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ALLOA COMMERCIAL DEVELOPMENT

MAYFIELD & CREDITVIEW ROAD, BRAMPTON, ON
 PRE 2024-0102

22.111P02



**TURNER
 FLEISCHER**
 67 Lesmill Rd
 Toronto, ON, M3B 2T8
 Contact Name: Ryan DeCosimo
 Phone Number: 416-425-2222 ext. 275
 Email: Ryan.decosimo@turnerfleischer.com

**ISSUED FOR SPA
 OCTOBER 18, 2024**

GEMTEC

Pratus

LEA

Valcoustics Canada Inc.

LHC

MBTW

Hammerslag & Joffe

KWA

GSAI

J.D. Barnes Limited

Geotechnical Engineers
 6695 Millcreek Drive, Unit 7
 Mississauga, ON, L5N 5M4
 Contact Name: Graeme Skinner
 Phone Number: 289-814-1940
 Email: graeme.skinner@gemtec.ca

Energy Model
 213 Sterling Rd Unit 108
 Toronto, ON, M6R 2B2
 Contact Name:
 Phone Number:
 Email:

Traffic/TIS
 625 Cochrane Drive, 5th Floor
 Markham, ON, L3R 9R9
 Contact Name: Zara Georgis
 Phone Number: 905.470.0015 ext 354
 Email: ZGeorgis@lea.ca

Noise Study
 30 Wertheim Ct
 Richmond Hill, ON, L4B 1B9
 Contact Name: Sam Du
 Phone Number: (905) 764-5223
 Email: sam@valcoustics.com

Heritage
 837 Princess St Suite 400
 Kingston, ON, K7L 1G8
 Contact Name: Chris Uchiyama
 Phone Number: (613) 507-7817
 Email: cuchiuyama@lhcheritage.com

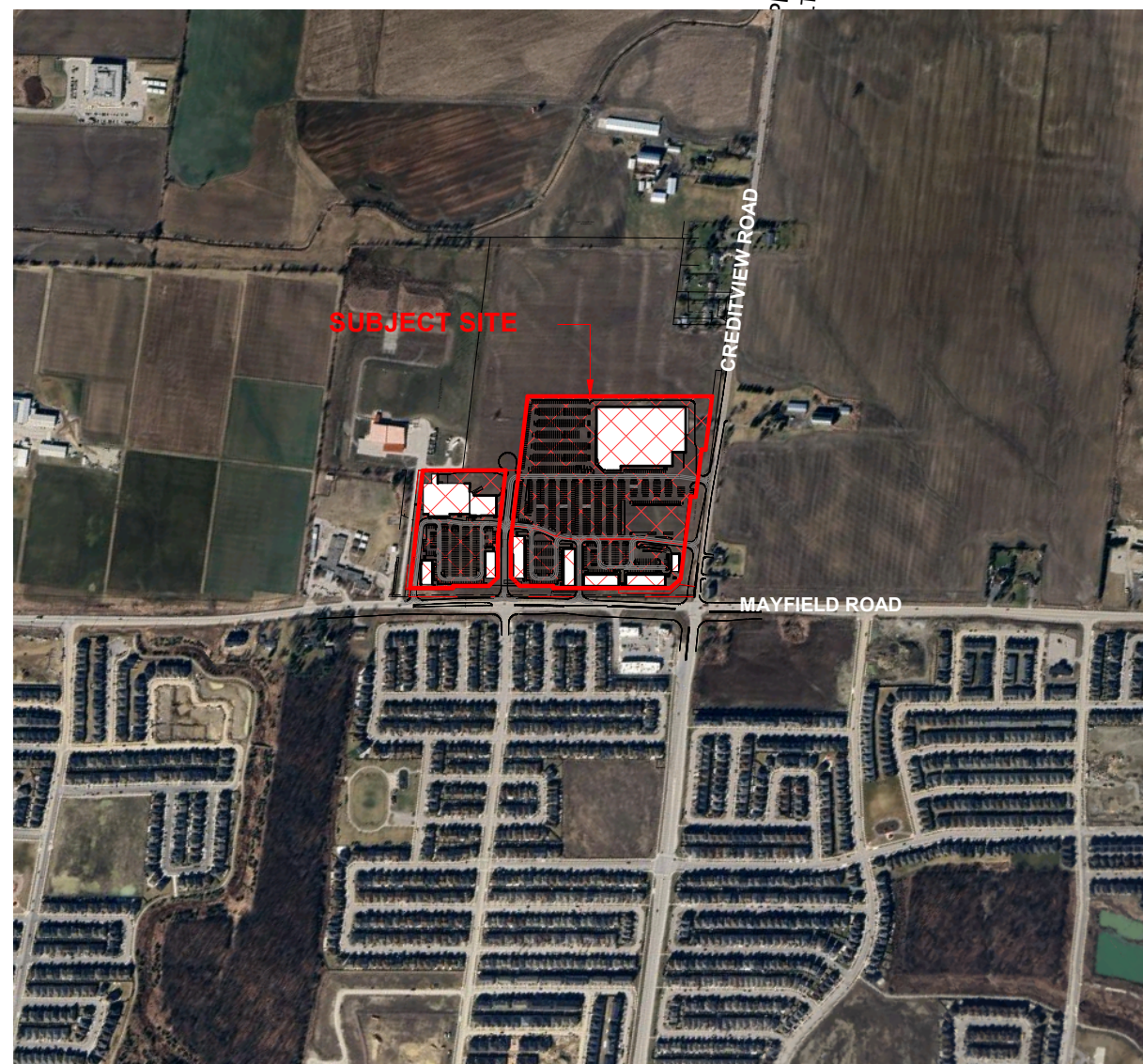
Landscape
 255 Wicksteed Ave Unit 1A
 East York, ON, M4H 1G8
 Contact Name: Jasna Sehovic
 Phone Number: 416.449.7767 ext 245
 Email: j.sehovic@mbtw.com

