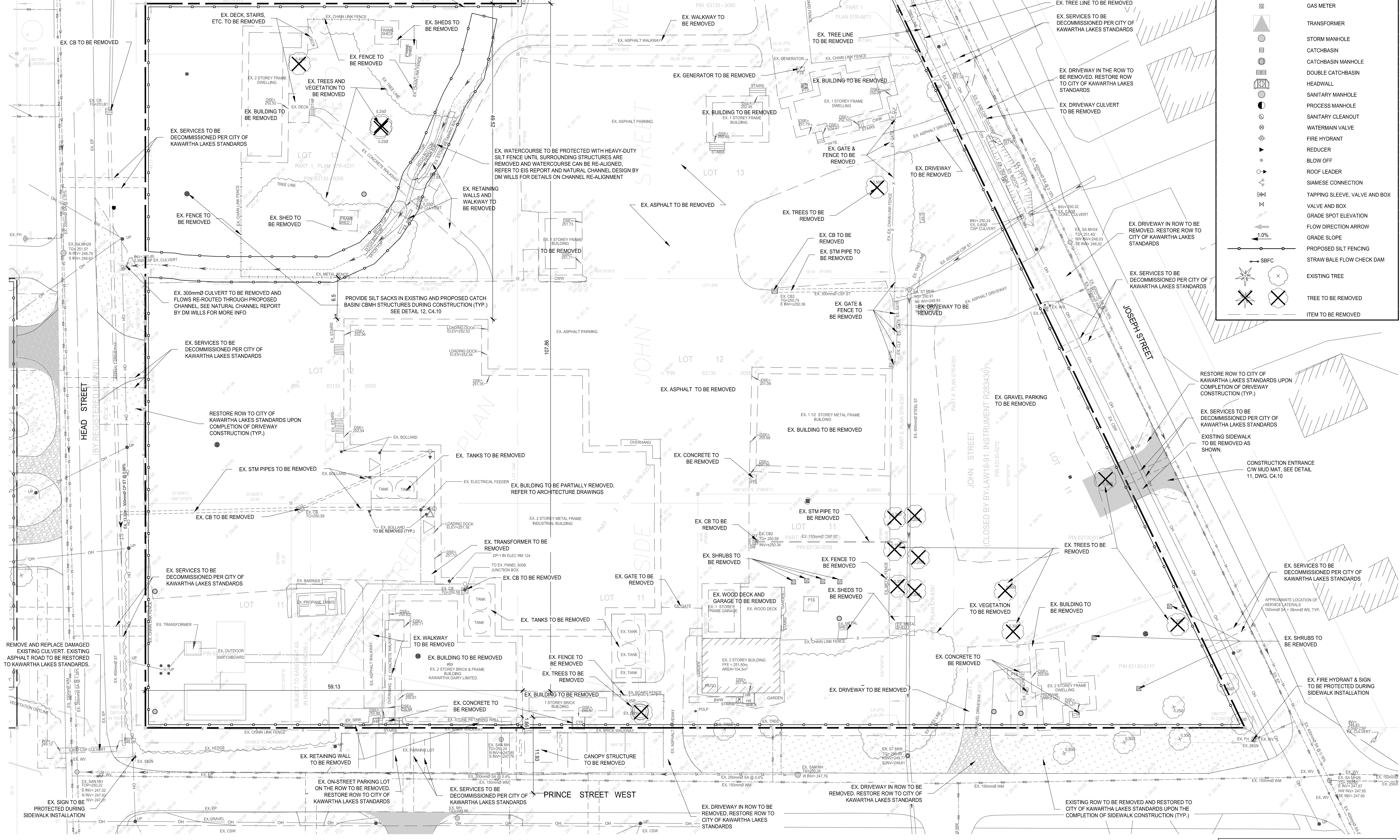


SITE STATISTICS TABLE - EXISTING MANUFACTURING BUILDING WITH OFFICE SPACE AND HOMESTEAD				
ADDRESS	89 PRINCE STREET W. BOBCAYGEON, ON, CA			
ZONING	RESTRICTED INDUSTRIAL SPECIAL EXCEPTION TWO (M1-S2) ZONE			
REGULATIONS	EXISTING	REQUIRED	PROPOSED	VARIANCE
MIN. LOT AREA (ha)	1.34	0.167	±1.7922	N
MIN. LOT FRONTAGE (m)	85.0	30.0	171.58	N
MIN. LOT DEPTH (m)	140.88	-	140.88	N
MAX. BUILDING AREA (m <sup>2</sup> )	±2,403.45	-	7,764.28	N
MIN. LOT COVERAGE (%)	16.6	50	16.6	N
MIN. LANDSCAPE COVERAGE (%)	83.4	-	83.4	N
MAX. BUILDING HEIGHT (m)	6.9	11.0	9.14	N
SETBACKS (m)				
MIN. FRONT	1.66	1.6	24.45	N
MIN. REAR	2.3	6.0	20.41	N
MIN. INTERIOR SIDE (E)	5.47	0.0	-	-
MIN. EXTERIOR SIDE (E)	-	8.0	5.95	Y
MIN. EXTERIOR SIDE (W)	31.09	8.0	31.01	N

MIN. CENTERLINE FROM ROAD	11.93	-	36.63	-
WATER YARD	6.5	6.0	5.93	Y
PARKING				
PARKING RATIO	THE FIRST 2800m <sup>2</sup> OF THE PREMISES, 1 PER 40m <sup>2</sup> OF FLOOR AREA OR PORTION THEREOF AND FOR ANY ADDITIONAL FLOOR AREA, 1 PER 100m <sup>2</sup> FOR FLOOR AREA OR PORTION THEREOF			
NO. OF PARKING SPACES	±24	61	25	Y
PARKING SPACE DIMENSIONS (m)	3.0 X 5.5	(3.0 X 6.0) (MIN. AREA 17m <sup>2</sup> )	3.0 X 6.0	N
