



SPA01-2020

Application for Site Plan Approval

Under Section 41 of the Planning Act

DATE RECEIVED APRIL 20/20

Roll Number: 22-16-000-00 4 - 00700 -0000

Submission of the Application

- ☒ One application form
☒ Application Fee
☐ Site Plan (with engineering drawings as required)
☐ Pre-consultation with NVCA, NEC or Road Authority (if required)

\$5000 pd. cheque

SUMMARY OF FEES

Costs will be invoiced as received (plus a 10% Administration charge) and are required to be paid in full and will not be drawn from the security deposit.

MINOR SITE PLAN

NON REFUNDABLE FEE: \$3000

SECURITY DEPOSIT: Estimated by staff

MAJOR SITE PLAN

NON REFUNDABLE FEE: \$5000

SECURITY DEPOSIT: Estimated by staff

*NVCA FEE IF IN REGULATED OR NHS AREA

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 until the information and fee have been provided

1. Applicant and Ownership Information			
Name of Legal Owner(s) <u>DENIS BEAUCHESNE + YINGTIAN HUANG</u>		Telephone No: <u>1-647-868-8195</u>	
Address <u>29 NOTLEY PLACE, EAST YORK, ON</u>		Postal Code <u>M4B 2M7</u>	
Email <u>DENISBEAU.YWG@GMAIL.COM / HUANG-YING-TIAN@GMAIL.COM</u>			
Contact Information, if different than owner (this may be a person/firm acting on behalf of the owner)			
Name of Contact		Telephone No:	
Address		Postal Code	
Email			
Mortgage, Line of Credit, Charges, or other encumbrances in respect of the subject land			
Name <u>TD CANADA TRUST</u>		Address <u>4630 Hwy 7, UNIONVILLE, ON</u>	
DC # <u>0339-9240872-02</u>	Telephone/Fax <u>905-475-9960</u>	Email <u>FANYAN.PU@TD.COM</u> <u>L3R1M5</u>	
2. Location and Description of the Subject Land			
Concession <u>8</u>	Lot <u>25</u>	Registered Plan/Lot(s)/block(s) <u>TR-2701</u>	
Street/Road: <u>MULMUR-TORONTO LINE</u>	Street/Emergency No. <u>998266</u>	Part Number(s)	Reference Plan No.
Width of street/road <u>15</u> m	<input checked="" type="checkbox"/> Municipal year round maintained road <input checked="" type="checkbox"/> County Road <input type="checkbox"/> Seasonal / Private Road		
Entire Property		Affected Area (Is amendment does not affect entire property)	
Frontage (m)	<u>610</u>	<u>200</u>	
Depth (m)	<u>670</u>	<u>100</u>	
Area (hectares)	<u>40.8</u>	<u>2</u>	

3. Zoning and Official Plan Information

Current Zoning

A

Has subject lands ever been subject of an Application under the Planning Act?

File #:

Status:

Current Official Plan Designation:

4. Description of Proposed Development

MEDICAL MARIJUANA GROWING AND PROCESSING FACILITY.

5. Land Use

Date Property Acquired

OCT. 2016

Existing Use

AGRICULTURE

Proposed Use

AGRICULTURE

Existing and Proposed buildings and Structures

Type of Building or Structure		Set Backs (m)				Height (m)	Dimensions (m x m)	Area (m2)	Date of Construction / Proposed Construction	Time use has continued (for existing buildings & structures)
		Front	Rear	Side	Side					
	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									

SURVEY

SEE

Water

- ☒ Private Well
☐ Communal Well
☐ Municipal Water

Sewage Disposal

- ☒ Private Septic
☐ Communal Septic
☐ Other: _____

Storm Drainage

- ☐ Sewer
☒ Ditches
☐ Swales
☐ Other: _____

Tile Drainage

- ☒ No
☐ Yes, please mark on site plan location of tile runs

Does the proposed development produce greater than 4500 litres of effluent per day?

☐ Yes

☒ No

If yes, attach a servicing options report and hydro geological report.

Are the lands part of a Nutrient Management Plan?

☐ Yes

☒ No

Please provide plan number _____ and date approved by OMAFRA _____

Are there any livestock facilities within 500 metres of the subject lands?

☒ Yes

☐ No

If yes, provide a Farm Data Sheet completed by each livestock facility owner for each of the livestock facilities. <http://mulmur.ca/departments/planning>

6. Other Information

Any other information that may be useful to the Council or other agencies in reviewing this application (ie. Health Department, Conservation Authorities, Building Permits etc.)

7. Consistency with Policy Documents

This 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. *- steel*
- ☐ 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. *- check ZBL. (Section 3.14)*
- ☒ 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) *Carly entrance?*
- ☐ 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. *- parking space calc. ZBL*
- ☒ 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 land uses adjacent to the subject lands.

Topo survey



FARM DATA SHEET

Minimum Distance Separation I (MDSI)

NOTE TO THE FACILITY OWNER:

Your cooperation in filling out this sheet will help to ensure that new land uses will be located a suitable distance from your operation.

Prepared with info from neighbor
by applicant

File No. _____
Applicant _____

Owner of Livestock Facility KEITH + LAUREL WILLIAMS
Telephone (705) 730-3856 Civic Address 98259 MULMUR-TOSORONTO
Municipality ADIRALA-TOSORONTO Lot 24 Concession 1 DIV TLME
Tillable Hectares/Acres* on the lot where the livestock facility is located _____ hectares _____ acres
Closest distance from the livestock facility to the new lot and/or land use 1800 metres 2400 feet
Closest distance from the manure storage system to the new lot and/or land use 1800 metres 2400 feet
Size of the Livestock Facility (Barn): 870 sq.m.
Signature of Livestock Facility Owner _____ Date _____

Permanent Manure or Material Storage Types

Solid Manure: 18% dry matter, or more
Liquid Manure: Less than 18% dry matter
Digestate: Less than 18% dry matter

- 0 No storage required (manure/material stored for less than 14 days)
V1 Solid, inside, bedded pack
V2 Solid, outside, covered
V3 Solid, outside, no cover, greater than or equal 30% dry matter
V4 Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage
L1 Solid, outside, no cover, 18% to less than 30% dry matter, with uncovered liquid runoff storage
V5 Liquid, inside, underneath slatted floor
V6 Liquid, outside, with a permanent, tight fitting cover
V7 Liquid, (digestate), outside, no cover
L2 Liquid, outside, with a permanent floating cover
M1 Liquid, outside, no cover, straight-walled storage
M2 Liquid, outside, roof, but with open sides
H1 Liquid, outside, no cover, sloped-sided storage

Housing Capacity & Manure Storage: shall be provided in square metres

Animal Type or Material	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds)	40	V3
	Feeders (7 - 16 months)		
	Backgrounders (7 - 12.5 months)		
	Shortkeepers (12.5 - 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed, 545 kg - 636 kg (for example - Holsteins)		
	Medium-framed, 455 kg - 545 kg (for example - Guernseys)		
	Small-framed, 364 kg - 455 kg (for example - Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed, 182 kg - 545 kg (for example - Holsteins)		
	Medium-framed, 148 kg - 455 kg (for example - Guernseys)		
	Small-framed, 125 kg - 364 kg (for example - Jerseys)		
	Calves (0 - 5 months)		
	Large-framed, 45 kg - 182 kg (for example - Holsteins)		
Swine	Sows with litter, dry sows/boars, Segregated Early Weaning (SEW)		
	Sows with litter, dry sows or boars (non-SEW)		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 kg - 27 kg)		
	Feeders (27 kg - 105 kg)		
Horses	Large-framed, mature, >681 kg (including unweaned offspring)		
	Medium-framed, mature, 227 kg - 680 kg (including unweaned offspring)		
	Small-framed, mature, <227 kg (including unweaned offspring)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		