Electrical Engineers
 43 Lesmill Rd
 North York, ON, M3B 2T8
 Contact Name: Braydon Kahn
 Phone Number: 647-402-8652
 Email: braydon.kahn@hamjof.com

Civil Engineers
 2453 Auckland Drive,
 Burlington, ON, L7L 7A9
 Contact Name: Ted Fair
 Phone Number: 647-948-9580
 Email: ted.fair@kwastitedev.com

Environment/Sustainability
 10 Kingsbridge Garden Cir Suite 700
 Mississauga, ON, L5R 3K6
 Contact Name: Stephanie Matveeva
 Phone Number: (905) 568-8888
 Email: stephaniem@gsai.ca

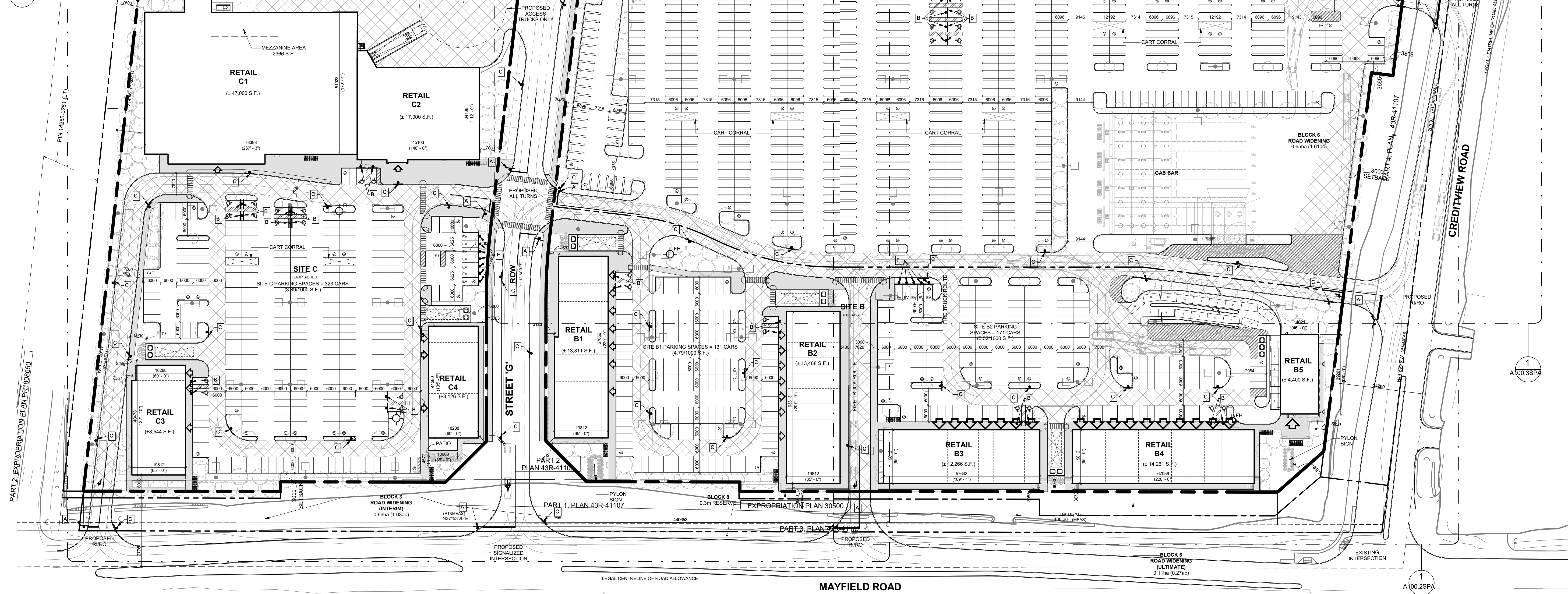
Surveyor
 411 Richmond St. East - Unit 107
 Toronto, ON, M5A 3S5
 Contact Name:
 Phone Number: 416-368-3737
 Email:



