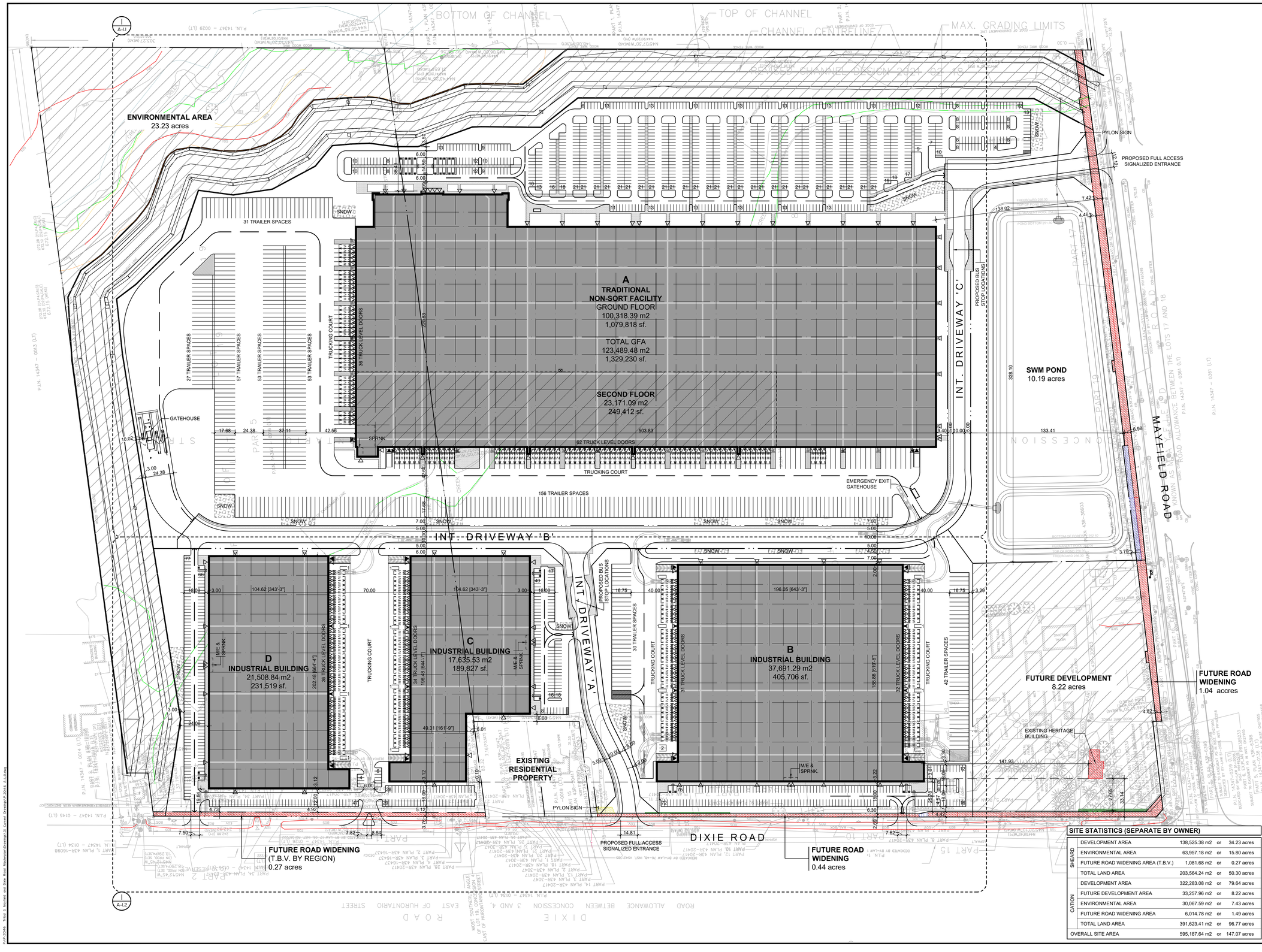
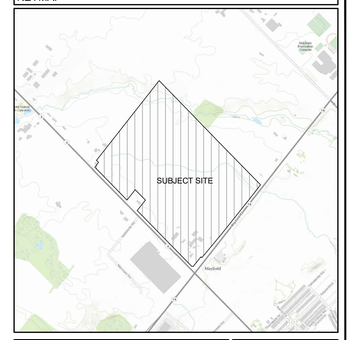


