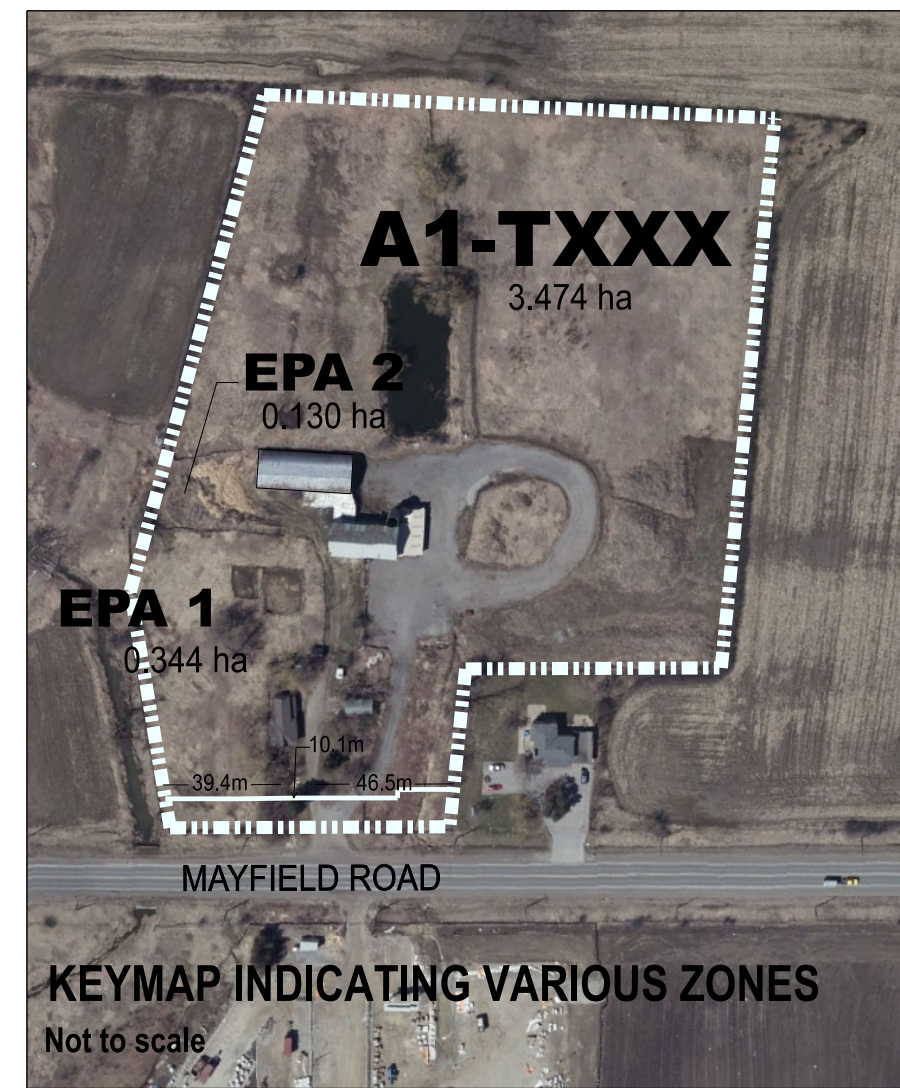


Zone Standard (By-law 2006-50)	Requirements	Proposed	
Lot Area (min)	8 ha	Total Land Area 4,045 ha	Excluding Road Widening 3,948 ha
Lot Frontage (min)	120m	93.38m	
Building Area (max)	the lesser of 5% or 0.8ha	A 2.6%	EPA 1 0.0%
Front Yards (min)	18m	20.1m	
Exterior Side Yards (min)	18m	N/A	
Rear Yards (min)	10m	2m	
Interior Side Yards (min)	Existing lot of less than 8 ha - 3m, other 15m	2m (east) 30.2m (west)	
Gasoline Pump Island, Accessory Setbacks (min)	9m	N/A	
Accessory Open Storage Area Setback (min)	N/A	2m	
Accessory Outside Sales or Display Area Setback (min)	N/A	2m	
Building Heights (max)	Residential - 10.5m Non residential - 12.2m	4m 11.5m	
Landscaping Area (min)	10%	39.1% (15,804m <sup>2</sup> )	
Planting Strip Width (min)	N/A	N/A	
Planting Strip Location	N/A	N/A	
Driveway Setbacks (min)	3m	12.8m from east 48.7m from west 3m from south	
Parking Space Setback (min)	3m from Street 2m from building	33.3m 2m	
Entrance Width	12.5m	14.6m	
<b>General Provisions</b>			
Accessory Uses			
Outside display area as % of lot area	35% max	25.38% (10,028 m <sup>2</sup> )	
Open storage area height	6m max	6m	
Garbage Enclosures			
Setback from Residential zone	10m min	N/A	
<b>Parking Loading &amp; Delivery Standards</b>			
Loading (net floor area 300m <sup>2</sup> or less)	0	0	
Residential/Agricultural Storage Parking	2 spaces	2 spaces (driveway)	
Retail @ 1 space/20m <sup>2</sup> floor area	1.3 spaces	16 spaces	
Office @ 1 space/30m <sup>2</sup> floor area	0.1 space	4 space	
Total No. of Parking Spaces	3.4 spaces	22 spaces	
Barrier Free Parking @ 1sp/10 spaces	1 Type A space	1 Type A space	
Illumination	see 'notes' on site plan		



Building No.	Use	Ground Floor Area	Total Floor Area	Floor Area Dimensions max. L x W in metres	Height
1. Existing House	Residential	112m <sup>2</sup>	112m <sup>2</sup>	15.4m x 8m	4m
2. Temporary Retail	Retail with 14% Office	Retail 25.2m <sup>2</sup> Office 4.2m <sup>2</sup> Total: 29.4m <sup>2</sup>	42.4m <sup>2</sup> including accessible ramp	9.8m x 3m	3.1m
3. Existing Shed	Existing Residential/Agricultural Storage	37m <sup>2</sup>	37m <sup>2</sup>	8.3m x 4.5m	2.4m
4. Existing Storage	Existing Agricultural Livestock Building/Storage	349m <sup>2</sup>	349m <sup>2</sup>	30m x 15.5m	11.5m
5. Existing Storage	Existing Agricultural Storage	429m <sup>2</sup>	429m <sup>2</sup>	30.7m x 12.5m	11.5m
<b>Total Building Area</b>			<b>980m<sup>2</sup></b>		

**NOTES:**

**Lighting -**

- Lighting fixtures shall be installed in such a manner that all light emitted from the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture is projected below the lamp and onto the lot the lighting is intended to serve.
- The maximum height of all lighting fixtures is 9.0m.
- Minimum distance of lighting fixtures from any lot line is 4.5m.

