

SHEET LIST	
SHEET NO.	SHEET NAME
00	COVER SHEET
A00	SURVEY
A001	SITE PLAN
A001a	STATISTICS
A002	EXISTING BASEMENT FLOOR PLAN
A003	EXISTING FIRST FLOOR PLAN
A004	EXISTING SECOND FLOOR PLAN
A005	PROPOSED FIRST FLOOR PLAN
A006	PROPOSED SECOND FLOOR PLAN
A007	NORTH & EAST SIDE ELEVATION
A008	SOUTH & WEST SIDE ELEVATION

**TOWN OF CALEDON
 PLANNING
 RECEIVED**

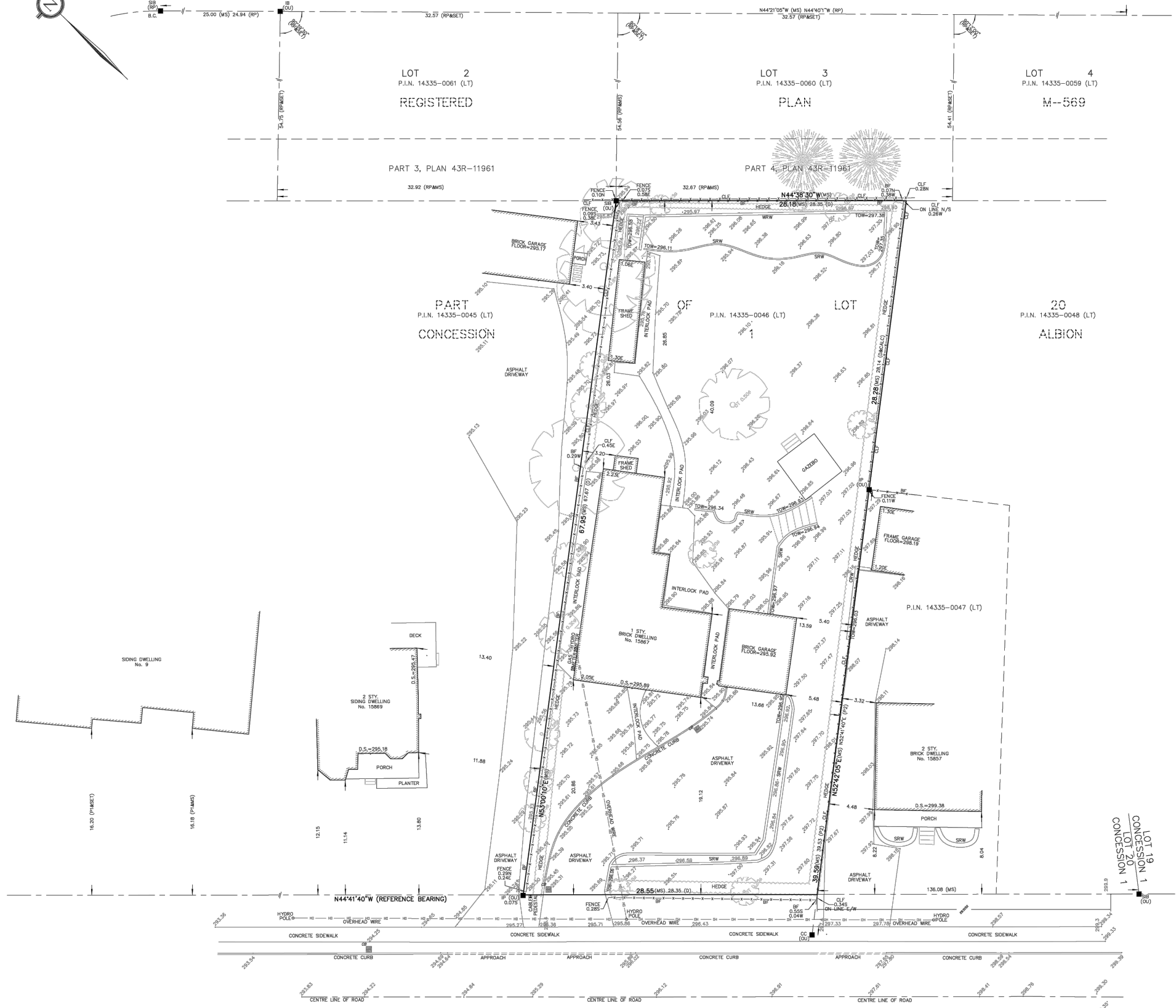
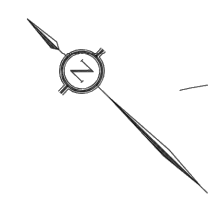
 September 23, 2024

