



Application for Site Plan Approval

DATE RECEIVED _____

Property Roll Number 22-16-000-001-24200-0000

Fees Received: _____

Completeness of the Application

The information in this form **must** be provided by the applicant with the appropriate fee. If the information and fee are not provided, the application will be returned or refused for further consideration until the information and fee have been provided.

SUMMARY OF FEES

Minor Site Plan Application & Amendments:

Fee: \$250.00

Deposit: \$1750.00

Major Site Plan Application Amendment:

Fee: \$500.00

Deposit: \$3500.00

Entrance Letter: \$50.00 (as required)

Submission of the Application

- ☐ One application form
- ☐ **Application Fee**
- ☐ Site Plan (with engineering drawings as required)
- ☐ Measurements are to be in metric units.
- ☐ Affidavit signed in front of a commissioner
- ☐ Agent Authorization
- ☐ Pre-consultation with NVCA
- ☐ Pre-consultation with NEC
- ☐ Pre-consultation with Road authority

Please Print and Complete or ((X)) Appropriate Boxes

1. Applicant and Ownership Information		
1.1 Name of Applicant Mansfield Ski Club Inc. c/o Finley McEwen, Director	Home Telephone No. 416-312-5276	Business Telephone No.
Address 32 Glen Stewart Avenue, Toronto, Ontario		Postal Code M4E 1P7
Email <u>finley.mcewen@gmail.com</u>		
1.2 Name of Legal Owner(s), If different from the applicant an owner's authorization is required in Section 7.1, if the applicant is not the owner.		
Address	Home Telephone No.	Business Telephone No.
1.3 Name of the person who is to be contacted about the application, if different than the applicant (this may be a person or firm acting on behalf of the applicant).		
Name of Contact Person	Home Telephone No.	Business Telephone No.
Address	Postal code	Fax No.
1.4 Any Mortgages, Charges, or other encumbrances in respect of the subject land:		No

Name:		
Telephone	Fax:	Email:
1.5.1 Consulting Firm - Planner		
Name: Malone Given Parsons, Attention: John Genest		Address: 140 Renfrew Drive, Suite 201, Markham, ON, L3R 6B3
Telephone: 905.513.0170	Fax	Email: jgenest@mpg.ca

1.5 Consulting Firm – Services Engineer		
Name: WMI & Associates Limited, Attention: Steve Morash		Address: 119 Collier Street, Barrie Ontario, L4M 1H5
2027 Telephone: (705) 797-	Fax	Email: smorash@wmiengineering.ca
1.5 Consulting Firm – Architect		
Name: The Ventin Group Ltd, Architects		Address: 72 Stafford Street, Suite 200, Toronto, Ontario, M6J2R9
Telephone: 416-588-6370	Fax	Email: pberton@plusvg.com

2. Location and Description of the Subject Land			
2.1 County: Dufferin	Municipality Township of Mulmur		
Concession Number 6	Lot 16	Registered Plan/Lot(s) / Block(s) Plan 7R 5249 PIN 34114-0137	
Reference Plan No.	Part Number (s)	Street/Road: 15 Sideroad	Street/Emergency No. 628213
Width of street/road ____m	<input type="checkbox"/> Municipal year round maintained road <input checked="" type="checkbox"/> County Road <input type="checkbox"/> Seasonal or private road		
Frontage (m)	Entire Property	Affected Area (if amendment does not affect entire property)	
		Amendment affects entire property	
Depth (m)			
Area (hectares)			
3. Zoning and Official Plan Information			
3.1 Current zoning of the subject : Recreational (RE)		3.2 Has subject lands ever been subject of an Application under the Planning Act? No File # _____ Status: _____ File # _____ Status: _____	
3.2 Current Official Plan Designation:			
4.0 Description of Proposed Development			
<p>Development consists of:</p> <ul style="list-style-type: none"> • 1 mixed use resort building with 12 dwellings; • Redevelopment of an existing resort building to include 15 dwellings; • 69 stacked townhomes; and • Modifications to the ski terrain and lift equipment. <p>All buildings are tightly clustered around the existing MSC chalet buildings to minimize the area of land impacted by the development. Each residential unit will include a garden plot. The residential units will be sold on a life-lease basis and each life-lease will include a contractual obligation that the owner be a member of MSC in order to comply with the zoning requirement that residences be for patrons. The life-lease tenure will not require severances to be granted. MSC will be the sponsor under the life-lease structure. All new buildings are to be located on RE zoned land.</p>			

