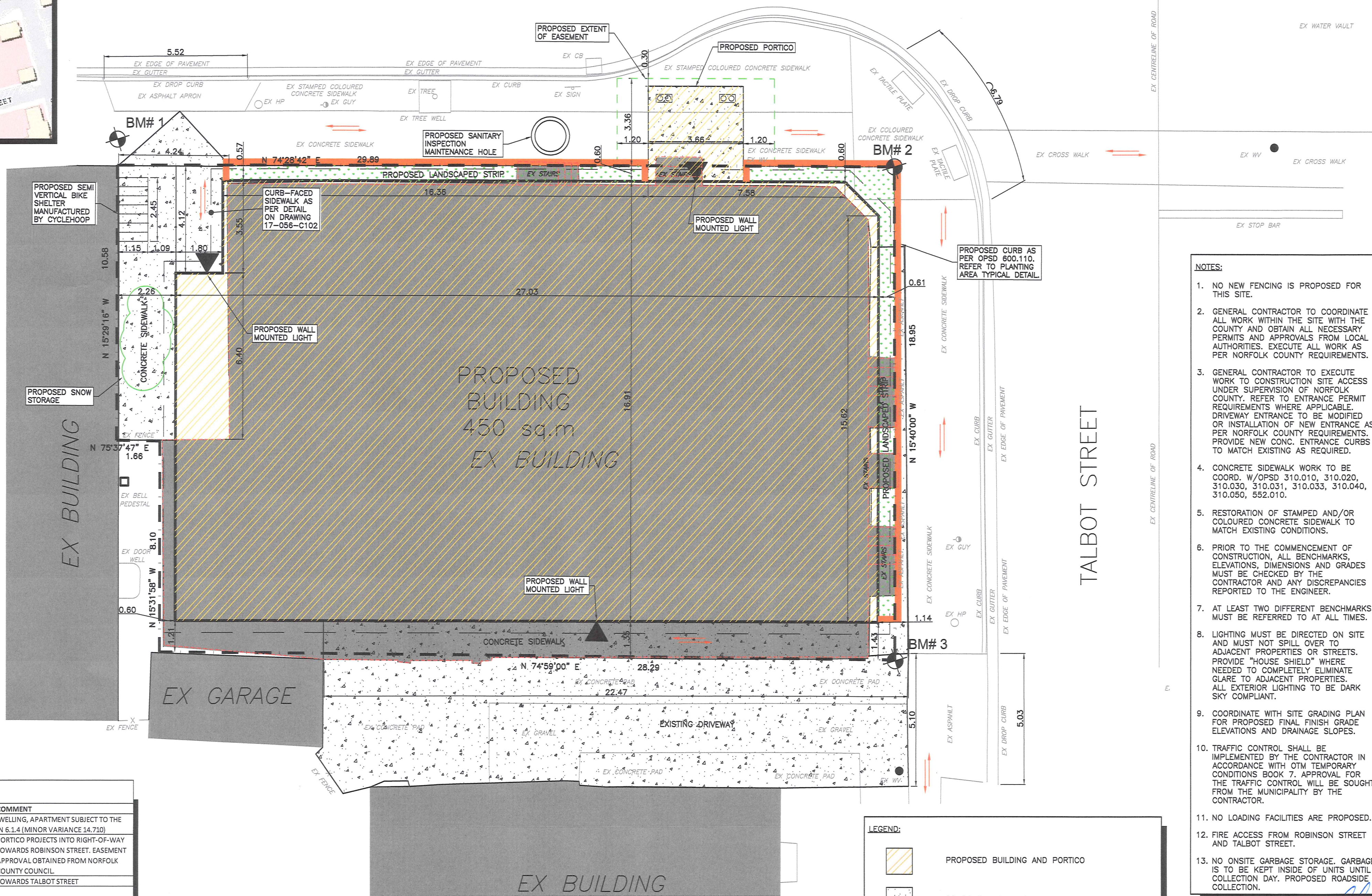


ZONING TABLE				
CENTRAL BUSINESS DISTRICT (CBD) - SECTION 6.1				
PROVISION	DESCRIPTION	REQUIRED	PROVIDED	COMMENT
6.1.1.a); iii); x)	PERMITTED USES	OFFICE, ALL TYPES; RETAIL STORE; DWELLING, APARTMENT SUBJECT TO THE REQUIREMENTS OF SUBSECTION 6.1.4 (MINOR VARIANCE 14.710)		
6.1.2.a)	MINIMUM FRONT YARD	0m	1.2m	PORTICO PROJECTS INTO RIGHT-OF-WAY TOWARDS ROBINSON STREET. EASEMENT APPROVAL OBTAINED FROM NORFOLK COUNTY COUNCIL
6.1.2.b)	MINIMUM EXTERIOR SIDE YARD	0m	1.2m	TOWARDS TALBOT STREET
6.1.2.c)	MINIMUM INTERIOR SIDE YARD	0m	0m	SEE NOTE 1
6.1.2.d)	MINIMUM REAR YARD	0m	1.2m	SEE NOTE 1
6.1.2.e)	MAXIMUM BUILDING HEIGHT	6 STOREYS	2 STOREYS	
6.1.2.f)	MAXIMUM FRONT YARD SETBACK	3m	1.2m	
6.1.2.g)	MAXIMUM LOT COVERAGE	90 PERCENT	82 PERCENT	SEE NOTE 1
3.3.1.i)	SITE TRIANGLES	0m		SEE NOTE 2
PARKING CONDITIONS				
4.1.1.i)	NOT WITHSTANDING SUBSECTION 4.9, NO PARKING SPACES ARE REQUIRED FOR ANY LANDS IDENTIFIED IN THE CENTRAL BUSINESS DISTRICT ZONE (CBD).	0	0	

LOT COVERAGE		
LOT AREA		550m <sup>2</sup>
BUILDING FOOTPRINT	(FIRST STOREY)	450m <sup>2</sup>
LOT COVERAGE	$(450\text{m}^2 / 550\text{m}^2) \times 100\%$	82%
USABLE FLOOR AREA		676m <sup>2</sup>
FLOOR AREA RATIO	$(676\text{m}^2 / 550\text{m}^2) \times 100\%$	123%



1. NO NEW FENCING IS PROPOSED FOR THIS SITE.
2. GENERAL CONTRACTOR TO COORDINATE ALL WORK WITHIN THE SITE WITH THE COUNTY AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM LOCAL AGENCIES. EXECUTIVE WORK AS PER NORFOLK COUNTY REQUIREMENTS.