KEYMAP



LEGAL DESCRIPTION

PLAN OF SURVEY OF
PARTS OF WEST HALF OF LOTS 18 AND 19
CONCESSION 4, EAST OF HURONTARIO STREET
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

AS PREPARED BY:
R. AVIS SURVEYING INC.
ONTARIO LAND SURVEYORS

PROJECT NORTH

TRUE NORTH

SITE STATISTICS

OVERALL SITE AREA	595,187.64 m2	or	147.07 acres
ENVIRONMENTAL AREA	94,024.77 m2	or	23.23 acres
FUTURE DEVELOPMENT	33,257.96 m2	or	8.22 acres
FUTURE ROAD WIDENING AREA	7,096.46 m2	or	1.75 acres
DEVELOPMENT AREA	460,808.45 m2	or	113.86 acres
ZONING	MP-XX (PRESTIGE INDUSTRIAL)		

		REQUIRED	PROVIDED
LOT FRONTAGE		30.0 m	3,355.45 m
SETBACKS	FRONT YARD (SOUTH) MAYFIELD ROAD	20.0 m	138.63 m
	REAR YARD (NORTH)	7.5 m	10.02 m
	EXTERIOR SIDE YARD (WEST) DIXIE ROAD	7.5 m	19.84 m
	INTERIOR SIDE YARD (EAST)	6.0 m	39.80 m
GFA	BUILDING A	123,489.48 m2 or	1,329,230 sf.
	GROUND FLOOR	100,318.39 m2 or	1,079,818 sf.
	SECOND FLOOR	23,171.09 m2 or	249,412 sf.
	BUILDING B	37,691.29 m2 or	405,706 sf.
	BUILDING C	17,635.53 m2 or	189,827 sf.
	BUILDING D	21,508.84 m2 or	231,519 sf.
	TOTAL	200,325.13 m2 or	2,156,282 sf.
SITE COVERAGE		177,154.04 m2 or	38.44 %
LANDSCAPED AREA		111,262.85 m2 or	24.15 %
PAVED AREA		172,391.55 m2 or	37.41 %

		REQUIRED	PROVIDED
BUILDING HEIGHT (MAXIMUM)		18.0 m	14.43 m
PARKING	WAREHOUSE USE GFA over 20,000 m2 168 spaces plus 1 space per 170 m2 of net floor area over 20,000 m2 180,325.13 m2 @ 1 space per 170 m2	168 spaces 1,061 spaces	1664 spaces (car spaces) 449 spaces (trailer spaces)
	TOTAL PARKING	1,229 spaces	2,113 spaces
BARRIER-FREE PARKING For >1000 total required parking spaces 11 barrier-free spaces + 1% of total provided car spaces		28 spaces	28 spaces
BICYCLE SPACES			
SNOW STORAGE % OF PAVED AREA		3,619.40 m2 or	2.10 %

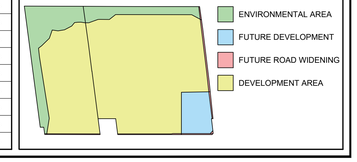
SYMBOL LEGEND

MAN DOOR	
LOADING DOCK DOOR	
DRIVE-IN / OVERHEAD DOOR	
FH	HYDRANT + VALVE
FDC	FIRE DEPARTMENT CONNECTION / SIAMESE
CB	CATCH BASIN
DCB	DOUBLE CATCH BASIN
SANMH	SANITARY MAN HOLE
CB/MH	CATCH BASIN / MAN HOLE
SMH	STORM MAN HOLE
HP	HYDRO POLE STANDARD / UTILITY POLE
BR	BIKE RACK
HT	HYDRO TRANSFORMER
	ACCESSIBLE PARKING SPACE
	ACCESSIBLE PARKING SPACE SIGNAGE
SNW	SNOW STORAGE AREA

SITE STATISTICS (SEPARATE BY OWNER)