5. Land Use										
5.1 Date property acquired		Circa 1962					<input type="checkbox"/> Unknown			
5.2 Existing Use Ski Resort						5.3 Proposed Use Ski Resort				
5.4 Existing and Proposed buildings and structures (complete chart for each existing and proposed building or structure)										
Type of building or structure		Setbacks (m)				Height (m)	Dimensions (m x m)	Area (m2)	Date of Construction or proposed construction	Time use has continued (for existing buildings and structures)
		Front	Rear	Side	Side					
Bldg A: Mixed use	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	>20	>20	>20	>20	12	15 X 42	1,890		
Bldg B: Mixed use	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed	>20	>20	>20	>20	12	Irregular	3,100	2020	10 years
69 Stacked Townhomes	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	>20	>20	>20	>20	12	Irregular	6,680	Between 2016 and 2022	
<p>The applicant will solicit input from the authorities having jurisdiction on the terms of reference for surveying, landscaping, architectural, site servicing and other consulting required to process the application. The size, location, number and configuration of proposed buildings and any new water supply and treatment systems will be confirmed on completion of the appropriate reports and the SPA application amended to reflect the final layout, size and confirmation of all new buildings.</p>										
5.5 Environmental										
Water <input type="checkbox"/> Private Well <input checked="" type="checkbox"/> Communal Well <input type="checkbox"/> Municipal Well		Sewage Disposal <input type="checkbox"/> Private Septic <input checked="" type="checkbox"/> Communal System <input type="checkbox"/> Other: _____		Storm Drainage <input type="checkbox"/> Sewer <input type="checkbox"/> Ditches <input checked="" type="checkbox"/> Swales <input type="checkbox"/> Others: _____		Tile Drainage <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, please mark on site plan location of tile runs		Biosolids <input type="checkbox"/> no <input checked="" type="checkbox"/> yes, please mark on site plan location and timing of applications		
Does the proposed development produce greater than 4500 litres of effluent per day? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no If yes, attach a servicing options report and hydro geological report. Prior to the issuance of SPA a servicing report acceptable to the authorities having jurisdiction will be issued outlining sustainable sources and uses of water.										
5.6 Agriculture										
Are lands part of a Nutrient Management Plan? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, please provide plan number _____ and date approved by OMAFRA _____										
Are there any livestock facilities within 500 metres of the subject lands? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes If yes, provide a Farm Data Sheet completed by each livestock facility owner for each of the livestock facilities.										
5.7 Statement of Requirements: Please complete the following chart								Zone Requirements: (Office Use)		
Lot Area (hectares)										
Frontage (m)										
Front Yard (distance between front lot line and building or structure)(m)										
Rear Yard (m)										

Interior Side Yard (m)		
Exterior Side Yard (m)		
Height (m)		
Lot Coverage (building footprint as % lot area)		
Dwelling Size (m2)		
Landscaping (% of lot area)		

6. Other Information

9.1 Any other information that may be useful to the Council or other agencies in reviewing this application, ie. health department, conservation authorities, etc.

Prior to issuance of SPA a detailed site plan, elevations and massing study produced by an architect, servicing reports and any other reports required by the authorities having jurisdiction will be issued all to be acceptable to the Township.

Please provide any correspondence relating to the application from the following agencies:

- ☐ Niagara Escarpment Commission
- ☐ Nottawasaga Valley Conservation Authority
- ☐ County of Dufferin Building Department (including septic information)
- ☐ Road Entrance information (County of Dufferin and/or Township of Mulmur Public Works)

7. Sketch

The application shall be accompanied by a site plan/drawings showing the following: **(Please Use Metric Units)**