DAYCARE
 AT
 15867 AIRPORT RD, CALEDON
*CONVERTING THE EXISTING RESIDENTIAL STRUCTURE
 INTO DAYCARE (NO CHANGE IN THE EXTERIOR)*



**DAYCARE AT
 15867 AIRPORT RD, CALEDON, ON**

DATE: 2024-09-23
 ISSUED FOR: OFFICIAL PLAN AMENDMENT



AIRPORT ROAD
ROAD ALLOWANCE BETWEEN THE FORMER TOWNSHIP OF ALBION AND CALEDON
P.I.N. 14335-0271 (L1)

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF
PART OF LOT 20
CONCESSION 1 ALBION
IN THE
TOWN OF CALEDON
(REGIONAL MUNICIPALITY OF PEEL)

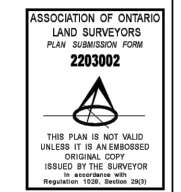
SCALE & NOTES
Scale 1:200
ALTIMAP LAND SURVEYORS INC.
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METRIC
DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ELEVATION NOTE
ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM
(CGVD-1928:1978), AND ARE DERIVED FROM TOWN OF CALEDON BENCHMARK
No. 00819758657 HAVING AN ELEVATION OF 251.929m.

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LINE
OF AIRPORT ROAD AS SHOWN ON PLAN BY T. VAN LANKVELD O.L.S.
HAVING A BEARING OF N44°41'40\"/>

- LEGEND
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - IB DENOTES IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - RIB DENOTES ROUND IRON BAR
 - IP DENOTES IRON PIPE
 - PK DENOTES SURVEYORS NAIL SET IN WASHER
 - OU DENOTES ORIGIN UNKNOWN
 - CC DENOTES CUT CROSS
 - MH DENOTES MANHOLE
 - B.C. DENOTES BEGINNING OF CURVE
 - E.C. DENOTES END OF CURVE
 - T.C. DENOTES TANGENT OF CURVE
 - PRC DENOTES POINT OF REVERSE CURVE
 - OH DENOTES OVERHEAD UTILITY CABLES
 - DT DENOTES DECIDUOUS TREE
 - CT DENOTES CONIFEROUS TREE
 - LS DENOTES LIGHT STANDARD
 - INV DENOTES INVERT ELEVATION
 - HYD DENOTES FIRE HYDRANT
 - CRW DENOTES CONCRETE RETAINING WALL
 - SRW DENOTES STONE RETAINING WALL
 - WRW DENOTES WOOD RETAINING WALL
 - TOW DENOTES TOP OF WALL ELEVATION
 - TOC DENOTES TOP OF CONCRETE CURB ELEVATION
 - BOC DENOTES BOTTOM OF CURB ELEVATION
 - FN DENOTES FOUNDATION
 - BR DENOTES BRICK
 - ST DENOTES STUCCO
 - SL DENOTES SIDING
 - CLF DENOTES CHAIN LINK FENCE
 - BF DENOTES BOARD FENCE
 - D.S. DENOTES DOOR SILL ELEVATION
 - MF DENOTES METAL FENCE
 - FFE DENOTES FINISHED FLOOR ELEVATION
 - GFE DENOTES GARAGE FLOOR ELEVATION
 - RP DENOTES REGISTERED PLAN M-569
 - P1 DENOTES PLAN BY T. VAN LANKVELD O.L.S.
DATED JUNE 29, 1963
 - P2 DENOTES PLAN LLOYD THOMSON O.L.S.
DATED MAY 27, 1954
 - D DENOTES INSTRUMENT No. AL16020



PART 2
REGISTERED EASEMENTS/RIGHTS-OF-WAY - NONE FOUND ON TITLE

ADDITIONAL REMARKS - MAKE NOTE OF THE LOCATION OF FENCES AND PHYSICAL FEATURES AS DEPICTED ON THE FACE OF THIS PLAN.

THIS PLAN WAS PREPARED FOR RUKHSANA ASGHAR AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON JANUARY 25, 2021.

FEBRUARY 09, 2021

G. Consoli
GILBERT W. CONSOLI
ONTARIO LAND SURVEYOR

ALTIMAP LAND SURVEYORS INC.
222 FINCH AVE. E. UNIT 212, TORONTO, ON M2R 1M6
TEL. 416 889 2011 INFO@ALTIMAP.COM

DWN BY: AH
CHK BY: GVC
JOB No.: 21-1610

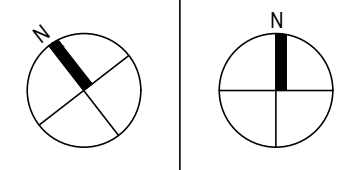


R1	2024-09-23	OPA
R0	2024-01-15	OPA
R0	2023-04-03	PRE-CON
#	DATE	ISSUED FOR



DRAWING NAME
SITE PLAN

ISSUE DATE	2024-01-15
DRAWN BY	PROJECT NO.
HK	23001
CHECKED BY	Rev
HK	R0
Scale	Drawing no.
1/32"=1'-0"	A001
TRUE NORTH	PROJECT NORTH



