

File Number	<u>ZNPL2018291</u>	SPRT Meeting	<u>                    </u>
Related File Number	<u>                    </u>	Application Fee	<u>\$2676</u>
Pre-consultation Meeting	<u>                    </u>	Conservation Authority Fee	<u>                    </u>
Application Submitted	<u>Nov 19 / 18</u>	OSSD Form Provided	<u>                    </u>
Complete Application	<u>Nov 19 / 18</u>	Planner	<u>                    </u>
Public Notice Sign	<u>Yes</u>		

<input type="checkbox"/>	Official Plan Amendment
<input checked="" type="checkbox"/>	Zoning By-Law Amendment
<input type="checkbox"/>	Temporary Use By-law
<input type="checkbox"/>	Draft Plan of Subdivision/Vacant Land Condominium
<input type="checkbox"/>	Condominium Exemption
<input type="checkbox"/>	Site Plan Application
<input type="checkbox"/>	Consent/Severance
<input type="checkbox"/>	Minor Variance
<input type="checkbox"/>	Easement/Right-of-Way
<input type="checkbox"/>	Extension of a Temporary Use By-law
<input type="checkbox"/>	Part Lot Control
<input type="checkbox"/>	Cash-in-Lieu of Parking
<input type="checkbox"/>	Renewable Energy Project or Radio Communication Tower

**Name of Owner** Carol and Darrell Reynolds

Address	1100 Windham Road 7
Town and Postal Code	Vanessa, ON N0E 1J0
Phone Number	519-443-0999
Cell Number	
Email	

**Name of Applicant**

Address

Town and Postal Code

Phone Number

Cell Number

Email

**Name of Agent**

Address

Town and Postal Code

Phone Number

Cell Number

Email

David Roe, Civic Planning Solutions

599 Larch Street

Delhi, ON N4B 3A7

519-582-1174

dfrfez@bellnet.ca

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence, notices, etc., in respect of this application will be forwarded to the agent noted above.

☐ Owner☒ Agent☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

**B. Location, Legal Description and Property Information**

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Windham Con 7, Part of Lots 10 & 11, RP 37R-766

Municipal Civic Address: 1100 Windham Road 7

Present Official Plan Designation(s): Agricultural

Present Zoning: Agriculture (A)

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify:

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3. Present use of the subject lands:

rural residential with a dog kennel

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

see 325 sq m dwelling and 95 sq m kennel, pool, shed, 2 septic systems

5. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

a new kennel 548 sq m is proposed as shown on the site plan drawing

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:
-

9. Existing use of abutting properties:

surrounded by agricultural fields

10. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

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### C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

The proposed 548 sq m new kennel does not meet front yard, west/right side yard set backs for a kennel set out in section 12.1.4 of ZBL 1-Z-2014. 8 parking spaces are proposed while Section 4.1 of the By-Law requires for 25 parking spaces.

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

While the site is well separated from potential land use conflicts, the size of building needed for the business requires some relief of ZBL requirements

3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

4. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan? ☐ Yes ☒ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):



6. Description of land intended to be severed in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Proposed final lot size (if boundary adjustment): \_\_\_\_\_

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: \_\_\_\_\_

Description of land intended to be retained in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

7. Description of proposed right-of-way/easement:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Area: \_\_\_\_\_

Proposed use: \_\_\_\_\_

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

\_\_\_\_\_

**9. Site Information****Existing****Proposed**

Please indicate unit of measurement, i.e. m, m<sup>2</sup> or %, etc.

Lot frontage	131.67 m	131.67 m
Lot depth	56.388	56.388
Lot width	varies 131.58+	varies 131.58+
Lot area	7409 m <sup>2</sup>	7409 m <sup>2</sup>
Lot coverage	5.67%	13.06%
Front yard	13.0 m dwelling	18.83 m for kennel
Rear yard	28.3 m dwelling	15.7 m for kennel
Left Interior side yard	76 m	76 m
Right Interior side yard	58.75 m	28.46 m for kennel
Exterior side yard (corner lot)		
Landscaped open space	6,440 m <sup>2</sup>	5,429 m <sup>2</sup>
Entrance access width	5.8m dwelling	8.44 m new kennel
Exit access width	5.8m dwelling	8.44 m new kennel
Size of fencing or screening	cedar hedge	cedar hedge
Type of fencing	chain link	chain link

**10. Building Size**

Number of storeys		
Building height		
Total ground floor area	325 m <sup>2</sup> dwelling	548 sq m kennel
Total gross floor area		658 sq m kennel
Total useable floor area		539 sq m kennel

**11. Off Street Parking and Loading Facilities**

Number of off street parking spaces	2 res + 2 kennel	8 plus 2 for residence
Number of visitor parking spaces	2	8
Number of accessible parking spaces		1
Number of off street loading facilities		0

**12. Multiple Family Residential (if applicable)**

Number of buildings existing: \_\_\_\_\_

Number of buildings proposed: \_\_\_\_\_

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: \_\_\_\_\_

### Type

### Number of Units

### Floor Area per Unit in m<sup>2</sup>

Bachelor \_\_\_\_\_

One bedroom \_\_\_\_\_

Two bedroom \_\_\_\_\_

Three bedroom \_\_\_\_\_

Townhouse \_\_\_\_\_

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.):

### 13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: one 95 sq m kennel and one dwelling house

Number of buildings proposed: one 548 sq m kennel

Is this a conversion or addition to an existing building? ☐ Yes ☒ No

If yes, describe:

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

kennel use 658 sq m

Seating Capacity (for assembly halls, etc.): \_\_\_\_\_

Total number of fixed seats: \_\_\_\_\_

Describe the type of business(es) proposed: dog grooming and kennel

Total number of staff proposed initially: \_\_\_\_\_

Total number of staff proposed in five years: \_\_\_\_\_

Maximum number of staff on the largest shift: \_\_\_\_\_

Is open storage required: ☐ Yes ☒ No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