SHEARD	DEVELOPMENT AREA	138,525.38 m2	or	34.23 acres
	ENVIRONMENTAL AREA	63,957.18 m2	or	15.80 acres
	FUTURE ROAD WIDENING AREA (T.B.V.)	1,081.68 m2	or	0.27 acres
	TOTAL LAND AREA	203,564.24 m2	or	50.30 acres
CATION	DEVELOPMENT AREA	322,283.08 m2	or	79.64 acres
	FUTURE DEVELOPMENT AREA	33,257.96 m2	or	8.22 acres
	ENVIRONMENTAL AREA	30,067.59 m2	or	7.43 acres
	FUTURE ROAD WIDENING AREA	6,014.78 m2	or	1.49 acres
	TOTAL LAND AREA	391,623.41 m2	or	96.77 acres
OVERALL SITE AREA		595,187.64 m2	or	147.07 acres

CONTEXT PLAN



No.	ISSUED	DATE
1	ISSUED FOR SPA	MAR. 16, 2021

No.	REVISION	DATE

BALDASSARRA Architects Inc.
30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca

OWNERS INFORMATION:
Tribal Partners
201-2700 Steeles Ave. W
Vaughan, ON L4K 3C8
905-567-0808

ONTARIO ASSOCIATION OF ARCHITECTS
A. BALDASSARRA LICENSE 3654

12035 Dixie Road

Town of Caledon, Ontario

SITE PLAN

POPA 2021-005 RZ 2021-0007 SPA 2021-0013

DATE:	DRAWN BY:	CHECKED:	SCALE:
MAR. 2021	LY		1:1250

PROJECT No. P-20146

DRAWING No. A-1.0

P:\P-20146 Tribal - Mayfield and Dixie Road Masterplan\Drawings\01 Current Drawings\P-20146 A-1_0.dwg, 2021-10-20 12:22:38 PM, LouisY, DWG To PDF.pc3
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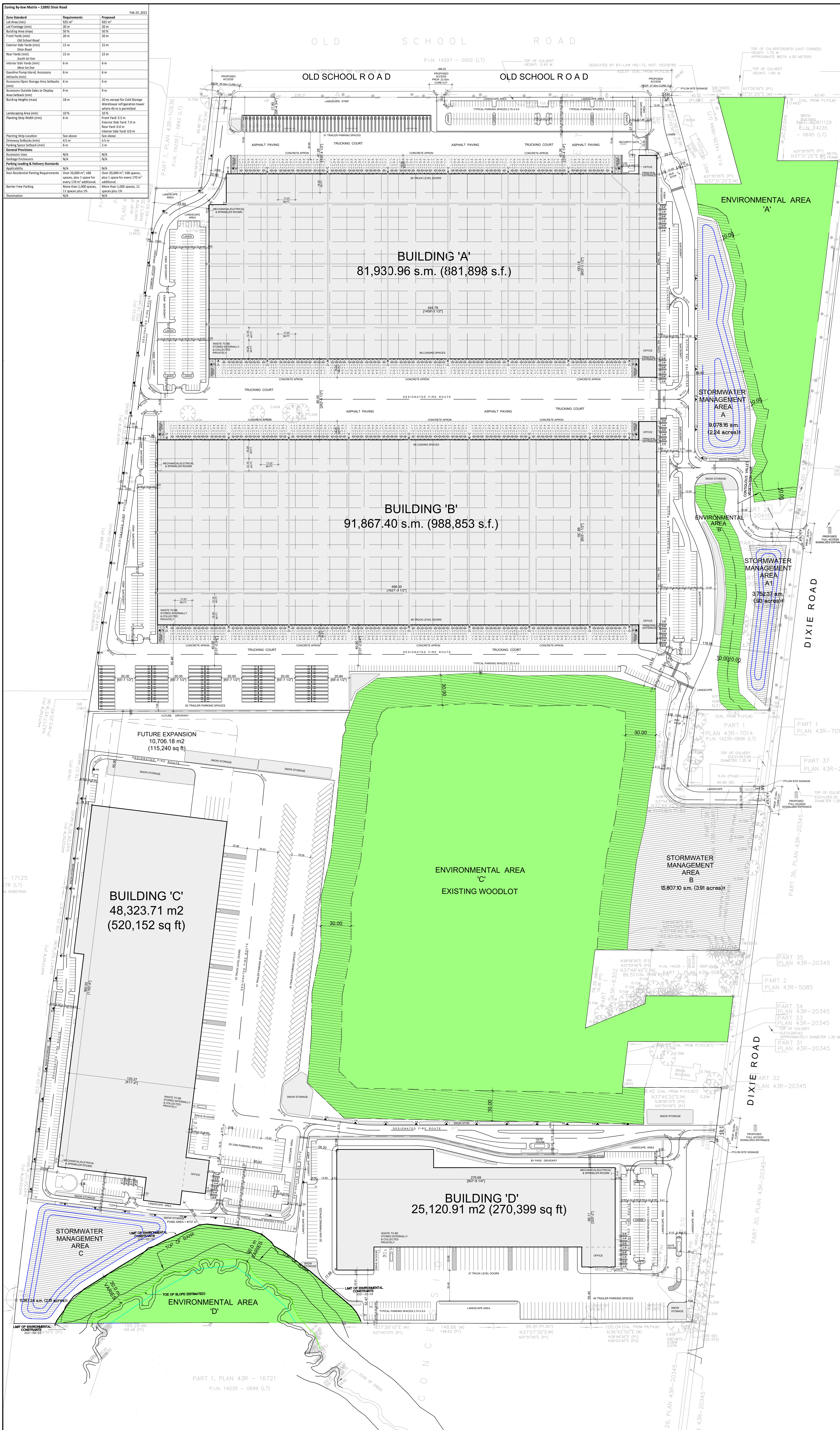
Zoning By-law Matrix – 12892 Dixie Road