3. GENERAL CONTRACTOR TO EXECUTE WORK TO CONSTRUCTION SITE ACCESS UNDER SUPERVISION OF NORFOLK COUNTY ENGINEER TO OBTAIN PERMIT REQUIREMENTS WHERE APPLICABLE. DRIVEWAY ENTRANCE TO BE MODIFIED ON EXISTING LOT. NEW ENTRANCE AS PER NORFOLK COUNTY REQUIREMENTS. PROVIDE NEW CONC. ENTRANCE CURBS TO MATCH EXISTING AS REQUIRED.
4. CONCRETE SIDEWALK WORK TO BE: CORNER: W/POSD 010,010, 31.02,00. W/POSD 010,031, 31.03, 31.04, 31.05, 31.05, 31.05, 31.05, 31.05.
5. RESTORATION OF STAMPED AND/OR COLOURED CONCRETE SIDEWALK TO MATCH EXISTING CONDITIONS.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ALL BENCHMARKS, ELEVATIONS, DIMENSIONS AND GRADES MUST BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER.
7. AT LEAST TWO DIFFERENT BENCHMARKS MUST BE REFERRED TO AT ALL TIMES.
8. LIGHTING MUST BE DIRECTED ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREETS. PROVIDE "HOUSE SHIELD" WHERE NEEDED TO COMPLETELY ELIMINATE GLARE TO ADJACENT PROPERTIES.
9. PROVIDE LIGHTING TO BE DARK SKY COMPLIANT.
10. COORDINATE WITH SITE GRADING PLAN FOR PROPOSED FINAL FINISH GRADE ELEVATIONS AND DRAINAGE SLOPES.
11. TRAFFIC CONTROL SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ACCORDANCE WITH OTH TEMPORARY CONDITIONS BOOK 7. APPROVAL FOR THE TRAFFIC CONTROL WILL BE SOUGHT FROM THE MUNICIPALITY BY THE CONTRACTOR.
12. NO LOADING FACILITIES ARE PROPOSED.
13. FIRE ACCESS FROM ROBINSON STREET AND TALBOT STREET.
14. NO ONSITE GARAGE STORAGE. GARAGE IS TO BE KEPT INSIDE OF UNITS UNTIL END OF EACH DAY. PROPOSED ROADSIDE COLLECTION.

[illegible]

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## BENCHMARKS

SITE BENCHMARK #1  
ELEV: 215.90m  
CUT CROSS IN SIDEWALK 1m NORTH OF  
NORTHWEST CORNER OF PROPERTY.

SITE BENCHMARK #2  
ELEV: 215.45m  
CUT CROSS IN SIDEWALK ON NORTHEAST CORNER  
OF PROPERTY.