☐ Yes ☒ No If yes please describe:

the residential use is the prime existing use of the property

#### 14. Institutional (if applicable)

Describe the type of use proposed: \_\_\_\_\_

Seating capacity (if applicable): \_\_\_\_\_

Number of beds (if applicable): \_\_\_\_\_

Total number of staff proposed initially: \_\_\_\_\_

Total number of staff proposed in five years: \_\_\_\_\_

Maximum number of staff on the largest shift: \_\_\_\_\_

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

kennel use 658 sq m

#### 15. Describe Recreational or Other Use(s) (if applicable)

#### D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☒ Yes ☐ No ☐ Unknown

If yes, specify the uses (example: gas station, petroleum storage, etc.):

dog kennel

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:  
owners personal knowledge

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☒ No

#### E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☒ No

If no, please explain:

*no change in land use proposed*



3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☒ No

If no, please explain:

*no change in land use proposed*

Note: If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

**Livestock facility or stockyard** (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Wooded area**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Provincially significant wetland (class 1, 2 or 3) or other environmental feature**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Floodplain**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Industrial or commercial use (specify the use(s))**

☒ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**F. Servicing and Access**

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water  
☐ Communal wells  
☒ Individual wells  
☐ Other (describe below)

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Sewage Treatment

- ☐ Municipal sewers  
☐ Communal system  
☒ Septic tank and tile bed  
☐ Other (describe below)

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Storm Drainage

- ☐ Storm sewers  
☐ Open ditches  
☒ Other (describe below)

sand

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2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

Windham Road 7

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#### G. Other Information

1. Does the application involve a local business? ☒ Yes ☐ No

If yes, how many people are employed on the subject lands?

3-5

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2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

#### H. Supporting Material to be submitted by Applicant

All digital files must be received in the following naming format:

Developmentname Planname Engineersplannumber yr.m.da [date received or stamped]

For example: DairyQueenPD Site 11979-1 17.12.21

Reports and studies can be renamed in the following format:

Developmentname Reportname Reportpreparer yr.m.da [date received or created]

For example: DairyQueenPD Traffic WSP 17.12.15

In order for your application to be considered complete, **folded** hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the properly named site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number

9. Engineer's name, address and telephone number
10. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Gross, ground and useable floor area
19. Lot coverage
20. Floor area ratio
21. Building entrances, building type, height, grades and extent of overhangs
22. Names, dimensions and location of adjacent streets including daylighting triangles
23. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
24. All exterior stairways and ramps with dimensions and setbacks
25. Retaining walls including materials proposed
26. Fire access and routes
27. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
28. Location of mechanical room, and other building services (e.g. A/C, HRV)
29. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
30. Winter snow storage location
31. Landscape areas with dimensions
32. Natural features, watercourses and trees
33. Fire hydrants and utilities location
34. Fencing, screening and buffering – size, type and location
35. All hard surface materials
36. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
37. Business signs (make sure they are not in sight lines)
38. Sidewalks and walkways with dimensions
39. Pedestrian access routes into site and around site
40. Bicycle parking
41. Architectural elevations of all building sides
42. All other requirements as per the pre-consultation meeting

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:



- ☒ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study
- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope required Site

Plan applications will require the following supporting materials:

1. Three (3) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Proof that property taxes to be paid up to date





6. Proof of insurance:

- a. Commercial General Liability satisfactory to the County must include:
  - i. A limit of liability not less than two million dollars (\$2,000,000) per occurrence
  - ii. The Corporation of Norfolk County shall be named as an additional insurer
  - iii. The policy shall contain a provision for cross liability in respect of the name insurer
  - iv. Non-owned automobile coverage with a limit of at least two million dollars (\$2,000,000) including contractual non-owned coverage
  - v. Errors and omissions liability with a limit of at least two million dollars (\$2,000,000)
  - vi. Products and completed operations coverage
  - vii. Certificate of Insurance must be in the same name as that on the PIN and site plan agreement
- b. Certificate of Insurance for Professional
- c. Certificate of Insurance for Owner

7. Written Legal Description of the Property and the Property Identification Number (PIN)

8. Postponement (if there are mortgagees)

9. Transfers/easements or agreements related to the subject lands

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

**All final plans must include the owner's signature as well as the engineer's signature and seal.**

### I. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

#### J. Transfers, Easements and Postponement of Interest


The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

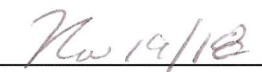
#### K. Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

#### L. Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.

  
\_\_\_\_\_  
Owner/Applicant Signature


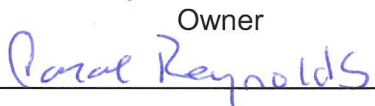
  
\_\_\_\_\_  
Date


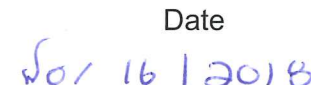
#### M. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We Carol and Darrell Reynolds am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize David Roe of Civic Planning Solutions to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

  
\_\_\_\_\_  
Owner  
  
\_\_\_\_\_  
Owner

  
\_\_\_\_\_  
Date  
  
\_\_\_\_\_  
Date

**N. Declaration**

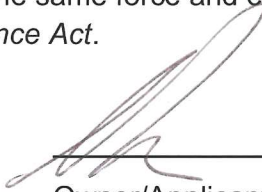
I, David Roe of Norfolk County

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

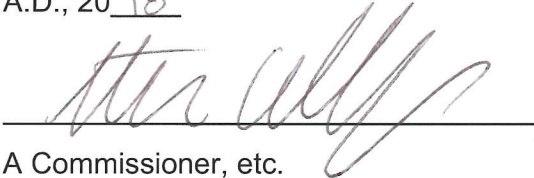
Langton

  
Owner/Applicant Signature

In Norfolk County

This 19<sup>th</sup> day of November

A.D., 20 18

  
A Commissioner, etc.

Steven James Collyer,  
a Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires April 3, 2021.



