

MUNICIPAL ADDRESS - 8522 MAYFIELD ROAD, BOLTON, ONTARIO

Highway 50 Pillsworth Road Nixon Rd. <u>Simp</u>son Rd. Coleraine Drive Project Site — 12155 Coleraine Drive

5 LOCATION PLAN
N.T.S.



Overhead Door Entrance-Loading Dock

Overhead Door Entrance-Drive-in Main & Secondary Door Entrance/Exit Locations

## 1. All dimensions noted on this plan are noted in millimetres.

 Information for this site plan was taken from a digital file of Plan of Survey Showing Topography of Part of Lot 1, Concession 6, Geographic Township of Albion in the Town of Caledon, Regional Municipality of Peel as prepared by Ashenhurst Nouwens & Associates Inc. Professional Engineers & Ontario Land Surveyors 225 King William Street, Suite 204, Hamilton, Ontario L8R 1B1 Tel. (905) 529-6316 Fax. (905) 529-6651 e-mail: anl@AshenhurstNouwens.ca File No. 22-071-TOPO NORTH Also a Sketch to Illustrate areas as prepared by Also a Sketch to Illustrate areas as prepared by Krcmar Surveyors Ltd. 2024
Ontario Land Surveyors
1137 Centre Street, Thornhill, Ontario L4J 3M6
Tel. (905) 738-0053 Fax. (905) 738-9221

- Refer also to Landscape Drawings L-1 & L-2 as prepared by Reed Olsen Landscape Architect Inc. and Site Grading/Servicing drawings G-1, P-1 & S-1 as prepared by A. M. Candaras Associates Inc.
- Electrical site lighting shown for coordination purposes only. Refer to Electrical drawings as prepared by HL Engineering Ltd.; Wheelwright Group Inc. & Exsen Engineering Ltd., NOT responsible for same.
- Underground site services shown for coordination purposes only. Refer to Site Servicing & Grading drawings as prepared by A.M. Candaras Associates Inc. Wheelwright Group Inc & Exsen Engineering Ltd. NOT responsible for same.
- 7. Ground Sign Proposed ground signs (if required by the Owner at a later date) to conform to Town of Caledon Sign By-law 94-14.
- 8. Barrier Free Entrance Front entrance aluminum doors are equiped with electric power operators c/w push buttons in mullions.
- On Site Snow Storage 9. All snow will be stored on site and located as needed.

