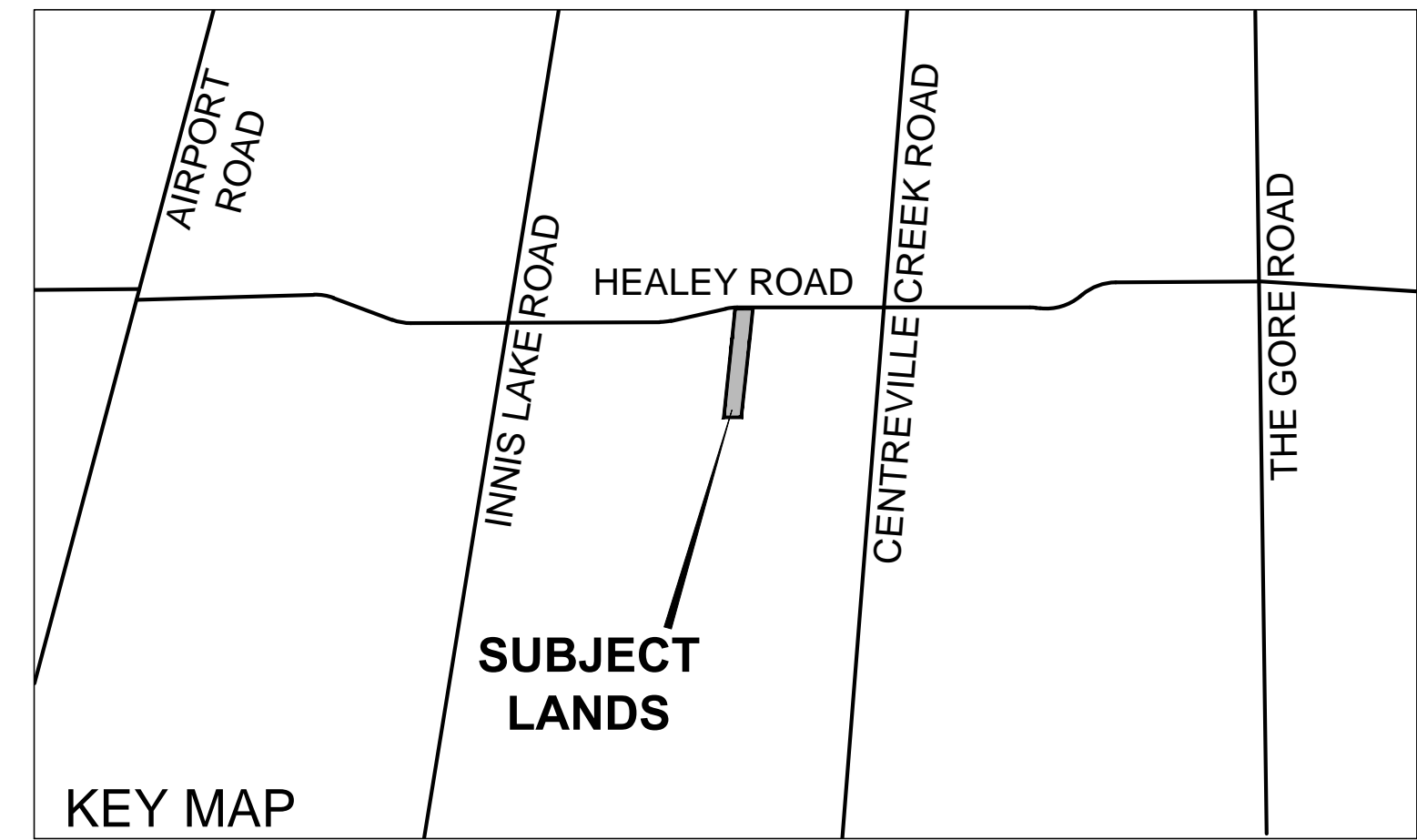


**TOWN OF CALEDON  
PLANNING  
RECEIVED**  
February 7, 2024

**TOWN OF CALEDON  
PLANNING  
RECEIVED**  
December 3, 2019