2 KEY PLAN
A100.0SPA 1:12000

ADDITIONAL LANDS OWNED BY THE APPLICANT (NOT PART OF THE SUBDIVISION)

1 OVERALL SITE PLAN
A100.0SPA 1:750



TURNER FLEISCHER

Turner Fleischer Architects Inc.
67 Leornil Road
Toronto, ON, M3B 2T8
T: 416-425-2322
turnerfleischer.com

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The site plan prepared by Turner Fleischer is based on a legal survey showing the boundaries of the lands together with the current location of any existing buildings, features or easements prepared by Turner Fleischer, dated 2024-05-09 as provided by FILECAD24.

LEGEND

- PROPOSED ENTRANCE
- PROPOSED EXIT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAD
- PROPOSED ELECTRIC VEHICLE PARKING

STATISTICS

OVERALL SITE AREA	± 23.82 ACRES	± 16.81 HA
SITE A	± 17.92 ACRES	± 12.27 HA
SITE B	± 6.87 ACRES	± 4.52 HA
SITE C	± 0.03 ACRES	± 0.02 HA
BLOCK 6 ROAD WIDENING (INTERIM)	± 1.63 ACRES	± 1.07 HA
BLOCK 6 ROAD WIDENING (ULTIMATE)	± 0.65 ACRES	± 0.42 HA
BLOCK 8 ROAD WIDENING (ULTIMATE)	± 0.27 ACRES	± 0.18 HA
BLOCK 8 ROAD WIDENING	± 1.41 ACRES	± 0.92 HA
ROW	± 1.15 ACRES	± 0.75 HA
ADDITIONAL LANDS OWNED BY THE APPLICANT	± 0.37 ACRES	± 0.24 HA
SITE A	± 183,226 S.F.	± 16,071 S.M.
RETAIL A	162,226 S.F.	14,900 S.M.
SITE A PARKING PROVIDED	1004 CARS	(5,867,000 S.M.)
SITE B	± 11,811 S.F.	± 1,083 S.M.
RETAIL B1	± 13,468 S.F.	± 1,251 S.M.
RETAIL B2	± 13,266 S.F.	± 1,231 S.M.
RETAIL B3	± 12,266 S.F.	± 1,136 S.M.
RETAIL B4	± 14,261 S.F.	± 1,325 S.M.
RETAIL B5	± 4,400 S.F.	± 4,008 S.M.
SITE B TOTAL GFA	± 58,206 S.F.	± 5,408 S.M.
SITE B PARKING PROVIDED	327 CARS	(1,910,000 S.F.)
SITE A & B TOTAL BUILDING AREA	± 239,432 S.F.	± 22,476 S.M.
SITE A & B TOTAL PARKING	1331 CARS	(7,777,000 S.F.)
COVERAGE		21.98%
SITE C	± 0.03 ACRES	± 0.02 HA
SITE AREA	± 47,200 S.F.	± 4,369 S.M.
RETAIL C1 (MEZZANINE)	± 2,386 S.F.	± 220 S.M.
RETAIL C2	± 17,000 S.F.	± 1,578 S.M.
RETAIL C3	± 8,544 S.F.	± 796 S.M.
RETAIL C4	± 8,128 S.F.	± 758 S.M.
SITE C TOTAL GFA	± 36,058 S.F.	± 3,342 S.M.
SITE C PARKING PROVIDED	323 CARS	(1,981,000 S.F.)
COVERAGE		27.73%
SITE A & C TOTAL GFA	± 465,694 S.F.	± 43,264 S.M.
TOTAL PARKING PROVIDED	1654 CARS	(10,758,000 S.F.)