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PART OF LOT 1 , CONCESSION 6, GEOGRAPHIC TOWN TOWN OF CALEDON , REGIONAL MUNICIPALITY OF PE					
ZONING: MP - PRESTIGE INDUSTRIAL and MS - SERVIC	CED INDUSTRIAL				
LOT AREA (Minimum)	m2	ft2	PLANTING STRIP WIDTH (Minimum)	m2	ft2
Minimum Required Lot Area = 925.0 m2 (0.0925 h EXISTING LOT AREA (2.89 ha)	a) 28,900.00	311,077.01	From Front Lot Line (West Side - Coleraine Drive) From Rear Lot Line (East Side) From Interior Side Lot Line (North Side)	9.0m 1.5m 1.5m	9.0m 3.0m 3.328m
TOTAL LOT AREA	28,900.00	311,077.01	From Interior Side Lot Line (North Side)	1.5m	3.32011 3.0m
LOT FRONTAGE (Minimum)	REQUIRED 30.0m		DRIVEWAY SETBACKS (Minimum)  From Front Lot Line (West Side - Coleraine Drive)	1.5m	15.0m
BUILDING AREA (Max. Permitted 50% of Lot Area) BUILDING AREA / LOT AREA 2,514.43 / 28,900.00 = 8.7%	PERMITTED 14,450.00		From Rear Lot Line (East Side) From Interior Side Lot Line (North Side) From Interior Side Lot Line (South Side)	1.5m 1.5m 1.5m	9.0m 1.5m 1.5m
BUILDING AREA BREAKDOWN PROPOSED INDUSTRIAL : OVERALL GROSS FLOOR AREA (1st & 2nd Floor) : 1st FLOOR AREA	2,514.43	31,352.69 27,065.10	PARKING SPACE SETBACK (Minimum) From Front Lot Line (West Side - Coleraine Drive) From Rear Lot Line (East Side) From Interior Side Lot Line (North Side) From Interior Side Lot Line (South Side)	6.0m 3.0m 3.0m 3.0m	9.0m 45.08m 3.0m 3.0m
: Warehouse Storage & Repair Garage : Office	2,214.53 299.90		ACCESSORY USES	Not Applicable N	ot Applicable
2nd FLOOR AREA	398.33	4,287.59	GARBAGE ENCLOSURES	Provided Outsid	e the Building
: Warehouse Storage & Repair Garage : Office	98.43 299.90		PARKING STANDARDS  NON-RESIDENTIAL PARKING REQUIREMENTS	REQUIRED	PROVIDED
TOTAL BUILDING GROSS FLOOR AREA	2,912.76	31,352.69	INDUSTRIAL USE - NET FLOOR AREAS:  Total Gross Floor Area: 2,312.96 m2		
BUILDING SETBACKS FRONT YARD MINIMUM (Coleraine Drive) TO WEST PROPERTY LINE	REQUIRED 9.0m		(Warehouse & Repair Garage) Deduct Allowable Areas Outlined on Site Plan: 295.45 m2		
INTERIOR SIDE YARD MINIMUM (North Side) TO NORTH PROPERTY LINE	6.0m	9.588m	Net Floor Area: 2,017.51 m2 (1 Space / 90m2 of Net Floor Area) (2,017.51 / 90 = 22.42 or 23)	23 Spaces	32 Spaces
INTERIOR SIDE YARD MINIMUM (South Side) TO SOUTH PROPERTY LINE	3.0m	3.0m	Total Gross Floor Area: 599.80 m2 (Office)		<u> </u>
REAR SIDE YARD MINIMUM TO EAST PROPERTY LINE	7.5m	270.829m	Deduct Allowable Areas Outlined on Site Plan: 154.96 m2		
GASOLINE PUMP ISLAND, ACCESSORY SETBACKS (Minimum)	Not Applicable	Not Applicable	Net Floor Area: 444.84 m2 (1 Space / 30m2 of Net Floor Area) (444.84 / 30 = 14.83 or 15)	15 Spaces	15 Spaces
			Total Parking Spaces:	38 Spaces	47 Spaces
ACCESSORY OPEN STORAGE AREA SETBACKS (Minimum)	Not Applicable	Not Applicable	BARRIER FREE PARKING (13 to 100) Parking Requirement 4% of Required Spaces (38 x .04 = 1.52 or 2	·	2 Spaces
ACCESSORY OUTSIDE SALES OR DISPLAY AREA SETBACK (Minimum)	Not Applicable	Not Applicable	TOTAL PARKING (Including Barrier Free)  NON-RESIDENTIAL PARKING REQUIREMENTS  TRANSPORTATION TRUCK PARKING	38 Spaces	47 Spaces
BUILDING HEIGHTS (Maximum)	18.0m	10.5 & 11.5m See Elevations	Total Gross Floor Area: 2,312.96 m2		
LANDSCAPED AREA (Min. Required 10% of Lot Area) Actual Landscaped Area 1,821.52 / 11,057.34 = 16.47 %	1,105.73 m2	1,821.52 m2	LOADING & DELIVERY STANDARDS  LOADING SPACES: DRIVE-UP DOCKS  LOADING: (3.5m x 14.0m x 3.35m high)  DELIVERY: (3.5m x 9.0m)	1 Space 1 Space	5 Spaces 1 Space

TOTAL LOADING

A-1 A-2 A-3 A-4	Site Plan, Site Statistics & Matrices Floor Plan - First Floor Level Floor Plan - Second Floor Level Elevations	
2 A-1	DRAWING LIST SCALE: N.T.S.	