Animal Type or Material	Description	Housing Capacity*	Manure Storage Type* (select from list above)
Goats	Does & bucks (for meat kids; includes unweaned offspring & replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
Chickens	Kids (dairy or feeder kids)		
	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day olds until transferred into layer barn)		
	Broiler breeder growers (males/ females transferred out to layer barn)		
	Broiler breeder layers (males/ females transferred in from grower barn)		
	Broilers on an 8 week cycle		
	Broilers on a 9 week cycle		
	Broilers on a 10 week cycle		
	Broilers on a 12 week cycle		
	Broilers on any other cycle, or unknown		
Turkeys	Turkey pullets (day old until transferred to layer turkey barn)		
	Turkey breeder layers (males/ females transferred in from grower barn)		
	Breeder toms		
	Broilers (day olds to 6.2 kg)		
	Hens (day olds up to 6.2 kg to 10.8 kg, 7.5 kg is typical)		
Veal	Toms (day olds to over 10.8 kg to 20 kg, 14.5 kg is typical)		
	Turkeys at any other weights, or unknown		
Other	Milk-fed		
	Grain-fed		
Manure imported to a lot not generating manure			
	Maximum capacity of permanent storages at any time: solid or liquid capacity		
Anaerobic Digester			
	Maximum capacity of permanent storages at any time: solid or liquid capacity		

Livestock Facility (Barn): One or more barns or permanent structures with livestock occupied portions, intended for keeping or housing of livestock.
A livestock facility also includes all manure or material storages and anaerobic digesters.



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Prepared by applicant

File No.

Applicant

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Digestate: Less than 18% dry matter

Owner of Livestock Facility

Telephone

Municipality

Civic Address

Lot

Concession

DIV

Tillable Hectares/Acres* on the lot where the livestock facility is located

hectares

Closest distance from the livestock facility to the new lot and/or land use

metres

Closest distance from the manure storage system to the new lot and/or land use

metres

Size of the Livestock Facility (Barn):

Signature of Livestock Facility Owner

Date

0

No storage required (manure/material stored for less than 14 days)

V1

Solid, inside, bedded pack

V2

Solid, outside, covered

V3

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V4

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Liquid, outside, with a permanent, tight fitting cover

V7

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Livestock Facility (Barn):

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AUTHORIZATION, DECLARATIONS AND ACKNOWLEDGEMENTS

OWNERS AUTHORIZATION

I, _____, 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 Local Planning Appeal Tribunal, I am aware that I will be responsible and agree to pay all fees related to the Local Planning Appeal Tribunal 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 of my behalf.

Date

Signature of Owner

Signature of Owner

SWORN DECLARATION OF APPLICANT

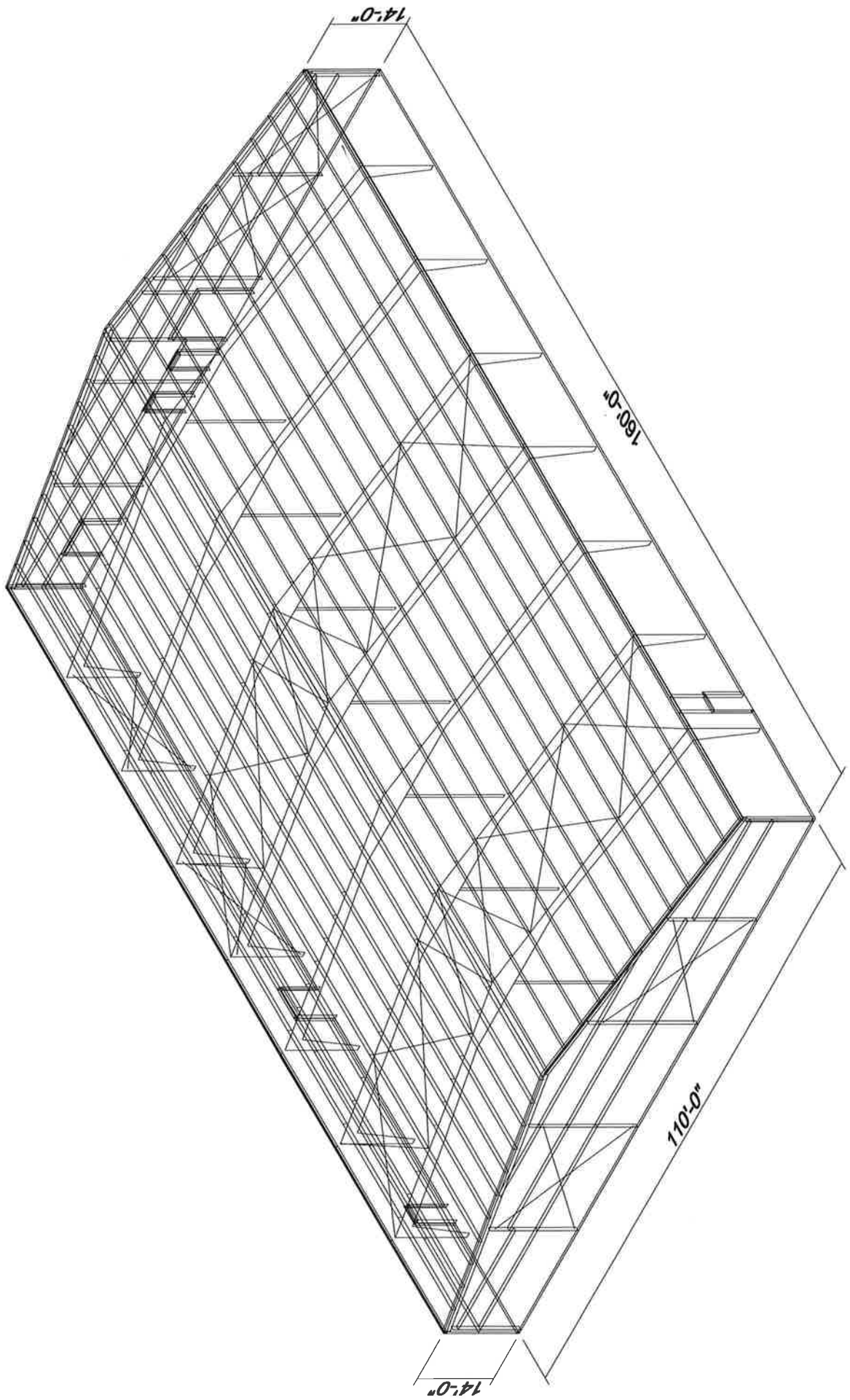
I, _____ of the _____ in the _____
_____ make oath and say (or solemnly declare) that the information contained in this application is true
and that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me at the _____ in the _____
this _____ day of _____ 20____.