PROPOSED ZONING	REQUIRED	PROPOSED
C GENERAL COMMERCIAL		
TOWN OF CALEDON ZONING BY LAW		
MIN. LOT AREA	5,000 S.F.	14,524 S.M.
MIN. LOT FRONTAGE	20.0 M	146.21 M
MAX. BUILDING AREA	19.8%	19.8%
MIN. BUILDING HEIGHT	3.0 M	9.84 M
MIN. LANDSCAPED AREA	10%	10.2%
MIN. PLANTING STRIP WIDTH	3.0 M	3.0 M
MIN. FRONT YARD SETBACK	3.0 M	3.0 M
MIN. EXTERIOR SIDE YARD SETBACK	3.0 M	3.0 M
MIN. REAR YARD SETBACK	3.0 M	3.0 M
PARKING SPACE DIMENSIONS	2.73M X 5.49M (9.0M X 18.0M)	2.73M X 5.49M (9.0M X 18.0M)
ACCESSIBLE PARKING DIMENSIONS	TYPE A: 3.6M X 6.0M	TYPE A: 3.6M X 6.0M
ADDITIONAL	TYPE B: 3.0M X 5.0M	TYPE B: 3.0M X 5.0M
MIN. PARKING SPACES (100 S.M.)	1441 CARS	1629 CARS
MIN. ACCESSIBLE PARKING SPACES	6,500 S.M.	6,500 S.M.
(11 SPACES = 1% OF TOTAL PARKING)	27 SPACES	38 SPACES
MIN. LOADING SPACES	N/A	7 SPACES