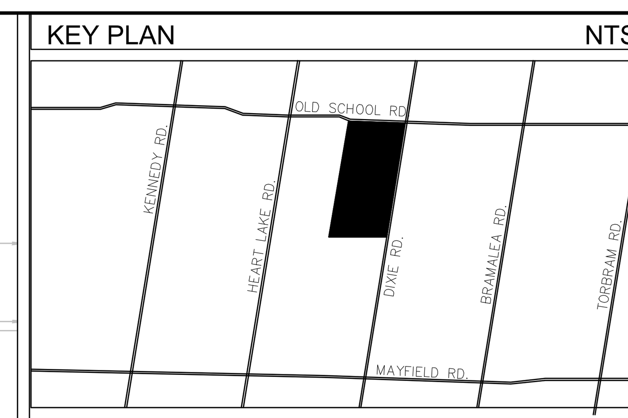
Feb 24, 2021

Zone Standard	Requirements	Proposed
Lot Area (min)	925 m²	925 m²
Lot Frontage (min)	30 m	30 m
Building Area (max)	50 %	50 %
Front Yards (min) *Old School Road*	20 m	20 m
Exterior Side Yards (min) *Dixie Road*	15 m	15 m
Rear Yards (min) *South lot line*	15 m	15 m
Interior Side Yards (min) *West lot line*	6 m	6 m
Gasoline Pump Island, Accessory Setbacks (min)	6 m	6 m
Accessory Open Storage Area Setbacks (min)	6 m	6 m
Accessory Outside Sales or Display Area Setback (min)	9 m	9 m
Building Heights (max)	18 m	20 m; except for *Cold Storage Warehouse* refrigeration tower where 45 m is permitted
Landscaping Area (min)	10 %	10 %
Planting Strip Width (min)	6 m	Front Yard: 3.5 m Exterior Side Yard: 7.0 m Rear Yard: 0.0 m Interior Side Yard: 0.0 m
Planting Strip Location	See above	See above
Driveway Setbacks (min)	4.5 m	4.5 m
Parking Space Setback (min)	6 m	3 m
General Provisions		
Accessory Uses	N/A	N/A
Garbage Enclosures	N/A	N/A
Parking Loading & Delivery Standards		
Applicability	N/A	N/A
Non-Residential Parking Requirements	Over 20,000 m²; 168 spaces, plus 1 space for every 170 m² additional.	Over 20,000 m²; 168 spaces, plus 1 space for every 170 m² additional.
Barrier Free Parking	More than 1,000 spaces, 11 spaces plus 1%	More than 1,000 spaces, 11 spaces plus 1%
Illumination	N/A	N/A



KEY PLAN

NTS



LEGAL DESCRIPTION

PLAN OF SURVEY OF
PART OF LOTS 21 AND 22
CONCESSION 2,
EAST OF HURONTARIO STREET
CITY OF CALEDON
(FORMERLY THE TOWNSHIP OF CHINGUACOUSY, COUNTY OF PEEL)
REGIONAL MUNICIPALITY OF PEEL
SCALE 1 : 1000
R. AVIS SURVEYING INC.
© COPYRIGHT 2021

