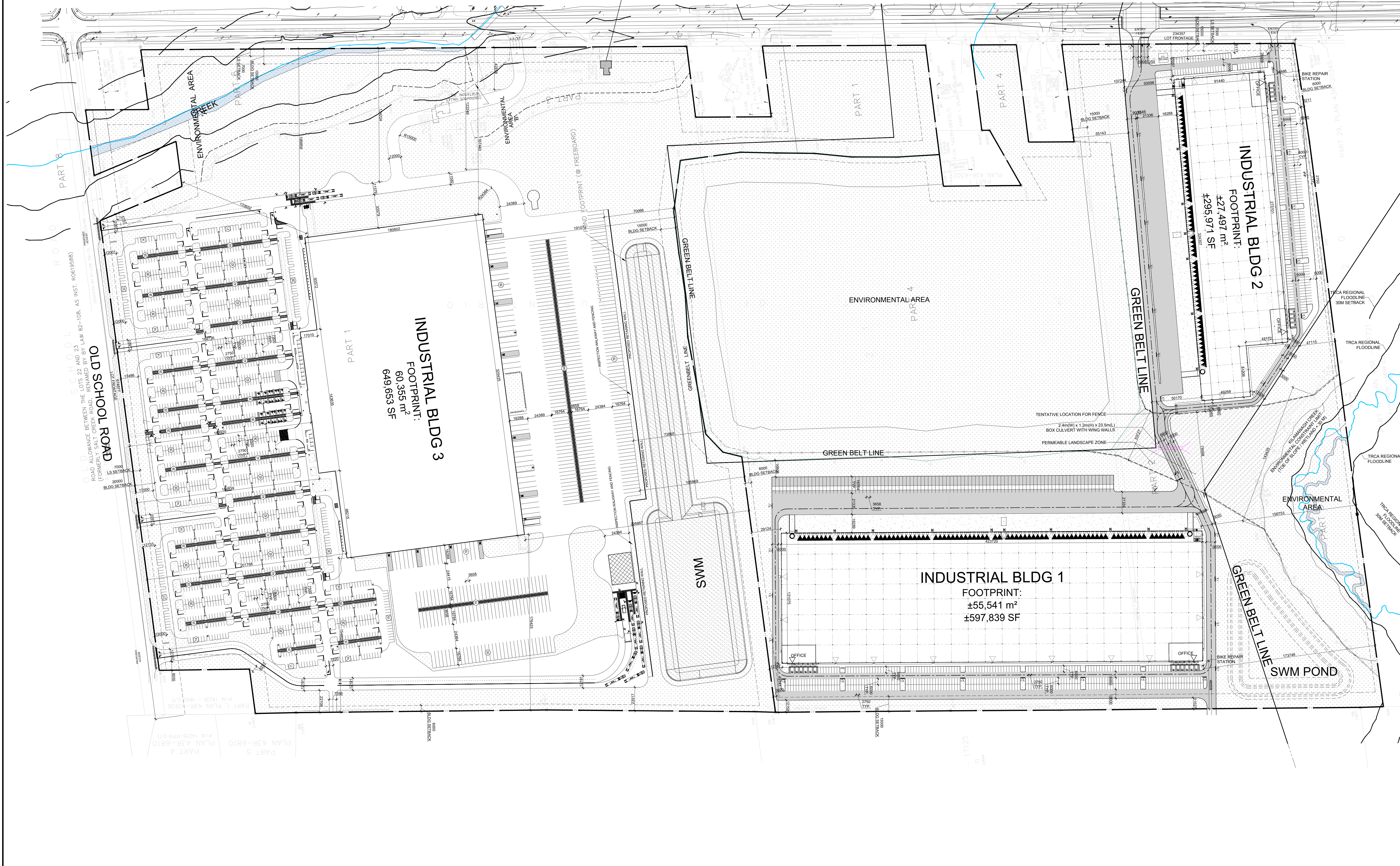


TOWN OF CALEDON
PLANNING
RECEIVED
March 28, 2024

RELOCATED HERITAGE
HOMESTEAD



SITE STATISTICS - 12668 DIXIE RD

Existing Zoning Category	AT
Proposed Zoning Category	MS
Building Classification	Group F2 (O.B.C. A-3.1.2.1(f))
GROSS SITE AREA	4,104,005 SF
Zone Permitted Use (Town of Caledon Zoning By-law 2006-50)	Industrial
Proposed Use	Industrial
Section 8.3 - Zoning Standards - MS-XX Zone	