1	2024-10-18	ISSUED FOR SPA	ETI
#	DATE	ISSUED FOR SPA	DESCRIPTION



PROJECT
MAYFIELD ROAD & CREDITVIEW ROAD
CALEDON, ON

DRAWING
OVERALL SITE PLAN

PROJECT NO.
22.111P01
PROJECT DATE
2024-05-09
DRAWN BY
ETI
CHECKED BY
JJJ
SCALE
As indicated

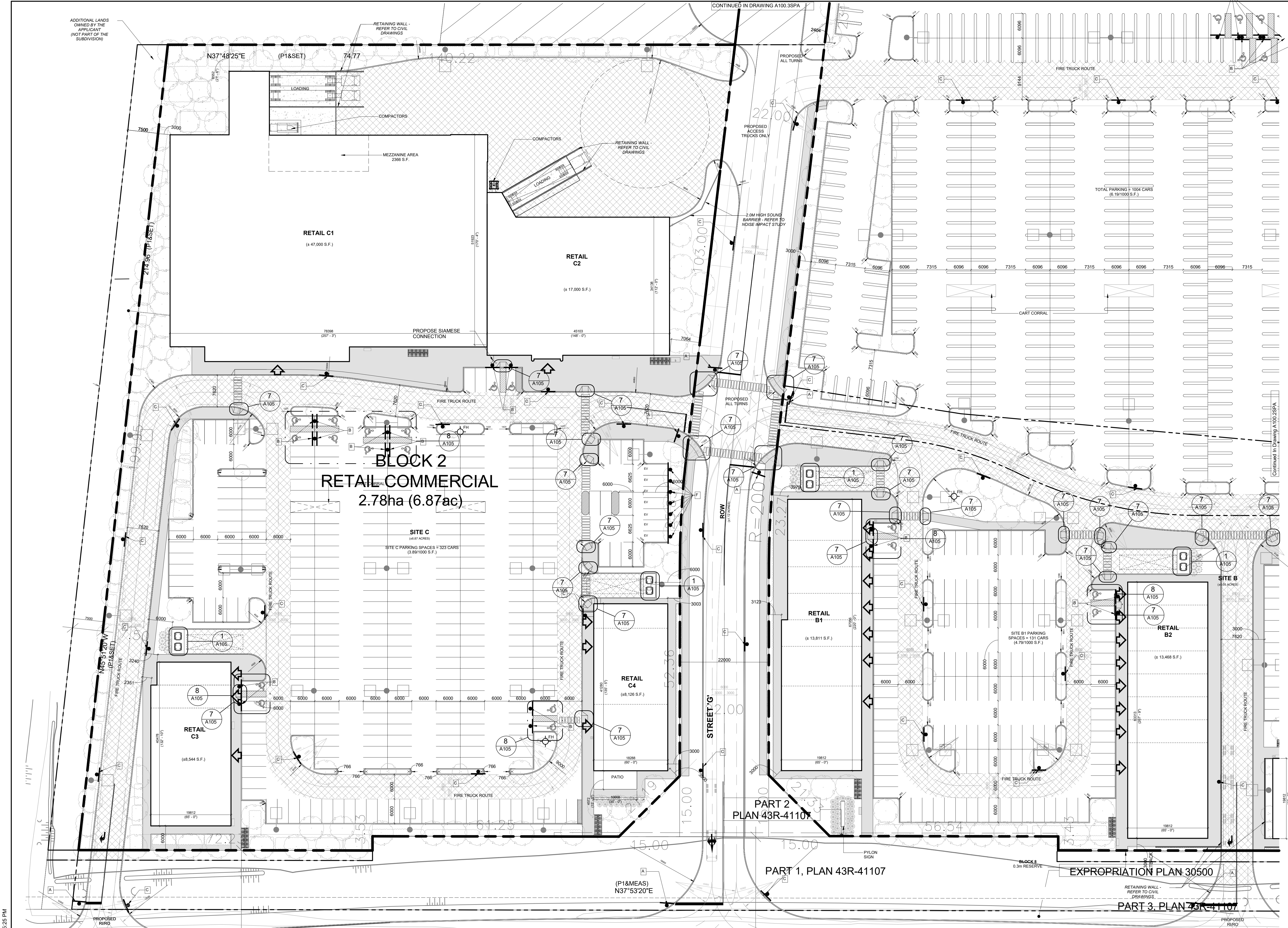


PROJECT NO.
A100.0SPA
REV.
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LEGEND

- PROPOSED ENTRANCE
- PROPOSED EXIT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGNAGE
- PROPOSED FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAD
- PROPOSED LANDSCAPING



NO.	DATE	ISSUED FOR	DESCRIPTION	BY
1	2024-10-18	ISSUED FOR SPA		ETI

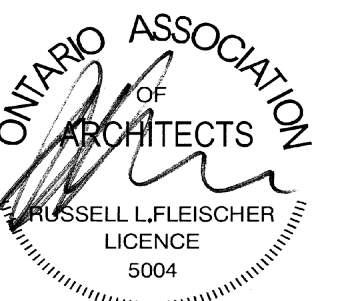
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PROJECT
MAYFIELD ROAD & CREDITVIEW ROAD