- ☐ Plans showing the location of all buildings and structures to be erected and showing the location of all facilities and works to be provided in conjunction therewith, indicating the distance of the building or structures from the front yard lot line, rear yard lot line and side yard lot lines; also indicate proposed building envelope, proposed septic and well location if applicable.
- ☐ Drawings showing plan, elevation and cross-section views for each building erected, which drawings are sufficient to display,
- ☐ the massing and conceptual design of the proposed building;
- ☐ -the relationship of the proposed building to adjacent buildings, streets and exterior areas to which member of the public have access;
- ☐ -matters relating to exterior design, including without limitation the character, scale, appearance and design features of buildings, and their sustainable design, but only to the extent that it is a matter of exterior design, if an official plan and a by-law passed that both contain provisions relating to such matters are in effect in the municipality;
- ☐ -the sustainable design elements on any adjoining highway under a municipality's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities, if an official plan and a by-law passed are in effect in the municipality;
- ☐ -facilities designed to have regard for accessibility for persons with disabilities;
- ☐ loading spaces and parking areas, pedestrian walkways and traffic signage.
- ☐ The boundaries and dimensions of the subject land;
- ☐ The location, size and type of all existing and proposed buildings and structures on the subject land,
- ☐ The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
- ☐ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way, or driveway; -road widening;(if any)
- ☐ The location and dimensions, where applicable, of any access ramps, parking spaces, curbing and traffic direction signs, off-street vehicular loading and parking facilities, and emergency access ways;
- ☐ The location and nature of any easement affecting the subject land.
- ☐ Walkways and walkway ramps and all pedestrian access ways.
- ☐ Facilities for the lighting, including floodlighting of the lands or of any buildings thereon.
- ☐ Existing and proposed walls, fences, hedges, trees, shrubs or other groundcover or facilities for the landscaping of the lands or the protection of adjoining lands.
- ☐ Enclosures for the storage of garbage and other waste materials.
- ☐ Grading or alteration in elevation or contour of the land and provision for the disposal of storm, surface a wastewater from the lands and from any buildings or structures thereon.
- ☐ The current uses on land that is adjacent to the subject land.

8

Affidavit, Sworn Declaration and Authorizations

Please complete the declaration, authorization and acknowledgement form.

AUTHORIZATION, DECLARATIONS AND ACKNOWLEDGEMENTS

IN THE MATTER OF A PLANNING APPLICATION FOR:

☐

Official Plan Amendment

☒ Zoning By-law Amendment

☐ Consent to Sever

☐ Plan of Subdivision/Condominium

☐ Other _____

OWNERS AUTHORIZATION

ON BEHALF OF THE BOARD OF DIRECTORS OF THE
I, FINLEY M'GIVEN, MANSFIELDSKI CLUB, am the owner of the lands subject to this application hereby agree to the following:

1. Township staff or their representatives are authorized to enter my property for the purposes of evaluating this application.
2. I acknowledge and agree to pay all costs associated with the processing and evaluation of this application, including any peer reviews and consulting fees. These costs may be deducted from the deposit or invoiced directly, at the discretion of the Township. Should this application be appealed to the OMB, I am aware that I will be responsible and agree to pay all fees related to the OMB process.
3. For the purposes of the 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 of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application, and further I authorize my agent for this application to provide any of my personal information that will be included in this application or collected during the processing of this application.
4. I authorized _____ to make this application on my behalf.

DEC 22, 2015

Date

ON BEHALF OF THE
MANSFIELDSKI CLUB
Signature of Owner

SWORN DECLARATION OF APPLICANT

I, FINLEY M'GIVEN of the CITY OF TORONTO
in the PROVINCE OF ONTARIO make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me

at the CITY OF TORONTO

in the PROVINCE OF ONTARIO

this 22nd day of DECEMBER 2015

Applicant

Michael Vukobratovic

Commissioner of Oaths

Applicant



WMI & Associates Limited
119 Collier Street, Barrie Ontario, L4M 1H5
P (705) 797-2027 F (705) 797-2028

August 24, 2015

Via: Email (finley.mcewen@cadillacfairview.com)

**Mansfield Ski Club
628213 15th Sideroad
PO Box 75 RPO Mansfield
Mulmur, ON Canada L9V 3M6**

Attention: Finley McEwen

**Re: Proposal for Site Servicing Engineering
Mansfield Ski Club, Township of Mulmur
WMI File No. 15-319**

Dear Finley,

We are pleased to provide this proposal for site engineering design services related to your proposed expansion, located in the Township of Mulmur on Airport Road. Please note that our approach within this proposal is to clearly detail all necessary works typically required for projects such as this, in an effort to further emphasize the overall scope of services for this project along with their associated costs.

We understand the property will undergo expansion, including removal of a building and addition of a new building, construction of a new building, a re-purposing of the existing barn and an upgrade to the existing gas station. The details of the re-development are as shown on the Draft Site Plan, dated August 2015, prepared by BHA.