BUILDING AREA:		
BUILDING 1	602,071 SF	55,934.27 m ²
Warehouse Area	588,923 SF	54,058.01 m ²
Office Area	13,448 SF	1,249.38 m ²
BUILDING 2	285,970 SF	27,496.57 m ²
Warehouse Area	284,770 SF	26,556.01 m ²
Office Area	11,200 SF	1,040.51 m ²
TOTAL BUILDING AREA	888,041 SF	83,430.84 m²

NET FLOOR AREA:		
BUILDING 1	601,091 SF	55,843.32 m ²
Floor Area	602,071 SF	55,934.27 m ²
Building Area under services, M&E rooms etc.	980 SF	91.04 m ²
BUILDING 2	284,902 SF	27,397.38 m ²
Floor Area	285,970 SF	27,496.57 m ²
Building Area under services, M&E rooms etc.	1,068 SF	99.27 m ²
TOTAL NET AREA	885,993 SF	83,240.63 m²

Requirements	Proposed	Required
Min. Lot Area	311,714.00m ²	925.00m ²
Net Floor Area	83,240.53m ²	-
Gross Floor Area	83,430.84m ²	-
Lot Coverage	21.85%	50.00%
Min. Lot Frontage (m)	234.36	30.00
Min. Front Yard Building Setback (m) (Towards Dike)	15.00	15.00
Min. Ht Side (N) Yard Building Set back (m)	107.24	6.00
Min. Ht Side (S) Yard Building Set back (m)	34.49	6.00
Min. Ht Side (E) Yard Building Set back (m) - Abutting Residential	107.24	6.00
Min. Rear Yard Building Setback (m)	48.01	15.00
Maximum Building Height (m) - Building 1	14.50	20.00
Maximum Building Height (m) - Building 2	14.50	20.00
Min. Landscape Area (% of Lot Area)	59.94%	10.00%
Min. Landscape Area (SM)	292,857.69m ²	63,846.8m ²
Min. Front Landscape Buffer (m)	9.12	7.00
Min. Ht. Side (N) Landscape Buffer (m)	3.02	0.00
Min. Ht. Side (S) Landscape Buffer (m)	3.21	0.00
Min. Rear Landscape Buffer (m)	11.03	0.00
Min. Landscape Buffer (m) - Abutting EPA > 6m width	-	-

Parking Calculations	Proposed	Required
BUILDING 1	411	409
②139 + 1170m ² of Net Floor Area over 10,000 m ²		
BUILDING 2	382	241
②139 + 1170m ² of Net Floor Area over 10,000 m ²		
Total no. of Parking Spaces (Including Accessible Parking Spaces)	673	650
Accessible Parking Spaces		
②201 to 1000 parking spaces is 2 plus 2% of total spaces	12	11
②More than 1000 parking spaces is 11 plus 1% of total spaces	8	7
Total no. of Accessible Parking Spaces	20	18
②Type - A	10	9
②Type - B	9	9
EV Parking Spaces	12	-

Parking Stall Dimensions		
ACCESSIBLE: TYPE A - 3.4m X 5.4m		
TYPE B - 2.75m X 5.4m		
w/ 1.5m access aisle on either side		
Proposed Trailer Parking	Required	
BUILDING 1	94	-
BUILDING 2	94	-
Total no. of Trailer Parking Spaces	94	-

Loading Space Calculations	Proposed	Required
BUILDING 1	85	8
BUILDING 2	61	5
②3 + 1 per 9300 m ² in excess of 7441 m ² of Net Floor Area	146	13
Total no. of Loading Spaces	146	13
Min. Loading Space Dimensions	3.5m(W) X 14.0m(L) X 3.35m(H)	

SITE STATISTICS - 12662 DIXIE RD

Existing Zoning Category	AT
Proposed Zoning Category	MS
Building Classification	Group F2 (O.B.C. A-3.1.2.1(f))
GROSS SITE AREA	4,401,799 SF
NET DEVELOPABLE SITE AREA	4,023,570 SF
Proposed Use	Industrial
Section 8.3 - Zoning Standards - MS-XX Zone	

BUILDING AREA:		
BUILDING 1	649,652 SF	60,354.74 m ²
TOTAL BUILDING AREA	649,652 SF	60,354.74 m²

NET FLOOR AREA:		
BUILDING 1	649,652 SF	60,354.74 m ²
1st FLOOR AREA	606,573 SF	56,352.57 m ²
2nd FLOOR AREA	606,573 SF	56,352.57 m ²
3rd FLOOR AREA	606,573 SF	56,352.57 m ²
4th FLOOR AREA	606,573 SF	56,352.57 m ²
5th FLOOR AREA	606,573 SF	56,352.57 m ²
Primary Gate House	278 SF	25.83 m ²
Secondary Gate House	148 SF	13.75 m ²
TOTAL NET AREA	3,076,372 SF	285,804.80 m²