Commissioner of Oaths

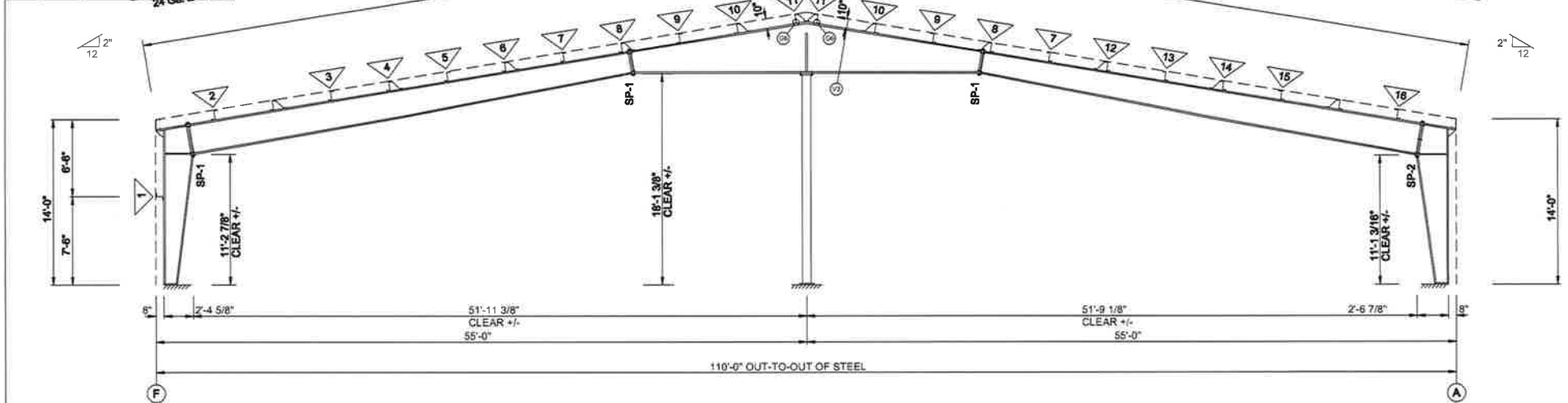
Applicant

Applicant



SPLICE BOLT TABLE							CAP PLATE BOLTS				
Mark	Qty Top	Bot	Int	Type	Dia	Length	Mark	Qty	Type	Dia	Length
SP-1	4	4	0	A325	0.750	2.50					
SP-2	4	4	2	A325	0.625	2.25		4	A325T	0.625	2.25

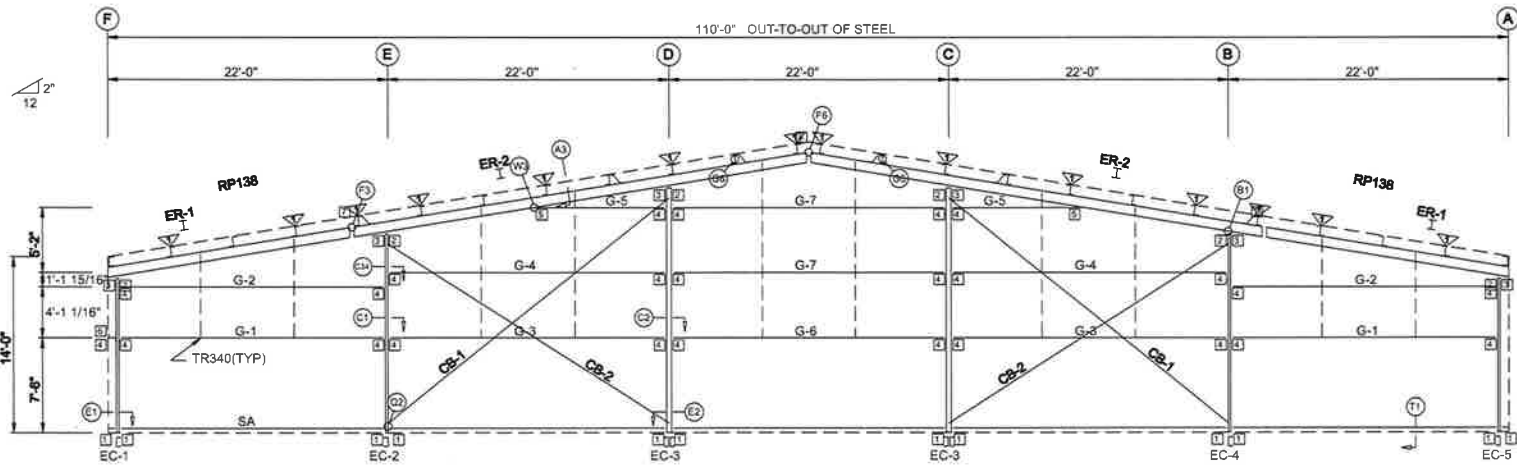
FLANGE BRACE TABLE				FRAME LINE 2 3 4 5 6 7 8							
▽ ID	#	SIDES	MARK	LENGTH							
1	1		FB38.3	3'-2 1/4"							
2	1		FB37.8	3'-1 3/4"							
3	1		FB37	3'-1"							
4	1		FB36.5	3'-0 1/2"							
5	2		FB35.5	2'-11 1/2"							
6	2		FB34.5	2'-10 1/2"							
7	2		FB33.5	2'-9 1/2"							
8	1		FB32.5	2'-8 1/2"							
9	1		FB38.5	3'-2 1/2"							
10	2		FB53.8	4'-5 3/4"							
11	2		FB61.5	5'-1 1/2"							
12	2		FB34.8	2'-10 3/4"							
13	2		FB36	3'-0"							
14	1		FB37.3	3'-1 1/4"							
15	1		FB38	3'-2"							
16	1		FB39.3	3'-3 1/4"							



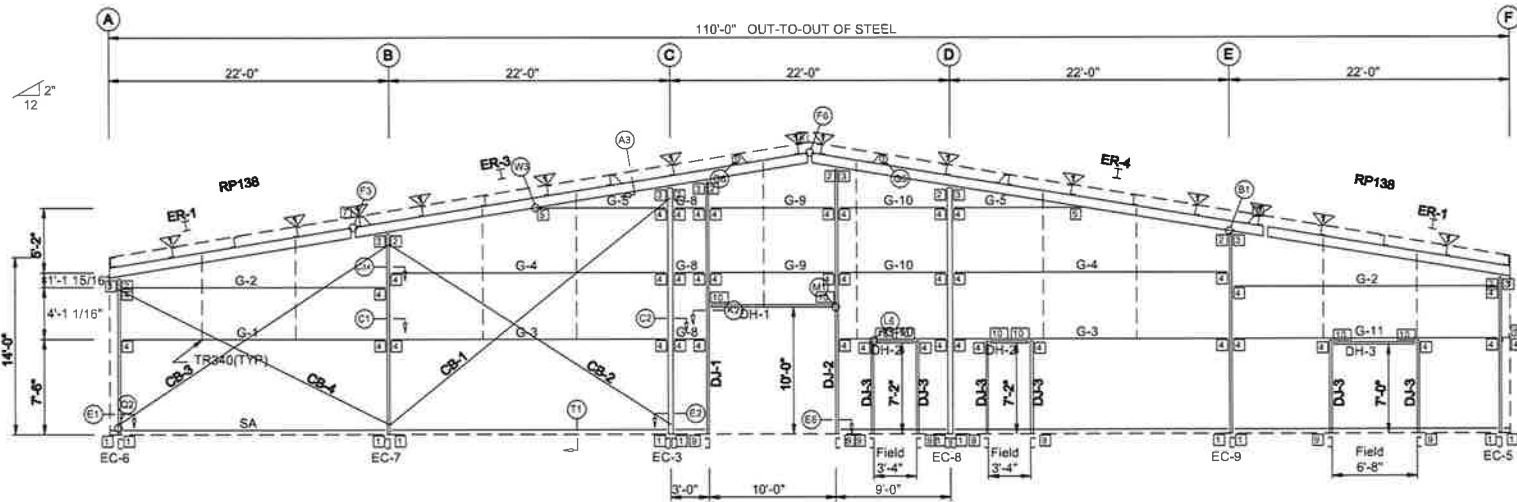
RIGID FRAME ELEVATION: FRAME LINE 2 3 4 5 6 7 8