We understand that the initial fees of the development will consist of constructing 2-3 residences on the subject property. We are anticipating that the addition of the 2-3 residences will not create any concerns with additional stormwater drainage or sewage / water demands. Our proposal will include an evaluation of the existing system and we are hopeful that the 2-3 residences can be accommodated on the existing septic bed and well supply. The second phase of the development will consist of approximately 67 residences and 3-4 resort related buildings around the existing base lodge. We acknowledge that the second phase may be further divided into subsequent phases to suit construction/market conditions however the detailed design we envision will be sufficient to accommodate the entire above noted expansion.

It is our understanding that the development of the property will proceed by Site Plan Application. We will work with yourself to avoid an OPA and note that you or your agent will complete all applications and municipal submissions and that our remit of work will be provided to your office for inclusion in a joint submission.



Based on the above, our experience with similar developments and the Pre-Consultation discussions to date, we have prepared this proposal. We have not contacted the municipality or their engineers to determine their development requirements. Our scope of services and fee schedule may need to be adjusted to suit their requirements.

In order to complete the engineering design, we will require a digital copy of the Site Plan in AutoCAD format complete with legal property information (i.e. legal description, property boundaries, survey bars, etc.). Should there be any changes to the Site Plan after the design has commenced we will assess the impact to the engineering design and adjust our scope of services and fee schedule accordingly. This will be discussed with you prior to issuing a revised scope of services.

Prior to commencement of detailed design work we propose to meet with the municipality (and Burnside) and appropriate agencies to establish the details of all approvals required for the proposed development.

Below is our proposed scope of services and associated fee schedule.

1.0 Site Plan Assistance

Based on our consultation with yourself, it will be necessary to update the Site Plan to reflect Site Servicing constraints. After the Site Plan revisions are addressed we will resubmit the Master Site Plan for an additional review by all department heads in the Township of Mulmur. After which, final comments will be received and then the next step will be to undertake the detailed design. We will do this along with working with the architect to provide comments in order that BHA can finalize the Site Plan. Our fee for this component will be charged hourly as we are uncertain of the coordination requirements necessary but we will advise you of any changes in the magnitude of our coordination work.

2.0 Design 2-3 Residences Phase 1

We will complete the following work which is necessary to achieve approval for the construction of Phase 1 adjacent to the ski club building. Our work plan is based on our assumption that the addition of Phase 1, given the impact to the total population (which the existing well and sewage system are servicing) should not necessitate the additional expansion of these facilities. In the event that Phase 1 cannot be accommodated we will review temporary or interim measures on how to handle Phase 1 prior to undertaking any additional fees for this work. The following is a summary of the work plan we envision to satisfy the requirements of constructing Phase 1:



- Complete a site visit and familiarize ourselves with the location of the septic and existing well.
- Complete inventory of all existing sewage and water users currently discharging to the existing systems.
- Complete a flow estimate utilizing the existing population. This estimate will be based on the Ontario Building Code typical usage allotments.
- Review the available permit for use (authorization for use) which would have been issued at the time of construction of the existing sewage system.
- We will compare the theoretical flow calculations with the existing capacity allotments and comment on the adequacy of the additional flows from the 2-3 residences.
- We will also review the drainage impact that the 2 or 3 residences will have on the overall existing drainage system.
- Complete a Grading Plan showing how proposed grades will match the existing elevations in the area.
- We will summarize the above in a design brief and will submit to yourself for your review and for your submission to the municipality.

We estimate that we can undertake this work within 3-4 weeks after receiving the topographic and legal survey, and the final building location to be provided by your architect. We assume both of these drawings will be available in AutoCAD format.

2.1 Flow Monitoring

In the event that we determine the theoretical capacity increase required to support the 2-3 residences as described above, then we will look into completing a flow monitoring program of the existing sewage flows. In our experience when actual sewage flows are measured, they tend to be lower than theoretical values. This is based on the fact that the flow estimates were used from previous documentation which have not been updated to reflect current plumbing standards and codes. We have completed several analysis of flows within resort type developments and in each case the actual flow was less than the theoretical flow and thus there was more capacity available than was originally determined based on theoretical flow values. We will obtain quotes to install flow monitoring meters and time to measure flows prior to undertaking this task.

3.0 Engineering Design Brief Phase 2

The approved Site Plan and the above noted Topographic Survey will be used to complete the detailed design of the proposed development. The preparation of the Engineering Design Brief will include details of water supply, on-site wastewater, grading and drainage.



