



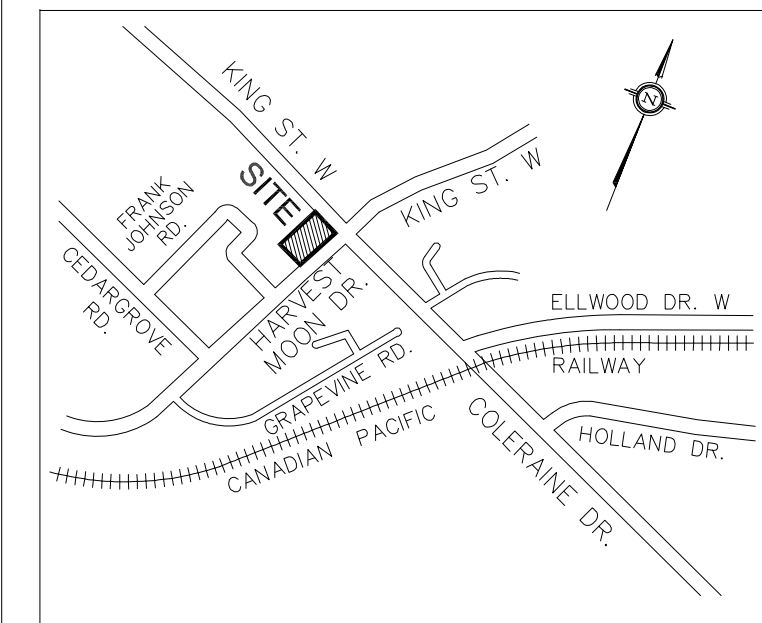
SITE STATISTICS

LOT AREA:	4,537.89M ²	
ZONING:	RT	
BUILDING AREA (Foot Print):		
BLOCK 1 -	636.49M ²	
BLOCK 2 -	634.55M ²	
BLOCK 3 -	634.55M ²	
TOTAL -	1,905.59M ²	
COVERAGE:	41.99%	
G.F.A.:	4,415.11M ²	
F.A.R.:	0.97	
BUILDING HEIGHT:	10.33m	
RESIDENTIAL SUITE:		
1 BEDROOM + DEN:	1	
2 BEDROOMS:	44	
TOTAL:	45	
PARKING:		
RESIDENTIAL PARKING:	45	
VISITOR PARKING:	9	
TOTAL PARKING PROVIDED:	54	
SETBACKS:		
FRONT YARD (EMIL KOLB PKWY):	REQUIRED: MIN. 7.50m	PROVIDED: 6.00m
REAR YARD:	REQUIRED: MIN. 7.50m	PROVIDED: 7.00m
EXTERIOR SIDE YARD (HARVEST MOON DR):	REQUIRED: MIN. 6.00m	PROVIDED: 6.00m
INTERIOR SIDE YARD:	REQUIRED: MIN. 4.50m	PROVIDED: 1.50m (AT BLOCK 1)
BUILDING AREA (W/ COVER PORCH):	2,049.89 m ² (45.17%)	
ASPHALT PAVED AREA:	1,425.08 m ² (31.42%)	
LANDSCAPING AREA:	1382.92 m ² (30.48%)	

TOWN OF CALEDON
PLANNING
RECEIVED
Nov.29, 2021

Contractor must check and verify all dimensions and be responsible for same, reporting any discrepancies to the Engineer and architect before commencing work. Prints shall not be used for construction until signed 'Approved For Construction' by the Engineer. Prints are not to be scaled. All drawings, prints and specifications are the property of the Engineer and shall be returned to him on completion of the work. All work shall be performed in accordance with the latest edition of the ONTARIO BUILDING CODE, NATIONAL BUILDING CODE and regulatory regulations of the Town of Caledon Building Department. These notes are to be read in conjunction with all drawings and specifications.

No.	Date:	Revision:	D'wn.	Ch'd.
1.	06/23/2021	ISSUED FOR SPA	N.R.	H.M.



KEY PLAN
SCALE: N.T.S.