**Accessibility Design Features -**

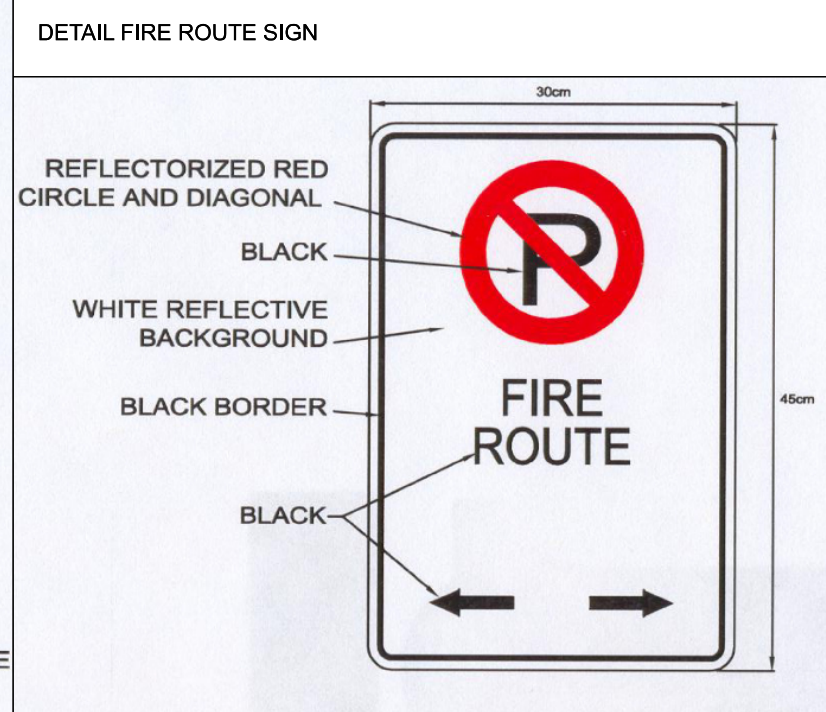
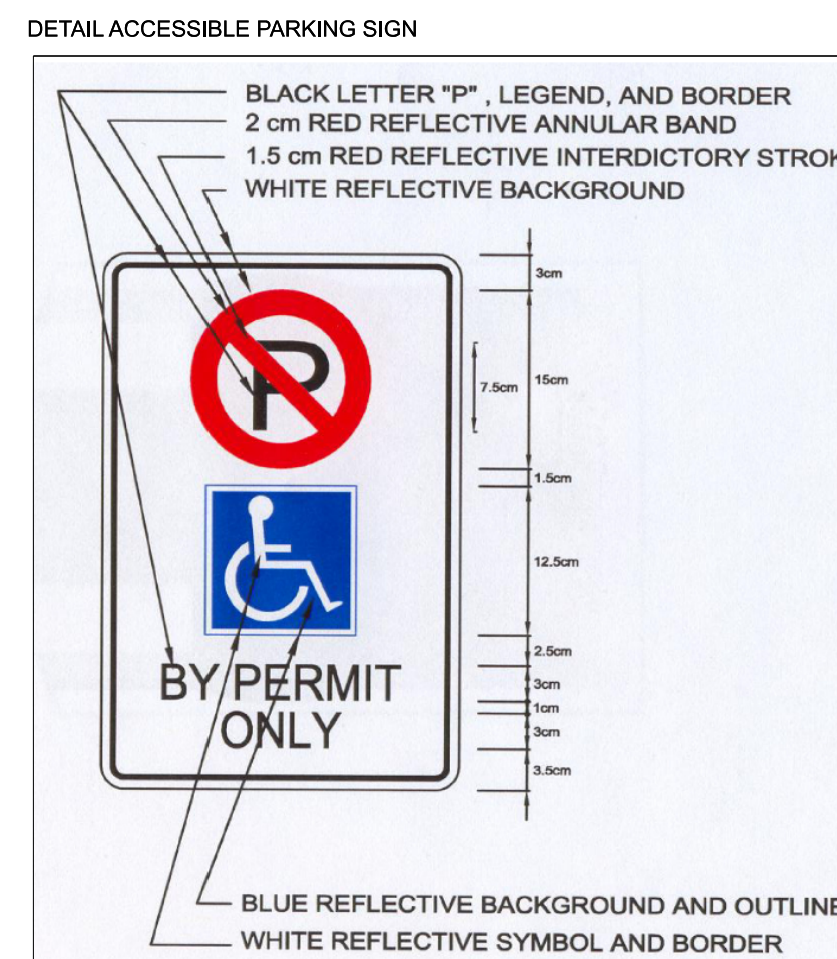
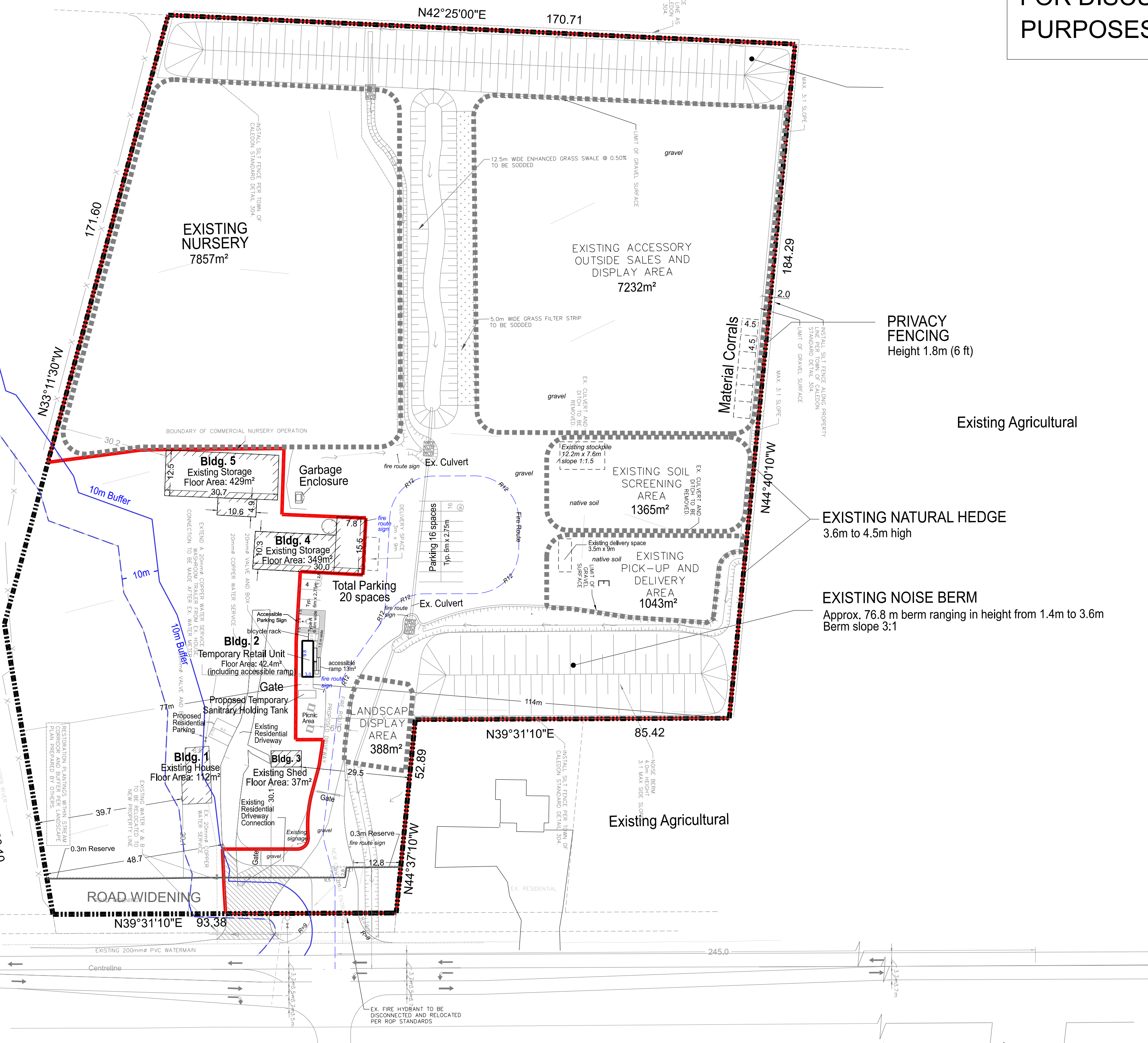
- The main entrance to the building shall be barrier-free by either a power door operator or an automatic sliding door.
- The accessible ramp shall be in compliance with the Ontario building Code.
- An exterior lighting shall be installed in close proximity to the main entrance and designated accessible parking space that consists of a lighting level that is a minimum of 35 lux.