The Engineering Design Brief will incorporate the following:

3.1 Water Supply System

- Assessment of the existing well based on obtaining existing pump records.
- Coordinate preparation of a hydrogeological study including completion of pump test (to be completed by your sub-consultant).
- Analysis of the proposed development in terms of water demand (domestic use and fire protection).
- Determine the potential use for the existing well and recommend upgrades to the existing water supply system if required.
- The design will include specifications for the water connection to within 1.0m of the outside building wall (as required).

Our scope of services does not include the design of a new water supply system. If the result of the assessment of the existing water supply system indicates that a new system (i.e. new well) is required we will provide a proposal for those engineering services. Ultimately it will be necessary to submit an Engineering Evaluation Report (EER) for the existing water supply system or for a new system. Preparation of the EER is not included in the scope of work outlined in this proposal, however, we can provide a proposal for those services, if required, when the system is operational.

3.2 On-site Wastewater System

We have assumed that the system proposed to facilitate the construction of the future phases of the development will be one of the many pre-treatment sewage disposal systems on the market which are commonly employed in Ontario. For example, Waterloo Biofilter Systems Inc. (whose products are authorized by the Building Materials Evaluation Commission, BMEC # 99-08-236) manufactures and supplies various different configurations of pre-treatment sewage disposal systems. Their HDPE tank treatment system in particular would be useful for this application since they can be applied to smaller land area footprints, and they are buried systems so the aesthetic impact would be minimal. A typical Waterloo Biofilter system configuration is contained <http://waterloo-biofilter.com/> for reference.

Our Scope in this section includes the following:

- Assessment of the existing on-site wastewater system including location, life cycle and treatment capacity.
- Analysis of the proposed development wastewater flows.
- Determine the potential use for the existing system where appropriate.
- Provide necessary design parameters to assist with the design of an on-site wastewater system utilizing the existing system where appropriate (septic



system design to be completed in conjunction with a licensed septic bed installer).

- Obtain approval from the Ministry of the Environment for the proposed system including Environmental Compliance Approval. Our fees exclude application fees.
- Coordinate the preparation of a geotechnical/hydrogeologic study to support the proposed system (to be completed by your sub-consultant).
- The design will include specifications for the sanitary sewer connection to within 1.0m of the outside building wall (as required).

3.3 Site Grading and Drainage

We propose to complete detailed design drawings in this section which include the following:

- Existing topographic information.
- Proposed elevations for the landscape and parking areas.
- Proposed drainage patterns (after the site is completely developed).
- Site grading and construction details.
- Details with respect to construction of the entrances, parking areas and travel aisles (i.e. depth of granulars and asphalt, to be confirmed by a geotechnical engineer).
- Ensure the proposed grading matches the intent of the stormwater management design. If possible the existing asphalt on-site will be maintained. Should the existing grading not suit the overall intent of the sites stormwater management system then removal of the existing asphalt on-site may be required.
- Details of the storm sewer and or culvert/ditch system.
- The design will include specifications for the storm sewer connection to within 1.0m of the outside building wall (as required).

The detailed design drawings will be submitted for internal team review prior to being finalized for municipal submission to ensure that all relevant issues are addressed. After any internal comments are properly addressed, we will reissue the Engineering Design Brief and design drawings for inclusion as part of the Site Plan application. Please note that our proposal includes one municipal submission, anything beyond this will require additional work and we will provide a fee quote for approval prior to completing any work that may be required beyond a second municipal submission.

In terms of existing utilities servicing the site, we have assumed that your architect will undertake their coordination. WMI can assist if required.



4.0 Stormwater Management Report

It is our understanding that a Stormwater Management Report will be required in order to confirm that there are no negative impacts to the existing drainage outlets. We have assumed that there are sufficient and adequate existing storm outfalls. The Stormwater Management Report will address or indicate if there are any significant concerns.

For the Stormwater Management Report we propose to complete the following:

- Examination of the existing drainage conditions on the property, including the drainage outlet.
- Recommend method(s) to discharge storm runoff from the site.
- Complete an examination of stormwater quality and quantity controls and determine the level of stormwater control required.
- Determine the effect that the proposed development may have on existing storm runoff rates.
- Determine a cost effective method to provide stormwater controls. It is anticipated that on-site attenuation is required.
- The above will be summarized in a Stormwater Management Report and submitted to the Ministry of the Environment, Township of Mulmur, the Nottawasaga Valley Conservation Authority and the County of Dufferin for approval.

The scope of services for the Stormwater Management Report will include obtaining Environmental Compliance Approval from the Ministry of the Environment.