NO. OF ACCESSIBLE SPACES	-	4	2	Y
ACCESSIBLE SPACE DIMENSION (m)	-	(3.0 X 5.7) (MIN. AREA 17m <sup>2</sup> )	3.0 X 6.0	N
NO. OF LOADING SPACE	-	2	6	N
LOADING SPACE DIMENSION (m)	-	4.0 X 17.0	4.0 X 20.0	N



### LEGEND

- SITE PROPERTY LINE
- MUNICIPAL ZONING SETBACK
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- EXISTING TOP OF SLOPE
- EXISTING BOTTOM OF SLOPE
- EXISTING DITCH
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD WIRE
- EXISTING GAS UTILITY
- EXISTING MONITORING WELL
- UTILITY POLE
- LIGHT POLE
- BELL PED
- GAS METER
- TRANSFORMER
- STORM MANHOLE
- CATCHBASIN
- CATCHBASIN MANHOLE
- DOUBLE CATCHBASIN
- HEADWALL
- SANITARY MANHOLE
- PROCESS MANHOLE
- SANITARY CLEANOUT
- WATERMAIN VALVE
- FIRE HYDRANT
- REDUCER
- BLOW OFF
- ROOF LEADER
- SIAMSE CONNECTION
- TAPPING SLEEVE, VALVE AND BOX
- VALVE AND BOX
- GRADE SPOT ELEVATION
- FLOW DIRECTION ARROW
- GRADE SLOPE
- PROPOSED SILT FENCING
- STRAW BALE FLOW CHECK DAM
- EXISTING TREE
- TREE TO BE REMOVED
- ITEM TO BE REMOVED

PROJECT TRUE

DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS SEALED BY A PROFESSIONAL ENGINEER. CONTRACTOR SHALL CHECK ALL DIMENSIONS ON DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE HEALTH AND SAFETY ACT.