## Zoning Deficiency

Simcoe: St.  
Simcoe, ON  
N3Y 5L6  
519-426-5870  
Langton: t St.  
Langton, On.  
NOE 1G0  
519-875-4485

### PROPERTY INFORMATION

Address: 1100 Windham Rd 7

Legal Description:

Roll Number: 331049101414590

Application #:

Information Origins: site plan from MC Engineering

### Agricultural Zone (A)

#### 12.1.4 Location of an Animal Kennel

No land shall be used and no building or structure or part thereof shall be erected for the purpose of an animal kennel nearer

a) any Residential (R1-R6, RH) or development (D) zone.

b) any Rural Commercial Zone (CR), Institutional Zone (IC, IN, IR) or any dwelling house located on a separate lot.

c) to any lot line (front yard)

c) to any lot line (side yard east)

c) to any lot line (side yard west)

c) to any lot line (rear yard)

Comments

REQUIRED	PROPOSED	DEFICIENCY	UNITS
300.00	not applicable	N/A	m
125.00	not applicable	N/A	m
30.00	16.10	<del>11.17</del> 13.9	m
30.00	76.00	N/A	m
30.00	27.29	<del>1.54</del> 2.71	m
30.00	15.70	14.3	m

Animal Control By-Law 2014-46 Section 3.1.6 allows up to 50 dogs to be kept in a commercial kennel. Refer to Schedule A of this by law on the standards for a kennel

#### Parking

4.1 number of parking spaces

Comments

REQUIRED	PROPOSED	DEFICIENCY	UNITS
25	8.00	17	

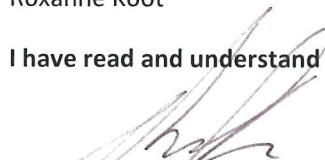
with existing kennel usable floor area totals 634sqm. One wheelchair accessible spot required and is marked on the site plan.

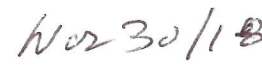
The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

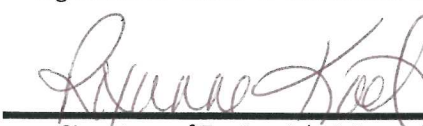
#### Prepared By:

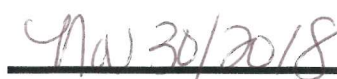
Roxanne Koot

I have read and understand the above.

  
\_\_\_\_\_  
Signature of owner or authorized agent

  
\_\_\_\_\_  
date

  
\_\_\_\_\_  
Signature of Zoning Administrator

  
\_\_\_\_\_  
date

AS PER: Fritz R. Enzlin. CBCO,  
CRBO - Chief Building Official  
Manager, Building & Bylaw  
Division, Norfolk County



# MAP NORFOLK - Community Web Map



11/17/2018, 10:53:01 AM

☐ Land Parcels

☐ Plan Lines

Norfolk GIS



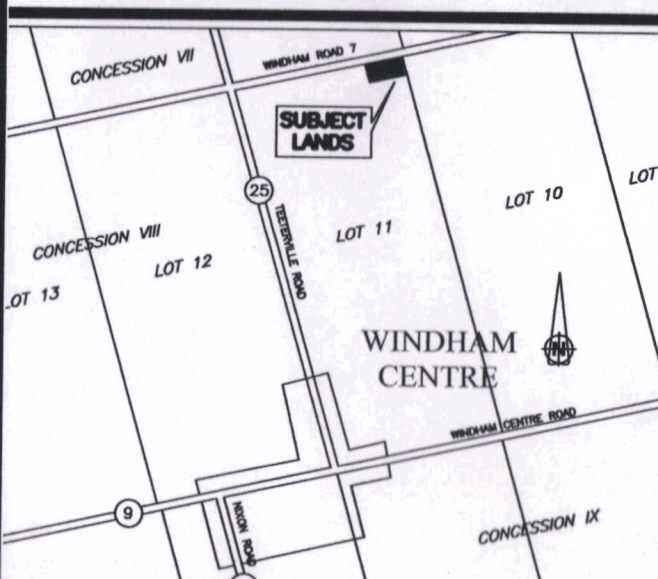
# Site Plan drawing

## WINDHAM ROAD 7

**DISCLAIMER:**  
This is not a legal plan of survey and shall not be used for any purpose except for the purpose indicated in the title block. The employees of M.C. Engineering are not licensed Ontario Land Surveyors, therefore in accordance with the Surveyors Act R.S.O. 1990, c.29, (as amended 2009) please refer to stamped O.L.S. drawing(s) for all survey data, including but not limited to, bearings and distances, property lines and monuments and any other real property boundary information, pertaining to the subject lands and/or other lands adjoining the same. M.C. Engineering assumes no responsibility for the use of, or reliance on, all real property information shown (or not shown) on this plan.

THE FOLLOWING DRAWINGS AND NOTES TO BE CONSIDERED AS PART OF THE CONSTRUCTION DRAWINGS:

- CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ANY DISCREPANCY BETWEEN THIS DRAWING AND ACTUAL FIELD CONDITIONS WHICH MAY IMPACT WORK IS TO BE REPORTED TO P.E.N.G.
- ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF M.C. ENGINEERING OR CONSULTANTS WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK.
- THE DRAWINGS AND SPECIFICATIONS ARE TO BE USED ONLY FOR THE PROJECT SO NOTED. REPRODUCTION OF THE DOCUMENTS IN PART OR IN WHOLE FOR ANY OTHER PURPOSE, OTHER THAN THIS PROJECT, WITHOUT THE WRITTEN CONSENT OF M.C. ENGINEERING IS PROHIBITED. DRAWINGS ISSUED FOR GENERAL PURPOSE, NEGOTIATION, LEASE ETC. CARRY ALL THE ABOVE COPYRIGHT PROTECTION.
- PRIMARY DIMENSIONS ARE METRIC.