ZONING MATRIX			
ADDRESS:	15867 AIRPORT ROAD, CALEDON		
EXISTING ZONING:	RR		
LOT AREA:	20462.53 SQ FT (1907.72 SQ M)		
	REQUIRED	EXISTING	PROPOSED
USE		RESIDENTIAL	DAY CARE
LOT AREA		20462.53 SQ FT (1907.72 SQ M)	20462.53 SQ FT (1907.72 SQ M)
LOT FRONTAGE		28.54 M	28.54 M
BUILDING AREA:		20462.53 SQ FT (1907.72 SQ M)	20462.53 SQ FT (1907.72 SQ M)
FRONT YARD	9 M	62'-9" (19.12 m)	62'-9" (19.12 m)
MAIN BUILDING ON DRIVEWAY SIDE (EAST SIDE SETBACK)	3 M	17'-4" (5.29 m)	17'-4" (5.29 m)
REAR YARD	9 M	81'-1" (24.72 m)	81'-1" (24.72 m)
MAIN BUILDING ON OTHER SIDE (WEST SIDE SETBACK)	1.5M	6'-8 $\frac{1}{2}$ "(2.05 m)	6'-8 $\frac{1}{2}$ "(2.05 m)
BUILDING HEIGHTS	10.5 M	1 STOREY	1 STOREY
LANDSCAPE AREA	40%	13549.82 sq ft 66 %	9927.55 sq ft 58.5 %
DRIVEWAY SETBACK	0.5 m	1.83 m	1.83 m

FLOOR AREA, NET MEANS THE AGGREGATE OF THE FLOOR AREA OF A BUILDING ABOVE OR BELOW ESTABLISHED GRADE, BUT EXCLUDING CAR PARKING AREAS WITHIN THE BUILDING, STAIRWAYS, ELEVATOR SHAFTS, SERVICE/MECHANICAL ROOMS AND PENTHOUSES, WASHROOMS, GARBAGE/RECYCLING ROOMS, STAFF LOCKER AND LUNCH ROOMS, LOADING AREAS, ANY SPACE WITH A FLOOR TO CEILING HEIGHT OF LESS THAN 1.8 METRES AND ANY PART OF A BASEMENT THAT IS UNFINISHED, IS USED SOLELY FOR STORAGE PURPOSES AND IS NOT ACCESSIBLE TO THE PUBLIC.

GROUND FLOOR	1322.69 SQ FT
SECOND FLOOR	527.55 SQ FT
TOTAL NET AREA	1,850.24 SQ FT (171.96 SQ M)

PARKING CALCULATION		
1 PARKING SPACE PER STAFF MEMBER + 1 PARKING SPACE PER 30 M SQ OF NET AREA OR PORTION THEREOF		
REQUIRED PARKING		PROPOSED PARKING
NUMBER OF STAFF 5 171.76/30 = 5.72	5+6=11 PARKING SPACES	10 PARKING SPACES (INCLUDING 1 BARRIER FREE PARKING) + 1 Delivery Space

UNIT AREA SUMMARY	
GROSS FLOOR AREA	
GROUND FLOOR AREA:	2035.44 SQ FT
SECOND FLOOR	758.79 sq ft

DAY CARE STATISTICS					
LEVEL	ROOM No.	DESCRIPTION	ROOM AREA SQ.M. (SQ.FT.)	NO. OF KIDS	NO. OF TEACHERS
FIRST FLOOR LEVEL	ROOM - 01	TODDLER (18 MONTH -30 MONTH)	379.87 SQ FT	10	2
	ROOM - 02	TODDLER (18 MONTH -30 MONTH)	344.79 SQ FT	10	2
SECOND FLOOR LEVEL	ROOM - 03	PRE-SCHOOL (30 MONTH-6 YEARS)	416.56 SQ FT	8	1
TOTAL				28	5

OUTSIDE PLAY AREA		
	REQUIRED	PROPOSED
1	NUMBER OF STUDENT X5.6 SQ M 28x5.6	162.97sq m (1754.21 sq ft)

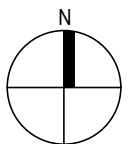
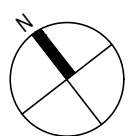
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R0	2024-01-15	OPA
R0	2023-04-03	PRE-CON
#	DATE	ISSUED FOR