TRUE NORTH

PROJECT NORTH

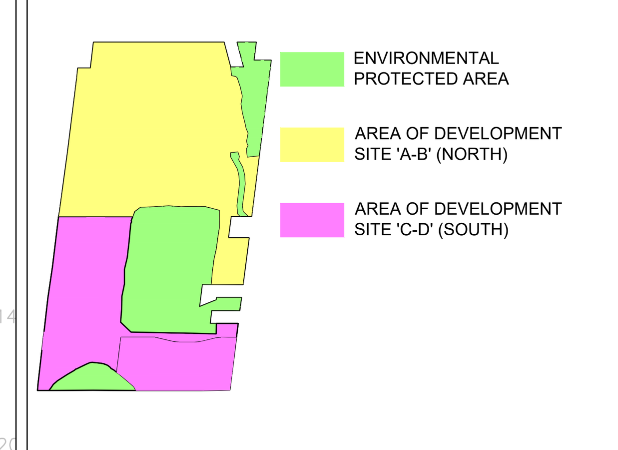
SITE AREA SUMMARY

TOTAL SITE AREA	790,553.67 m2	or	195.35 acres
SITE AREA "A-B" (including buffer)	398,261.32 m2	or	98.41 acres
BUFFER "A-B-C1"	24,392.41 m2	or	6.03 acres
SITE AREA "C-D" (including buffer)	256,385.34 m2	or	63.35 acres
BUFFER "C2-D"	31,665.35 m2	or	9.88 acres
ENVIRONMENTALLY PROTECTED AREAS (excluding buffers)	135,907.01m2	or	33.59 acres
ENVIRONMENTAL AREA "A"	26,709.02 m2	or	6.60 acres
ENVIRONMENTAL AREA "C" (Wood Lot)	100,877.00 m2	or	24.93 acres
ENVIRONMENTAL AREA "D"	8,320.99 m2	or	2.06 acres

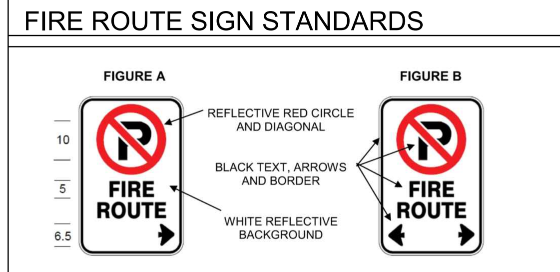
OVERALL SITE STATISTICS

	REQUIRED	PROVIDED
ZONING DESIGNATION		MS-XX
PLANTING STRIP WIDTH		
FRONT YARD (OLD SCHOOL RD)	6.0 m	3.54 m
EXTERIOR LOT LINE (DIXIE RD.)	6.0 m	8.62 m
INTERIOR LOT LINE (WEST)	6.0 m	0.0 m
REAR LOT LINE (SOUTH)	6.0 m	0.0 m
SETBACKS		
LOT FRONTAGE	30.0 m	456.33 m
FRONT YARD (OLD SCHOOL RD)	20.0 m	57.52 m
EXTERIOR SIDE YARD (DIXIE RD.)	15.0 m	20.12 m
INTERIOR SIDE YARD (WEST)	6.0 m	14.63 m
REAR YARD (SOUTH)	15.0 m	52.47 m
SITE COVERAGE (Based on Total Site Area, less ENV. "A", "D" & Wood Lot)	247,242.98 m2 or	37.76 %
LANDSCAPE AREA (Based on Total Site Area, less ENV. "A", "D" & Wood Lot)	178,816.74 m2 or	27.32 %
PAVED AREA (Based on Total Site Area, less ENV. "A", "D" & Wood Lot)	228,586.94 m2 or	34.92 %
TOTAL PARKING	1,656 spaces	1,857 spaces
TOTAL ACCESSIBLE PARKING	39 spaces	42 spaces
SNOW STORAGE AREA (MIN. 2%)	11,972.89 m2	11,972.89 m2

