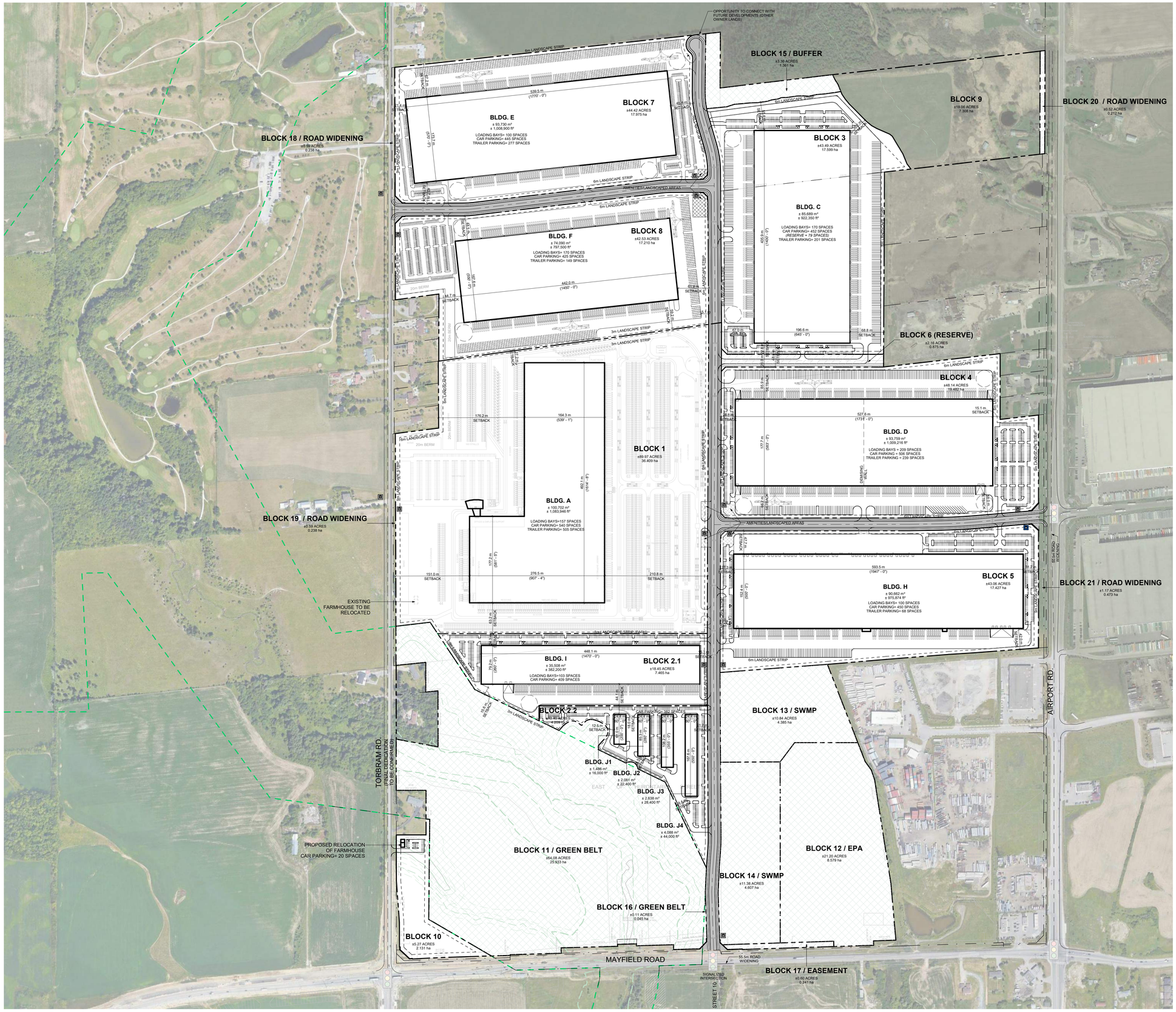

ZONING

	REQUIRED	PROPOSED
A1 ZONE / AGRICULTURAL		
MP RE-ZONED / PRESTIGE INDUSTRIAL		
MINIMUM LOT AREA	825 S.M.	REFER TO STATS
MINIMUM LOT FRONTAGE	30 M.	
MINIMUM BUILDING SETBACK		
FRONT YARD (ABUTTING A RESIDENTIAL ZONE)	20 M.	MIN. 176 M.
FRONT YARD (ABUTTING A PROVINCIAL HIGHWAY)	14 M.	MIN. 21 M.
FRONT YARD (ANY OTHER)	9 M.	MIN. 15 M.
REAR YARD (ABUTTING A RESIDENTIAL ZONE)	15 M.	MIN. 15 M.
REAR YARD (ABUTTING A PROVINCIAL HIGHWAY)	14 M.	MIN. 30 M.
REAR YARD (ANY OTHER)	7.5 M.	MIN. 15 M.
INT. YARD (ABUTTING A RESIDENTIAL ZONE)	15 M.	MIN. 60 M.
INT. YARD (ANY OTHER)	3 M. ONE SIDE AND 6 M. OTHER SIDE	MIN. 6 M.
EXT. YARD (ABUTTING A RESIDENTIAL ZONE)	15 M.	N/A
EXT. YARD (ABUTTING A PROVINCIAL HIGHWAY)	14 M.	MIN. 15 M.
EXT. YARD (ANY OTHER)	7.5 M.	MIN. 15 M.
DRIVEWAY SETBACKS (MIN.)		
ABUTTING A RESIDENTIAL ZONE	4.5 M.	MIN. 6 M.
ANY OTHER	1.5 M.	MIN. 3 M.
PARKING SPACE SETBACKS (MIN.)		
FROM ANY FRONT LOT LINE	6 M.	6 M.
FROM ANY OTHER LOT LINE	3 M.	3 M.
MAX. BUILDING HEIGHT	18 M.	TBD