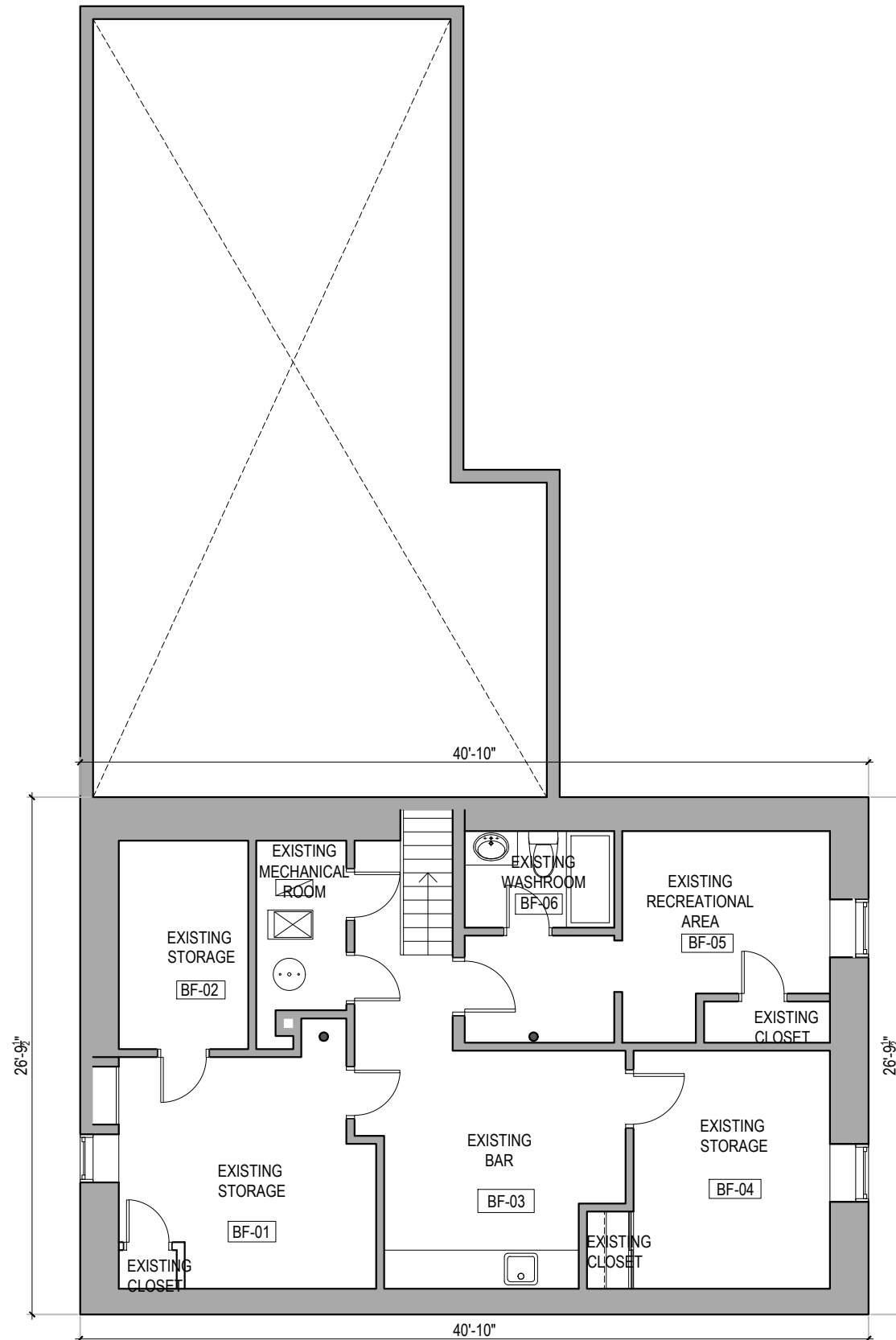


DRAWING NAME

STATISTICS

ISSUE DATE	2024-01-15
DRAWN BY HK	PROJECT NO. 23001
CHECKED BY HK	Rev R0
Scale N.T.S	Drawing no. A001a
TRUE NORTH	PROJECT NORTH





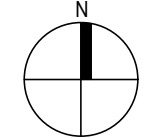
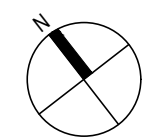
1 EXISTING BASEMENT FLOOR PLAN
1/8"=1'-0"