The Stormwater Management Report will have regard for Best Management Practices (BMPs) and will be in accordance with the Ministry of the Environment Stormwater Management Planning and Design Manual (March 2003) as well as the Township of Mulmur, Nottawasaga Valley Conservation Authority and the County of Dufferin's Engineering Design Standards.

5.0 Site Servicing Cost Estimate

Based on typical site plan applications, it is the municipality's policy for the consultant to undertake a construction estimate of site services. This estimate is used for determining security requirements for the Site Plan Agreement. Our Estimate of Probable Costs is for Letter of Credit purposes only and will be completed in two parts (on-site works and off-site works) and will be completed after the first municipal submission.

Work Plan - Architecture:**1. Information Gathering:**

Obtain all site plans, surveys, servicing plans and geotechnical information from owner.

2. Zoning Review:

Contact the Township of Mulmur to review zoning and site plan approval requirements.

3. Site Analysis:

Review site conditions; analyze opportunities and constraints, views, access, servicing etc.

4. Master Planning:

Prepare site planning options for discussions with owner and make recommendations. This phase would consider longer term build out of up to 100 units but consider the first phase location in detail.

5. Meet with Owner:

Review master planning options and select first phase to be developed. Review unit count distribution.

6. Schematic Design:

Prepare a site plan of the first phase coordinate with landscape Architect. Prepare a schematic typical floor plan to confirm typical size and layout.

7. Elevations:

Prepare elevations to describe the general look and feel of the first phase.

8. Client Meeting:

Review drawings and obtain approval to proceed.

9. Application for Site Plan Approval:

Apply for and submit for site plan approval.

10. Meeting with Municipality:

Meet to review application if necessary.

72 Stafford Street, Suite 200 Toronto, Ontario M6J 2R9 | T: 416.588.6370 | F: 416.588.6327

50 Dalhousie Street Brantford, Ontario N3T 2H8 | T: 519.754.1652 | F: 519.754.0830
228 Elsworth Avenue London, Ontario N5W 1J6 | T: 226.268.3811 | F: 519.754.0830

Work Plan – Landscape Architecture

Scope of Work:

The areas that will be designed and detailed in this proposal shall include the following:

- ☐ All soft landscape in between the units and surrounding the units
- ☐ Plant screening along the property lines
- ☐ Design hard landscape elements that may include walkways, fencing, signage etc.
- ☐ If additional features are required such as a swimming pool, this would be an additional fee.

1. Landscape Concept

Design drawings illustrating all areas mentioned above including photographic design images.

2. Site Plan Approval Drawings

This package of drawings will include all landscape details and plans required to meet site plan approval. This set of drawings will include a hard landscape plan, planting plan, required landscape details and Letter of Credit cost estimate.

3. Site Inspections, Public Meetings and Contract Administration

Attend site meetings to review the quality and status of the landscape contractor's work as requested by Owner and/or Contractor.

MDP LANDSCAPE CONSULTANTS LIMITED

Mark D. Pettes, B.L.A., O.A.L.A.

Client Approval Signature

Date Signature

Prop15-047

14845 Yonge Street, Suite #6-108, Aurora, Ontario L4G 6H8 Phone: 905-841-6618 • Fax: 905-841-5619

Email: pettes@rogers.com • Web: www.mdplandscape.com

	UNIT FOOTPRINT SIZE	TOTAL UNITS
BUILDING A - LOFTS	19' 6" x 21' 0"	12
BUILDING B - LOFTS	19' 6" x 17' 0"	15
STACKED TOWNHOUSES	35 @ 16' 0" x 32' 0"	69
HOUSE	25' 0" x 29' 0"	1
TOTAL		97



SURVEYORS

PLAN OF SURVEY OF
PART OF LOT 16
CONCESSION 8 EAST OF HUNTON ROAD STREET
TOWNSHIP OF MIDDLEBURY
COUNTY OF MIDDLEBURY

[illegible]

	total links
total number of links	42
links $a = 12071$	11
links $b = 12071$	49
links $c = 12071$	1
total	81

PLEASE PRINT NAME, ADDRESS AND PHONE
 NAME ADDRESS
 PHONE

DEPARTMENT OF LAND CONSERVATION & FIS-
 TERIES
 DIVISION OF AQUATIC COUNTRY DEVELOPMENT
 PROJECTED RESOURCES AND REVENUE OF WAT-
 ER SUBJECT TO PRIVATE DEEDS, 1981/1982
 CHANGING LANDSCAPE SCENE CHANGING
 — AND CHANGING IN THIS SCENE