**SITE LOCATION PLAN:**  
SCALE: N.T.S.

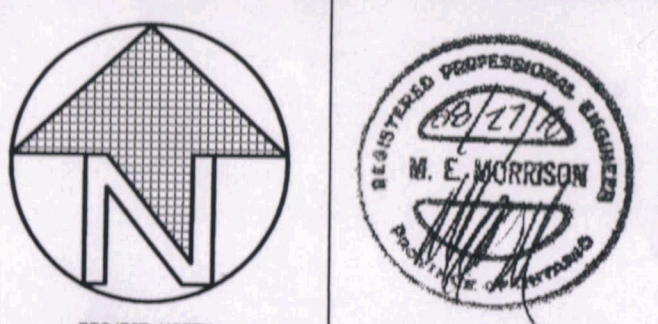
**LEGAL DESCRIPTION:**  
PART OF LOTS 10 & 11  
CONCESSION 7  
GEO. TOWNSHIP OF WINDHAM  
NORFOLK COUNTY

**LEGAL PROPERTY BOUNDARY INFORMATION:**  
THE LEGAL PROPERTY BOUNDARY INFORMATION FOR THIS DRAWING IS BASED ON PLAN 378-766 PREPARED BY JEWITT AND DIXON, O.L.S., DATED JUL. 5TH, 1976. REFER TO THIS DRAWING FOR FURTHER INFORMATION REGARDING PROPERTY BOUNDARIES AND MONUMENTS AND THEIR DESCRIPTIONS.

**SITE BENCHMARK:** ELEV. 252.87  
TOP OF FINISHED FLOOR OF EXISTING GARAGE ATTACHED TO EXISTING DWELLING ON SUBJECT PROPERTY.

NO.	REVISION	DESCRIPTION	DATE	BY
C	REVISED AND RE-ISSUED FOR MINOR VARIANCE		AUG 27TH, 2018	A.D.
B	ISSUED FOR MINOR VARIANCE		JULY 16TH, 2018	A.D.
A	ISSUED FOR CLIENT REVIEW		JUNE 13TH, 2018	A.D.

DO NOT SCALE DRAWINGS: THESE DRAWINGS SHOW INTENT OF THE DESIGN ONLY OR EXISTING CONDITIONS AND MAY NOT REFLECT EXACT LOCATIONS.



**M.C. ENGINEERING** P.O. Box 1002, Simcoe, Ont. N3Y 5B3  
Tel: 519-428-6790 Fax: 519-428-8960  
E-mail: mail@mcengineering.net  
A DIVISION OF 392583 ALTA LTD.

PROJECT NAME:  
PROPOSED DOG GROOMING BUILDING FOR  
**WINDHAM HOUSE PET HOTEL**  
#1100 WINDHAM ROAD 7  
WINDHAM CENTRE  
NORFOLK COUNTY  
CONTACT: DARRELL REYNOLDS  
PHONE: 519-443-0999

SHEET TITLE:  
**SITE PLAN**

SCALE: AS SHOWN

DRAWN BY: C.B.

CHECKED BY: M.E.M.

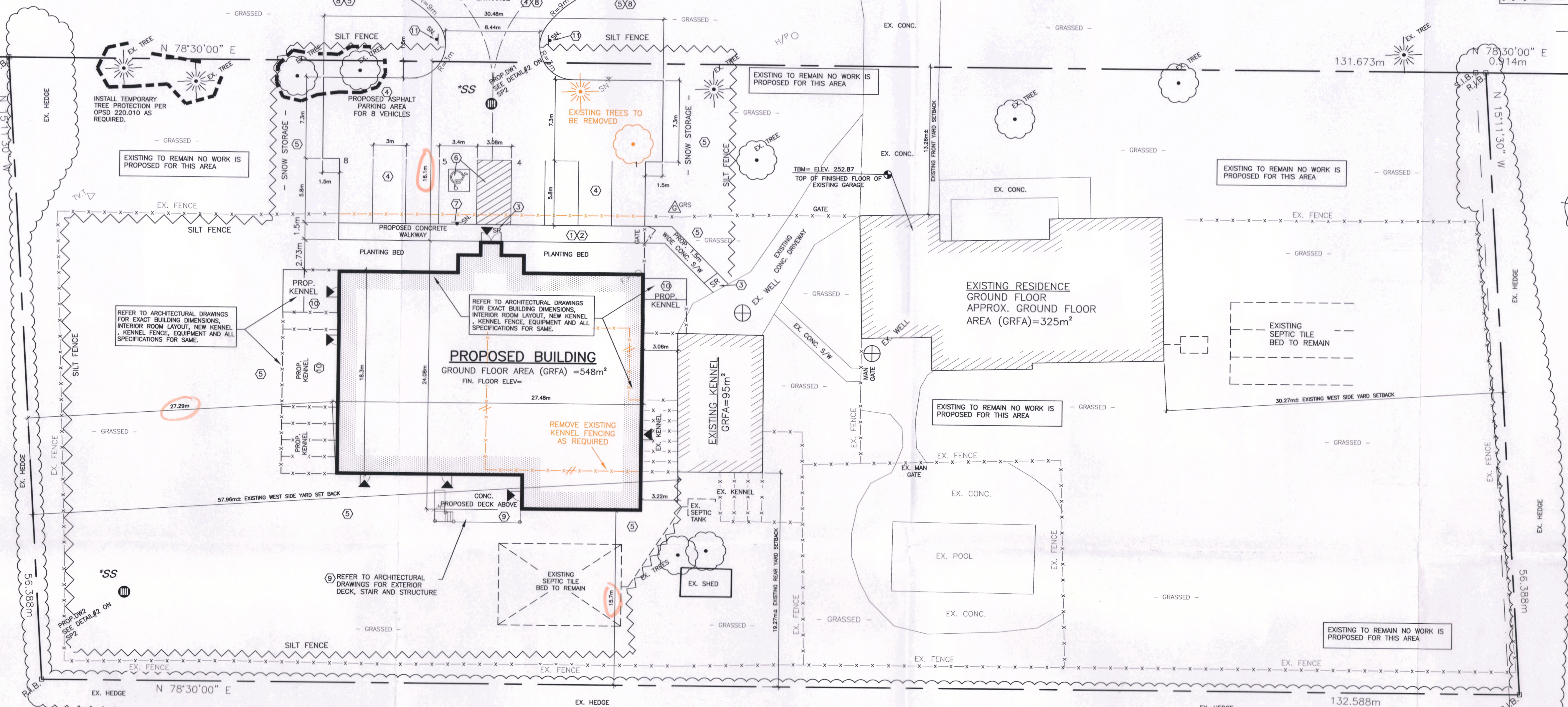
DATE: MAR. 2018

FILE NAME: 6660.dwg

PROJECT NO.: **6660**

DWG. NO.: **SP1**

REV. NO.: **C**



**1 SITE PLAN**  
SCALE: 1:200 (METRIC)



**3 NO PARKING FIRE ROUTE SIGNAGE**  
SCALE: N.T.S.

Van Accessible  
Type 'A' Barrier-free  
Parking Space



300 x 45 cm  
Helvetica Bold Condensed  
Interlocking Symbol - Red Reflective  
Symbol of Access and Symbol for Handicap  
Blue Reflective  
Legend: a Border - Black  
Background - White Reflective