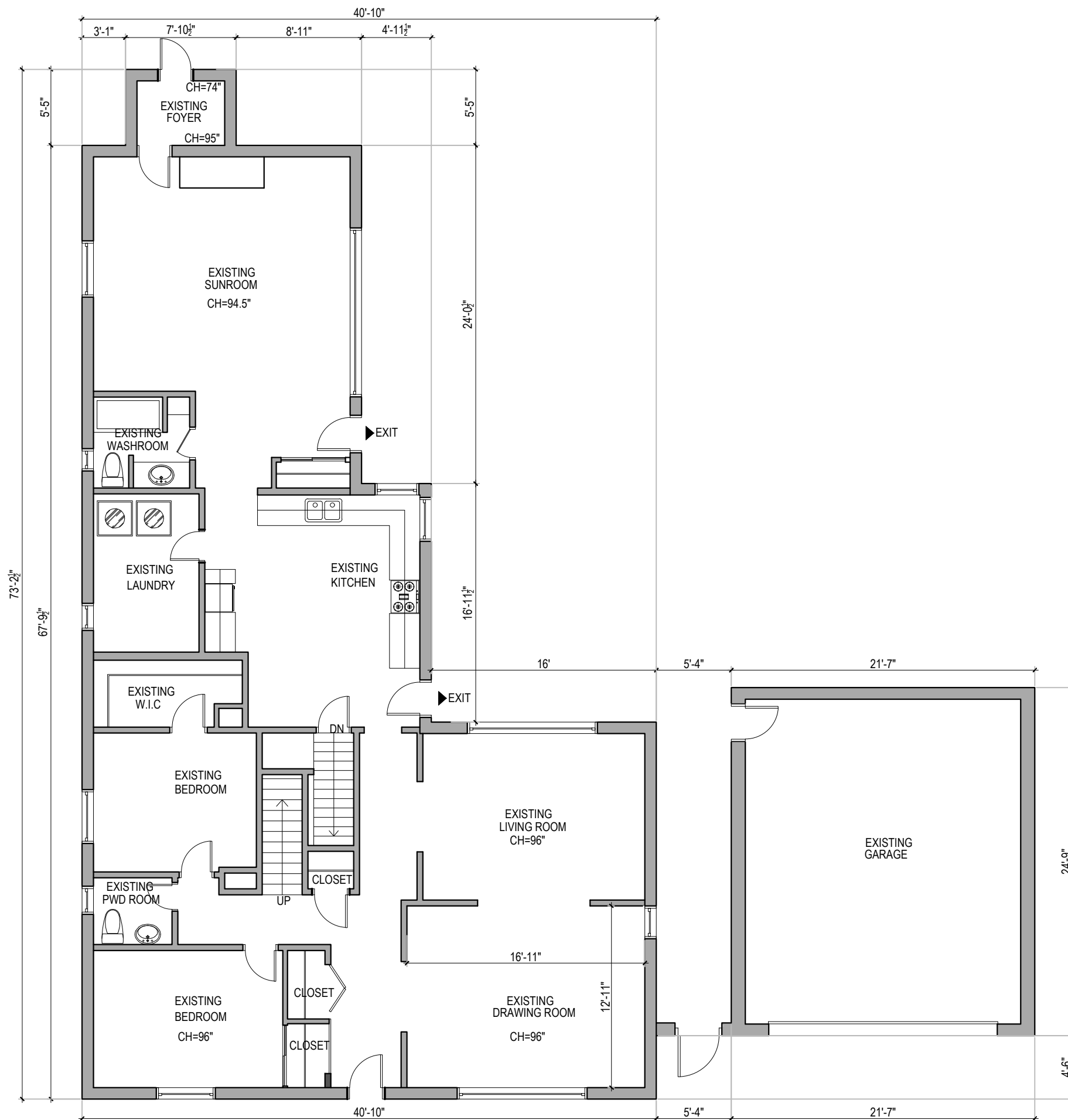
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R0	2024-01-15	OPA
R0	2023-04-03	PRE-CON



DRAWING NAME
EXISTING BASEMENT

ISSUE DATE	2024-01-15
DRAWN BY HK	PROJECT NO. 23001
CHECKED BY HK	Rev R0
Scale 1/8"=1'-0"	Drawing no. A002
TRUE NORTH	PROJECT NORTH





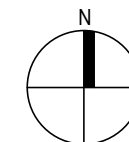
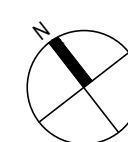
1 EXISTING GROUND FLOOR PLAN
1/8"=1'-0"

