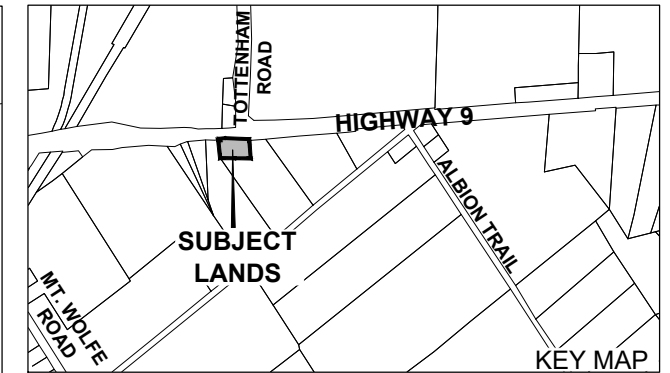


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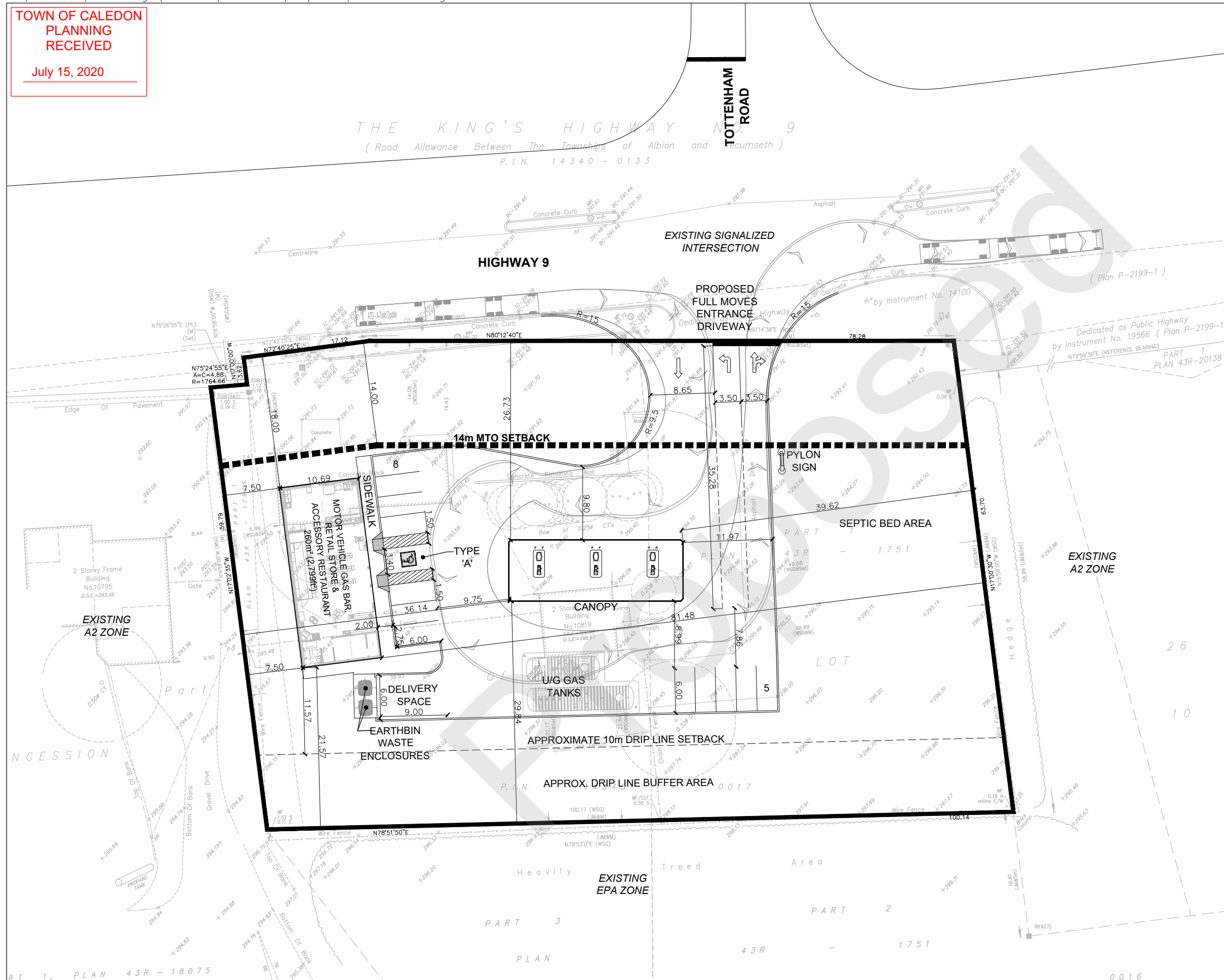
**TOWN OF CALEDON  
PLANNING  
RECEIVED**  
  
July 15, 2020

THE KING'S HIGHWAY N. 9  
(Road Allowance Between The Townships of Albion and Tecumseth)  
P.I.N. 14340 - 0133



**DEVELOPMENT CONCEPT PLAN  
PROPOSED GAS BAR**

10819 HIGHWAY 9  
PART OF LOT 26,  
CONCESSION 10 (ALBION)  
TOWN OF CALEDON  
REGIONAL MUNICIPALITY OF PEEL



**DEVELOPMENT STATISTICS**

TOTAL SITE AREA:	0.64ha (1.58ac)
TOTAL DRIP LINE BUFFER AREA*:	0.09ha (0.22ac)
TOTAL 14m MTO SETBACK AREA:	0.14ha (0.35ac)
NET DEVELOPABLE AREA:	0.41ha (1.01ac)

TOTAL SITE LANDSCAPED AREA %:	0.31ha (48%)
LANDSCAPED AREA % EXCL. MTO SETBACK:	0.20ha (40%)

**BUILDING STATISTICS**

TOTAL GROSS FLOOR AREA:	260m <sup>2</sup> (2,799ft <sup>2</sup> )
BUILDING COVERAGE:	4%
BUILDING COVERAGE EXCL. MTO SETBACK:	5%

**PARKING STATISTICS (1 SPACE PER 20m<sup>2</sup>):**

GAS BAR PARKING REQUIRED:	13 SPACES
GAS BAR PARKING PROVIDED:	13 SPACES

- NOTES:**
- \* NHS AREA & BUFFER LIMITS TO BE CONFIRMED BY TRCA
  - SEPTIC AREA TO BE CONFIRMED BY ENGINEER
  - POTABLE WATER WELL TO BE CONFIRMED



SCALE 1:500  
April 21, 2020

**GSAI**  
Glen Schnarr & Associates Inc.