

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

OPNA2019113

ZNA2019114

OPNA201806012019115

Mon 29/11/19

Ariana

Public Notice Sign

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

\$3818

-

Aisha

Check the type of planning application(s) you are submitting.

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

Please explain the desired end result of this application (for example: a special zoning provision on the subject lands, changing the zone and/or official plan designation of the subject lands, creating a certain number of lots, or similar)

Permit the creation of two (2 units) accessory units within a semi detached dwelling (2 units) for a total of four (4) units, relief from the official plan and zoning by-law are required as follows:

In order to comply with the zoning by-law relief is required from: Section 4.2.3 b) to permit 2 required parking spaces within a front yard; Section 4.2.5 a) and Section 3.2.3 l) less than 50% of the front yard will be landscaped area: 3.2.3 d) we request two (2) Second Units on each lot as no further severance is proposed.

In order to comply with the Official Plan Section 7.3.3.1 b) permits one (1) accessory unit per parcel. We request two (2) accessory units on one parcel.

+

Property Assessment Roll Number: 40201004595



A. Applicant Information

Name of Owner Sunfield Homes (Simcoe) Limited

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address 120 Whitmore Road, Unit 8, Suite 800

Town and Postal Code Woodbridge, ON L4L 6A5

Phone Number 905-851-2424

Cell Number _____

Email _____

Name of Applicant Same as owner

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent David Roe, Civic Planning Solutions Inc.

Address 599 Larch St.

Town and Postal Code Delhi, ON N4B 3A7

Phone Number 519-582-1174

Cell Number 519-983-8154

Email dfrfez@me.com

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices 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):

Norfolk County, Part of Block F, Plan 37M-15

Municipal Civic Address: 66-76 Evergreen Hill Road

Present Official Plan Designation(s): Urban Residential

Present Zoning: Neighbourhood Commercial CN Zone

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

☐ Yes ☐ No If yes, please specify:

3. Present use of the subject lands:

2 Semi-detached buildings under construction

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, and height on your attached sketch which must be included with your application:

See attached sketch

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

a total of four (4) accessory units will be constructed within the two (2) semi-detached buildings.

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, and height on your attached sketch which must be included with your application:

a total of four (4) accessory units will be constructed within the two (2) semi-detached buildings.

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:

North & South are residential, East open space, West - commercial

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

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

Servicing

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:

Proposed to include a total of four (4) accessory units in the two (2) semi-detached buildings

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

In order to have the proposed accessory units these amendments are necessary

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: n/a

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: n/a

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

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, for example: m, m² or %

Lot frontage	<u>35.76m</u>	<u></u>
Lot depth	<u>30.16m</u>	<u></u>
Lot width	<u>35.76m</u>	<u></u>
Lot area	<u>1078.5m2</u>	<u></u>
Lot coverage	<u></u>	<u></u>
Front yard	<u>6.1m</u>	<u></u>
Rear yard	<u>7.94m</u>	<u></u>
Left Interior side yard	<u>2.69m</u>	<u></u>
Right Interior side yard	<u>2.72m</u>	<u></u>
Exterior side yard (corner lot)	<u></u>	<u></u>
Landscaped open space	<u>35% in front yard</u>	<u></u>
Entrance access width	<u></u>	<u></u>
Exit access width	<u></u>	<u></u>
Size of fencing or screening	<u>shrubbery hedge</u>	<u></u>
Type of fencing	<u>wooden/iron picket</u>	<u></u>

10. Building Size

Number of storeys	<u>2</u>	<u></u>
Building height	<u></u>	<u></u>
Total ground floor area	<u></u>	<u></u>
Total gross floor area	<u></u>	<u></u>
Total useable floor area	<u></u>	<u></u>

11. Off Street Parking and Loading Facilities

Number of off street parking spaces	<u>12</u>	<u></u>
Number of visitor parking spaces	<u>0</u>	<u></u>
Number of accessible parking spaces	<u>0</u>	<u></u>
Number of off street loading facilities	<u>0</u>	<u></u>

12. Residential (if applicable)

Number of buildings existing: 2

Number of buildings proposed: 2

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 ²
Single Detached	_____	_____
Semi-Detached	<u>4</u>	_____
Duplex	_____	_____
Triplex	_____	_____
Four-plex	_____	_____
Street Townhouse	_____	_____
Stacked Townhouse	_____	_____
Apartment - Bachelor	_____	_____
Apartment - One bedroom	<u>4</u>	<u>65m2 each</u>
Apartment - Two bedroom	_____	_____
Apartment - Three bedroom	_____	_____

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool): _____

13. Commercial/Industrial Uses (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: _____

Indicate the gross floor area by the type of use (for example: office, retail, storage): _____

Seating Capacity (for assembly halls or similar): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

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: _____

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 (for example: office, retail, or storage): _____

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 (for example: gas station or petroleum storage):
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:
Knowledge of owner
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:
Lands are located within a urban subdivision

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:

Lands within a serviced urban subdivision

Note: If in an area of source water Wellhead Protection Area (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 _____ adjacent

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 (please describe): _____

Sewage Treatment

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

Storm Drainage

- ☒ Storm sewers
☐ Open ditches
☐ Other (please describe): _____

2. Existing or proposed access to subject lands:

- ☒ Municipal road ☐ Provincial highway
☐ Unopened road ☐ Other (describe below)

Name of road/street: Evergreen Hill

G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No
If yes, how many people are employed on the subject lands?

