

LOT	COVERAGE
1	35.4%
2	39.2%
3	39.0%
4	29.8%
5	29.3%
6	26.5%
7	28.4%
8	22.6%
9	28.4%
10	21.7%
11	35.7%
12	37.7%
13	32.2%
14	37.8%
14	32.8%

TOWN OF CALEDON
PLANNING
RECEIVED
Feb 03, 2025

LEGEND

- PROPERTY LINE
- 6.0m WIDE FIRE ROUTE
- STOP SIGN
- EXISTING TOPOGRAPHY
- PAINTED STOP BAR
- EXISTING TREE TO REMAIN
- DISPERSAL BED
- PEDESTRIAN CROSSING
- PROPOSED DRY STACK STONE WALL
- PROPOSED 1mX3m WASTE COLLECTION POINT

SITE DATA

REGULATION	PROPOSED
LOT FRONTAGE (ON AGNES STREET)	99.90 m
SITE AREA (ha)	40,445.80 sq.m. (4.04ha)
# UNITS WITH DOUBLE GARAGES	40
# UNITS WITH SINGLE GARAGES	25
TOTAL UNITS	65
DENSITY	16.58 Upha
# OF RESIDENTIAL BLOCKS	14
# OF UNITS PER BLOCK (MAX.)	5
BUILDING HEIGHT	10.5 m
MINIMUM SETBACK TO AGNES STREET	6.0 m
MIN. SETBACK FROM REAR OF DWELLINGS TO ADJUTING RESIDENTIAL PROPERTIES	13.07 m

AREA TABLE	
RESIDENTIAL BLOCKS	3.266 ha
ROAD, PARKING, SIDEWALKS & CURBS	0.582 ha
COMMON AMENITY & OPEN SPACE (AMENITY AREA, OPEN SPACE AND LANDSCAPED ENTRANCE BOULEVARD)	0.192 ha
TOTAL	4.040 ha

OPEN SPACE & COVERAGE	
YARDS, ABSORPTION BEDS, COMMON GREEN, OPEN SPACE AREAS	2.017 ha (49.9%)
HARD SURFACE AREAS (BUILDINGS, PATIOS, ROADS, WALKWAYS, SIDEWALKS, DRIVEWAYS)	2.028 ha (50.1%)
TOTAL	4.045 ha

PARKING PROVIDED	
PRIVATE PARKING WITH GARAGES	105
PRIVATE PARKING IN DRIVEWAYS	105
COMMON VISITOR PARKING	16
TOTAL	226

- NOTES:**
- THIS IS A CONCEPT PLAN FOR THE PURPOSE OF GUIDING THE DESIGN OF THE DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT. DETAILED SITE PLANS WILL BE PREPARED FOR THE INDIVIDUAL BLOCKS FOR INCLUSION IN BUILDING PERMIT APPLICATIONS.
 - A MODIFIED RT (RESIDENTIAL TOWNHOUSE) ZONE IS PROPOSED BASED ON THE CONCEPT PLAN CONTAINING SITE-SPECIFIC STANDARDS WHERE NECESSARY. SEE THE PROPOSED ZONING MATRIX DETAILED TABLE OUTLINING ALL PROPOSED ZONING STANDARDS.
 - TOPOGRAPHICAL INFORMATION INCLUDING TREE LOCATIONS TAKEN FROM VANHARTEN SURVEY PLAN DATED SEPTEMBER 16, 2022.
 - TREE INVENTORY INFORMATION FROM WILLIAMS & ASSOCIATES ARBORISTS REPORT FEB. 16, 2023 AND UPDATED OCT. 16, 2023. 29 TREES ARE IDENTIFIED FOR RETENTION. GRADING PLAN WILL PROVIDE DETAILS ABOUT TREE PROTECTION MEASURES AT SITE PLAN STAGE.
 - 3-WAY STOP, STOP BARS, PEDESTRIAN CROSSING PAVEMENT MARKINGS AND CHICANE FEATURE AS RECOMMENDED IN TRAFFIC IMPACT STUDY BY PARADIGM ENGINEERING, TO BE DETAILED DURING DETAILED SUBDIVISION DESIGN PROCESS IN ACCORDANCE WITH ONTARIO TRAFFIC MANUAL, BOOK 11.
 - WALLS AND PRIVACY SCREEN LOCATIONS ARE APPROXIMATE ONLY AND WILL BE FINALIZED DURING THE DETAILED SUBDIVISION/CONDOMINIUM PROCESS(ES). THESE ELEMENTS WILL BE MAINTAINED BY THE CONDOMINIUM CORPORATION(S).
 - ACCESSIBLE SPACES INCLUDE ONE TYPE 'A' SPACE AND ONE TYPE 'B' SPACE.

Project Information

SEATON GROUP
AGNES STREET
TOWNHOMES
Village of Alton, Caledon, ON.