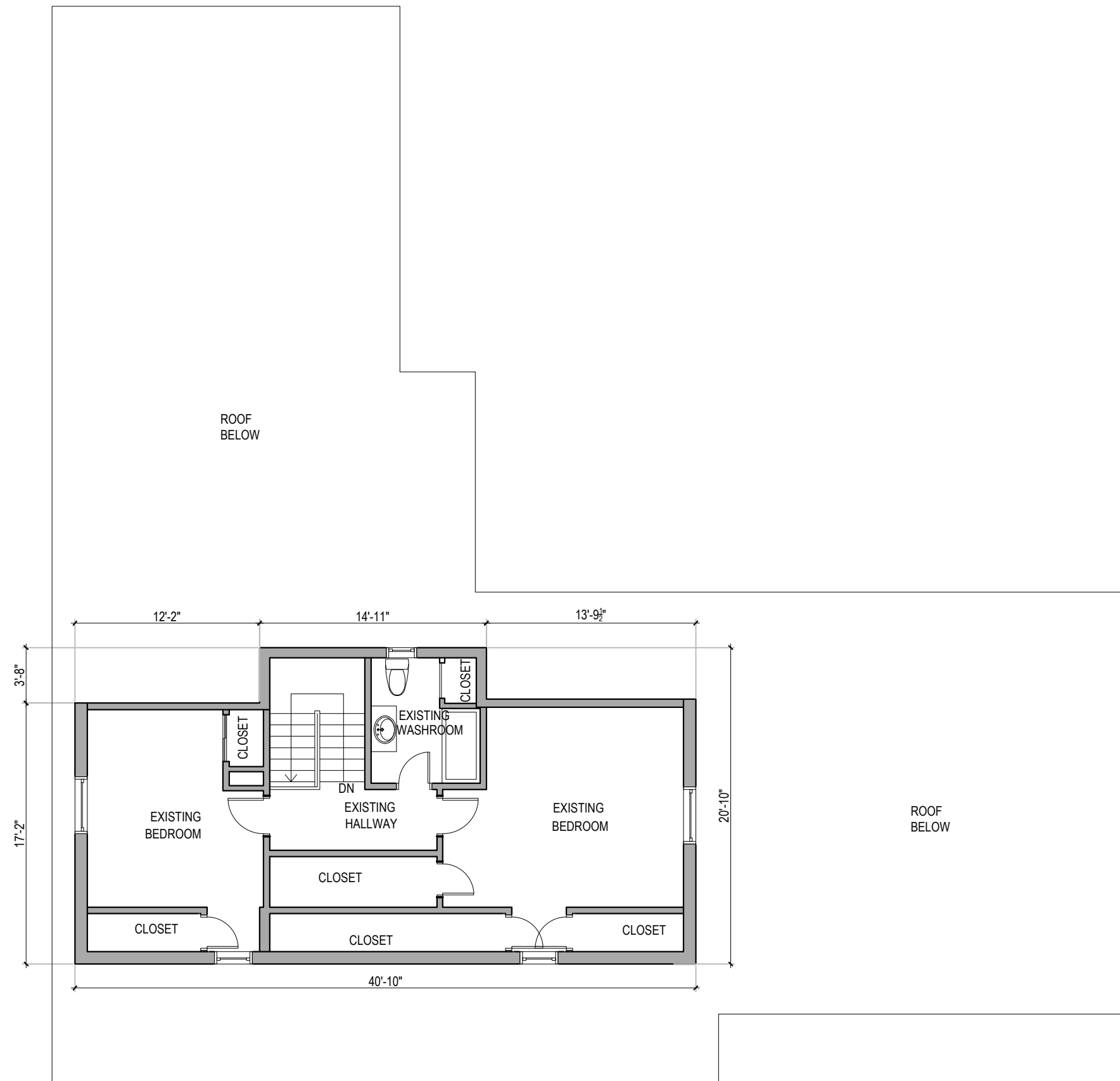
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R0	2024-01-15	OPA
R0	2023-04-03	PRE-CON
#	DATE	ISSUED FOR



DRAWING NAME
EXISTING GROUND FLOOR

ISSUE DATE	2024-01-15
DRAWN BY	PROJECT NO.
HK	23001
CHECKED BY	Rev
HK	R0
Scale	Drawing no.
1/8"=1'-0"	A003
TRUE NORTH	PROJECT NORTH





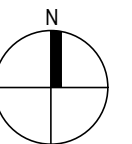
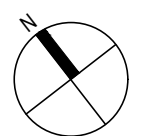
1 EXISTING SECOND FLOOR PLAN
1/8"=1'-0"

R1	2024-09-23	OPA
R0	2024-01-15	OPA
R0	2023-04-03	PRE-CON
#	DATE	ISSUED FOR



DRAWING NAME
EXISTING SECOND FLOOR

ISSUE DATE	2024-01-15
DRAWN BY	PROJECT NO.
HK	23001
CHECKED BY	Rev
HK	R0
Scale	Drawing no.
1/8"=1'-0"	A004
TRUE NORTH	PROJECT NORTH





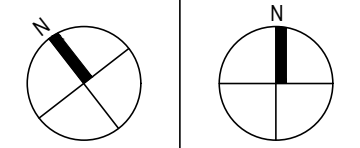
1 PROPOSED GROUND FLOOR PLAN
1/8"=1'-0"