No.	DATE	REVISION	BY
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2	2023.11.03	ISSUED FOR ZONING BY-LAW AMENDMENT	AT
X	X	X	X
X	X	X	X
X	X	X	X

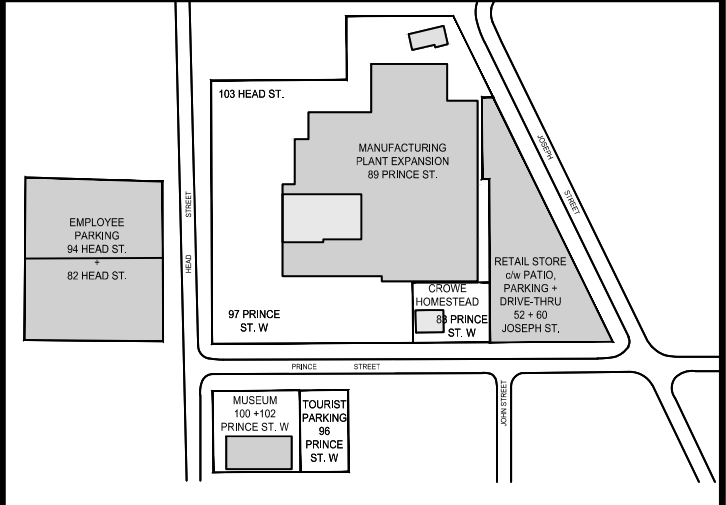
### LEGAL INFORMATION

LOTS 11 AND 12, WEST SIDE OF HEAD STREET AND LOTS 11 AND 12 AND EAST SIDE OF HEAD STREET AND LOTS 11, 12, AND 13 WEST SIDE OF JOHN STREET AND PART OF JOHN STREET (CLOSED BY BY-LAW 18-91, INSTRUMENT R283430) AND LOT 11 AND PART OF LOT 14 WEST SIDE OF JOSEPH STREET REGISTERED PLAN 70 IN THE TOWN OF BOBCAYGEON COUNTY OF KAWARTHA LAKES

### BENCHMARK:

MONUMENT TYPE: SITE BENCHMARK  
 LOCATION: TOP OF NUT ON HYDRANT AT SOUTH EAST CORNER OF SUBJECT SITE AT INTERSECTION OF JOSEPH STREET AND PRINCE STREET WEST.  
 GEODETIC ELEVATION: 250.54

- ### DRAWING REFERENCES:
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  - ALL BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A PLAN PREPARED BY BW SURVEYORS, PLAN NO. A-02780-POS\_V2, DATED NOVEMBER 19, 2021
  - FLOODLINE AND WATERCOURSE INFORMATION TAKEN FROM REPORT PREPARED BY SANCHEZ ENGINEERING LTD. DATED JUNE 8, 2016
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  - INFORMATION RELATED TO THE EXISTING SERVICES ON HEAD STREET, JOSEPH STREET AND PRINCE STREET WAS TAKEN FROM PLANS PROVIDED BY THE CITY OF KAWARTHA LAKES, DATED JUNE 1981
  - ARCHITECTURAL INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM PLANS PREPARED BY MALLOT CREEK GROUP
  - INFORMATION RELATED TO EXISTING WETLAND AND ASSOCIATED BUFFER TAKEN FROM AN EIS REPORT PREPARED BY D.M. WILLS, DATED JUNE 2021



