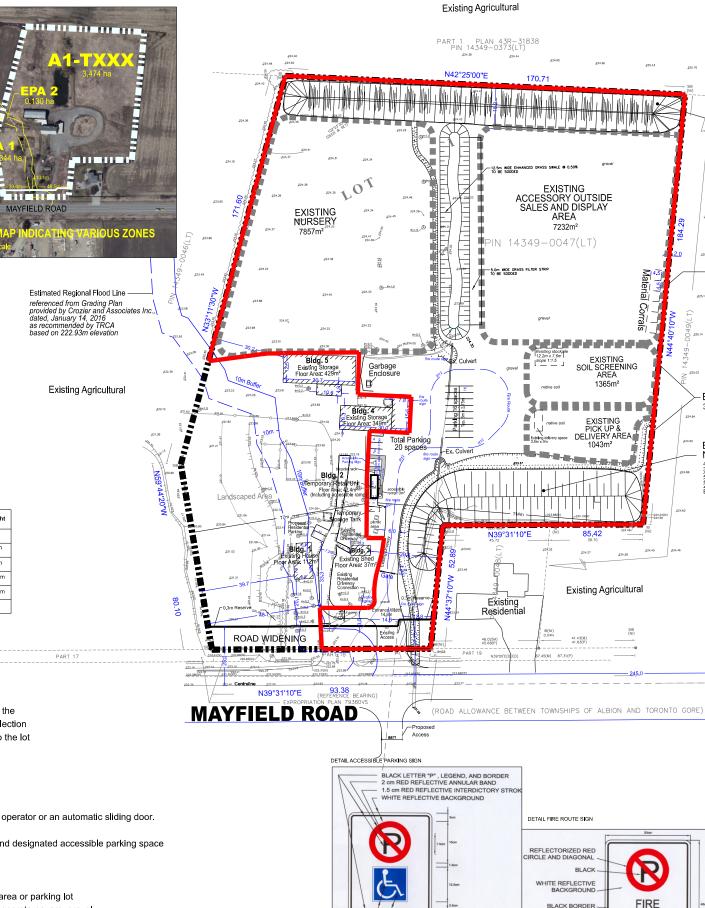
OWN OF CALEDON CEIVED RF

Mar

Zone Standard (By-law 2006-50)	Requirements			osed	
Lot Area (mln)	8 ha	Area Road Wid		Excluding Road Widening	
				948 ha	
Lot Frontage (mln)	120m	93.38m			
Bullding Area (max)	the lesser of 5% or 0.8ha	A EPA 1 EPA 2			
		2.6%	0.	0%	6.9%
Front Yards (mln)	18m	20.1m			
Exterior Side Yards (min)	18m	N/A			
Rear Yards (mln)	10m	2m			
Interlor 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			
Buliding 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 bullding	33.3m 2m			
Entrance Wildth	12.5m	14.6m			
General Provisions					
Accessory Uses Outside display area as % of lot area Open storage area helght	35% max 6m max	21.3% 6m			
Garbage Enclosures Setback from Residential zone	10m min	N/A			
Parking Loading & Delivery Standards					
Loading (net floor area 300m ² or less)	0	0			
Residential/Agricultural Storage Parking	2 spaces	2 spaces(driveway)			
Retal @ 1 space/20m ² floor area	1.3 spaces	16 spaces			
Office @ 1 space/30m ² 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			
IIIumination	see 'notes	see 'notes' on site plan			



BY/PERMIT

ONLY

BLUE REFLECTIVE BACKGROUND AND OUTLIN

WHITE REFLECTIVE SYMBOL AND BORDER

Building Statistics Tabl

Building No.	Use	Ground Floor Area	Total Floor Area	Floor Area Dimensions max. L x W in metres	Helght
1. Existing House	Residential	112m²	112m²	15.4m x 8m	4m
2. Temporary Retal		Retail 25.2m ² 42.4m ² Includir Office 4.2m ² accessible Total: 29.4m ² ramp	⁹ 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 -

- a) 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.
- b) The maximum height of all lighting fixtures is 9.0m.
- c) Minimum distance of lighting fixtures from any lot line is 4.5m.

Accessibility Design Features -

- a) The main entrance to the building shall be barrier-free by either a power door operator or an automatic sliding door. b) The accessible ramp shall be in compliance with the Ontario building Code.
- c) 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 Allicance Surveys Inc., dated March 9, 2012. Bearings revised as per Draft R-plan prepared by Asken Piller Corporation Ltd., dated November 2016.

Schedule 'B' to Staff Report 2021-0101 Page 1 of 1 SITE PLAN DRAFT 7904 MAYFIELD ROAD PART OF LOT 1 **CONCESSION 4** FOR DISCUSSION TOWN OF CALEDON **REGIONAL MUNICIPALITY OF PEEL** PURPOSES ONLY Town of Caledon file # SPA 15-30 WESTON CONSULTING planning + urban design KEY PLAN NOT TO SCAL SUBJECT PROPERTY OWNER: Tarpa Construction c/o Armando Rosano Existing Agricultural 54 Shaft Road Etobicoke ON M9W 4M2 Tel. 416-247-6601 Fax. 416-247-3010 - FXISTING NATURAL HEDGE APPLICANT: Weston Consulting c/o Kevin Bechard 201 Millway Avenue, Suite 19 Vaughan, ON L4K 5K8 Tel. 905-738-8080 An bern for 58m 3.2m berm for 2.5m on each side 2.4m berm for 2.5m on each side 2.4m berm for 5m at north-east of existing residence 2.4m berm for 14m at north-west of existing residence Berm sloge **#**_3.1 (maximum) Fax 905-738-6637 email: kbechard@westonconsulting.com DEVELOPMENT STATISTICS: Lands subject to this application 4.045 ha (9.995 ac) Total Area 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 WESTON Vaughan: 201 Millway Ave. Suite 19 Vaughan, Ontario L4K 5K8 T 905.738.8080 F. 905.738.6637 1660 North Service Rd. E. Suite 114 Oakville, Ontario L6H 7G3 T 905.844.8749 F. 905.738.6637 CONSULTING Oakville planning + urban design Toronto: 1-800.363.3558 westonconsulting.com 127 Berkeley St. Toronto, Ontario M5A 2X1 CLARKWAY DRIVE T 416.640.9917 F 905.738.66 DRAWN / REVIS 14 Jan 2021 Revisions as per Town's comments 23 Feb 2017 Minor revisions as per Town's comment 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. draw
 O9 Aug 2016
 Revisions to outdoor display area and internal driveway to acc prop. signage, delivery space, change of material corrals, stoc uses etc. as per staff comments
21 Jun 2016 updated entrance driveway width and area of proposed industrial us 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 facilit 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 D 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 are 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 Drawing Number **S**4 Drawn By:

METRES

SCALE

EXISTING

PRIVACY FENCING

3.6m to 4.5m high

EXISTING NOISE BERM

BLACK BORDER

BLACK-

ROUTE

Height 1.8m (6 ft)

PRIVACY BERM

Height 2.4 m (8 ft) Slope 1:4

Planner: Scale: CAD

ME

1:750

5576/concepts/S4 site plan.do