SITE BENCHMARK #3  
ELEV: 215.44m  
CUT CROSS IN SIDEWALK ON SOUTHEAST CORNER  
OF PROPERTY.

LEGAL DESCRIPTION

PART OF LOTS 4, AND 5, PIN 50224-0109(LT)  
BLOCK 92, REGISTERED PLAN 182, NORFOLK COUNTY  
110 ROBINSON STREET, SIMCOE, ONTARIO

### APPLICANT INFORMATION

NAME:  
KEVIN VANDERLAAN, VANDERLAAN C. S. LIMITED

TELEPHONE NUMBER:  
(905) 628-9666


ADDRESS:  
59 KIRBY AVENUE UNIT 1 DUNDAS, ON L9H 6P3

## DRAWING LIST

G. DOUGLAS VALLEE LIMITED DRAWINGS

17-056-C100 SITE PLAN  
17-056-C101 SITE SERVICING PLAN  
17-056-C102 GRADING PLAN  
17-056-C103 EROSION CONTROL & LANDSCAPE PLAN  
17-056-A201 LEVEL 1 PLAN, WALL & FLOOR TYPES  
17-056-A201a LEVEL 1 PLAN, DIMENSIONS  
17-056-A202 LEVEL 2 PLAN, WALL & FLOOR TYPES  
17-056-A202a LEVEL 2 PLAN, DIMENSIONS  
17-056-A301 EXTERIOR ELEVATIONS  
17-056-A302 EXTERIOR ELEVATIONS

SCALE:



HORIZONTAL: 1:100



**G. DOUGLAS VALLEE LIMITED**  
2 TALBOT STREET NORTH  
SIMCOE, ONTARIO N3Y 3W4  
(519) 426-6270

Stamp

## SUBMISSION DRAWING

**NOT TO BE USED FOR CONSTRUCTION**

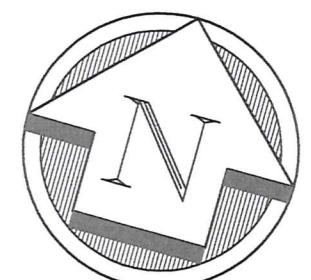
Project Title  
VANDERLAAN OFFICE  
ROBINSON STREET  
SIMCOE - NORFOLK COUNTY

Drawing Title

SITE PLAN

Designed by : D. C. B.	Drawn By : J. L. S. / D. C. B.
Checked by : J. D. V.	Date Started : SEPTEMBER 14, 2018
Drawing Scale : 1 : 100	Drawing No. <b>C100</b>
Project No. <b>17-056</b>	





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## BENCHMARKS

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ELEV: 215.90m  
CUT CROSS IN SIDEWALK 1m NORTH OF  
WESTERN CORNER OF PROPERTY.

SITE BENCHMARK #2  
ELEV: 215.45m  
CUT CROSS IN SIDEWALK ON NORTHEAST CORNER  
OF PROPERTY.

SITE BENCHMARK #3  
ELEV: 215.44m  
CUT CROSS IN SIDEWALK ON SOUTHEAST CORNER  
OF PROPERTY.

LEGAL DESCRIPTION

PART OF LOTS 4, AND 5, PIN 50224-0109(LT)  
BLOCK 92, REGISTERED PLAN 182, NORFOLK COUN  
110 ROBINSON STREET, SIMCOE, ONTARIO

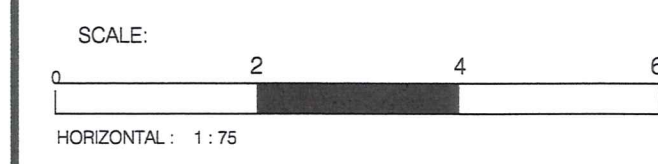
APPLICANT INFORMATION

NAME:  
KEVIN VANDERLAAN, VANDERLAAN C. S. LIMITED

TELEPHONE NUMBER:  
(905) 628-9666

ADDRESS:  
59 KIRBY AVENUE UNIT 1 DUNDAS, ON L9H 6P3

<u>DRAWING LIST</u>	
<u>G. DOUGLAS VALLEE LIMITED DRAWINGS</u>	
17-056-C100	SITE PLAN
17-056-C101	SITE SERVICING PLAN
17-056-C102	TRAFFIC PLAN
17-056-C103	EROSION CONTROL & LANDSCAPE PL
17-056-A201	LEVEL 1 PLAN, WALL & FLOOR TYPE
17-056-A201a	LEVEL 1 PLAN, DIMENSIONS
17-056-A202	LEVEL 2 PLAN, WALL & FLOOR TYPE
17-056-A202a	LEVEL 2 PLAN, DIMENSIONS
17-056-A301	EXTERIOR ELEVATIONS
17-056-A302	INTERIOR ELEVATIONS