**2 BARRIER-FREE PARKING SIGNAGE**  
SCALE: N.T.S.

### SPECIFICATIONS

ITEM	REFER TO DETAIL
1 CONCRETE SIDEWALK	OPSD 310.010
2 CONC. SIDEWALK ADJACENT TO CURB	OPSD 310.020
3 SIDEWALK RAMPS	OPSD 310.030
4 ASPHALT PAVING	50mm HL 8, 50mm HL 4, 150mm GRANULAR 'A' / 250mm (MIN) GRANULAR 'B' (COMPACTED TO 98% STD. PROCTOR DENSITY)
5 NEW GRASSED AREAS	SEEDED
6 PAINTED LINWORK ON PAVEMENT	AT LOCATIONS AS SHOWN, INCLUDING WHEELCHAIR ACCESSIBLE SYMBOL
7 BARRIER-FREE EXCLUSIVE PARKING SIGNAGE	TO BE PER THE COUNTY OF NORFOLK STANDARDS (SEE DETAIL THIS PAGE)
8 DISTURBED DITCHES, BOULEVARDS & ROAD RESTORATION	ALL WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY TO BE COMPLETED TO THE SATISFACTION OF NORFOLK COUNTY
9 EXTERIOR STAIR, DECK AND SUPPORTING STRUCTURE	REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS
10 NEW KENNEL FENCING AND SHELTERS	REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS
11 "NO PARKING" FIRE ROUTE SIGNAGE	POST-MOUNTED SIGN TO BE PER THE COUNTY OF NORFOLK STANDARDS (SEE DETAIL THIS PAGE)

### SITE STATISTICS

	REQUIRED	PROVIDED	% LOT COVERAGE
ZONING = AGRICULTURAL (A)			
TOTAL LOT AREA	-	7,409 m²	100 %
GROUND FLOOR AREA (GRFA) OF TOTAL EXIST. BUILDINGS	-	432 m²	
GROUND FLOOR AREA (GRFA) OF NEW BUILDING	-	548 m²	
GROUND FLOOR AREA (GRFA) OF TOTAL PROPOSED BUILDINGS	-% (MAX)	980 m²	13 %
GROSS FLOOR AREA (GFA) OF NEW BUILDING	-	658 m²	
GROSS USABLE FLOOR AREA (GUFA) OF NEW BUILDING	-	539 m²	
LOT FRONTAGE	30m (MIN)	131.67m	
BUILDING HEIGHT	11m (MAX)	-m	
AREA OF EXISTING PAVED AREAS	-	537 m²	
AREA OF PROPOSED PAVED AREAS	-	1000 m²	13.5 %
EXISTING LANDSCAPED OPEN SPACE AREA	-	6,440 m²	
PROPOSED LANDSCAPED OPEN SPACE AREA	-% (MIN)	5,429 m²	73.3 %
EXISTING FRONT YARD SET BACK	13.26m		
EXISTING EAST SIDE YARD SET BACK	30.27m		
EXISTING WEST SIDE YARD SET BACK	57.96m		
EXISTING REAR YARD SET BACK	19.27m		
PROPOSED FRONT YARD SET BACK	30m (MIN)	16.1m	13.9m
PROPOSED SIDE YARD SET BACK	30m (MIN)	30.27m	0m
PROPOSED REAR YARD SET BACK	30m (MIN)	27.29m	1.54m
PROPOSED REAR YARD ZONING (BY-LAW REF=12.1.4c)	30m (MIN)	15.7m	14.3m
PARKING SPACES			
1 PARKING SPACE PER 25m² GROSS USABLE FLOOR AREA (GUFA), THEREFORE 539m² DIV. BY 25 = 21.56	25	8	INCLUDING (1) B/F
BARRIER-FREE PARKING			
1 TYPE 'A' BARRIER-FREE PARKING SPACE REQUIRED IF TOTAL REGULAR PARKING SPACES REQUIRED IS BETWEEN 1 AND 25	1 (TYPE 'A')	1 (TYPE 'A')	

### LEGEND

PROPERTY LINE  
OTHER BOUNDARY / EASEMENT LINE  
POST MOUNTED SIGN  
DENOTES SIDEWALK RAMP AND TACTILE SURFACE REFER TO OPSD 310.030  
MANDATORY EXIT/ENTRANCE  
EXISTING TO BE REMOVED  
APPROX. LOCATION OF SURVEYOR'S "IRON BAR" AS INDICATED ON DRAWINGS BY OTHERS. REFER TO ACTUAL DRAWING BY O.L.S. FOR EXACT SURVEY REFERENCE AND TYPE.  
SITE LIGHTING: REFER TO ELECTRICAL DRAWINGS FOR BUILDING / SITE LIGHTING FIXTURES AND FIXTURE LOCATIONS AND SPECIFICATIONS.  
DENOTES EXISTING WELL  
DENOTES DRYWELL  
GAS REG. STN./METER  
DENOTES EXISTING TREES