ADDRESS PHONE

THIS REPORT AND INFORMATION ARE LOANED TO YOU
 AND NOT TO BE REPRODUCED OR REPRODUCED IN ANY
 FORM OR BY ANY MEANS

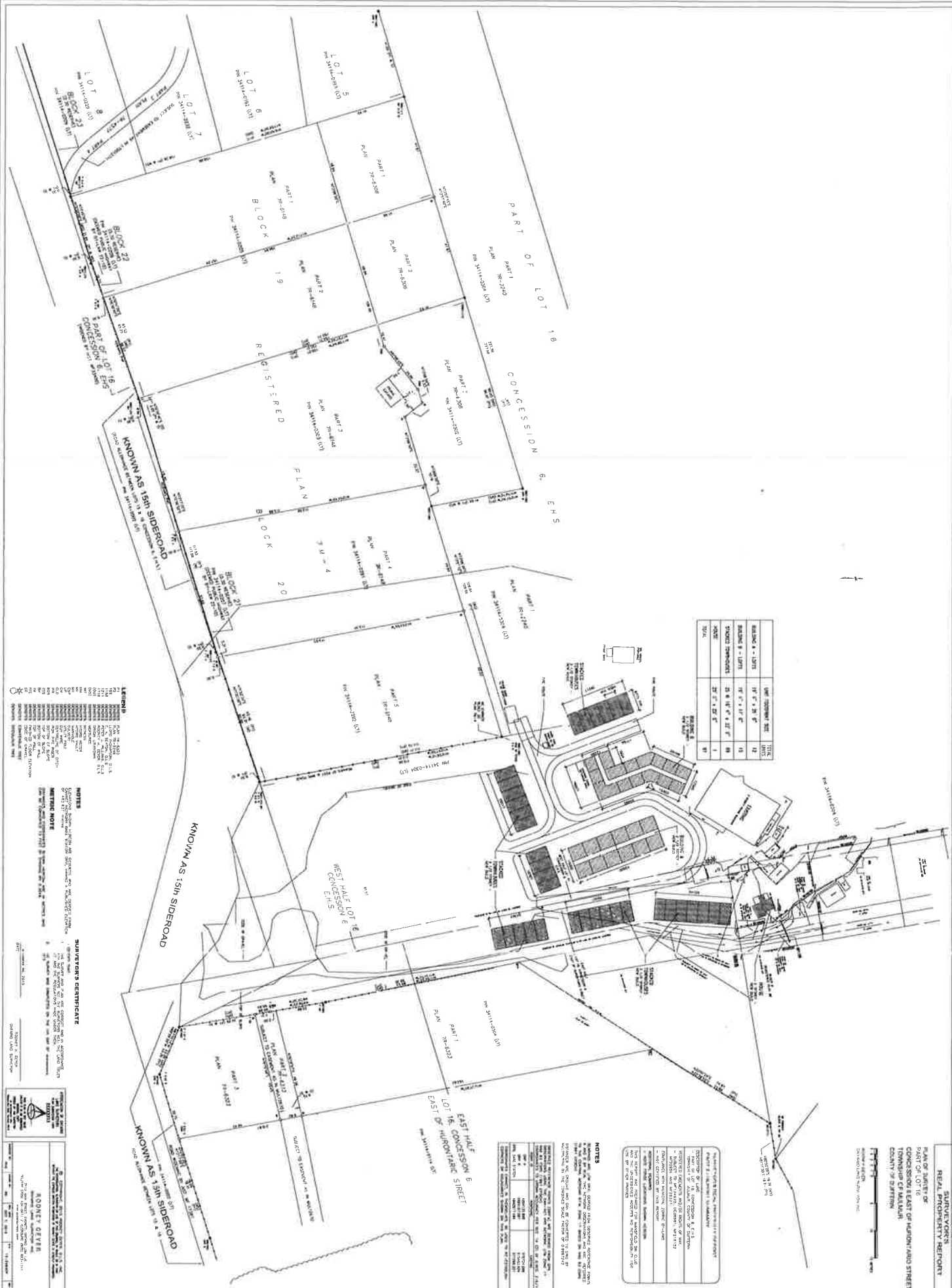
[illegible]

FIGURE 4-5 SUMMER USE PLAN