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

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. Two (2) 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. Property Identification Number (PIN) printout

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration
- ☐ Property Identification Number (PIN) printout

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

March 25 / 2019
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 Sunfield Homes (Simcoe) Limited 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 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

March 25 / 2019
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:

185 Robinson St.

In Simcoe, ON

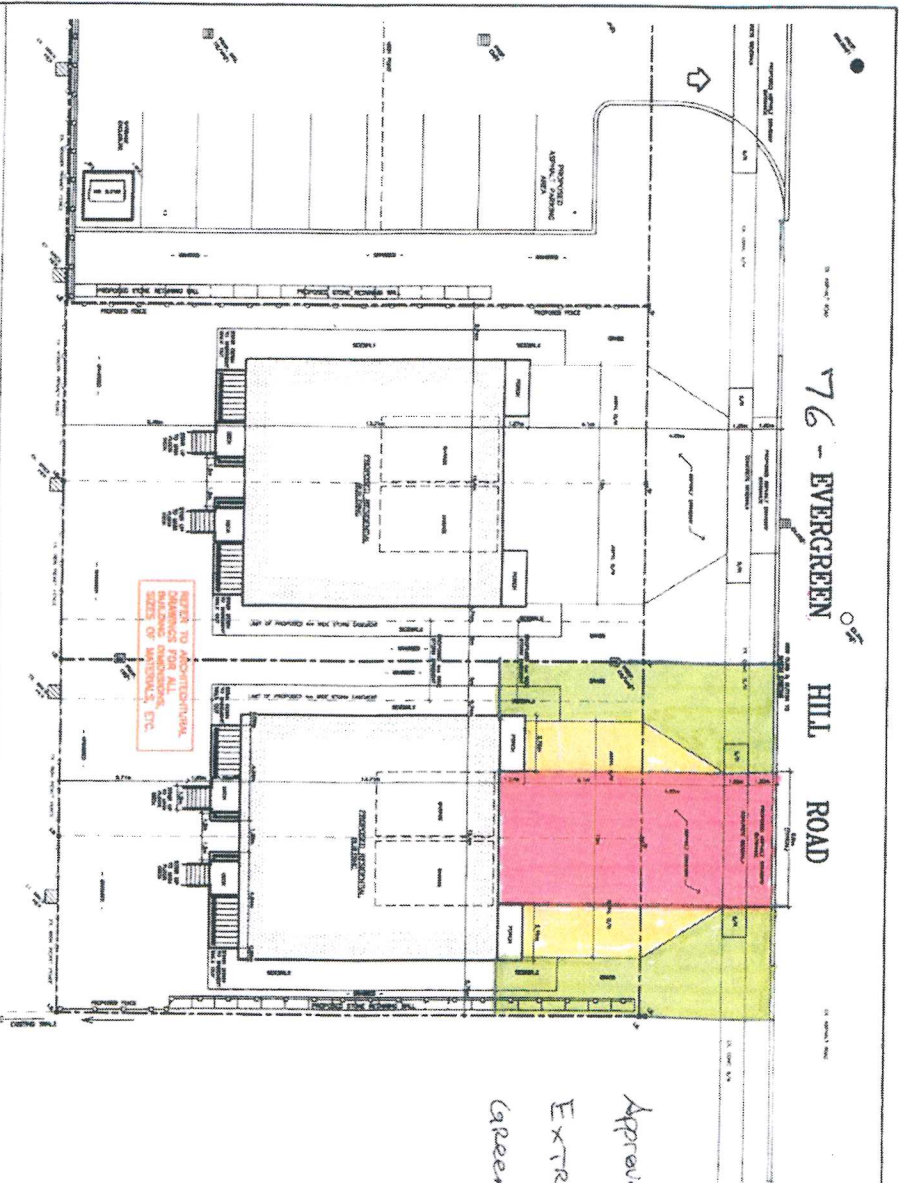
This 29th day of March

A.D., 2019
[Signature]

A Commissioner, etc.