### IMPORTANT PLEASE READ THE FOLLOWING NOTES IN CONJUNCTION WITH ALL SITE DRAWINGS

- BUILDING INTERIOR WALLS/ROOMS:** REFER TO ARCHITECTURAL / STRUCTURAL DRAWINGS FOR ROOM LAYOUT AND DIMENSIONS
- REFUSE STORAGE/GARBAGE:** TO BE LOCATED AT INTERIOR OF BUILDING
- BUILDING / SITE LIGHTING:** ALL EXISTING LIGHTING TO REMAIN. NEW LIGHT FIXTURES TO BE DARK-SKY COMPLIANT - NO EXTERIOR LIGHTING ARRAY TO BE DIRECTED OFF PROPERTY TO ROAD ALLOWANCE OR ADJACENT PROPERTIES. ALL LIGHTING ARRAY DIRECTIONS TO SHINE INTERNALLY TOWARD SUBJECT PROPERTY. REFER TO ELECTRICAL DRAWINGS FOR BUILDING / SITE LIGHTING FIXTURE LOCATIONS, FIXTURE TYPES AND STYLES AND SPECIFICATIONS.
- FUNCTIONAL SERVICING:** THE SUBJECT PROPERTY DOES NOT HAVE MUNICIPAL INFRASTRUCTURE AND IS ALL INDEPENDENTLY SERVICED BY WELLS AND SEPTIC TILED SYSTEMS. THE PROPOSED BUILDING WILL NOT NEGATIVELY IMPACT EXISTING MUNICIPAL SERVICES.
- ROOF RAIN WATER:** ROOF RAIN WATER LEADERS TO DISCHARGE TO GRADE.

### GENERAL NOTES:

- PRIMARY UNITS ARE METRIC. DIMENSIONS ARE METERS.
- PROPER SILTATION MEASURES TO TAKE PLACE. SILT CONTROLS, I.E. SILT FENCING AROUND ALL CONSTRUCTION AREAS ARE TO BE IN PLACE PRIOR TO THE START OF SITE WORKS, AND BE MAINTAINED FOR THE DURATION OF CONSTRUCTION (SILT FENCING TO BE PROPERLY SECURED C/W T BAR POSTS IN GROUND & C/W FILTER FABRIC) FENCING TO BE INSTALLED AROUND ALL CONSTRUCTION AREAS.
- ANY DISCREPANCY(S) BETWEEN INFORMATION ON THIS SITE DRAWING AND ACTUAL FIELD CONDITIONS, WHICH MAY IMPACT ON THE PROPOSED DEVELOPMENT, ARE TO BE REPORTED TO THE SENIOR CONSULTANT / P.ENG.
- REQUIRED SERVICES & SERVICE CONNECTIONS NOT SHOWN ON DRAWING TO BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.
- ALL NECESSARY RELOCATIONS OR REMOVALS OF EXISTING PHYSICAL SITE FEATURES INCLUDING U/G SERVICES TO BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.
- EXACT LOCATIONS & ELEVATIONS OF ALL EXISTING SERVICES (SANITARY SEWER, WATER, GAS, BELL, ETC.), GRADES, MATERIAL LENGTHS, ELEVATIONS, INVERTS, ETC. TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY SITEWORK.
- ANY FILL PLACED ON SITE MUST BE COMPACTED TO A MIN. 98% STANDARD PROCTOR DENSITY.
- ALL DISTURBED LANDSCAPE AREAS ARE TO BE RE-SOODED
- THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:  
-ROAD CUT PERMITS  
-SEWER PERMITS  
-RELOCATION OF SERVICES
- THIS DRAWING TO BE READ IN CONJUNCTION WITH ANY AND ALL OTHER DOCUMENTS SUBMITTED FOR MUNICIPAL APPROVAL(S).
- RIGID INSULATION (2 LAYERS OF 1" STYROFOAM) IS TO BE PROVIDED OVER ALL NEW STORM PIPE WHERE COVER DOES NOT EXCEED 1.2M. REFER TO OPSD 1109.030
- ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE.
- THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED. PROPOSED ELEVATIONS SHOW GENERAL INTENT OF GRADING PLAN.
- ALL WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY TO BE COMPLETED TO THE SATISFACTION OF NORFOLK COUNTY.
- ALL SURFACE DRAINAGE FOR THE SUBJECT SITE IS TO BE SELF-CONTAINED.