GENERAL NOTES:
 MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT, SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

OLYMPIA STEEL BUILDINGS CANADA			Customer:		
City: STOUFFVILLE		State: CN	Location:		
Designer: X	Date: 3/ 6/19	MULMUR, ON L8V 0N4			
Drafter: X	Date: 3/ 6/19	Revision No:	Date:	Init.	
Detailer: X	Date: 3/ 6/19	Officer: X	Job No.: BEAUCHESNE		
Checker: X	Date: 3/ 6/19	Officer: X			
RIGID FRAME ELEVATION			Sht. of 10		



ENDWALL FRAMING: FRAME LINE 1



ENDWALL FRAMING: FRAME LINE 9

GENERAL NOTES:

MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

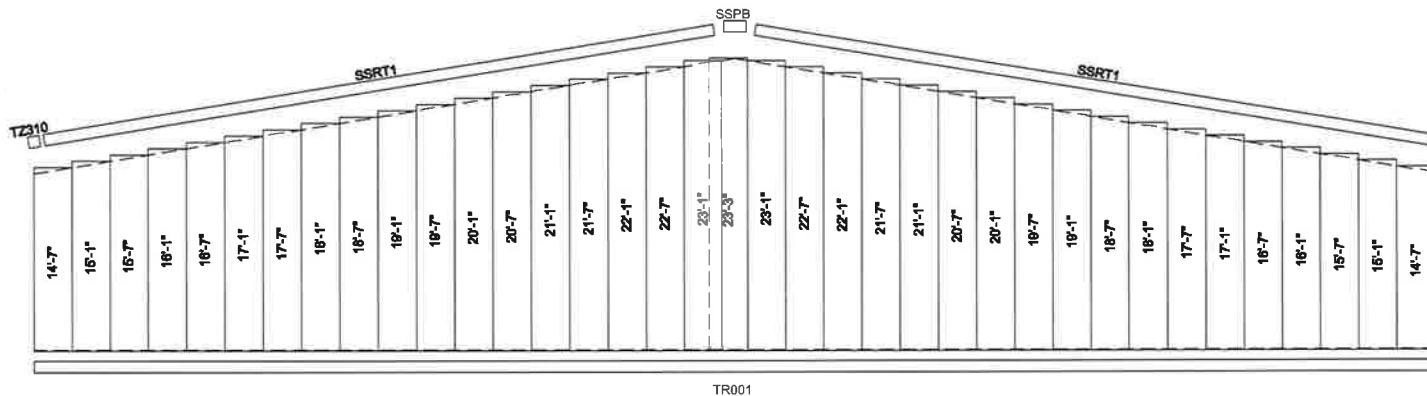
BOLT TABLE FRAME LINE 1 & 9				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	4	A325T	1/2"	2"
ER-2/ER-2	4	A325T	1/2"	2"
ER-1/ER-3	4	A325T	1/2"	2"
ER-3/ER-4	4	A325T	1/2"	2"
ER-1/ER-4	4	A325T	1/2"	2"
Columns/Raf Jamb	8	A325T	1/2"	2"
	6	A325T	1/2"	2"

FLANGE BRACE TABLE FRAME LINE 1 & 9		
VID	MARK	LENGTH
1	FB27.3	2'-3 1/4"

CONNECTION PLATES FRAME LINE 1 & 9	
ID	MARK/PART
1	CL003
2	CL081
3	CL083
4	CL020
5	CL030
6	CL050
7	CL127
8	CL122
9	CL002
10	CL025

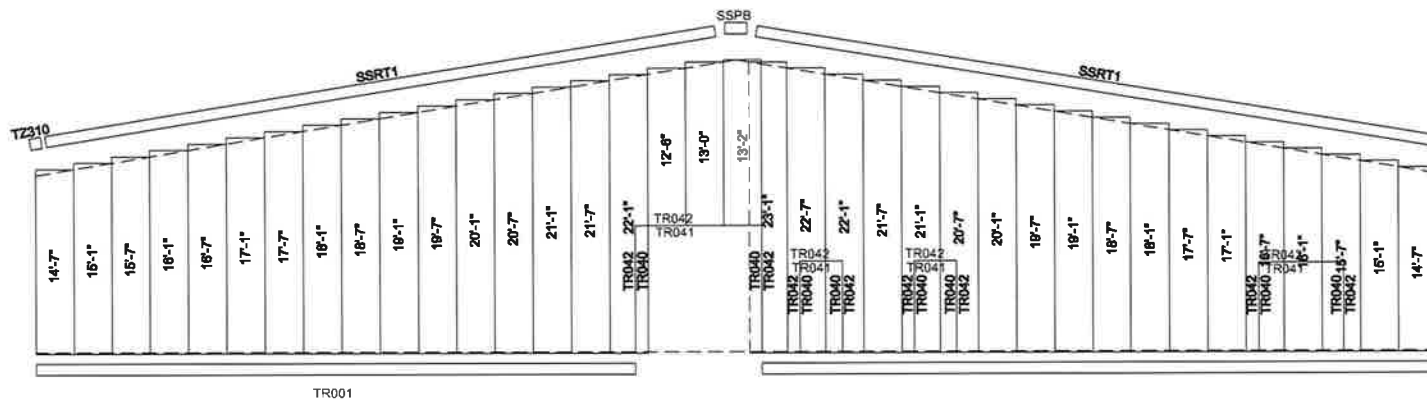
CABLE NOTES:
FIELD SLOT GIRTS FOR
CABLE TO PASS-THRU.