Requirements	Proposed	Required
Min. Lot Area	408,939.99m ²	925.00m ²
Net Floor Area	285,804.80m ²	-
Gross Floor Area	285,804.80m ²	-
Lot Coverage	14.76%	50.00%
Min. Lot Frontage (m)	674.68	30.00
Min. Front Yard Building Setback (m) (Towards Dike)	15.92	20.00
Min. Ht. Side (N) Yard Building Set back (m)	167.44	6.00
Min. Ht. Side (S) Yard Building Set back (m)	134.81	6.00
Min. Rear Yard Building Setback (m)	191.07	15.00
Maximum Building Height (m) - BUILDING 3	31.55	35.00
Min. Landscape Area (% of Lot Area)	42.06%	10.00%
Min. Landscape Area (SM)	1,711,981.27m ²	28,580.46m ²
Min. Front Landscape Buffer (m)	42.00	7.00
Min. Ext. Side (N) Landscape Buffer (m)	42.28	7.00
Min. Ht. Side (S) Landscape Buffer (m)	6.29	0.00
Min. Rear Landscape Buffer (m)	70.07	0.00
Min. Landscape Buffer (m) - Abutting EPA > 6m width	70.07	-

Parking Calculations	Proposed	Required
BUILDING 3	1698	1732
②168 + 1170m ² of Net Floor Area over 20,000 m ²		
Total no. of Parking Spaces (Including Accessible Parking Spaces)	1698	1732
Accessible Parking Spaces		
②More than 1000 parking spaces is 11 plus 1% of total spaces	28	28
②More than 1000 parking spaces is 11 plus 1% of total spaces	28	28
Total no. of Accessible Parking Spaces	28	28
②Type - A	14	14
②Type - B	14	14
Parking Stall Dimensions		
STANDARD: 2.75m X 5.5m w/ 3m aisle		
ACCESSIBLE: TYPE A - 3.35m X 5.8m		
TYPE B - 2.44m X 5.5m w/ 1.5m access aisle on either side		
Proposed Trailer Parking	Required	
BUILDING 3	394	-
Total no. of Trailer Parking Spaces	394	-

Loading Space Calculations	Proposed	Required
BUILDING 3	58	33
②3 + 1 per 9300 m ² in excess of 7441 m ² of Net Floor Area		
Total no. of Loading Spaces	58	33
Min. Loading Space Dimensions	3.5m(W) X 14.0m(L) X 3.35m(H)	

WARE MALCOLM
CREATIVE ENGINEERING
ARCHITECTURE
INTERIORS
6220 Highway 7, Suite 300
Vaughan, ON L4V 1P3
P: 905.760.1221