[Signature]
Owner/Applicant Signature

Alisha Kathleen Cull, a
Commissioner, etc., Province of Ontario
for the Corporation of Norfolk County
Expires April 28 2022



Approved Original Parking
 Extra Parking Required
 Green Space Left over

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

LOT / BUILDING CONFIGURATION			
EVERGREEN HILL ROAD SINCDE			
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR CLARIFICATION	FEB 20th, 2018	AJ

Project Number	6616	SITE LAYOUT PLAN
Date	FEB 20th, 2018	
Drawn by		Scale
Checked by		
		1" = 10'



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 68-72 Evergreen Hill Road

Legal Description:

Roll Number: 40201004595

Application #:

Information Origins: site plan sent from Developer to Alisha for discussion

Urban Residential Type 2 Zone (R2)

Urban Residential Type 2 Zone (R2)		Zoning	SemiDetached		
	Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.2.2	a) minimum <i>lot area</i>				
	i) <i>interior lot</i>	255.00		N/A	m.sq
	ii) <i>corner lot</i>	345.00		N/A	m.sq
	b) minimum <i>lot frontage</i>				
	i) <i>interior lot</i>	8.50		N/A	m
	ii) <i>corner lot</i>	11.50		N/A	m
	c) minimum <i>front yard</i>	6.00		N/A	m
		3.00		N/A	m
	i) except where detached <i>private garage</i> or <i>parking space</i> is accessed via a rear <i>lane</i>				
	d) minimum exterior side yard	3.00		N/A	m
	e) minimum interior side yard				
	i) detached private garage or parking space accessed via front yard	3.00		N/A	m
		3.00		N/A	m
	ii) detached <i>private garage</i> or <i>parking space</i> accessed via a rear <i>lane</i>	1.20		N/A	m
		1.20		N/A	m
	iii) attached Private Garage	1.20			
		1.20			
	f) minimum <i>rear yard</i>	7.50		N/A	m
	Decks and Porches	REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.6	a) interior side lot line	1.20		N/A	m
	b) have a floor higher than the height, above finished grade, of the floor of the first storey of the main building on the lot.			N/A	m
	c) project more than 3 m into a required rear yard but in no circumstance be closer than 3m from the rear lot line.	3.00	??	#VALUE!	m
	d) project more than 1.5m into the required front yard or required exterior side yard.	1.50		N/A	m
	e) sloping rear yard.				
	i) interior lot line	3.00		N/A	m
	ii) rear lot line	7.50			m
	Comments	The zoning is labelled on GIS is CN(neighbourhood commercial), but is reviewed under an R2 zoning (6.5.2)			



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 68-72 Evergreen Hill Road

Legal Description:

Roll Number: 40201004595

Application #:

Information Origins: site plan sent from Developer to Alisha for discussion

Urban Residential Type 2 Zone (R2)

Zoning

SemiDetached

4.2.3(b) 2 required spaces in front yard
4.2.5(a), 3.2.3 (i) less than 50% of front yard landscaped
3.2.3(d) 2 accessory dwelling units per lot

Parking

REQUIRED

PROPOSED

DEFICIENCY

UNITS

4.1 number of parking spaces

4

6.00

N/A

Comments

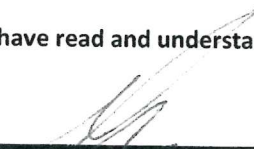
proposing an extra spot per unit in required front yard, which is not permitted (4.2.3(a)) Also, comments from Public works would be required for 4 cars backing onto street

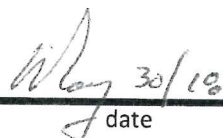
The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts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

Prepared By:

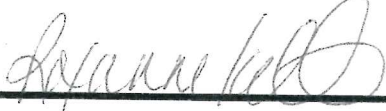
Roxanne Koot

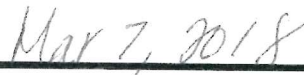
I have read and understand the above.