SITE STATS

	REQUIRED	PROVIDED	
BLOCK 1		±89.97 ACRES	±364,097 S.M.
NET FLOOR AREA			29%
BUILDING A AREA		±1,083,946 S.F.	±100,702 S.M.
LOADING SPACE	14 SPACES	157 SPACES	
TRAILER PARKING		505 SPACES	
CAR PARKING	438 SPACES	540 SPACES	
* 1/230 S.M. OF GFA		.5/1,000 S.F.	.54/100 S.M.
BLOCK 2.1		±18.45 ACRES	±74,665 S.M.
NET FLOOR AREA			35%
BUILDING I AREA		±282,200 S.F.	±26,217 S.M.
LOADING SPACE	6 SPACES	103 SPACES	
CAR PARKING	114 SPACES	409 SPACES	
* 1/230 S.M. OF GFA		1.45/1,000 S.F.	1.56/100 S.M.
BLOCK 2.2		±10.40 ACRES	±42,087 S.M.
NET FLOOR AREA			24%
BUILDING J1 AREA		±16,000 S.F.	±1,486 S.M.
BUILDING J2 AREA		±22,400 S.F.	±2,081 S.M.
BUILDING J3 AREA		±28,400 S.F.	±2,638 S.M.
BUILDING J4 AREA		±44,000 S.F.	±4,088 S.M.
CAR PARKING	45 SPACES	382 SPACES	
* 1/230 S.M. OF GFA		3.45/1,000 S.F.	3.71/100 S.M.
BLOCK 3		±43.49 ACRES	±175,998 S.M.
BLOCK 4 (RESERVE)		±2.16 ACRES	±8,741 S.M.
BLOCK 3 + 6		±45.65 ACRES	±184,740 S.M.
NET FLOOR AREA			46%
BUILDING C AREA		±922,350 S.F.	±85,689 S.M.
LOADING SPACE	12 SPACES	170 SPACES	
TRAILER PARKING		201 SPACES	
CAR PARKING (BLOCK 3)		373 SPACES	
CAR PARKING (BLOCK 4 - RESERVE)		79 SPACES	
CAR PARKING (TOTAL - BL.3+6)	373 SPACES	452 SPACES	
* 1/230 S.M. OF GFA		.49/1,000 S.F.	.53/100 S.M.
BLOCK 4		±48.14 ACRES	±194,816 S.M.
NET FLOOR AREA			48%
BUILDING D AREA		±1,009,216 S.F.	±93,759 S.M.
LOADING SPACE	13 SPACES	209 SPACES	
TRAILER PARKING		239 SPACES	
CAR PARKING	408 SPACES	506 SPACES	
* 1/230 S.M. OF GFA		.5/1,000 S.F.	.54/100 S.M.
BLOCK 5		±43.06 ACRES	±174,258 S.M.
NET FLOOR AREA			52%
BUILDING H AREA		±975,874 S.F.	±90,662 S.M.
LOADING SPACE	12 SPACES	100 SPACES	
TRAILER PARKING		68 SPACES	
CAR PARKING	394 SPACES	450 SPACES	
* 1/230 S.M. OF GFA		.46/1,000 S.F.	.5/100 S.M.
BLOCK 7		±44.42 ACRES	±179,762 S.M.
NET FLOOR AREA			57%
BUILDING E AREA		±1,008,900 S.F.	±93,730 S.M.
LOADING SPACE	13 SPACES	100 SPACES	
TRAILER PARKING		277 SPACES	