OLYMPIA STEEL BUILDINGS CANADA			
City: STOUFFVILLE	State: CN	Customer:	
Designer: X	Date: 3/8/19	Location:	MULMUR, ON L8V 0N4
Drafter: X	Date: 3/8/19	Revision No:	
Detailer: X	Date: 3/8/19	Office: X	Job No.: BEAUCHESNE
Checker: X	Date: 3/8/19	Office: X	
ENDWALL FRAMING			Sht. of 10



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. CGR - NEED COLOR



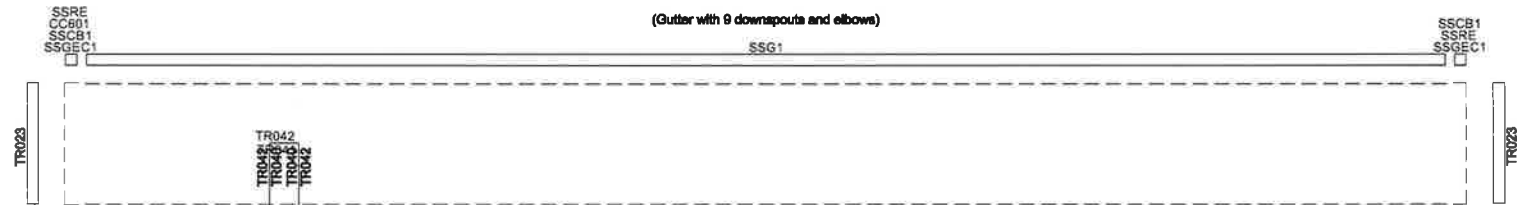
ENDWALL SHEETING & TRIM: FRAME LINE 9

PANELS: 26 Ga. CGR - NEED COLOR

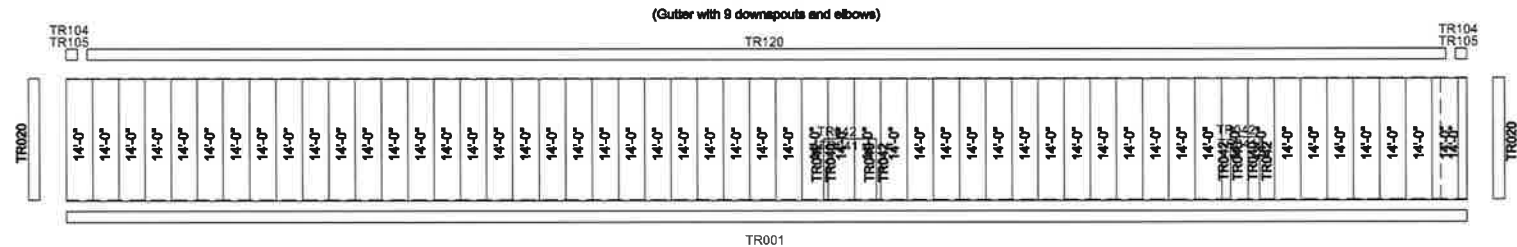
GENERAL NOTES:

MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

OLYMPIA STEEL BUILDINGS CANADA			Customer:		
City: STOUFFVILLE		State: CN	Location:		
Designer: X	Date: 3/ 8/19	MULMUR, ON LSV 0N4			
Drafter: X	Date: 3/ 8/19	Revision No:	Date:	Init:	
Detailer: X	Date: 3/ 8/19	Office: X	Job No.:		
Checker: X	Date: 3/ 8/19	Office: X	BEAUCHESNE		
ENDWALL FRAMING			Sht. of 10		



SIDEWALL SHEETING & TRIM: FRAME LINE A



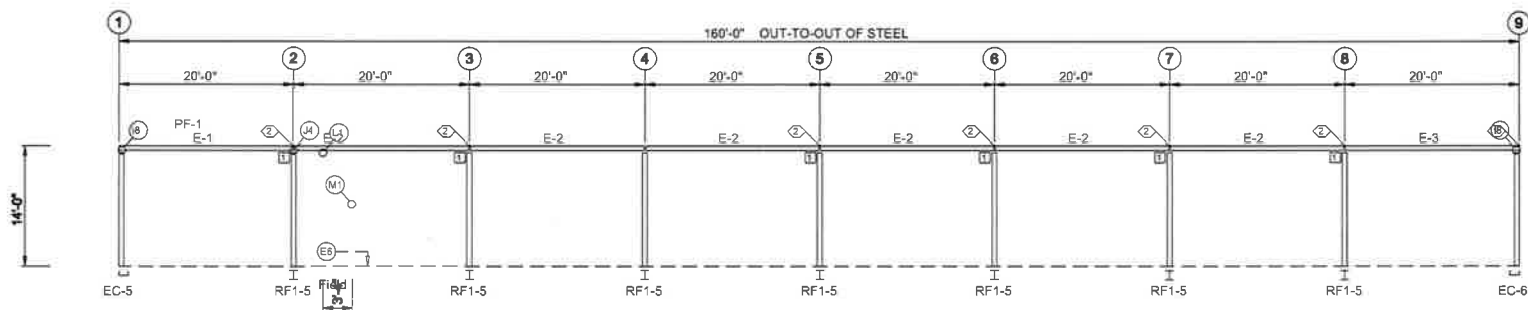
SIDEWALL SHEETING & TRIM: FRAME LINE F
PANELS: 28 Ga. CGR - NEED COLOR

GENERAL NOTES:
MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

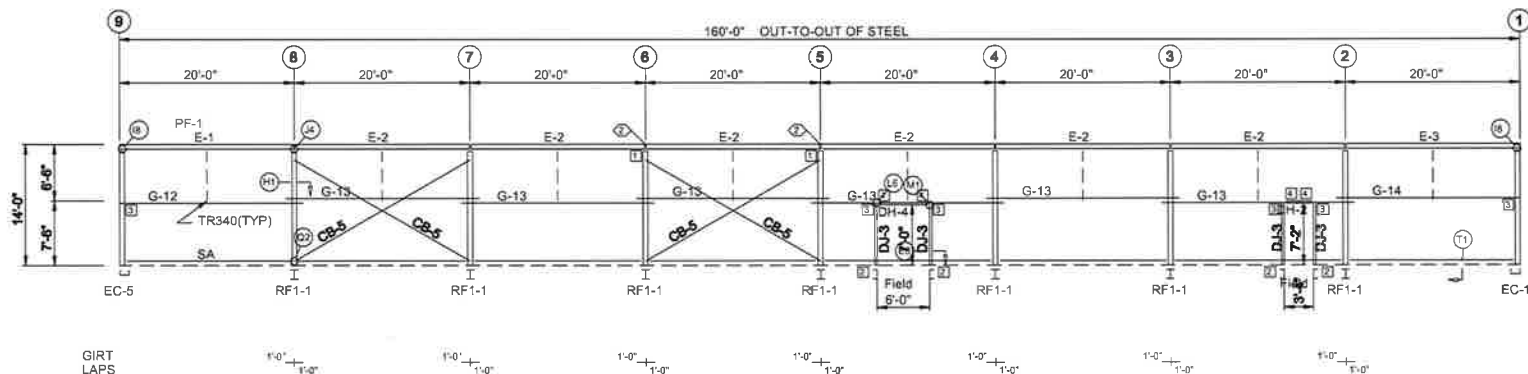
OLYMPIA STEEL BUILDINGS CANADA			Customer:		
City: STOUFFVILLE		State: ON	Location:		
Designer: X	Date: 3/ 8/19	MULMUR, ON LBY 0N4			
Drafter: X	Date: 3/ 8/19	Revision No:	Date:	Init.	
Detailer: X	Date: 3/ 8/19	Office: X	Job No:		
Checker: X	Date: 3/ 8/19	Office: X	BEAUCHESNE		
SIDEWALL FRAMING			Sht. of 10		

