



**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 PEELE

SCALE 1 : 250

**Proposed Condominiums**

Condominium	No. Units	Area
Condominium A	4	2,054.14 m <sup>2</sup>
Condominium B	3	1,447.91 m <sup>2</sup>
Condominium C	4	2,123.50 m <sup>2</sup>
Condominium D	3	1,523.90 m <sup>2</sup>
Condominium E	4	2,488.83 m <sup>2</sup>
Condominium F	5	2,126.04 m <sup>2</sup>
Condominium G	5	1,937.03 m <sup>2</sup>
<b>Total</b>	<b>28</b>	<b>13,681.05 m<sup>2</sup></b>

**BEARING NOTE:**  
BEARINGS SHOWN HEREON ARE ASTROLOGIC AND ARE REFERRED TO THE NORTHEAST CORNER OF PARTS 1 AND 2 AS SHOWN ON PLAN 43R-7750, HAVING A BEARING OF N44°20'00"E.

**ELEVATION NOTE:**  
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO TOWN OF CALEDON BENCH MARK NO. 728403 (STATION NO. 0819728403), HAVING AN ELEVATION OF 412.50 METRES.

**GENERAL NOTES:**  
1. WHERE A REQUIRED PARKING SPACE IS PROVIDED WITHIN A PRIVATE GARAGE, NO OTHER LANDINGS, DOOR SWINGS OR ANY OTHER OBJECT SHALL OBSTRUCT THE PARKING SPACE.

**DEVELOPMENT DETAILS**

DEVELOPMENT AREA	13,681.05 m <sup>2</sup>
BUILDING AREA	3,986.24 m <sup>2</sup>
BUILDING HEIGHT	10.50 m
UNITS (Proposed)	27
UNITS (Existing)	1
UNITS (Total)	28
PERCENTAGE LOT COVERAGE	29.14%
TOTAL PAVED AREA	2,473.12 m <sup>2</sup>
PERCENTAGE PAVED AREA	18.08%
LANDSCAPED AREA	7,221.89 m <sup>2</sup>
PERCENTAGE LANDSCAPED AREA	52.78%
No. PARKING SPACES (Proposed)	68
No. PARKING SPACES (Existing)	2
No. PARKING SPACES (Total)	70
PARKING RATIO	2.50 SPACES/UNIT
No. PARKING SPACES (Visitor)	7

**RT-XX EXCEPTION ZONING DETAILS**

	REQUIRED/PROPOSED	PROVIDED
MIN. LOT AREA (per unit)	220.00 m <sup>2</sup>	223.66 m <sup>2</sup>
MAX. BUILDING AREA	40.00%	29.14%
MIN. LANDSCAPED AREA	30.00%	52.78%
MIN. LOT FRONTAGE (per unit)	6.00 m	8.44 m
MIN. FRONT YARD	5.50 m	5.91 m
MIN. INT. SIDEYARD	4.50 m	4.50 m
MIN. REAR YARD	4.50 m	4.50 m
MAX. HEIGHT	10.50 m	10.50 m
PARKING SPACES	70	70
PARKING SPACES VISITOR	7	7

No.	Description	Date

**REVISIONS**

**SITE PLAN**

**Lucas & Associates**  
Consultants in Planning and Land Development

181 Collier Street, Unit 1503  
Barrie, Ontario L4M 5L6  
(705) 727-8335

DATE : February 13, 2023      DRAWN BY : G.J.L.

DWG NAME : Caledon Townhouse Site Plan.DWG

**CONCEPT G**  
March 14, 2023