6 Spaces

2 Spaces

9.0m 3.0m 3.328m 3.0m

	John C 111 Pa Toront	me: Engineering I Crimi, P. Eng. acific Avenue, to, Ontario, Mo exsen.ca	Ste. 12	11	Location :	RIAL BUI			EVE 121	55 Colera	RANSPORTATION	I INC.
tem	Ontario's 2012 Building Code Data Matrix Parts 3 or 9								B.C. REFERENCE			
1	Project	Description :					New		□ F	Part 11	■ Part 3	☐ Part 9
	New On	e Storey Building	1	П	Change of Use		Addition Alteration		11.1 t	o 11.4	1.1.2. (A)	1.1.2. (A) & 9.10.1.3
2	-	Occupancy(s)			zard Industrial (N			ouse and O	ffices)		3.1.2.1. (1)	9.10.2
3		g Area (sq.m.)		Existing	0.00	New			′ Γotal	2,514.43	1.4.1.2 (A)	1.4.1.2 (A)
4		Area (sq.m.)		Existing	0.00	New			Γotal	2,912.76	1.4.1.2 (A)	1.4.1.2 (A)
5		r of Storeys		Above gra			w grade	0		_,,,	1.4.1.2 (A) & 3.2.1.1	1.4.1.2 (A) & 9.10.4
6		r of Streets/Fire I			1		<u> </u>	-			3.2.2.10 & 3.2.5.	9.10.20
7		Classification			oup F, Division 2	2. up to 4 Store	evs. Increased	Area. Sprin	klered		3.2.2.2083	9.10.2
8		er System Propo					Entire building Selected Com Selected Floo Basement Not Required	partments r Areas		oof Rating	3.2.2.2083 3.2.1.5 3.2.2.17 Index	9.10.8.2
9	Standpi	pe required					Yes	■ No			3.2.9	N/A
10	Fire Ala	rm required					Yes	■ No			3.2.4	9.10.18
11		Service/Supply is	Adequat	 е			Yes	□ No			3.2.5.7	N/A
12	High Bu		•				Yes	■ No			3.2.6	N/A
13	<u> </u>	iction Restriction	IS		Combust permitted	ible 🏻	Non-combusti required		В	oth	3.2.2.2083	9.10.6
		Construction			☐ Combust	ible 🔳	Non-combusti	ble [	□ В	oth		
14		nine(s) Area (sq.r			N/A						3.2.1.1.(3) - (8)	9.10.4.1
15	<u> </u>	nt load based or	1		☐ sq.m. / pe	erson 🔳	design of build	ding		75	3.1.17	9.9.1.3
16	Barrier-	free Design			Yes		No (Explain)				3.8	9.5.2
17	Hazard	ous Substances			☐ Yes		No				3.3.1.2. & 3.3.1.19	9.10.1.3 (4)
18	Fire		ntal Assemblies RR (Hours)	(Hours) or Description			sign No ion (SB	No. (SB-3) 3.2.2.2083 & 3.2.1.4		9.10.8 9.10.9		
		esistance	Floors Roof	;	ı	_ Hours _ Hours						
	1	Rating (FRR)		Mezzanine Hours								
		,	FRR of Supporting Members				Listed Design No.					
							or Description (SB-3)					
			Floors Roof	<u> </u>		_ Hours _ Hours						
			Mezza	anine		_ Hours _ Hours						
19	Spatia	al Separation			of Exterior						3.2.3	9.10.14
	Wall	Area of EBF (sq.m.)	L.D. (m)	L/H or H/L	Permitted Max % of Openings	Proposed % of Openings	(Hours)	Liste Desigr Descrip	ı or	Comb. Const.	Comb. Constr. Nonc. Cladding	Non-comb. Constr.
	North										Non-Combustible	Non-Combustible
	East				•						Non-Combustible	Non-Combustible
	South										Non-Combustible	Non-Combustible

BUILDING CODE MATRIX

	-	
6	Site Plan Approval - 1st Submission	16 October 2
5	Traffic Flow Truck Circulation on Site for Trailer Parking	23 September
4	Traffic Flow Truck Circulation on Site for Trailer Parking	20 September
3	Traffic Flow Truck Entrance Design Coordination	12 September
2	Traffic Flow Truck Entrance Design Coordination	10 September
1	Traffic Flow Truck Entrance Design Coordination	29 August 20
no.	issued / revision	date

**EVEREST TRANSPORTATION INC.** 12155 Coleraine Drive Bolton, Ontario, L7E 3B4

PROPOSED INDUSTRIAL BUILDING 12155 Coleraine Drive, Bolton, Ontario Town of Caledon Site Plan File No. SPA-

WHEELWRIGHT GROUP INC.

TORONTO, ONTARIO, M9L 1M5 TEL: (416) 741-2630 FAX: (416) 741-9059



1:400 drawn DM OCT. 16/24 August 2024 checked roject & drawing no.