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 www.mallotcreek.com

**Kawartha DAIRY**  
 KAWARTHA DAIRY  
 89 PRINCE ST. W  
 BOBCAYGEON, ON, CANADA

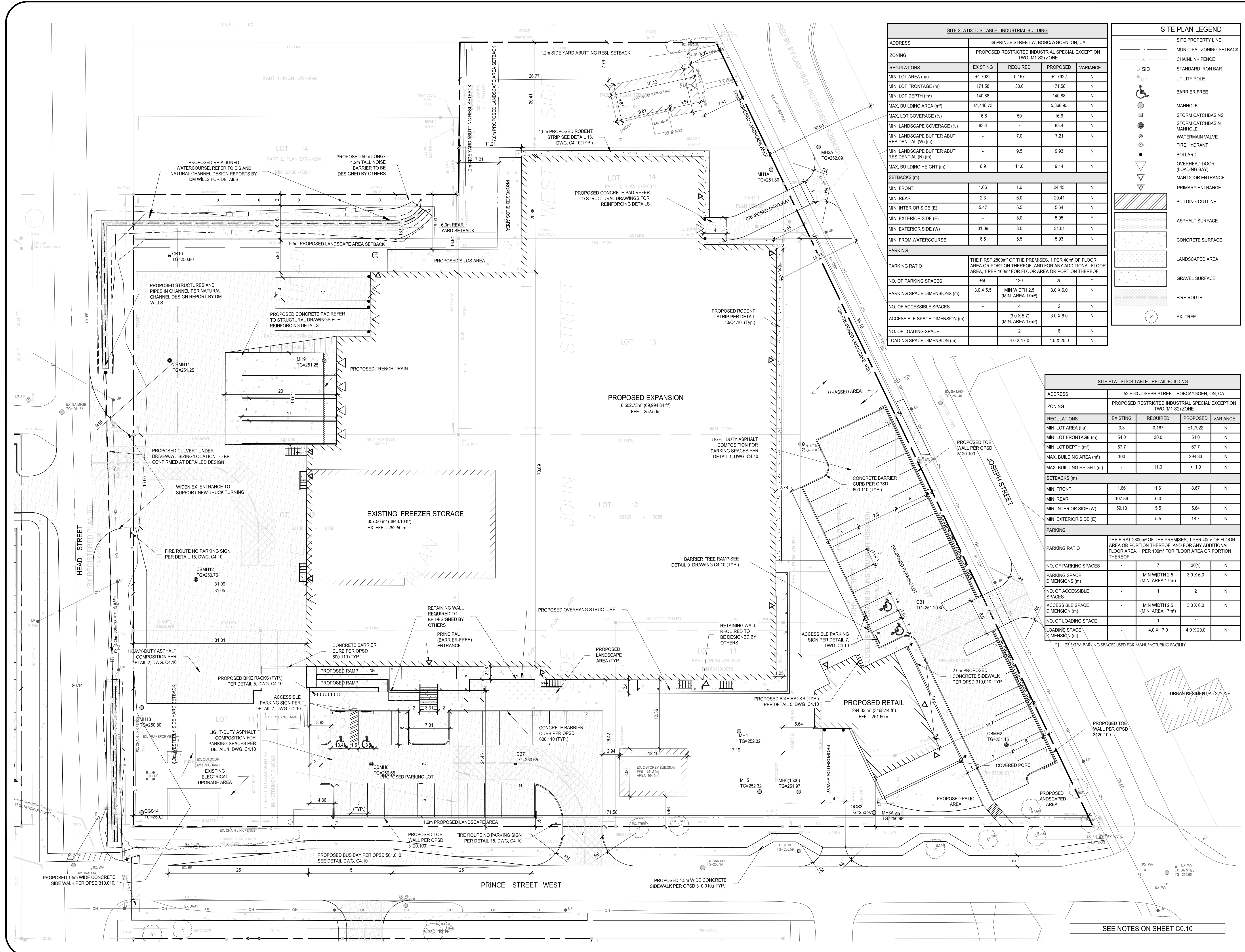
PROJECT DEMETER

### EXISTING CONDITIONS, REMOVALS AND SEDIMENT CONTROL & EROSION PLAN 1

DESIGN BY:	AT
DRAWN BY:	DB
CHECKED BY:	AT
DATE:	2023.06.16
SCALE:	1:300
PROJECT NUMBER:	21010

SEE NOTES ON SHEET C0.10

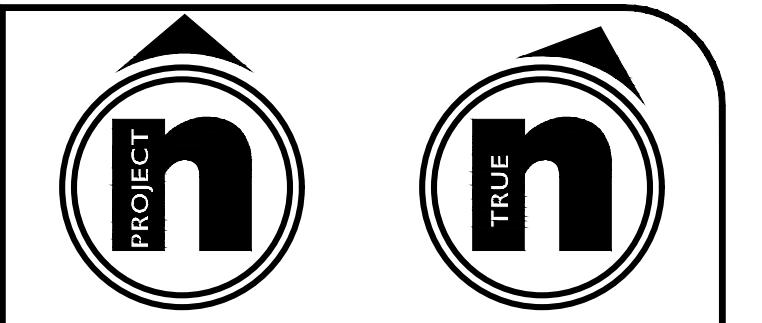




SITE STATISTICS TABLE - INDUSTRIAL BUILDING				
ADDRESS	89 PRINCE STREET W, BOBCAYGEON, ON, CA			
ZONING	PROPOSED RESTRICTED INDUSTRIAL SPECIAL EXCEPTION TWO (M1-S2) ZONE			
REGULATIONS	EXISTING	REQUIRED	PROPOSED	VARIANCE
MIN. LOT AREA (ha)	±1.7922	0.167	±1.7922	N
MIN. LOT FRONTAGE (m)	171.58	30.0	171.58	N
MIN. LOT DEPTH (m)	140.88	-	140.88	N
MAX. BUILDING AREA (m²)	±1,448.73	-	5,388.93	N
MAX. LOT COVERAGE (%)	16.6	50	16.6	N
MIN. LANDSCAPE COVERAGE (%)	83.4	-	83.4	N
MIN. LANDSCAPE BUFFER ABUT RESIDENTIAL (W) (m)	-	7.0	7.21	N
MIN. LANDSCAPE BUFFER ABUT RESIDENTIAL (N) (m)	-	9.5	9.93	N
MAX. BUILDING HEIGHT (m)	6.9	11.0	9.14	N
SETBACKS (m)				
MIN. FRONT	1.66	1.6	24.45	N
MIN. REAR	2.3	6.0	20.41	N
MIN. INTERIOR SIDE (E)	5.47	5.5	5.64	N