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**SUBMISSION  
DRAWING**

**NOT TO BE USED FOR CONSTRUCTION**

Project Title

VANDERLAAN OFFICE

ROBINSON STREET

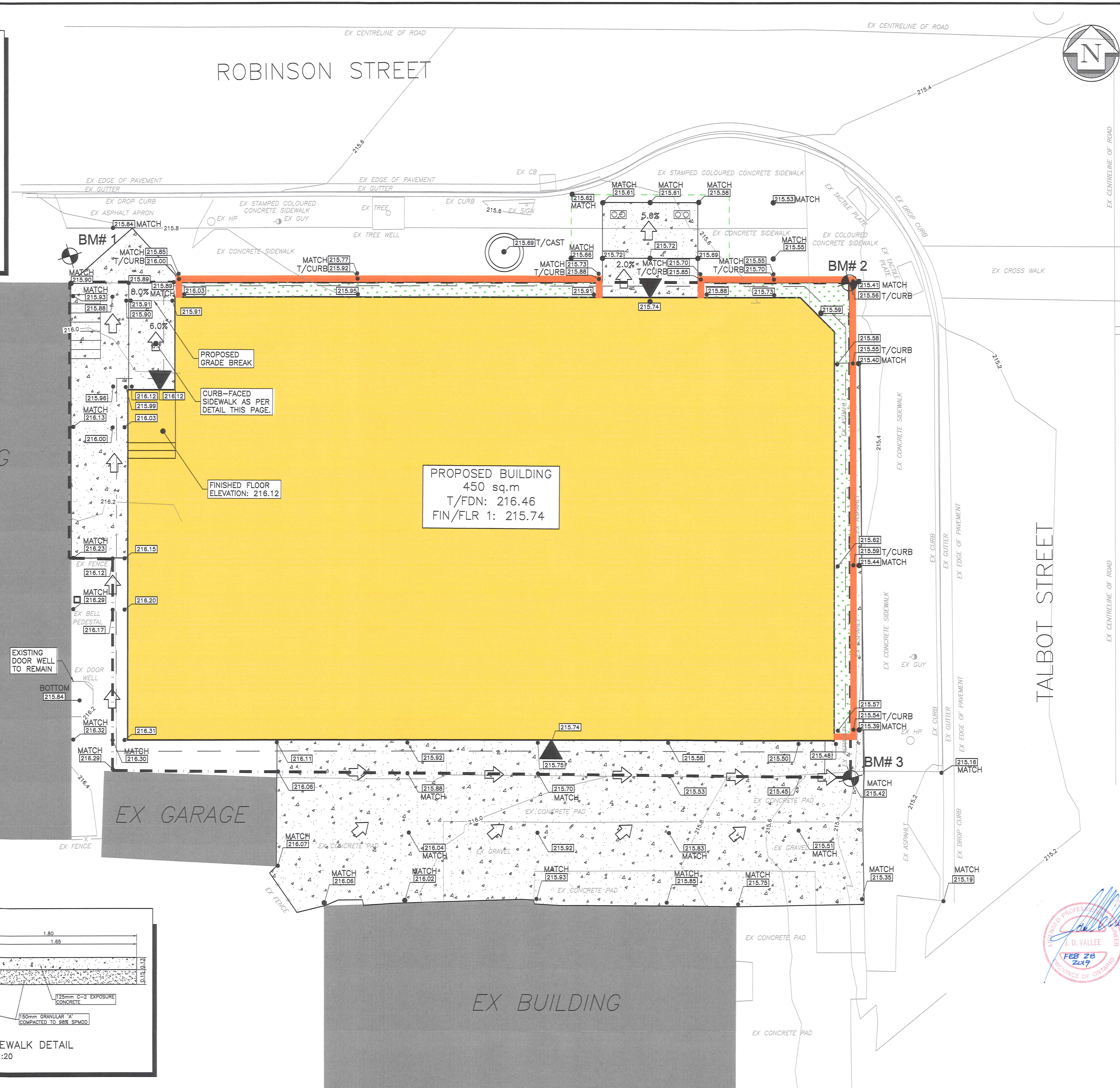
SIMCOE - NORFOLK COUNTY

Drawing Title
SITE SERVICING PLAN

Designed by : D. C. B.	Drawn By : J. L. S. / D. C.
Checked by : J. D. V.	Date Started : OCTOBER 31, 201