LEGAL DESCRIPTION:
PART 2-SUBJECT TO EASEMENT IN GROSS AS IN INST. No. PR1070814 AND SUBJECT TO EASEMENT FOR ENTRY AS IN INST. No. PR1191573
PART 3-SUBJECT TO EASEMENT FOR ENTRY AS IN INST. No. PR1191573
PLAN OF SURVEY OF PART OF LOT 9, CONCESSION 5 (GEOGRAPHIC TOWNSHIP OF ALBION) TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEELE

APPLICANT:
HUMPHRIES PLANNING GROUP INC.
190 PIPPIN ROAD, SUITE A
VAUGHAN, ON L4K 4X9
TEL: 905-264-7678 EXT. 244
EMAIL: rhumphries@humphriesplanning.com
OWNER:
HARVESTONE CENTRE INC.
3 BROWNING COURT,
BOLTON, ON L7E 5S6
TEL: 905-857-3266
EMAIL: vince@boltonrailings.com

ARCHITECTS / ENGINEERS:
SOSCIA PROFESSIONAL ENGINEERS INC
10376 YONGE STREET, SUITE 307
RICHMOND HILL, ON L4C 3B8
TEL: 905 237 5410
FAX: 905 237 5413
CEL: 416 704 3868
E-MAIL: hmo@sosciaeng.ca



SOSCIA
PROFESSIONAL ENGINEERS INC.
10376 YONGE STREET, SUITE 307
RICHMOND HILL, ON L4C 3B8
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T 905. 237. 5410
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Project: PROPOSED: STACKED TOWNHOUSES DEVELOPMENT 13656 EMIL KOLB PARKWAY CALEDON, ONTARIO SPA 2021-0077

Sheet title:	COVER SHEET	Job. no.	20-087
Scale:	NOTED	Date:	MAY 2020
Drawn:	N.R.	Checked:	H.M.
			A0

DRAWING LIST

ARCHITECTURAL	
A0	COVER SHEET / SITE STATS / DATA METRIX
SURVEY BY- YOUNG & YOUNG SURVEYING INC.	
A1	SITE PLAN
A1a	SITE PLAN DETAILS
A2	BLOCK 1 - GROUND FLOOR PLAN
A3	BLOCK 1 - SECOND AND THIRD FLOOR PLAN
A4	BLOCK 2 AND 3 - GROUND FLOOR PLAN
A5	BLOCK 2 AND 3 - SECOND AND THIRD FLOOR PLAN
A6	ROOF PLANS
A7	BLOCK 1 - ELEVATIONS
A8	BLOCK 2 AND 3 - ELEVATIONS
A9	COLOURED ELEVATIONS (BLOCK 1 & 2)
A10	COLOURED ELEVATIONS (BLOCK 3)
GRADING SITE SERVICING	
SW-1	SITE GRADING PLAN
SW-2	SITE SERVICING PLAN
SW-3	EROSION & SEDIMENT CONTROL PLAN
SW-4	NOTES AND DETAILS
LANDSCAPE PLAN	
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS

Zoning By-law Matrix Page 25

A complete and full Zoning By-law Matrix must appear on the Site Plan drawings. Please refer to the Zoning By-law for a list of zone standards applicable to the site.

Zone Standard	Requirements	Proposed
Lot Area (min)	220 sq m Max. number of dwelling units per townhouse dwelling shall be 12)	66.78 sq m (Max. # of dwelling unit per townhouse dwelling shall be 15)
Lot Frontage (min)	6 m (Min. lot frontage for a townhouse dwelling on a corner lot shall be 5m plus 5m per dwelling unit)	67.52 m along Harvest Moon Drive 39.97 m along Emil Kolb Parkway
Building Area (max) w/ Covered porch		45.17%
Front Yards (min) Emil Kolb Parkway		7.5m
Exterior Side Yards (min) Harvest Moon Drive		6.0m
Rear Yards (min)		7.5m
Interior Side Yards (min)		4.5m
Gasoline Pump Island, Accessory Setbacks (m in)		1.5m
Accessory Open Storage Area Setbacks (min)		
Accessory Outside Sales or Display Area Setback (min)		
Building Heights (max)		10.5m
Landscaping Area (min)		10.33m (to the highest parapet)
Planting Strip Width (min)		30.03%
Planting Strip Location		
Driveway Setbacks (min)		
Parking Space Setback (min)		
General Provisions		
Accessory Uses		
Garbage Enclosures		
Parking Loading & Delivery Standards		
Applicability	102 spaces	54 spaces
Non-Residential Parking Requirements		
Barrier Free Parking	1 space	1 space
Illumination		