CALEDON, ON

DRAWING
SITE PLAN - SITE A & B1

PROJECT NO.	22.111P01
PROJECT DATE	2024-05-09
DRAWN BY	ETI
CHECKED BY	JJJ
SCALE	As indicated



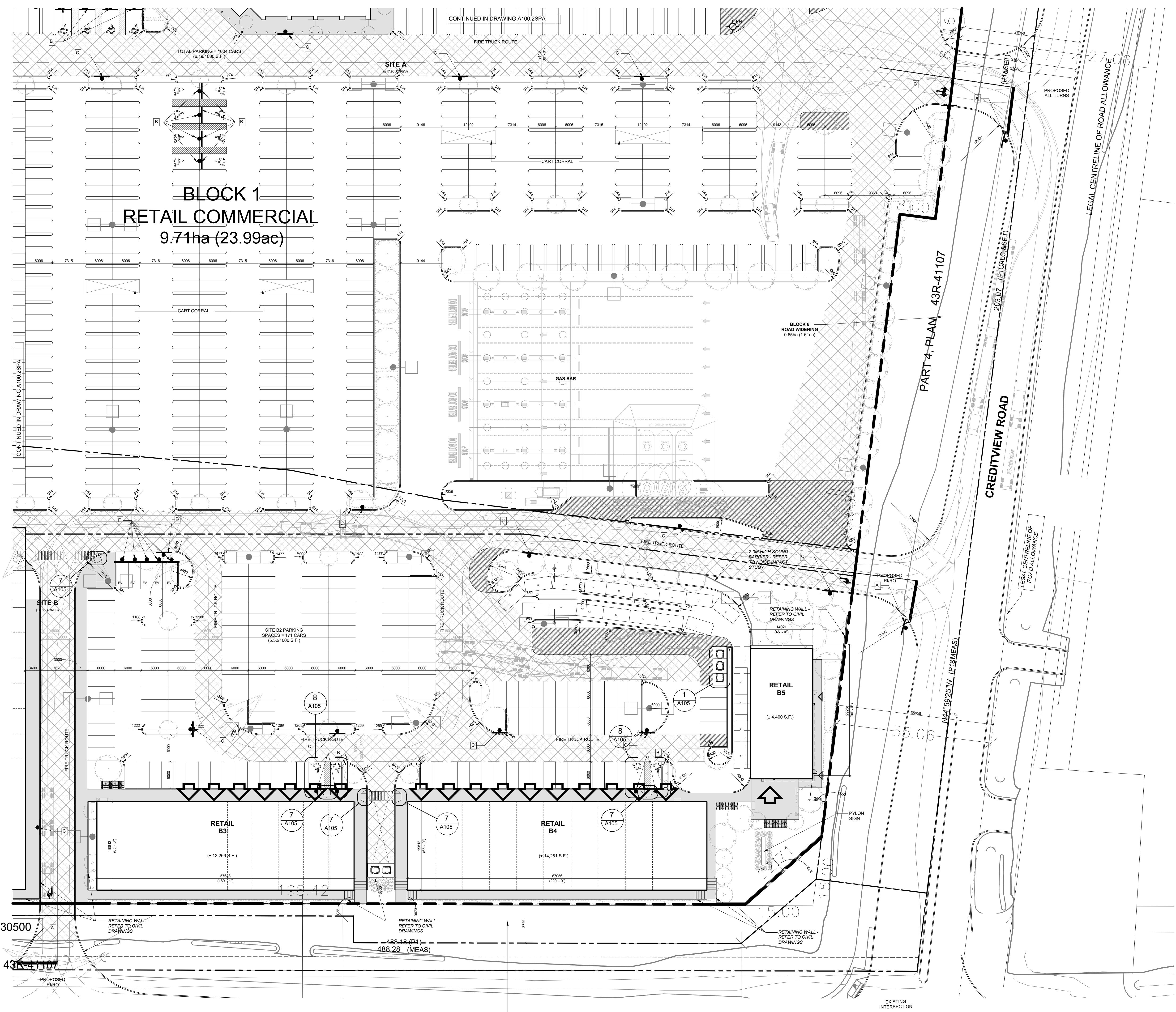
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- PROPOSED CONCRETE PAD
- PROPOSED LANDSCAPING



BLOCK 1 RETAIL COMMERCIAL 9.71ha (23.99ac)

PART 4, PLAN 43R-41107

CREDITVIEW ROAD

EXPROPRIATION PLAN 30500

PART 3, PLAN 43R-41107

1 SITE PLAN - SITE A & B
A100.2SPA 1:400

BLOCK 5
ROAD WIDENING
(ULTIMATE)
0.11ha (0.27ac)

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1	2024-10-18	ISSUED FOR SPA		ETI

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PROJECT
MAYFIELD ROAD & CREDITVIEW ROAD

CALEDON, ON

DRAWING
SITE PLAN - SITE A & B

PROJECT NO.
22.111P01
PROJECT DATE
2024-05-09
DRAWN BY
ETI
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JJJ
SCALE
As indicated