SPECIAL BOLTS					
○ ID	QUAN	TYPE	DIA	LENGTH	WASH
1	2	A325T	1/2"	2"	0
2	3	A325T	1/2"	2"	0

CONNECTION PLATES FRAME LINE A & F	
□ ID	MARK/PART
1	CL154
2	CL002
3	CL020
4	CL025



SIDEWALL FRAMING: FRAME LINE A



SIDEWALL FRAMING: FRAME LINE F

GENERAL NOTES:

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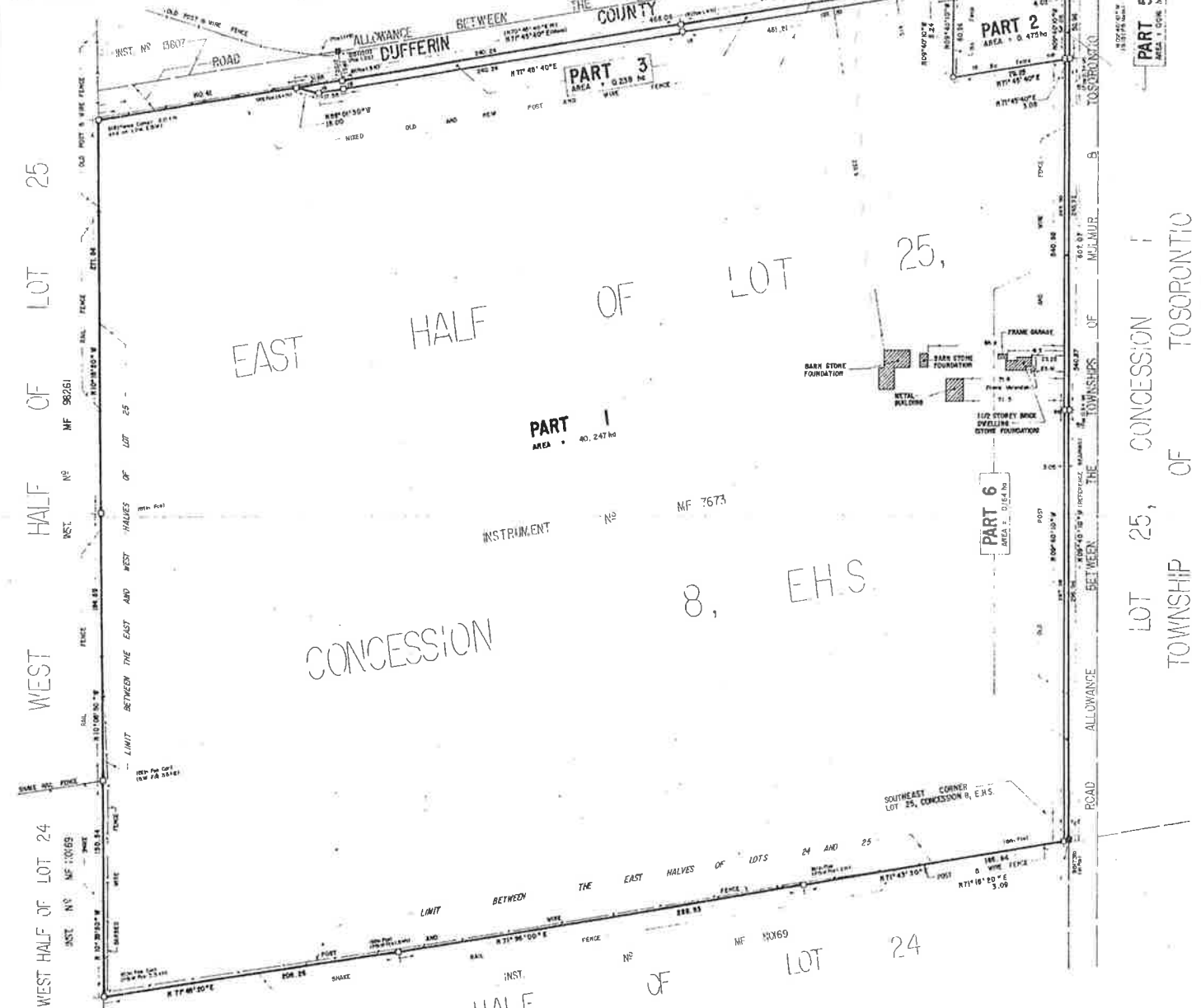
OLYMPIA STEEL BUILDINGS CANADA			Customer:		
City: STOUFFVILLE		State: CN	Location:		
Designer: X		Date: 3/ 8/10	MULMUR , ON L3Y 0N4		
Draftsman: X		Date: 3/ 8/10	Revision No:		Date: Init.
Detailer: X		Date: 3/ 8/10	Office: X		Job No.:
Checker: X		Date: 3/ 8/10	Office: X		BEAUCHESNE
SIDEWALL FRAMING			Sht. of 10		

PLAN OF SURVEY OF PART OF
LOT 25, CONCESSION 8
EAST OF HURONTARIO STREET
TOWNSHIP OF MULMUR
COUNTY OF DUFFERIN

RICHARD A. PREISS, O.L.S.
1987

Scale 1:2000

50 40 30 20 10 0 50 100 150 METRES



Richard A. Preiss Surveying Ltd.
ONTARIO LAND SURVEYOR
P.O. BOX 324

Beeton, Ontario
LOG 1A0
PHONE (416) 729-2689
PROJECT 14

87-716

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE REGISTRY ACT

DATE JULY 13, 1987

R. Preiss
RICHARD A. PREISS, O.L.S.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048

"CAUTION" THIS PLAN IS NOT A PLAN OF SUBDIVISION
WITHIN THE MEANING OF THE PLANNING ACT.

SCHEDULE

PART	LOT	CONCESSION	INSTRUMENT	AREA (ha)
1				40.247
2				0.475
3	Part of 25	8, E.H.S.	MF 7673	0.236
4				0.048
5				0.016
6				0.164

PROPERTY OF THE
REGISTRY OFFICE



LEGEND

- 1) O DENOTES SURVEY MONUMENT SET
- 2) S DENOTES SURVEY MONUMENT FOUND
- 3) S/B STANDARD IRON BAR
- 4) I/B IRON BAR
- 5) R ROUND
- 6) T39 R.C. MONUMENT, O.L.S.
- 7) S P.J. WILLIAMS, O.L.S.
- 8) S PLAN 51R-2765
- 9) M PLAN 7R-1657
- 10) E.H.S. EAST OF HURONTARIO STREET

BEARING REFERENCE

BEARINGS SHOWN ON THIS PLAN ARE ASTRONOMIC AND ARE REFERRED TO
THE WEST LIMIT OF THE ROAD ALLOWANCE BETWEEN THE TOWNSHIPS OF MULMUR
AND TORONTO AS SHOWN ON PLAN 51R-2765, HAVING A BEARING OF
109°40'10" W.