CAR PARKING	408 SPACES	445 SPACES	
* 1/230 S.M. OF GFA		.44/1,000 S.F.	.47/100 S.M.
BLOCK 8		±42.53 ACRES	±172,113 S.M.
NET FLOOR AREA			43%
BUILDING F AREA		±797,500 S.F.	±74,090 S.M.
LOADING SPACE	11 SPACES	170 SPACES	
TRAILER PARKING		149 SPACES	
CAR PARKING	322 SPACES	425 SPACES	
* 1/230 S.M. OF GFA		.53/1,000 S.F.	.57/100 S.M.
BLOCK 9		±18.06 ACRES	±73,087 S.M.
BLOCK 10		±5.27 ACRES	±21,307 S.M.
BLOCK 11 / GREEN BELT		±64.08 ACRES	±259,324 S.M.
BLOCK 12 / EPA		±21.20 ACRES	±85,794 S.M.
BLOCK 13 / SWMP		±10.84 ACRES	±43,868 S.M.
BLOCK 14 / SWMP		±11.38 ACRES	±46,053 S.M.
BLOCK 15 / BUFFER		±3.36 ACRES	±13,597 S.M.
BLOCK 16 / GREEN BELT		±5.11 ACRES	445.1559871
BLOCK 17 / EASEMENT		±0.60 ACRES	±2,428 S.M.
BLOCK 18-19-20-21 / ROAD WIDENING		±2.87 ACRES	±11,615 S.M.
STREET A		±4.27 ACRES	±17,280 S.M.
STREET B		±8.30 ACRES	±33,589 S.M.
STREET B - PHASE 2		±3.93 ACRES	±15,904 S.M.
STREET C		±4.22 ACRES	±17,078 S.M.
RESERVES 0.30m		±0.21 ACRES	±854 S.M.
TOTAL SITE AREA		**±450.39 ACRES**	**±1,944,077 S.M.**
TOTAL BUILDING AREA		**±6,190,786 S.F.**	**±575,143 S.M.**
TOTAL LOADING SPACE		**1009 SPACES**	
TOTAL CAR PARKING		**3609 SPACES**	
TOTAL TRAILER PARKING		**1439 SPACES**	

DRIVE AISLE	MIN 6 M.
SIZE OF PARKING SPACE	2.75 M. X 6.00 M.
SIZE OF LOADING SPACE (MIN)	3.50 M. X 14.00 M.

LEGEND:

- PROPOSED BUS STOP LAYBYS.
- PROPOSED BUS STOP LAYBYS WITHOUT MODIFICATION TO EXISTING ROUTE 30

NOTE: FINAL BUS ROUTE AND BUS STOP LOCATIONS ARE TO BE DETERMINED IN CONSULTATION WITH THE TOWN OF CALEDON AND BRAMPTON TRANSIT

- SIGNALIZED INTERSECTION

TURNER FLEISCHER

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#	DATE	DESCRIPTION	BY
72	2023-11-01	ISSUED FOR COORDINATION (A1-119)	RAL

RICE GROUP

PROJECT

TULLAMORE LANDS

CALEDON, ON

DRAWING

SITE PLAN

PROJECT NO.	20.302SD
PROJECT DATE	2023-10-26
DRAWN BY	HHO
CHECKED BY	JJK
SCALE	As indicated
DRAWING NO.	A100

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