Set Issuance

No.	Date	Description
1	2023.02.08	FIRST SUBMISSION
2	2023.11.21	SECOND SUBMISSION
3	2024.04.02	UPDATE COMMON AMENITY
4	2024.07.24	UPDATE ROADWAY, COMMON AMENITY AREA
5	2024.07.30	UPDATE ROADWAY, COMMON AMENITY AREA
6	2024.08.05	UPDATE ROADWAY, COMMON AMENITY AREA

Sheet Information

CONCEPT PLAN

Project No. 14948
Project Start Date: 2023.11.01
File: Agnes Street - Site Plan.dwg
Drawn by: KBR
Scale: 1:400

PRELIMINARY

A1.01



AGNES ST. Cross Sections

NOVEMBER 21, 2024

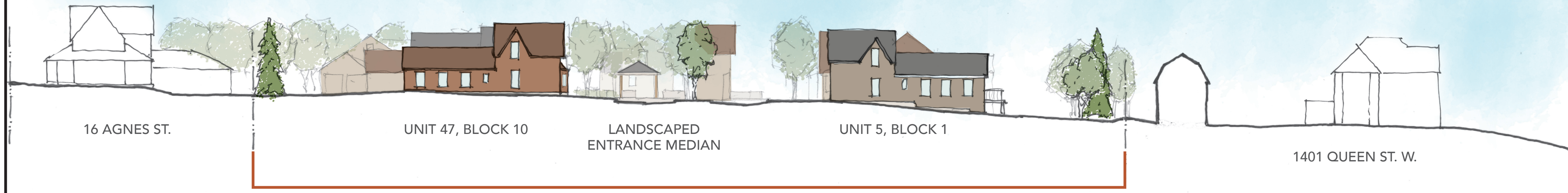
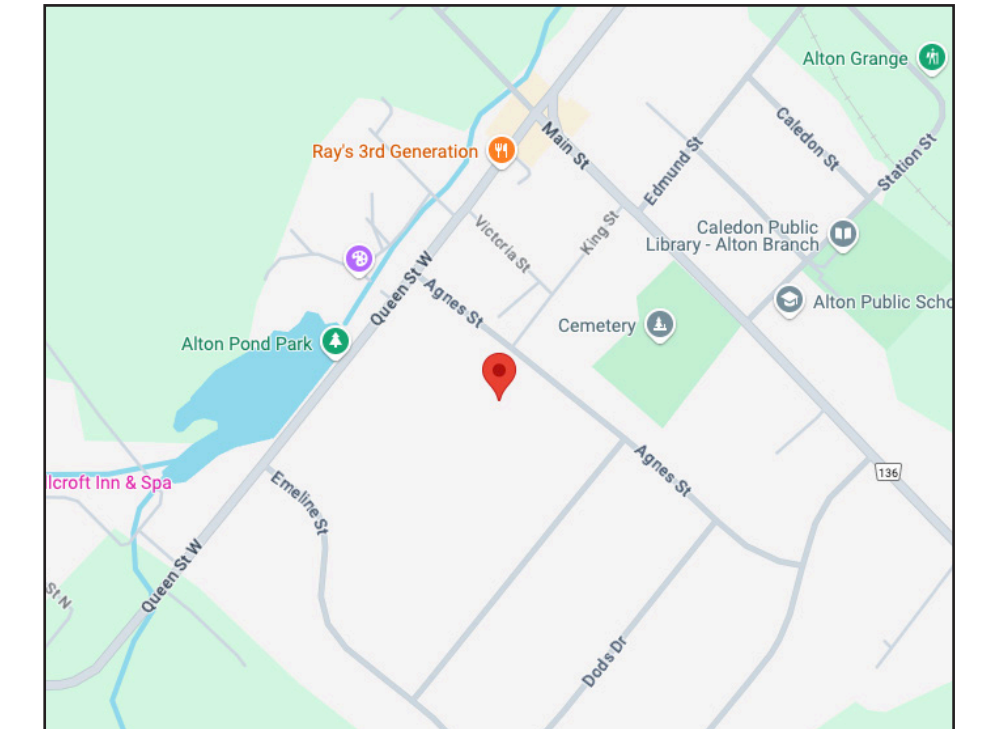
SOURCE MATERIAL:

Existing building information at 16 Agnes St., 1401 Queen St W. and 1367 Queen St. W sourced from Google Earth.

Grading information sourced from grading plan provided by Greck Engineering dated Oct 8, 2024.

NOTE:

Proposed illustrated buildings and landscaping are based on preliminary design.