**Surface Treatment -**

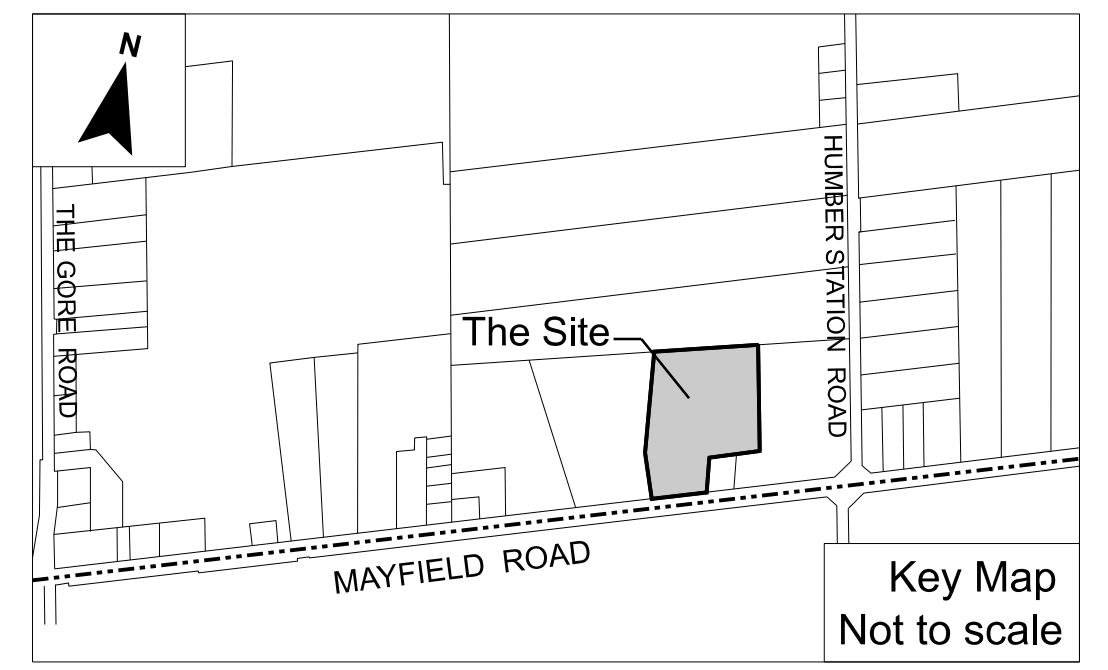
All required parking spaces and parking areas and all driveways to any parking area or parking lot shall be maintained with a stable surface which may include asphalt, concrete, concrete pavers, gravel or similar material which is treated so as to prevent the raising of dust or loose particles.