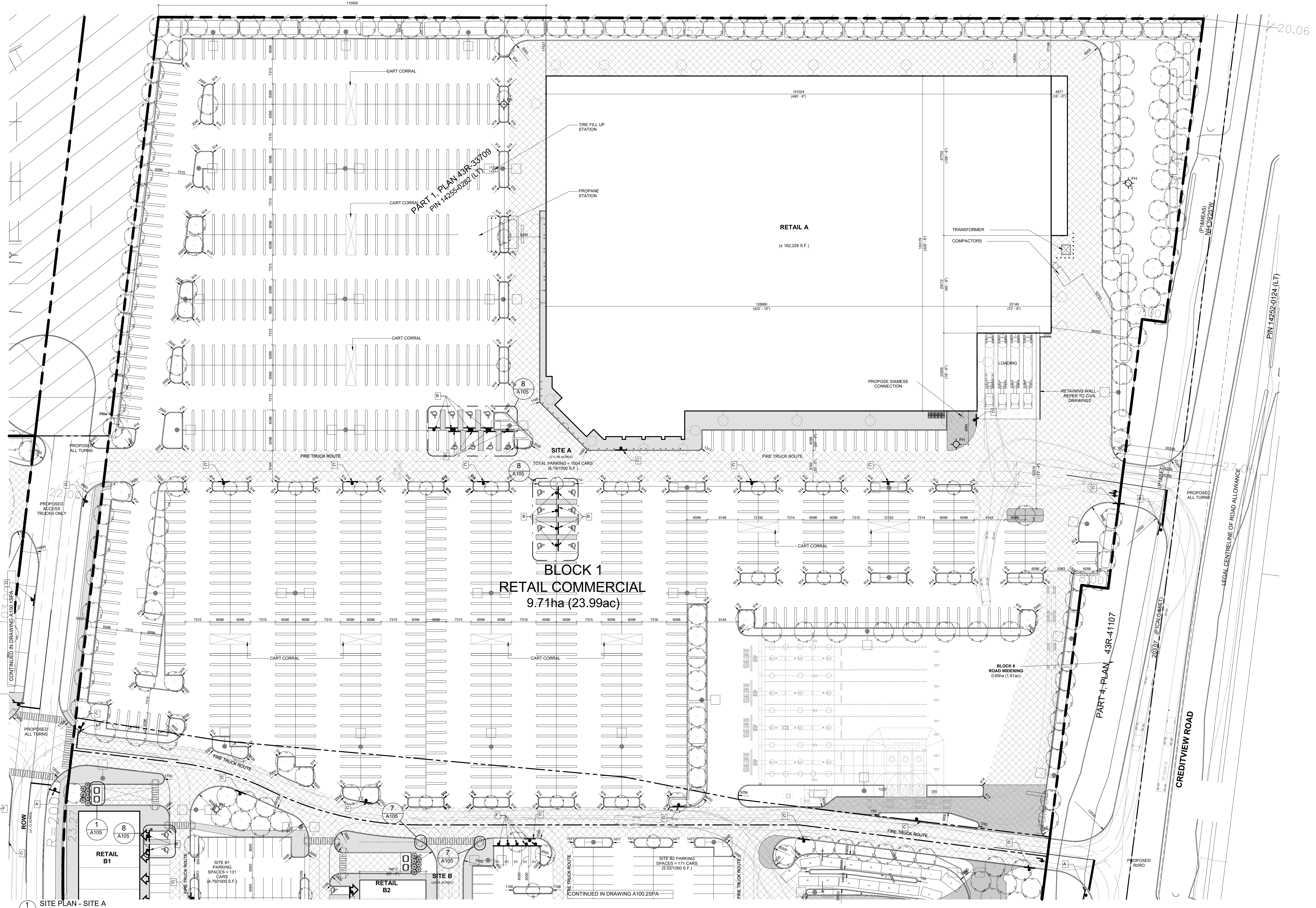


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1	2024-10-18	ISSUED FOR SPA		ETI	

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PROJECT
MAYFIELD ROAD & CREDITVIEW ROAD

CALEDON, ON

DRAWING
SITE PLAN - SITE A

PROJECT NO.
22.111P01
PROJECT DATE
2024-05-09
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SCALE
As indicated



SPRAWING NO. 1
REV. 1
A100.3SPA