Overall Key Site Plan

Non-Combustible Non-Combustible

GENERAL NOTES & LEGEND A-1 SCALE: N.T.S.

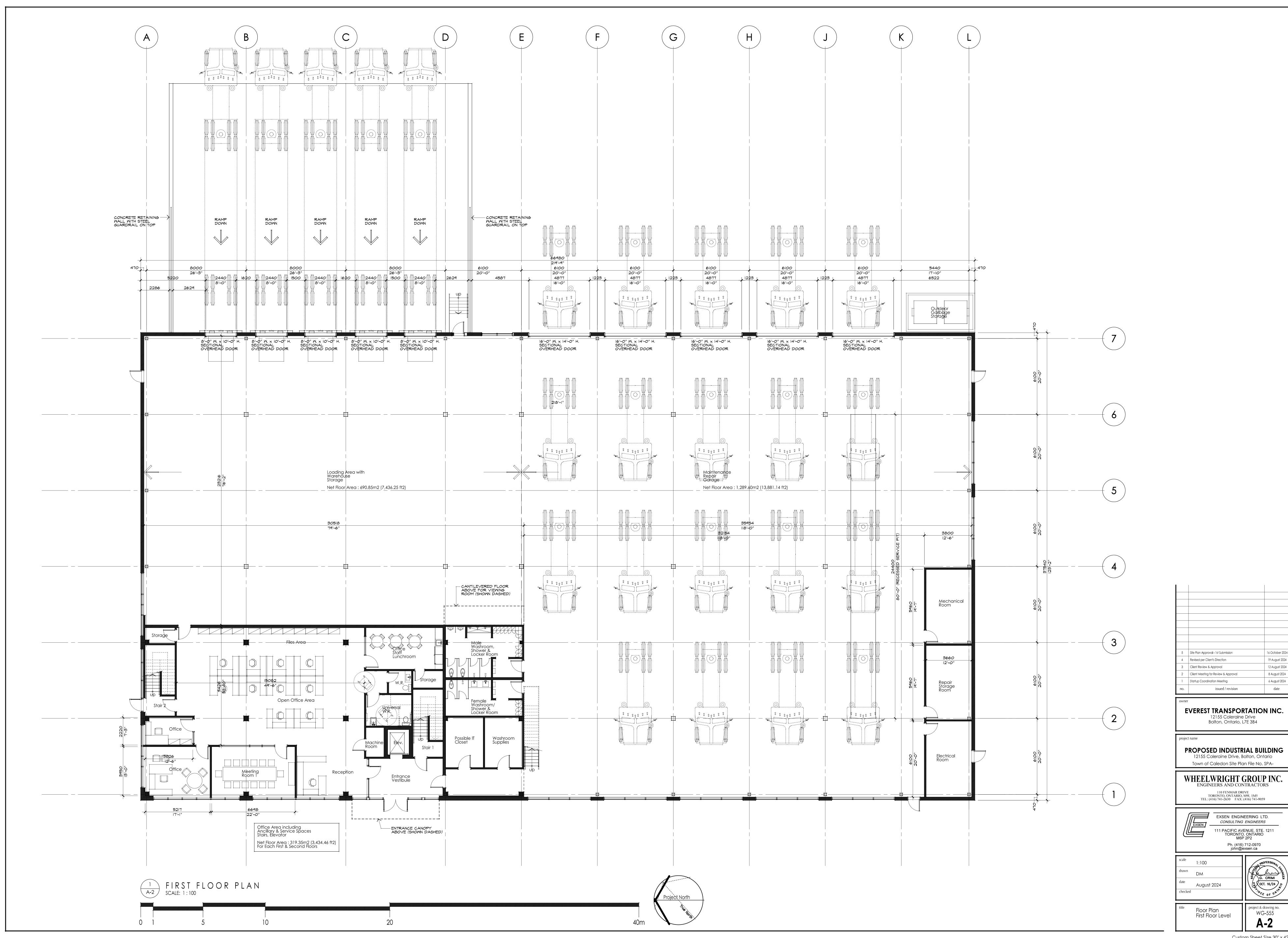
www.krcmar.ca
File No. 24-152SK01
Wheelwright Group Inc & Exsen Engineering Ltd.

