIN. DRIVEWAY SETBACK	1.5m	15.67m
MIN. PARKING SPACE SETBACK	6.0m FRONT/3.0m SIDE	6.0m FRONT/3.0m SIDE
GENERAL PROVISIONS		
ACCESSORY USES	–	–
GARBAGE ENCLOSURES	–	WITHIN BUILDINGS
PARKING LOADING & DELIVERY STANDARDS		

APPLICABLE PARKING STALL REQUIREMENTS: WAREHOUSE "

UP TO 7,000 M^2 – 1 PARKING SPACE PER 90 M^2 NET FLOOR AREA OR PORTION THEREOF
7,000 TO 20,000 M^2 – 78 PARKING SPACES, PLUS 1 PARKING SPACE PER 145 M^2 OF NET FLOOR AREA OR PORTION THEREOF OVER 7000 M^2
OVER 20,000 M^2 – 168 PARKING SPACES, PLUS 1 PARKING SPACE PER 170 M^2 OF NET FLOOR AREA OR PORTION THEREOF OVER 20,000 M^2

APPLICABLE BARRIER FREE SPACE REQUIREMENTS

NO. OF REQUIRED SPACES	DESIGNATED ACCESSIBLE SPACES
1 TO 12	1 TYPE A
13 TO 100	4%
101 TO 200	1 ACCESSIBLE SPACES PLUS 3%
201 TO 1000	2 ACCESSIBLE SPACES PLUS 2%
MORE THAN 1000	11 ACCESSIBLE SPACES PLUS 1%

APPLICABLE LOADING SPACE REQUIREMENTS
7,441 M^2 OR GREATER – 3 LOADING SPACES PLUS 1 ADDITIONAL LOADING SPACE FOR EACH ADDITIONAL 9,300 M2 OR PORTION THEREOF IN EXCESS OF 7,441 M^2

ZONING STANDARD	REQUIREMENTS	PROPOSED
BUILDING 1	11	113
BUILDING 2	5	40
BUILDING 3	4	19
NON-RESIDENTIAL PARKING REQUIREMENTS – TOTAL (WAREHOUSE w/ <15% OFFICE)	845	594
BUILDING 1	([82,699.999M*0.33] /1005M PER SPOT] +273	279
BUILDING 2	OVER 20,0005M: 168 STALLS + [(22622.135M – 20000)/1709M PER SPOT] +184	189
BUILDING 3	BETWEEN 7,000 –20,0005M: 78 STALLS + [(13660.515M – 7000)/145M PER SPOT] +124	126
BARRIER FREE PARKING TOTAL	25	25
BUILDING 1	13	7 TYPE A + 6 TYPE B
BUILDING 2	7	4 TYPE A + 4 TYPE B
BUILDING 3	5	3 TYPE A + 2 TYPE B
DEDICATED TRAILER PARKING TOTAL	–	376
BUILDING 1	–	376
BUILDING 2	–	–
BUILDING 3	–	–
DOCK TOTAL	DRIVE-IN	LOADING
BUILDING 1 (PHASE 1)	2	48
BUILDING 1 (PHASE 2)	0	69
BUILDING 2	2	40
BUILDING 3	2	19

WARE MALCOMB
Leading Design for Commercial Real Estate
a business name of WMA Inc.
architecture
planning
interiors
graphics
environmental engineering
180 bass pro mills drive, unit 103
toronto, ontario, M3A 3W9
p 905.760.1221
f 905.248.3344

ONTARIO ASSOCIATION OF ARCHITECTS
ANA CATALINA ROCHA
LICENCE 7266

TRIOVEST

TRIOVEST REALTY ADVISORS
BOLTCOL HOLDINGS NORTH
GEORGE BOLTON PARKWAY
BOLTON, ONTARIO, CANADA

SPA FILE NO.: SPA-19-44

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

OVERALL SITE PLAN (PHASE 1)

	DATE	REMARKS
5	06/12/2019	ISSUED FOR MINOR VARIANCE – ARCHITECTURAL
6	06/14/2019	ISSUED FOR REVISIONS TO CATHOUSE (SPA 19-44)
7	08/14/2019	ISSUED FOR MINOR VARIANCE
8	04/02/2019	ISSUED FOR REVISIONS TO RETAINING WALL – BUILDING 1
9	04/29/2019	ISSUED FOR REVISIONS TO CATHOUSE, GENERATOR AND GAS METER/REGULATOR PADS
10	04/29/2019	ISSUED FOR REVISIONS TO FIRE ROUTE AND SITE PLAN – BUILDING 1
11	05/05/2019	ISSUED FOR RELOCATION OF WEST SCREEN WALL – BUILDING 2
12	06/17/2020	VARIANCE (UPDATED DWGS)

PA / PM:	
DRAWN BY:	EM
JOB NO.:	

SHEET
A1.0.1
SPA FILE NO.: SPA-19-44