16 AGNES ST.

UNIT 47, BLOCK 10

LANDSCAPED
ENTRANCE MEDIAN

UNIT 5, BLOCK 1

1401 QUEEN ST. W.

Section A-A

SCALE 1:300

SITE BOUNDARY



18 DAVIS DR.

UNIT 34, BLOCK 8

UNIT 57, BLOCK 13

COMMON GREEN

UNIT 65, BLOCK 14

UNIT 16, BLOCK 4

1367 QUEEN ST. W.

Section B-B

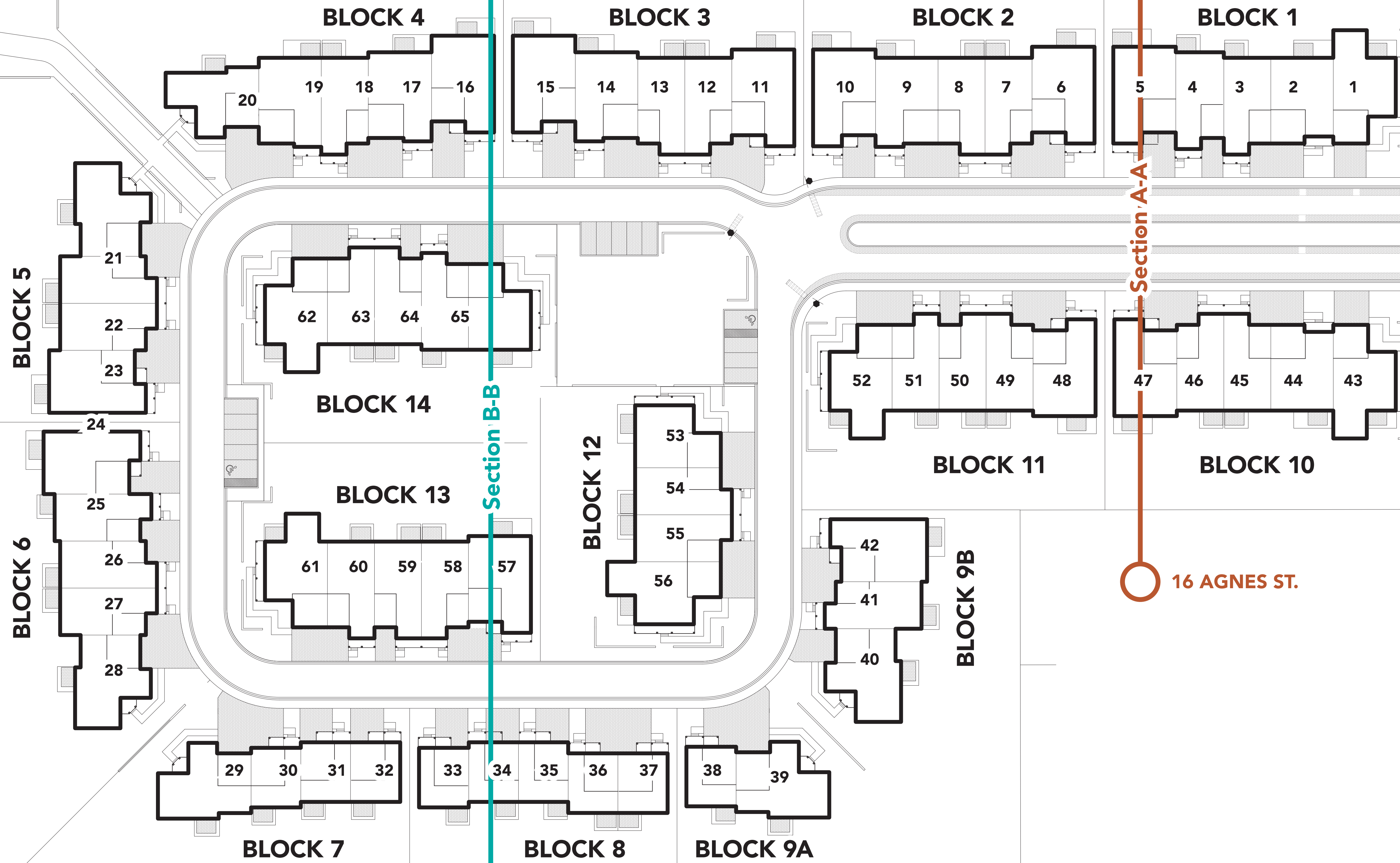
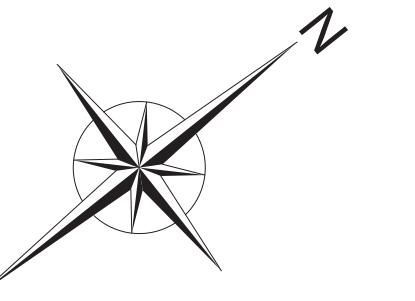
SCALE 1:300

SITE BOUNDARY

EMELINE STREET

1367 QUEEN ST. W.

1401 QUEEN ST. W.



AGNES STREET

KING STREET

Section A-A

Section B-B

BLOCK 5

BLOCK 6

BLOCK 4

BLOCK 3

BLOCK 2

BLOCK 1

BLOCK 14

BLOCK 13

BLOCK 12

BLOCK 11

BLOCK 10

BLOCK 7

BLOCK 8

BLOCK 9A

BLOCK 9B

18 DAVIS DR.

16 AGNES ST.



AGNES ST.
Concept Plan
 SCALE 1:500
 NOVEMBER 21, 2024