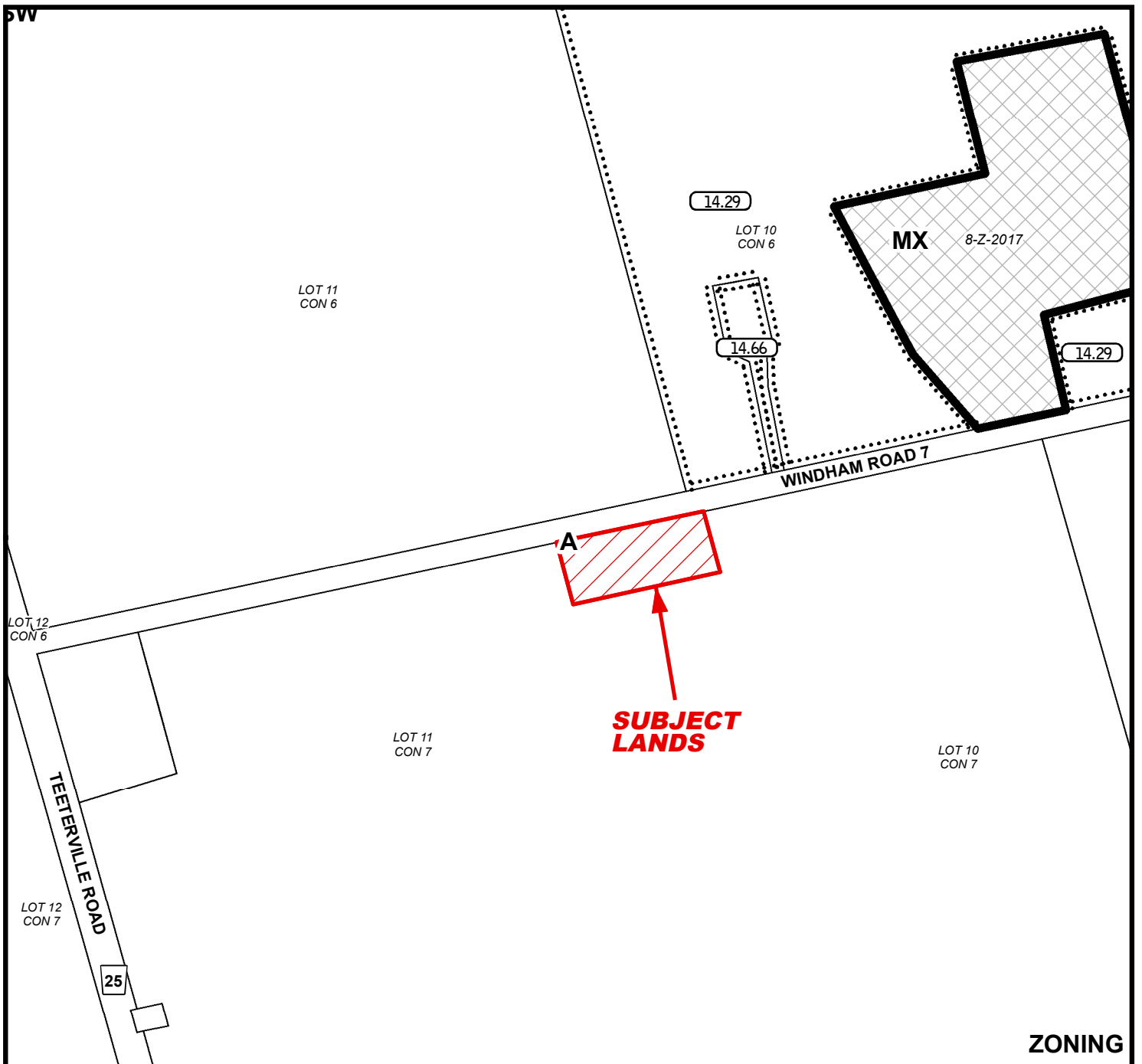
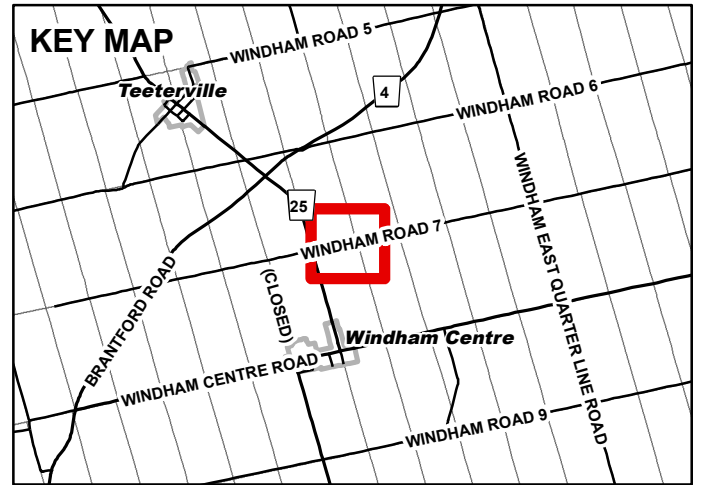
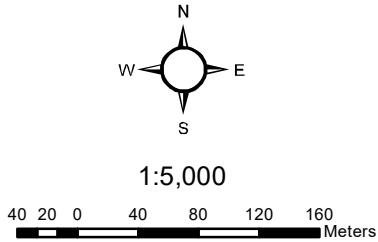


# MAP 1

## File Number: ZNPL2018291

Geographic Township of

### WINDHAM



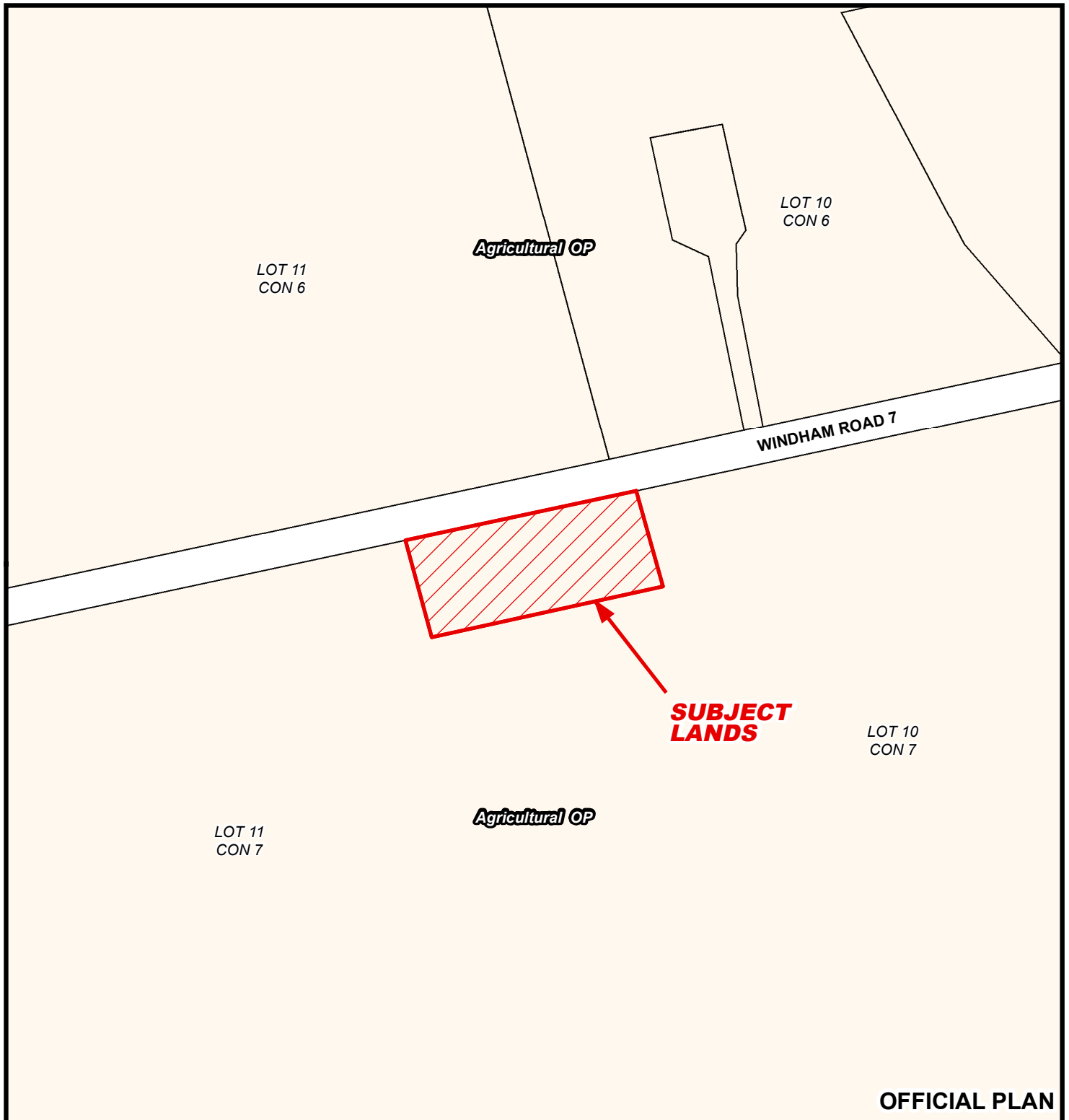
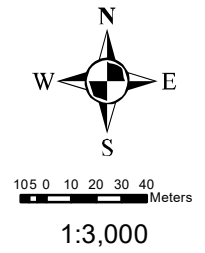
**ZONING**