NOT responsible for same.

4 ZONING MATRIX

Custom Sheet Size 30" x 42"

WG-555



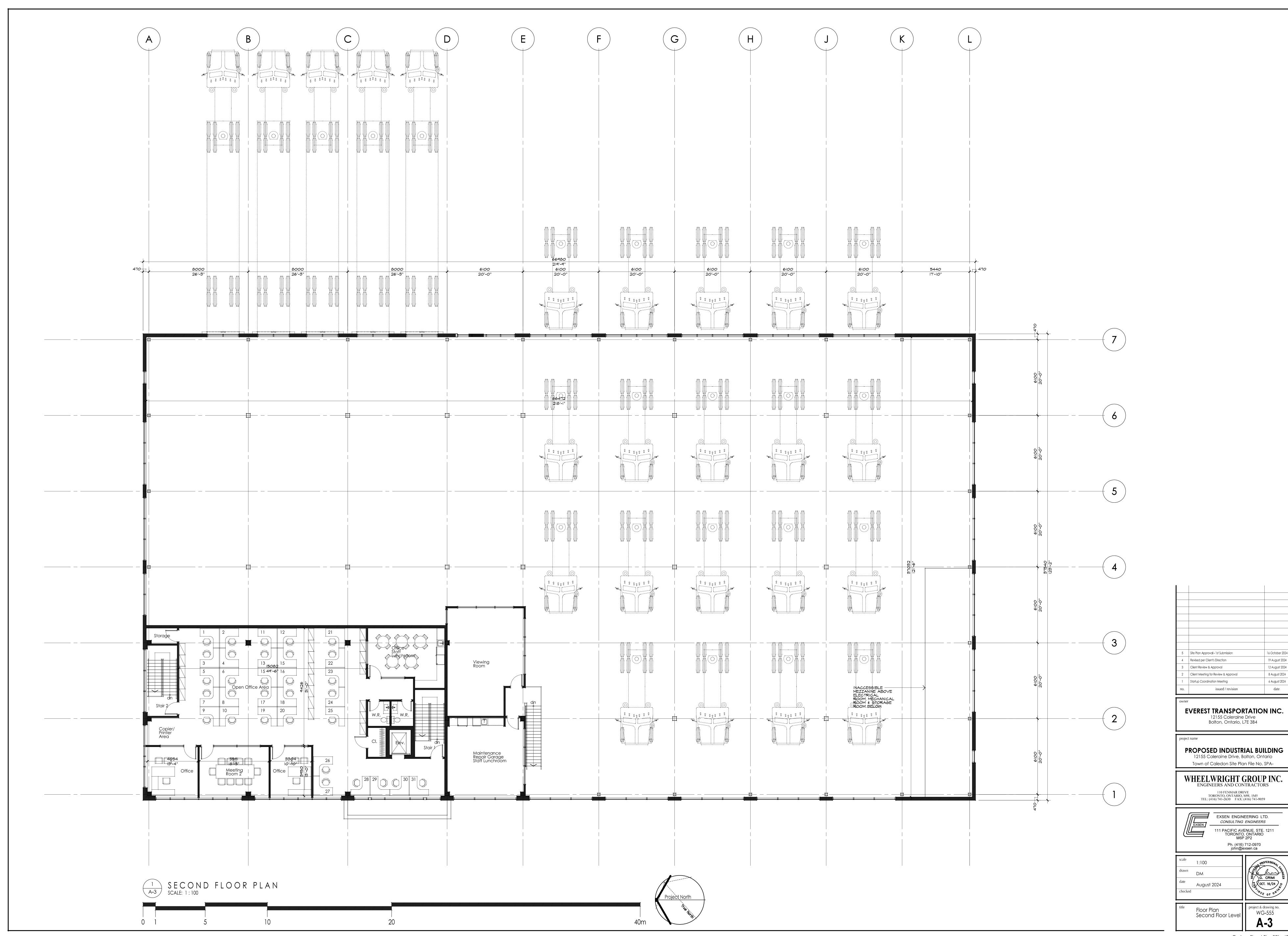
Custom Sheet Size 30" x 42"

16 October 2024

19 August 2024

12 August 2024 8 August 2024

6 August 2024



Custom Sheet Size 30" x 42"