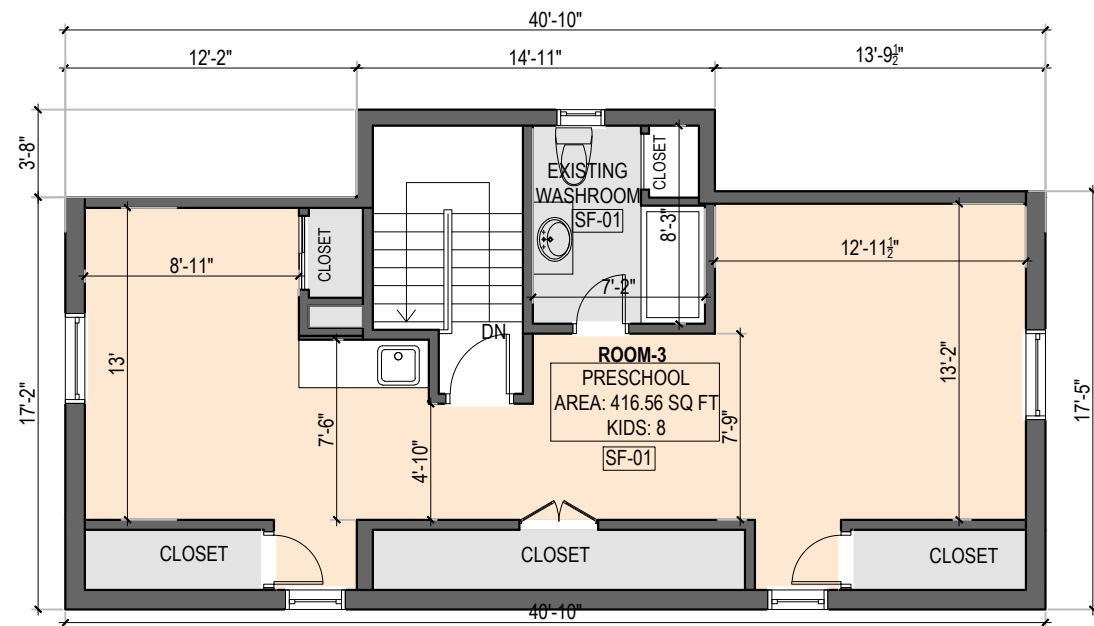
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R0	2024-01-15	OPA
R0	2023-04-03	PRE-CON
#	DATE	ISSUED FOR



DRAWING NAME
PROPOSED FIRST FLOOR

ISSUE DATE	2024-01-15
DRAWN BY	PROJECT NO.
HK	23001
CHECKED BY	Rev
HK	R0
Scale	Drawing no.
1/8"=1'-0"	A005
TRUE NORTH	PROJECT NORTH





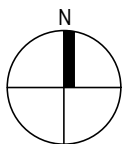
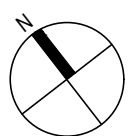
1 PROPOSED SECOND FLOOR PLAN
1/8"=1'-0"