12/14/2018

# MAP 2

File Number: ZNPL2018291

Geographic Township of WINDHAM



OFFICIAL PLAN

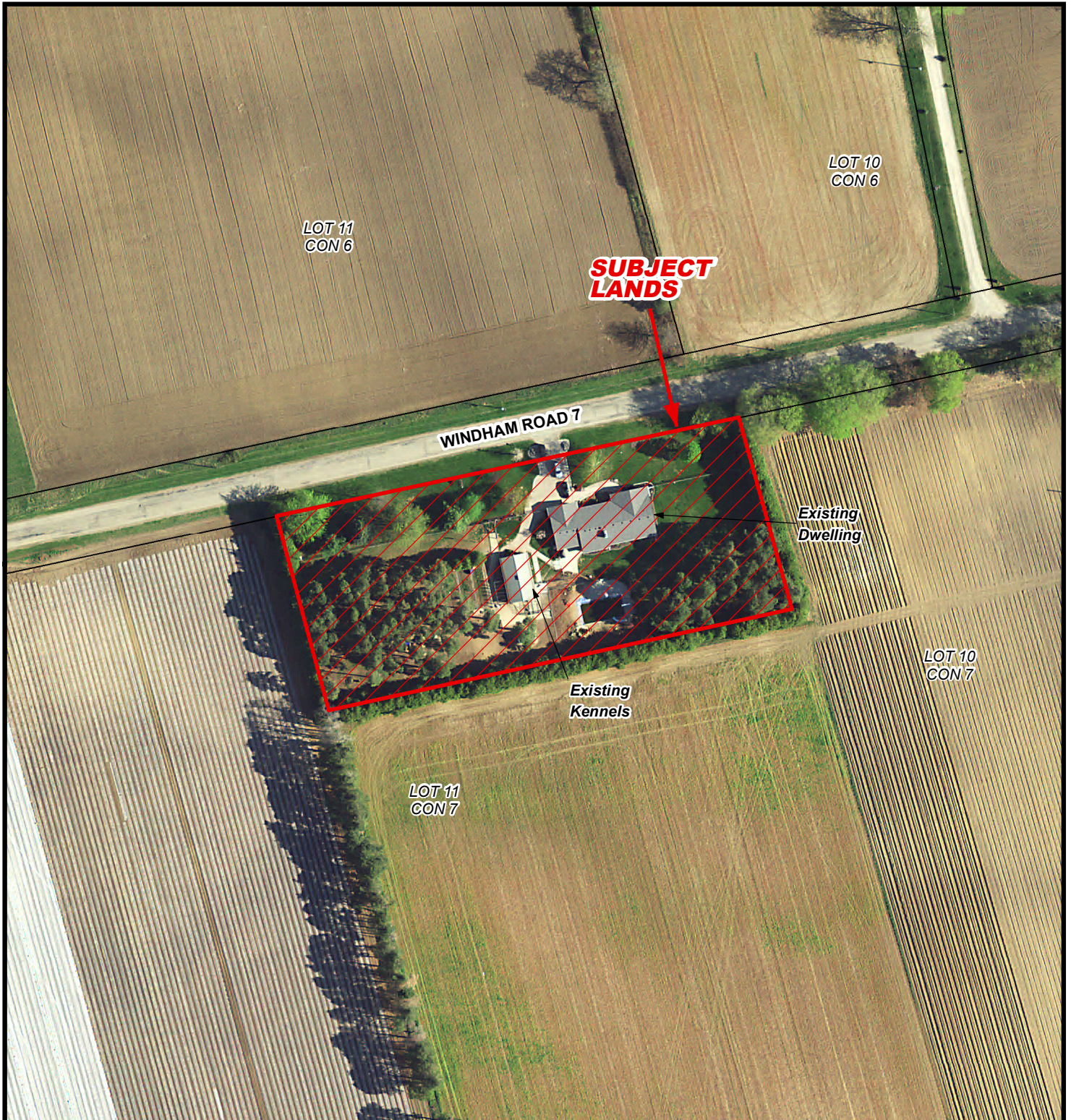
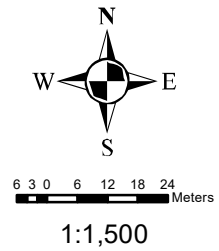
12/14/2018



# MAP 3

File Number: ZNPL2018291

Geographic Township of WINDHAM





# MAP 4

File Number: ZNPL2018291

Geographic Township of WINDHAM