Drawing Scale :	Drawing No.
1 : 75	C101
Project No.	
17-056	





**NOTE:** THE CONTRACTOR IS CAUTIONED THAT ALL OF THE EXISTING UTILITIES ARE NOT INDICATED ON THIS DRAWING. THE CONTRACTOR MUST ARRANGE FOR LOCATIONS FROM EACH AREA UTILITY COMPANY PRIOR TO ANY CONSTRUCTION. THE EXISTENCE OF THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES INCLUDING THOSE NOT INDICATED ON THIS DRAWING. G. DOUGLAS VALLEE LTD. CAN NOT ACCEPT RESPONSIBILITY FOR DAMAGE TO ANY EXISTING UTILITY WHICH MAY OR MAY NOT BE INDICATED ON THIS DRAWING.

SITE BENCHMARK #1  
ELEV. 215.90m  
CUT CROSS IN SIDEWALK 1m NORTH OF  
NORTHWEST CORNER OF PROPERTY.

SITE BENCHMARK #2  
ELEV. 215.43m  
CUT CROSS IN SIDEWALK ON NORTHEAST CORNER  
OF PROPERTY.

SITE BENCHMARK #3  
ELEV. 215.44m  
CUT CROSS IN SIDEWALK ON SOUTHEAST CORNER  
OF PROPERTY.

PART OF LOTS 4, AND 5, PIN 50224-0109(LT)  
BLOCK 92, REGISTERED PLAN 182, NORFOLK COUNTY  
110 ROBINSON STREET, SIMCOE, ONTARIO

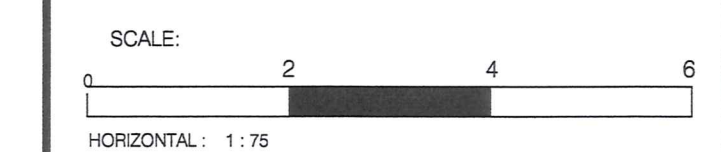
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ADDRESS:  
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G. DOUGLAS VALLEE LIMITED DRAWINGS

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17-056-A201a	LEVEL 1 PLAN, DIMENSIONS
17-056-A202	LEVEL 2 PLAN, WALL & FLOOR TYPES
17-056-A202a	LEVEL 2 PLAN, DIMENSIONS
17-056-A301	EXTERIOR ELEVATIONS
17-056-A302	EXTERIOR ELEVATIONS



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## SUBMISSION DRAWING

**NOT TO BE USED FOR CONSTRUCTION**

Project Title  
VANDERLAAN OFFICE  
ROBINSON STREET  
SIMCOE - NORFOLK COUNTY

Drawing Title
GRADING PLAN

Designed by : D. C. B.	Drawn By : D. C. B.
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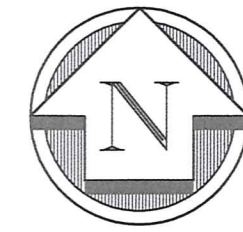
Checked by : J. D. V.	Date Started : February 27, 2019
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Drawing Scale :	Drawing No.
1 : 75	C100

Project No.	17-056	C102
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DATE LAST PLOTTED : February 28, 2019



[illegible]

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## BENCHMARKS

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ELEV: 215.44m  
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OF PROPERTY.

### LEGAL DESCRIPTION

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110 ROBINSON STREET, SIMCOE, ONTARIO

### APPLICANT INFORMATION

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## DRAWING LIST

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17-056-A202	LEVEL 2 PLAN, WALL & FLOOR TYPES
17-056-A202a	LEVEL 2 PLAN, DIMENSIONS
17-056-A301	EXTERIOR ELEVATIONS
17-056-A302	EXTERIOR ELEVATIONS

SCALE: 0 2 4 6  
HORIZONTAL: 1 : 75



**G. DOUGLAS VALLEE LIMITED**  
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SIMCOE, ONTARIO N3Y 3W4  
(519) 426-6270

Stamp

**SUBMISSION  
DRAWING**

**NOT TO BE USED FOR CONSTRUCTION**

Project Title	
---------------	--

VANDERLAAN OFFICE  
ROBINSON STREET  
SIMCOE - NORFOLK COUNTY

Drawing Title
---------------

EROSION CONTROL & LANDSCAPE PLAN

Designed by : D. C. B.	Drawn By : D. C. B.
---------------------------	------------------------

Checked by : J. D. V.	Date Started : February 27, 2019
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Drawing Scale :	Drawing No.
1 : 75	C102

Project No.	17-056	C103
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DATE LAST PLOTTED : February 27, 2019