PREPARED FOR

V. POHLKE,
c/o MR. C. KUEPER,
PARLIAMENT REALTY LTD.,
7 VICTORIA STREET WEST,
ALLISTON, ONTARIO
L7M 1A0

SURVEYOR'S CERTIFICATE

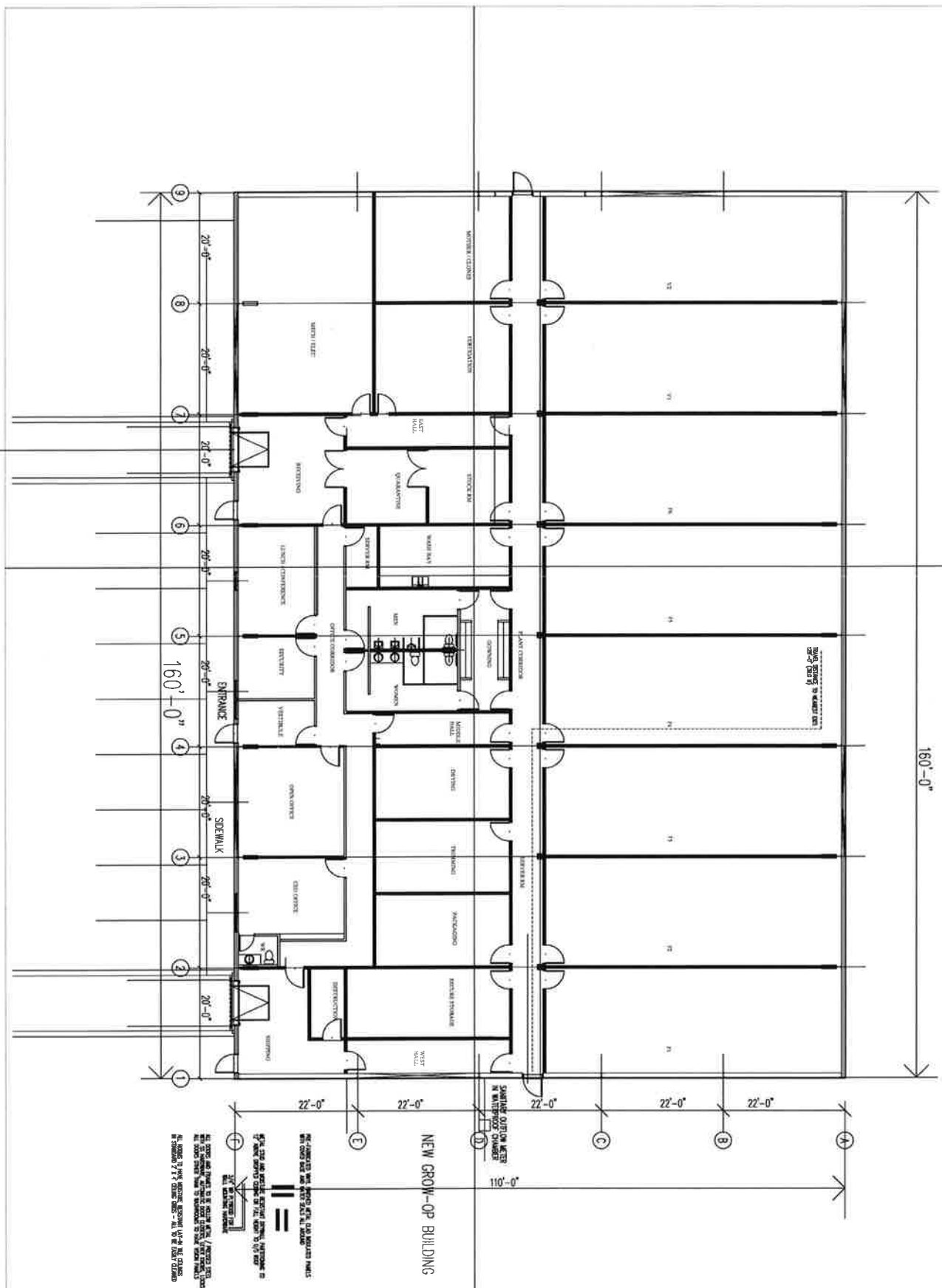
I CERTIFY THAT

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER;

2. THE SURVEY WAS COMPLETED ON THE 2nd DAY OF JULY, 1987.

DATE JULY 13, 1987

R. Preiss
RICHARD A. PREISS
ONTARIO LAND SURVEYOR



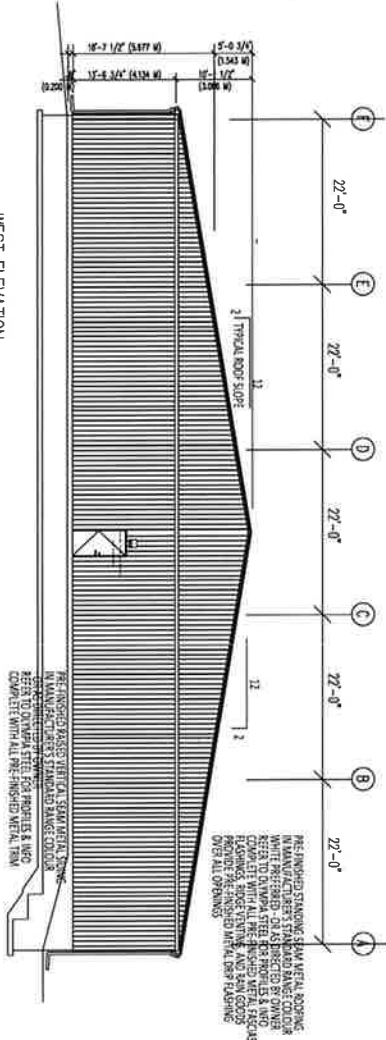
JOHN D. DORRIS, ARCHITECT
 159 Wakefield Rd., Milton, Ontario L9T 2L7 (905) 878-5190
 john@dorrisarch.com

ONTARIO ASSOCIATION
 ARCHITECTS
 JOHN D. DORRIS
 LICENCE 2751

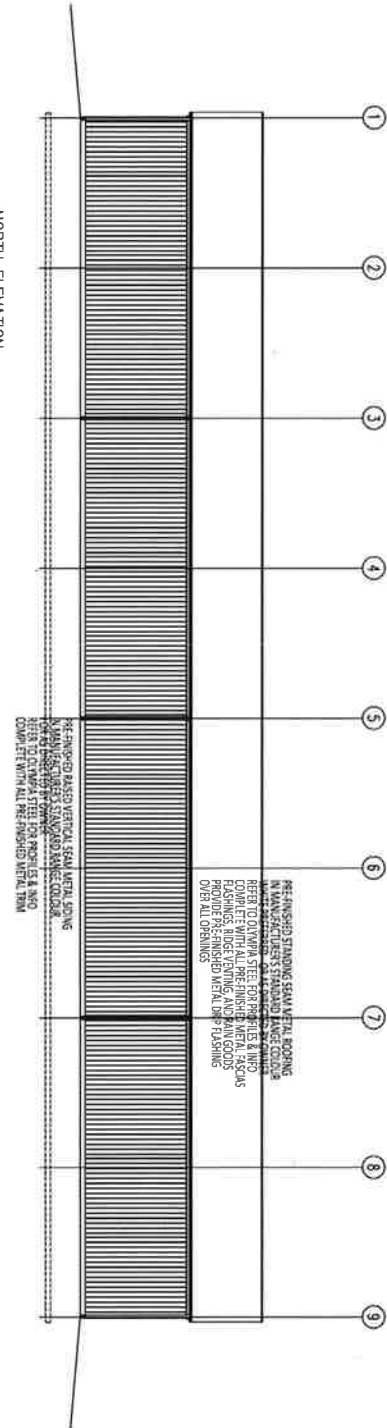
NEW FLOOR PLAN LAYOUT FOR:
 DENIS BEAUCHESNE AND YINGTIAN HUANG
BEAUCHESNE FARM
 998266 MULMUR TOSORONTIO TOWN LINE ROAD
 LOT 25, CONC VIII, RP 7R-2701
 MULMUR TOWNSHIP, DUFFERIN COUNTY, ONTARIO

