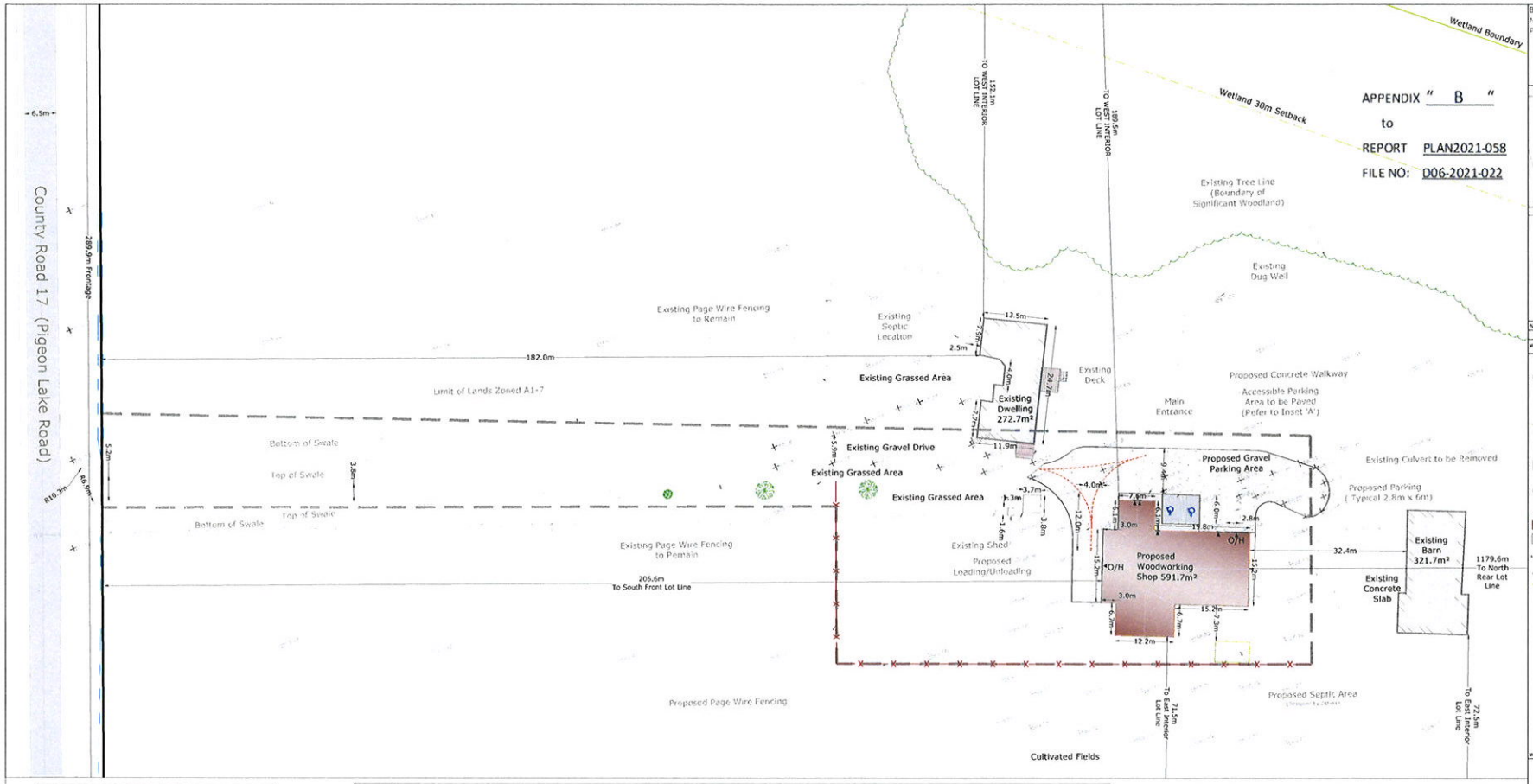
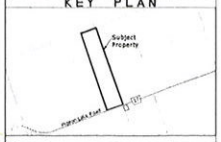
APPENDIX " B "
to
REPORT PLAN2021-058
FILE NO: D06-2021-022



BM1– 269.21
Nail in wooden fence post

TRUE NORTH

KEY PLAN



No	Description	Date
	Revisions	

Metric: Dimensions are in metres and/or millimetres unless otherwise shown.