6311 Old Church Road
Caledon, ON L7C 1J6
www.caledon.ca
T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325

PROPOSED STACKED TOWNHOUSES DEVELOPMENT

ONTARIO BUILDING CODE DATA MATRIX

Firm Name: Soscia Professional Engineering	
Firm Address and Contact Information: 10376 Yonge Street, Suite 307 HENRY MA Richmond Hill, ON L4C 3B8 Telephone: 905 237 5410 Facsimile: 905 237 5413 Email: hma@sosciaeng.ca	
Name and Address of Project: 13656 EMIL KOLB PARKWAY CALEDON, ON STACKED TOWNHOUSES DEVELOPMENT BLOCK 1	
Ontario Building Code Data Matrix - Parts 3 & 9	
1	Project Description: Addition & Alterations <input type="checkbox"/> Change of Use <input type="checkbox"/> Alteration <input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Part 11 <input type="checkbox"/> Part 3 <input checked="" type="checkbox"/> Part 9
2	Major Occupancy(s): GROUP C 3.1.2.1.
3	Building Area (m ²): Existing: 0 New: 636.49M ² Total: 636.49M ² 1.4.2.
4	Gross Area (m ²): Ground: 292.92M ² Second: 602.76M ² Third: 572.97M ² Fourth: Total: 1,468.65M ² 1.4.1.2
5	Number of Storeys: Above Grade: 3 STOREYS Below Grade: 0 3.2.1.1
6	Number of Streets/Fire Fighter Access: 1 1.4.1.2.(a), 3.2.1.1
7	Building Classification: Group 'C' up to 3 storeys 3.2.2.47, 3.2.2.59
8	Sprinkler System Proposed: <input type="checkbox"/> entire building <input type="checkbox"/> basement only <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> Existing 3.2.2.5.6
9	Standpipe required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.2.9.1
10	Fire Alarm required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 3.2.4.1
11	Water Service/Supply is adequate: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 3.2.5.7
12	High Building: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.2.6.1
13	Permitted Construction: <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input checked="" type="checkbox"/> Both Actual Construction: <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input checked="" type="checkbox"/> Both
14	Mezzanine(s) Area (m ²): N/A 3.2.1.1.(3)-(8)
15	Occupant Load based: <input type="checkbox"/> m ² /person <input checked="" type="checkbox"/> design of building 3.1.17 MAX. OCCUPANT LOAD: 60
16	Barrier-free Design: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.8
17	Hazardous Substances: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.3.1.2 & 3.3.1.19
18	Required Fire Resistance Rating (FRR) * Horizontal Assemblies (SB-2): Floors: 3/4 HR N/A Roof: 0 Mezzanine: N/A FRR of Supporting Members: Listed Design No. or Description (SB-2) Walls: 3/4HR N/A Columns: 3/4HR N/A Arches: 3/4HR
19	Spatial Separation - Construction of Exterior Walls 3.2.3.1
Wall	Area of EBF(m ²) L.D. (m) L/H or H/L Permitted Max. % of Openings Proposed % of Openings FRR (Hours) Listed Design or Description Comb. Const. Comb. Const. Non-Comb. Const.
North	134 1.5 N/A 7 3.1 N/A N/A X
South	134 11.4 N/A 97 10.5 N/A N/A X
East	350 6.08 N/A 16 15 N/A N/A X
West	350 7.79 N/A 19 10.5 N/A N/A X

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1	Project Description: Addition & Alterations <input type="checkbox"/> Change of Use <input type="checkbox"/> Alteration <input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Part 11 <input type="checkbox"/> Part 3 <input checked="" type="checkbox"/> Part 9
2	Major Occupancy(s): GROUP C 3.1.2.1.
3	Building Area (m ²): Existing: 0 New: 634.55M ² Total: 634.55M ² 1.4.2.
4	Gross Area (m ²): Ground: 303.72M ² Second: 601.62M ² Third: 567.89M ² Fourth: Total: 1,473.23M ² 1.4.1.2
5	Number of Storeys: Above Grade: 3 STOREYS Below Grade: 0 3.2.1.1
6	Number of Streets/Fire Fighter Access: 1 1.4.1.2.(a), 3.2.1.1
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North	350 4.91 N/A 11 10.5 N/A N/A X
South	350 6.0 N/A 16 14.07 N/A N/A X
East	134 3.29 N/A 13 3.14 N/A N/A X
West	134 15.96 N/A 100 3.14 N/A N/A X

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North	350 7.75 N/A 19 14.07 N/A N/A X
South	350 4.91 N/A 11 10.5 N/A N/A X
East	134 7.79 N/A 44 3.14 N/A N/A X
West	134 7 N/A 44 3.14 N/A N/A X