FLOOR PLAN	
OCT 16/19	SCHEME F
1/16"=1'-0"	A1
1908	
1/8"=1'-0" @ 22" X 34"	

WEST ELEVATION



NORTH ELEVATION



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NEW FLOOR PLAN LAYOUT FOR:
DENIS BEAUCHESNE AND YINGTIAN HUANG
BEAUCHESNE FARM
998266 MULMUR TOSORONTIO TOWN LINE ROAD
LOT 25, CONC VIII, RP 7R-2701
MULMUR TOWNSHIP, DUFFERIN COUNTY, ONTARIO

NORTH & WEST
ELEVATIONS

MAR.26/20

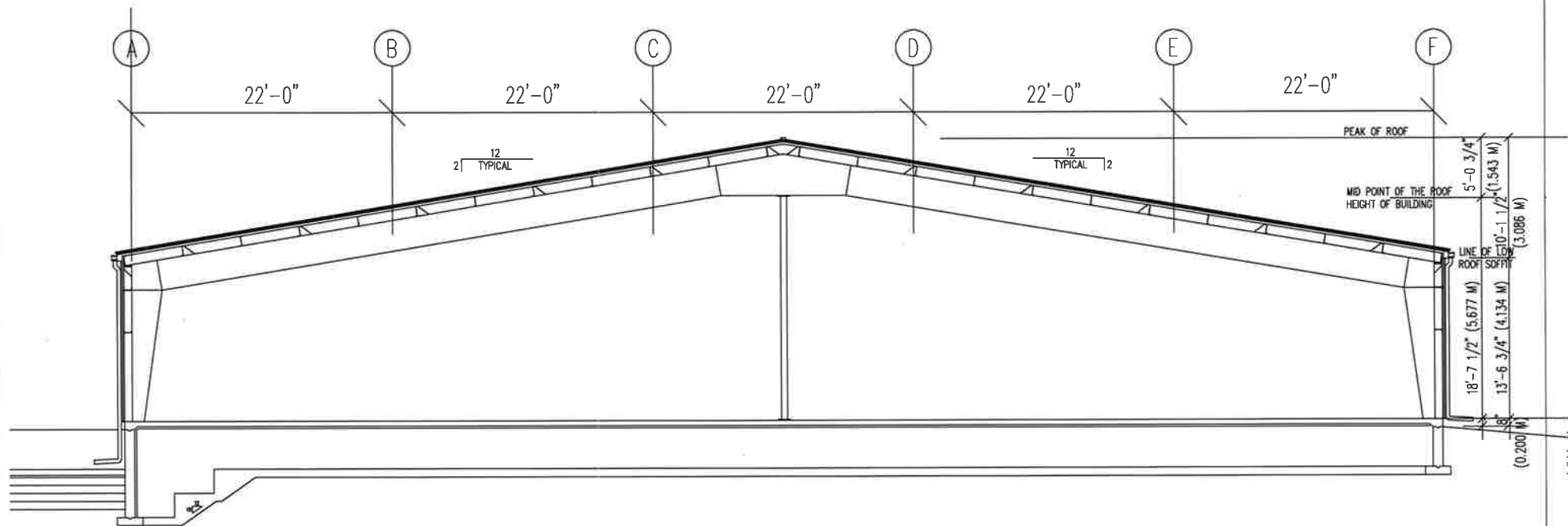
1/16"=1'-0"

1908

1/8"=1'-0" @ 22" X 34"

SCHEME F

A3



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NEW FLOOR PLAN LAYOUT FOR:
DENIS BEAUCHESNE AND YINGTIAN HUANG
BEAUCHESNE FARM
998266 MULMUR TOSORONTIO TOWN LINE ROAD
LOT 25, CONC VIII, RP 7R-2701
MULMUR TOWNSHIP, DUFFERIN COUNTY, ONTARIO

BUILDING SECTION

MAR.26/20	SCHEME F
1/8"=1'-0"	A4
1908	
1/4"=1'-0" @ 22" X 34"	



JOHN D. DORRIS, ARCHITECT
 159 Wakefield Rd., Milton, Ontario L9T 2L7 (905) 678-5190
 john@dorrisarch.com



NEW SITE PLAN LAYOUT FOR:
 DENIS BEAUCHESNE AND YINGTIAN HUANG
BEAUCHESNE FARM
 998266 MULMUR TOSORONTIO TOWN LINE ROAD
 LOT 25, CONC VIII, RP 7R-2701
 MULMUR TOWNSHIP, DUFFERIN COUNTY, ONTARIO

LOCATOR SITE PLAN
 OVERALL PLANT AREA

MAR. 30/20	SCHEME F
N.T.S.	SP1
1908	

Adam Hicks

From: Tracey Atkinson
Sent: Monday, April 20, 2020 1:01 PM
To: Adam Hicks
Subject: FW: Latest drawings for building site plan approval
Attachments: 1908 Mulmur A1 Scheme F Apr 07 20 --Model.pdf; 1908 Mulmur A2 Scheme F Apr 07 20 --Model.pdf; 1908 Mulmur A3 Scheme F Apr 07 20 --Model.pdf; 1908 Mulmur A4 Scheme F Apr 07 20 --Model.pdf; 1908 Mulmur Site Plan SP2 - Scheme F -2020Mar30.pdf; 1908 Mulmur Site Plan SP3 - Scheme F -2020Mar30.pdf; 1908 Mulmur Site Plan SP1 - Scheme F -2020Mar30.pdf

Please print and start a paper folder for when we get the application form.
Thank

From: denis beauchesne <denisbeau.ywg@gmail.com>
Sent: April 16, 2020 12:27 PM
To: Tracey Atkinson <tatkinson@mulmur.ca>
Subject: Fwd: Latest drawings for building site plan approval

Dear Ms. Atkinson,

I hope this finds you well. I dropped off our site plan application yesterday with the hard copies that we were able to include. We don't have a USB stick at the farm and are unable to print 11x17 so hopefully the PDF files attached below will suffice for the time being. It seems that perhaps the only thing we might be missing is the sworn statement included with the application, I'm not sure how you are dealing with that requirement at present.

As you will see from the attached drawings we have decided to move the building to the northeast corner of our property. The location was chosen in keeping with the requirement to have a driveway on the township road, and for practical considerations was placed to the north of our house - further south being a fairly wet piece of land with the township road being flooded occasionally in the spring. We situated the building as close to our house and as far from the neighbours as possible, and oriented it so that the parking/loading areas are mostly out of site with the building being the only thing visible from the north.

We look forward to hearing from you after you have had a chance to take a look at these new drawings.

Sincerely,
Denis Beauchesne and Yingtian Huang