Existing
- Existing Dug Well Location
- Existing Fence line to Remain
- Existing Overhead Hydro Line
- Existing Treeline (Significant Woodland Boundary)
- Existing Building
- Existing Gravel Drive
- Existing Grassed Area and Cultivated Fields

Proposed
- Proposed Fencing
- Proposed Fire Access Turn Around
- Proposed Building
- Proposed Gravel Area

Natural Features
- Significant Woodland Boundary (Existing Treeline)
- Wetland Boundary
- Wetland Boundary 30m Buffer

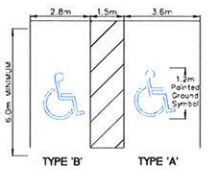
Metric: Dimensions are in metres and/or millimetres unless otherwise shown.

ZONING COMPLIANCE

Township of Emily, Comprehensive Zoning By-law 1996-30 – Agricultural (A1-7) Zone as Amended by Zoning By-law No. 2021-058

By-law Requirement		Development Site Characteristics	
Property			
Minimum Lot Area	25 ha	Site Area	80.8ha
Minimum Lot Frontage	120m	Lot Frontage	289.5m
Setbacks		**Setbacks**	
- Minimum Front Yard	30m	- Front Yard (Proposed Building)	206.6m
- Minimum Interior Side Yard	9m	- Interior Side Yard (West)	189.5m
- Minimum Exterior Side Yard	15m	- Interior Side Yard (East)	71.5m
- Minimum Rear Yard	15m	- Rear Yard	1179.6m
Lot Coverage	5%	Lot Coverage (Total Property)	0.4%
		Lot Coverage (A1-7 Zone Area)	2.1%
Gross Floor Area			
per dwelling unit	93 m²	Floor Area	272.7m²
Accessory of dwelling unit	93 m²	Area/Storey of dwelling unit	272.7m²
Custom woodworking shop Gross Floor Area	555m²	Custom woodworking shop Gross Floor Area	591.7m²
Parking and Access			
Total Required Number of Parking Spaces	3	Total Number of Parking Spaces	3
Parking Space Dimensions	6m x 2.8m	Parking Space Dimensions	6m x 2.8m
Total Number of Accessible Spaces Required	1	Total Number of Accessible Spaces	1
Accessible Space Dimensions	6m x 4m	Accessible Space Dimensions	6m x 4m
Total Number of Loading Spaces Required	1	Total Number of Loading Spaces	1
Loading Space Dimensions	12m x 4m	Loading Space Dimensions	12m x 4m
Minimum Driveway Aisle Width	7m	Driveway Aisle Width	9.4m
Accessible Parking Surface	Concrete Asphalt	Accessible Parking Surface	Proposed to be Paved

INSET 'A'



1/3 DETAIL – BARRIER FREE LINE PAINTING
SCALE = N.T.S.

2/3 DETAIL – ACCESSIBLE SIGN
SCALE = N.T.S.

3/3 DETAIL – ACCESSIBLE SIGN MOUNTING
SCALE = N.T.S.

General Notes:

1. All refuse will be stored indoors, therefore outdoor garbage and recycling receptacles are not proposed.
2. Sawdust will be collected via Dust Collection System

DANIEL J. TOKE
Registered Professional Planner
RPP
MCIP

WILLS

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PROPOSED WOODWORKING SHOP SITE PLAN

833 Pigeon Lake Road
Part Lot 3, Concession 11
Former Geographic Township of Ops
City of Kawartha Lakes

Drawn By:	S.W.	SCALE: Horz. 1:1000 Vert.	
Designed By:	S.W.	Plot Date: June 15, 2021	
Checked By:	D.J.T.	Project No.: 85081	Sht. No.
File Name: 85081-SP.dwg			100

Printed By: wmcgee Printed On: June 15, 2021
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