Signature of owner or authorized agent


date

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

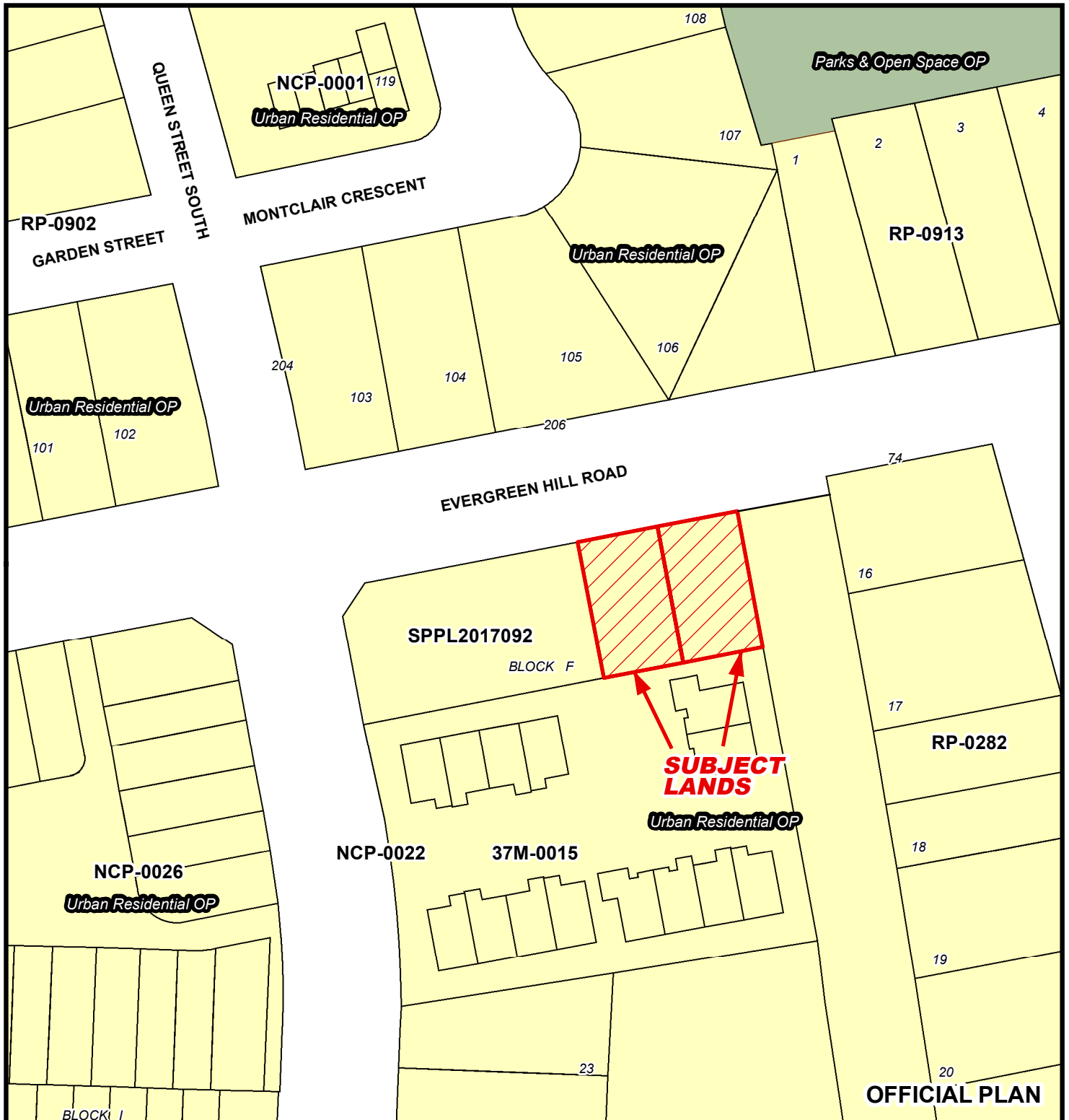
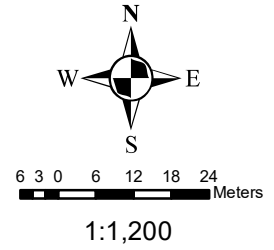



Mar 7, 2018

MAP 2

File Number: OPNPL2019113 & ZNPL2019114

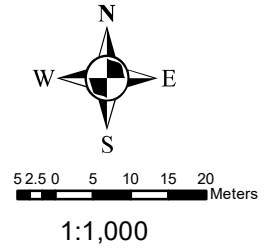
Geographic Township of WOODHOUSE



MAP 3

File Number: OPNPL2019113 & ZNPL2019114

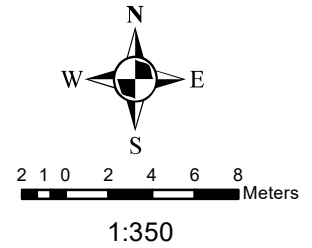
Geographic Township of WOODHOUSE



MAP 4

File Number: OPNPL2019113 & ZNPL2019114

Geographic Township of WOODHOUSE



RP-0902

EVERGREEN HILL ROAD

SUBJECT LANDS

Proposed Driveway and Parking

Proposed Driveway and Parking

17.88m

17.88m

2.74m

30.16m

70 & 72 EVERGREEN HILL ROAD

40201004680
Proposed Semi-Detached Dwelling

2.74m

4.00m Wide Proposed Storm Easement

2.74m

66 & 68 EVERGREEN HILL ROAD

40201004681

Proposed Semi-Detached Dwelling

6.71m

30.16m

17.80m

17.88m

BNPL2016014

BNPL2016015

SPPL2017092

40201004595

NCP-0022

BLOCK F

37M-0015

NCP-0022

40201004733

40201004734

40201004735