CONTEXT MAP

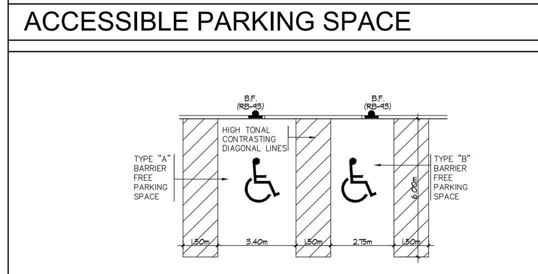


FIRE ROUTE SIGN STANDARDS



1. All signs required by this by-law shall be printed on a 30 cm by 45 cm sign blank and shall display a format as illustrated in Figure A and Figure B.
2. Fire route signs shall be placed at each limit of the designated fire route and shall display single headed arrows (Figure A) pointing in the direction of such designated fire route. Signs displaying double headed arrows (Figure B) shall be placed at intermediate points along the designated fire route at intervals of approximately 30 metres or as identified by the Fire Chief.
3. Signs shall be installed at an angle of 45-60 degrees in relation to the edge of the travelled portion of the designated route facing approaching traffic.
4. Signs shall be erected on a sign post anchored securely to the ground of a platform capable of holding the sign erect during all weather conditions. The maximum height of signs shall be no greater than 3 metres and the minimum height of signs shall be no less than 2 metres above the wearing surface of the fire route. The height measurement referred to in this section shall be taken to the top of the sign for both minimum and maximum heights.
5. Signs shall be erected on the boulevard of a designated fire route so that no part of the sign is closer than 60 cm nor grater than 3 metres to the edge of the fire route.

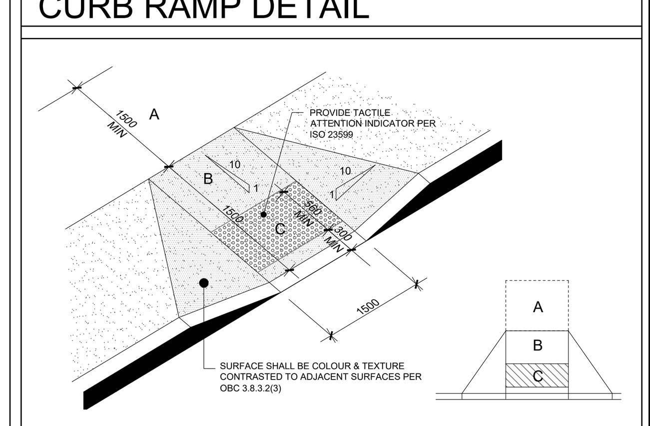
ACCESSIBLE PARKING SPACE



SYMBOL LEGEND

▷	MAN DOOR LOCATIONS
|▷	LOADING DOCK LOCATIONS
|▶	DRIVE-IN OVERHEAD DOORS
	HYDRANT & VALVE
□	CATCH BASIN
	DOUBLE CATCH BASIN
○	STORM SEWER MANHOLE
●	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TW	TOP OF WALL
	DIRECTION OF TRAFFIC FLOW
124.35	EXISTING ELEVATION
124.35	PROPOSED ELEVATION
	DIRECTION OF DRAINAGE FLOW
EV	ELECTRIC VEHICLE PARKING
CP	CARPOOL PARKING SIGN
FDC	FIRE DEPARTMENT CONNECTION / SIAMESE CONNECTION

CURB RAMP DETAIL



NOTES

LANDSCAPE

-Refer to Landscape Plans by Alexander Budrevics and Associates Landscape Architects for planting details.

LIGHTING

- Lighting fixtures shall be installed in such a manner that all light emitted from the fixture, either directly form the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixtures 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.

No.	ISSUED	DATE
1	ISSUED FOR SPA	FEB. 24, 2021

No.	REVISION	DATE

BALDASSARRA Architects Inc.
30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
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OWNERS INFORMATION:
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905-567-0808
Tribal

ONTARIO ASSOCIATION OF ARCHITECTS
A. BALDASSARRA
LICENSE
3654

12892 Dixie Road

Town of Caledon, Ontario

Overall Site Plan

POPA 2021-0004 RZ 2021-0006 SPA 2021-0012

DATE:	DRAWN BY:	CHECKED:	SCALE:
FEB. 2021	HP		1:1750
PROJECT No.		DRAWING No.	
P-20177		A-1.0	