#	DATE	ISSUED FOR
R1	2024-09-23	OPA
R0	2024-01-15	OPA
R0	2023-04-03	PRE-CON



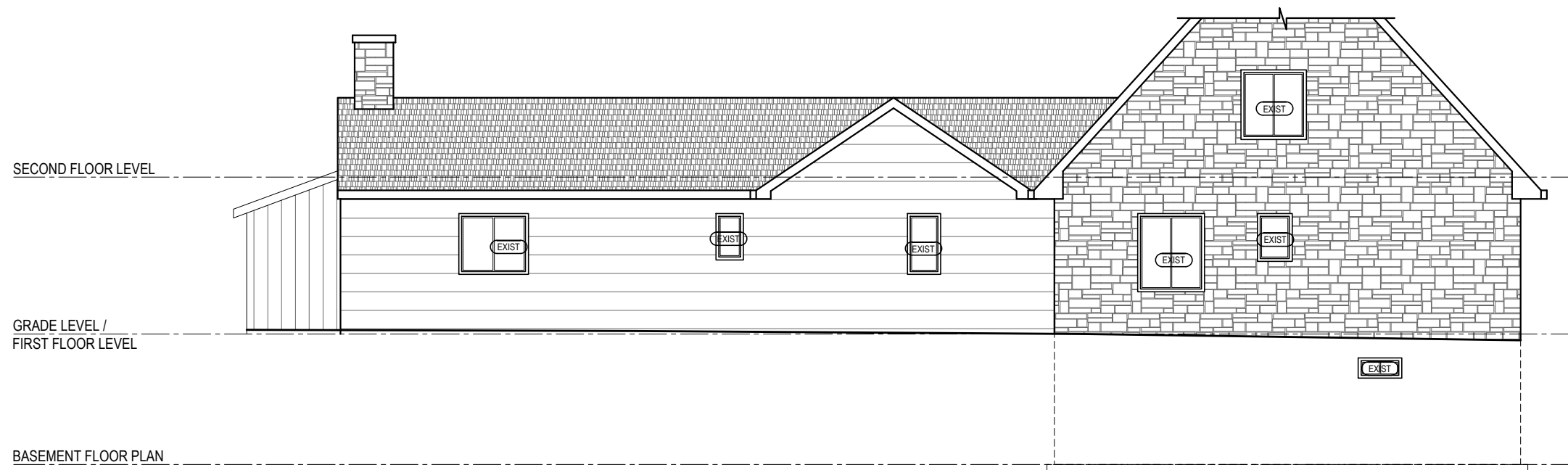
DRAWING NAME
PROPOSED SECOND FLOOR

ISSUE DATE	2024-01-15
DRAWN BY HK	PROJECT NO. 23001
CHECKED BY HK	Rev R0
Scale 1/8"=1'-0"	Drawing no. A006
TRUE NORTH	PROJECT NORTH





1 NORTH ELEVATION
1/8"=1'-0"



1 EAST ELEVATION
1/8"=1'-0"

R1	2024-09-23	OPA
R0	2024-01-15	OPA
R0	2023-04-03	PRE-CON
#	DATE	ISSUED FOR

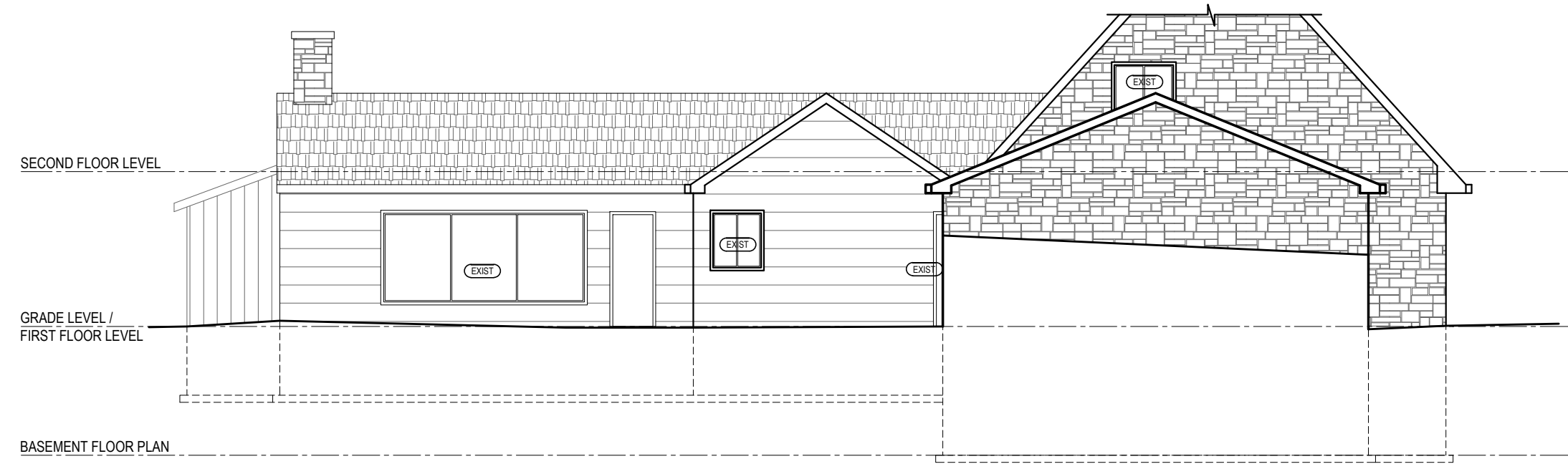


DRAWING NAME
NORTH & EAST SIDE ELEVATIONS

ISSUE DATE	2024-01-15
DRAWN BY HK	PROJECT NO. 23001
CHECKED BY HK	Rev R0
Scale AS INDICATED	Drawing no. A007
TRUE NORTH	PROJECT NORTH



1 SOUTH ELEVATION
1/8"=1'-0"



1 WEST ELEVATION
1/8"=1'-0"

R1	2024-09-23	OPA
R0	2024-01-15	OPA
R0	2023-04-03	PRE-CON
#	DATE	ISSUED FOR



DRAWING NAME
SOUTH & WEST SIDE ELEVATION

ISSUE DATE	2024-01-15
DRAWN BY	PROJECT NO.
HK	23001
CHECKED BY	Rev
HK	R0
Scale	Drawing no.
AS INDICATED	A008
TRUE NORTH	PROJECT NORTH