**SITE PLAN  
TOLIAS LANDSCAPING  
TOWN FILE: SPA 19-0008**

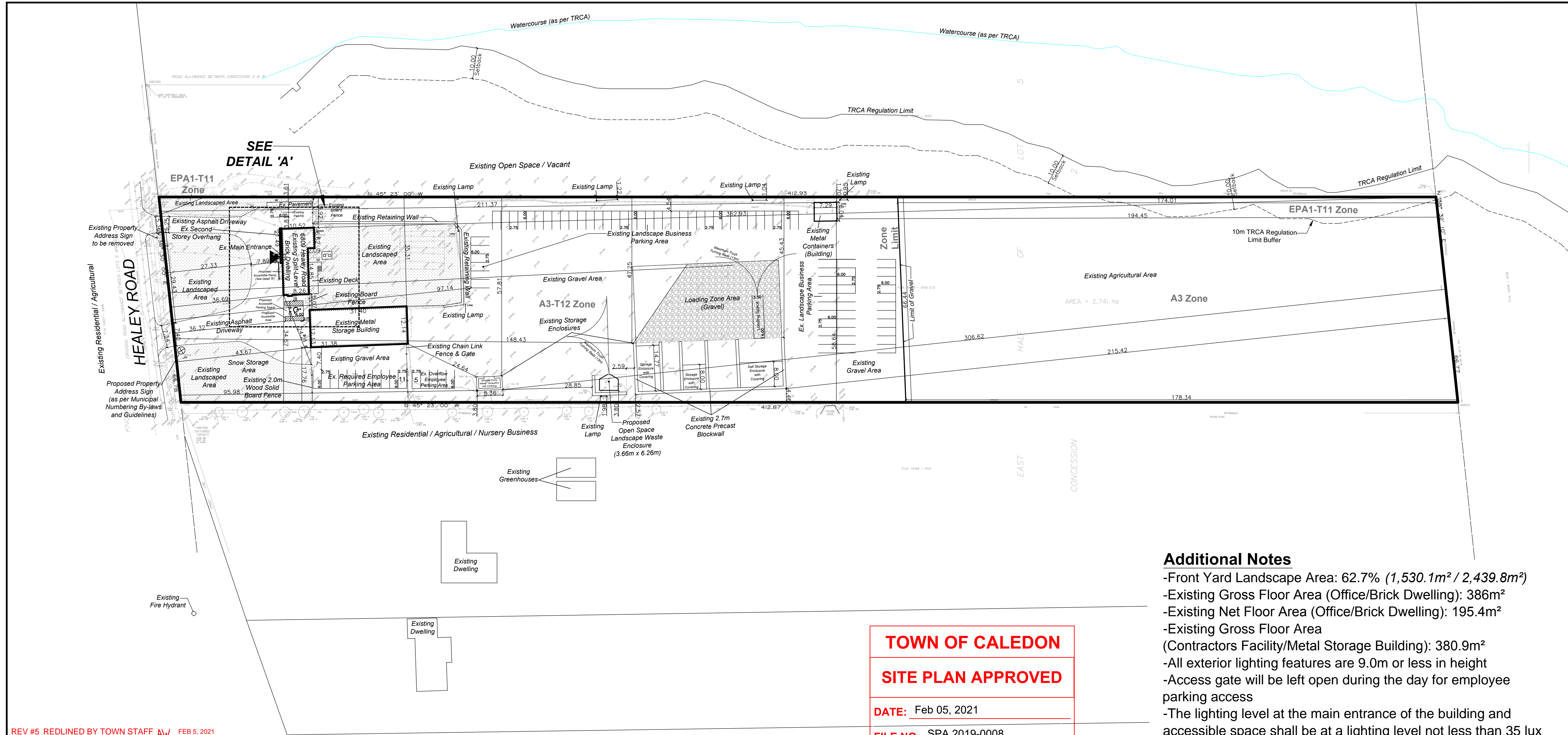
6809 HEALEY ROAD  
PART OF LOT 5, CONCESSION 2  
TOWN OF CALEDON; REGION OF PEEL