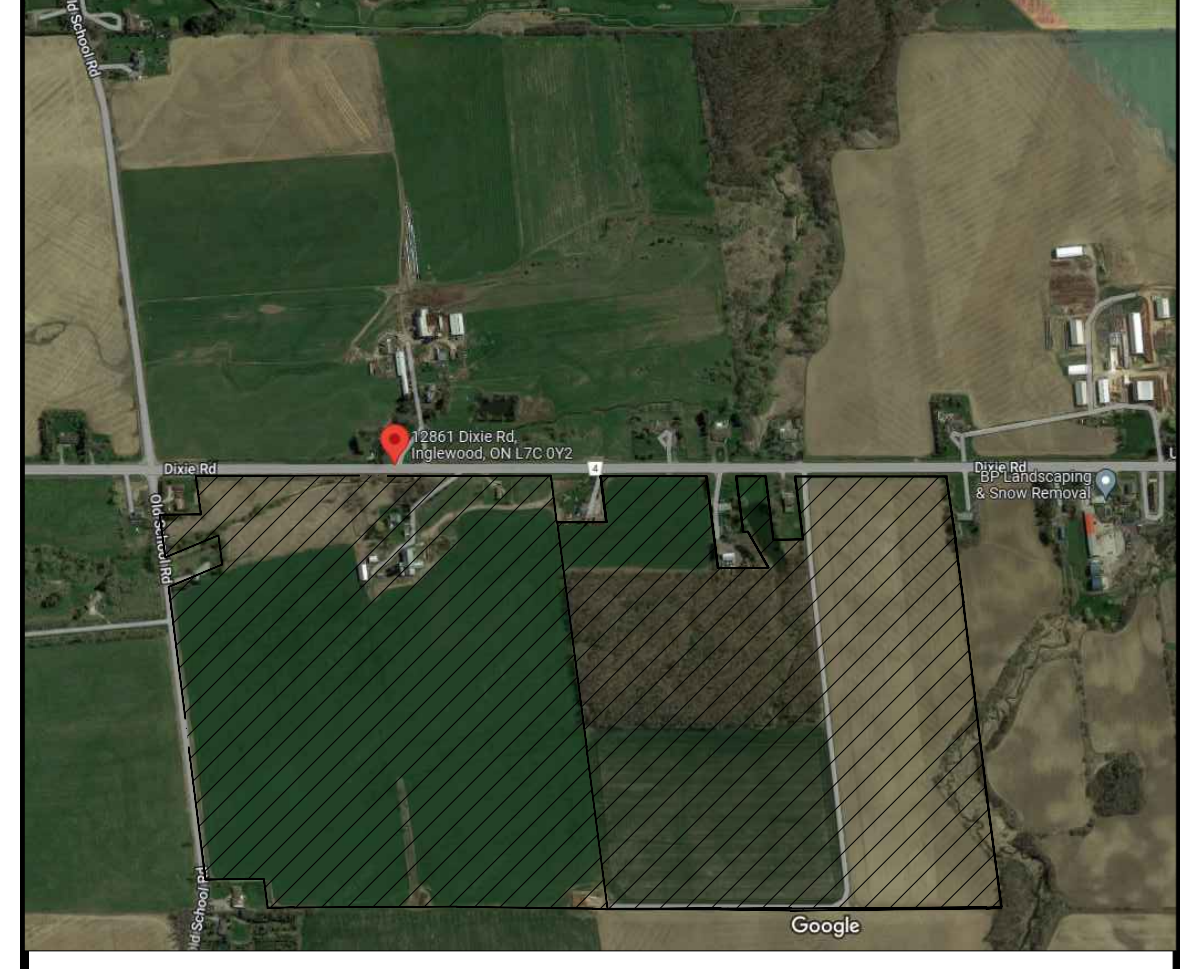
ONTARIO ASSOCIATION
OF ARCHITECTS
AMANDA MARRAS
LICENCE 7715

QUADREAL PROPERTY GROUP & TRIBAL PARTNERS CANADA INC.
12668 & 12862 DIXIE ROAD
CALEDON, ONTARIO CANADA

SITE PLAN
SCALE: 1:1500

SITE LEGEND

- NEW HEAVY DUTY PAVEMENT (HATCHES)
- LANDSCAPE AREA
- DETECTABLE TACTILE WARNING SURFACE, CONFORMING TO 2012 O.B.C.
- FIRE ACCESS ROUTE WITH 12.5M TURNING RADIUS
- TRUCK LANDING DOOR DOOR
- WINDOOR OUT PANEL
- MAN DOOR ENTRY
- EXIT DOOR LOCATION
- FIRE DOOR CONNECTION (VERIFY LOCATION WITH CIVIL DRAWINGS)
- FH PROPOSED FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- FH EXISTING FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- D.C. 1500mm W.CE DEPRESSED CURB FOR ACCESSIBLE PARKING AND PEDESTRIAN ACCESS - REFER TO DETAIL K/4/1.2
- PROPOSED: CATCHBASIN
- MH DENOTES MANHOLE
- OH/HP EXISTING HYDRO POLE
- CP PAINTED CARPOOL PARKING SPACE SYMBOL
- BFFPS BARRIER FREE PARKING SIGN
- BFFSV BARRIER FREE PARKING SIGN WITH VAN TAB
- DRIVE-IN DOOR
- NEW STOP SIGN
- NEW FIRE ROUTE SIGN
- GAS METER & PRESSURE REGULATING STATION BY GAS COMPANY
- LIGHT FIXTURES, REFER ELECTRICAL DWG FOR DETAILS
- LIGHT POLES, REFER ELECTRICAL DWG FOR DETAILS



VICINITY MAP
SCALE: NOT TO SCALE

SITE PLAN

DATE	ISSUED FOR COORDINATION
1. 2023-12-12	

PA/PM:	AS
DRAWN BY:	JS
JOB NO.:	TOR23-0063-00
SHEET	A100