

Building No.	Use	Ground Floor Area	Total Floor Area	Floor Area Dimensions max. L x W in metres	Height
1, Existing House	Residential	112m ²	112m ²	15,4m x 8m	4m
2, Temporary Retail	Retail with 14% Office	Retail 25,2m ² Office 4,2m ² Total 29,4m ²	42,4m ² Including accessible ramp	9,8m x 3m	3,1m
3, Existing Shed	Existing Residential/ Agricultural Storage	37m ²	37m ²	8,3m x 4,5m	2,4m
4, Existing Storage	Existing Agricultural Livestock Building/Storage	349m ²	349m ²	30m x 15,5m	11,5m
5, Existing Storage	Existing Agricultural Storage	429m ²	429m ²	30,7m x 12,5m	11,5m
Total Building Area			980m²		

Lighting -

- a) Lighting fixtures shall be installed in such a manner that all light emitted from the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture is projected below the lamp and onto the lot the lighting is intended to serve.
- b) The maximum height of all lighting fixtures is 9.0m.
- c) Minimum distance of lighting fixtures from any lot line is 4.5m.

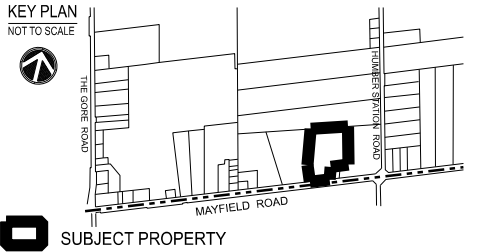
- a) The main entrance to the building shall be barrier-free by either a power door operator or an automatic sliding door.
- b) The accessible ramp shall be in compliance with the Ontario building Code.
- c) An exterior lighting shall be installed in close proximity to the main entrance and designated accessible parking space that consists of a lighting level that is a minimum of 35 lux.

All required parking spaces and parking areas and all driveways to any parking area or parking lot shall be maintained with a stable surface which may include asphalt, concrete, concrete pavers, gravel or similar material which is treated so as to prevent the raising of dust or loose particles.

Bearings revised as per Draft R-plan prepared by Asken Piller Corporation Ltd., dated November 2016.



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■ ■ ■ Lands subject to this application
 Total Area: 4.045 ha (9.995 ac)
 Road Widening: 0.097 ha (0.240 ac)
 Developable Area: 3.948 ha (9.755 ac)

Developable Area based on Zoning:	
Agricultural - 'A'	3.474 ha (8.584 ac)
Environmental Protection Area 1 - 'EPA 1'	0.344 ha (0.850 ac)
Environmental Protection Area 2 - 'EPA 2'	0.130 ha (0.321 ac)
Total Developable Area :	3,948 ha (9,755 ac)

 Lands to be continued as existing agricultural/residential use
 Lands subject to commercial nursery operation
 Delineates areas for proposed outdoor uses



DRAWN / REVISED		T. 616.440.9917 F. 905.738.6637
14 Jan 2021	Revisions as per Town's comments	
23 Feb 2017	Minor revisions as per Town's comments	
09 Dec 2016	Change of bearings as per Draft R-Plan and adjustments to road widening	
11 Aug 2016	Revisions to enhanced swales, loading area, delivery area etc. as per eng. drawings	
09 Aug 2016	Revisions to outdoor display area and internal driveway to accommodate swales prop. signage; delivery service; change of material controls; stock pile; note of storage uses etc. as per staff comments	
05 Jul 2016		
21 Jun 2016	updated entrance driveway width and area of proposed industrial uses	
10 Mar 2016	widening driveway and re-arrangement of outdoor services and facilities.	
08 Mar 2016	relocate access and driveway and re-arrangement of out door services and facilities.	
02 Mar 2016	revisions to access and driveway, noise berm, parking, etc.	
05 Feb 2016	revisions to limit of gravelled area	
27 Jan 2016	revisions to driveway access from Mayfield Dr.	
19 Jan 2016	revisions as per Town's comments	
23 Jun 2015	revisions as per Client's comments	
19 Jun 2015	add road widening and storage tank, revise boundary area	
10 Jun 2015	additional parking	
28 May 2015	revisions from architect and development limits	
8 May 2015	move trailer	
4 May 2015	move trailer	
29 Apr 2015	add trailer	

File Number:	5576
Drawn By:	SB
Planner:	ME
Scale:	1:750
CAD:	5576/concepts/S4 site plan.dgn



Drawing Number:

S4