**PROJECT STATISTICS - 6809 HEALEY ROAD**

SITE STATISTICS		
SITE STATISTICS	REQUIRED	PROVIDED
TOTAL SITE AREA	-	27,409.8m <sup>2</sup>

COVERAGE STATISTICS		
LAND USE	TOTAL AREA	% OF TOTAL
Paved	1,165.2	4.2%
Gravel	9,970.6	36.4%
Open Space (Landscaped Area)	2,947.5	10.8%
Storage/Landscape Waste	1,006.4	3.7%
Buildings	618.3	2.2%
Agricultural	11,701.8	42.7%
<b>TOTAL</b>	<b>27,409.8</b>	<b>100.0%</b>

ZONING BY-LAW		
LAND USE	Requirements	Existing
Lot Area (minimum)	4.00 ha	2.74 ha
Lot Frontage (minimum)	55.0m	66.8m
Building Area (maximum)	5.0%	2.2%
Front Yards (minimum)	18.0m	36.7m
Rear Yard - Main (minimum)	15.0m	362.9m
Rear Yard - Accessory (minimum)	10.0m	334.7m
Interior Side Yards (minimum)	0.0m	9.9m
Gasoline Pump Island, Accessory Setbacks (minimum A1/A2)	9.0m	3.8m
Building Heights - Non-Residential (maximum)	12.2m	5.9m
Landscaping Area (minimum)	10.0%	10.8%
Driveway Setbacks (minimum)	3.0m	
Parking Space Setback From any Street Line (minimum)	3.0m	35.0m
<b>Parking, Loading, &amp; Delivery Standards</b>		
Delivery Space	0	0
Loading Space	1	1
<b>Non-Residential Parking Requirements</b>		
Office: 1 Space per 30m <sup>2</sup> / Other: 1 Space per 45m <sup>2</sup>	7 / 9	18
Barrier Free Parking (4%) (Schedule 'K' Traffic By-law 2015/58)	1	1
Illustration Setback	1.0m	1.0m



**Additional Notes**  
 -Front Yard Landscape Area: 62.7% (1,530.1m<sup>2</sup> / 2,439.8m<sup>2</sup>)  
 -Existing Gross Floor Area (Office/Brick Dwelling): 386m<sup>2</sup>  
 -Existing Net Floor Area (Office/Brick Dwelling): 195.4m<sup>2</sup>  
 -Existing Gross Floor Area (Contractors Facility/Metal Storage Building): 380.9m<sup>2</sup>  
 -All exterior lighting features are 9.0m or less in height  
 -Access gate will be left open during the day for employee parking access  
 -The lighting level at the main entrance of the building and accessible space shall be at a lighting level not less than 35 lux

**TOWN OF CALEDON  
SITE PLAN APPROVED**  
 DATE: Feb 05, 2021  
 FILE NO: SPA 2019-0008  
 LEAD PLANNER: Adam Verbeke

**THIS SITE PLAN APPROVAL SHALL EXPIRE ON NOVEMBER 24, 2023, UNLESS OTHERWISE EXTENDED IN WRITING AT THE SOLE DISCRETION OF THE TOWN. AW**

REVISION	DATE
1. DRAFT SITE PLAN	FEBRUARY 20, 2018
2. SITE PLAN FOR TOWN SUBMISSION	NOVEMBER 1, 2018
3. SITE PLAN REVISIONS AS PER TOWN COMMENTS	JUNE 14, 2019
4. SITE PLAN REVISIONS AS PER TOWN COMMENTS	NOVEMBER 11, 2019

Scale 1:750  
February 20, 2018  
  
**Glen Schnarr & Associates Inc.**

**Notes:**  
 - Property boundary based on Land Surveyor Group Topo Survey dated April 24, 2015.  
 - All existing buildings and storage areas to remain as noted.  
 - Existing dwelling contains office uses for landscape business.  
 - "Watercourse" and "Regulation Limit" is from base information from TRCA dated April, 2015 and March 2016.  
 - "Loading Zone" indicated on this plan is shown in accordance with HGC report recommendations dated May 13, 2015.  
 - The structures located on external properties are based on an approximate location from Google Earth Aerial Photography dated August 18, 2014.  
 - Existing drainage patterns shall remain undisturbed

► Denotes Barrier-Free Access Point to main building