Survey - by Alicience Surveys Inc., dated March 9, 2012.

Bearings revised as per Draft R-plan prepared by Asken Pillar Corporation Ltd., dated November 2016.



**DRAFT**  
FOR DISCUSSION  
PURPOSES ONLY



**LEGEND**

- Subject Lands
- Lands subject to commercial nursery operation
- Delineates areas for proposed outdoor uses

**OWNER:**  
Tarpa Construction c/o Armando Rosano  
54 Shaft Road  
Etobicoke, ON  
M9W 4M2  
Tel. 416-247-6601 Fax. 416-247-3010

**APPLICANT:**  
Weston Consulting c/o Jessica Damaren  
201 Millway Avenue, Suite 19  
Vaughan, ON  
L4K 5K8  
Tel. 905-738-8080 Fax. 905-738-6637  
email: jdamaren@westonconsulting.com

**DEVELOPMENT STATISTICS:**

Lands subject to this application	
Total Area:	4.045 ha (9.995 ac)
Road Widening:	0.097 ha (0.240 ac)
Developable Area:	3.948 ha (9.755 ac)

**Developable Area based on Zoning:**

Agricultural - 'A'	3.474 ha (8.584 ac)
Environmental Protection Area 1 - 'EPA 1'	0.344 ha (0.850 ac)
Environmental Protection Area 2 - 'EPA 2'	0.130 ha (0.321 ac)
<b>Total Developable Area :</b>	<b>3.948 ha (9.755 ac)</b>

**DRAWN / REVISED**

06 AUG 2024	Revisions as per revised grading plan
14 Jan 2021	Revisions as per Town's comments
23 Feb 2017	Minor revisions as per Town's comments
09 Dec 2016	Change of bearings as per Draft R-plan and adjustments to road widening
11 Aug 2016	Revisions to enhanced swales, loading area, delivery area etc. as per eng. drawings
09 Aug 2016	Revisions to outdoor display area and internal driveway to accommodate swales prop. signage, delivery space, change of material corrals, stock pile, note of storage uses etc. as per staff comments
05 Jul 2016	
21 Jun 2016	updated entrance driveway width and area of proposed industrial uses
10 Mar 2016	widening driveway and re-arrangement of outdoor services and facilities.
08 Mar 2016	relocate access and driveway and re-arrangement of out door services and facilities.
02 Mar 2016	revisions to access and driveway, noise berm, parking etc.
09 Feb 2016	revisions to limit of gravelled area
27 Jan 2016	revisions to driveway access from Mayfield Dr.

**SITE PLAN**  
7904 MAYFIELD ROAD  
PART OF LOT 1  
CONCESSION 4  
TOWN OF CALEDON  
REGIONAL MUNICIPALITY OF PEEL  
Town of Caledon file # SPA 15-30

TOWN OF CALEDON  
PLANNING  
RECEIVED  
September 11, 2024

SCALE 0 10 20 30 40m

**WESTON CONSULTING**

File Number: 5576-3  
Date: 2024-08-06  
Drawn By: SM/NDC  
Planner: ME  
CAD: 5576-3/concepts/S5 site plan.dgn

Drawing  
**S5**