MIN. EXTERIOR SIDE (E)	-	8.0	5.95	Y
MIN. EXTERIOR SIDE (W)	31.09	8.0	31.01	N
MIN. FROM WATERCOURSE	6.5	5.5	5.93	N
PARKING				
PARKING RATIO	THE FIRST 2800m² OF THE PREMISES, 1 PER 40m² OF FLOOR AREA OR PORTION THEREOF AND FOR ANY ADDITIONAL FLOOR AREA, 1 PER 100m² FOR FLOOR AREA OR PORTION THEREOF			
NO. OF PARKING SPACES	150	120	25	Y
PARKING SPACE DIMENSIONS (m)	3.0 X 5.5	MIN WIDTH 2.5 (MIN. AREA 17m²)	3.0 X 6.0	N
NO. OF ACCESSIBLE SPACES	-	4	2	N
ACCESSIBLE SPACE DIMENSION (m)	-	(3.0 X 5.7) (MIN. AREA 17m²)	3.0 X 6.0	N
NO. OF LOADING SPACE	-	2	6	N
LOADING SPACE DIMENSION (m)	-	4.0 X 17.0	4.0 X 20.0	N

SITE PLAN LEGEND	
---	SITE PROPERTY LINE
---	MUNICIPAL ZONING SETBACK
---	CHAINLINK FENCE
---	STANDARD IRON BAR
---	UTILITY POLE
---	BARRIER FREE
---	MANHOLE
---	STORM CATCHBASIN
---	STORM CATCHBASIN MANHOLE
---	FIREMAN VALVE
---	WATER HYDRANT
---	BOLLARD
---	OVERHEAD DOOR (LOADING BAY)
---	MAN DOOR ENTRANCE
---	PRIMARY ENTRANCE
---	BUILDING OUTLINE
---	ASPHALT SURFACE
---	CONCRETE SURFACE
---	LANDSCAPED AREA
---	GRAVEL SURFACE
---	FIRE ROUTE
---	EX. TREE

SITE STATISTICS TABLE - RETAIL BUILDING				
ADDRESS	52 * 6 JOSEPH STREET, BOBCAYGEON, ON, CA			
ZONING	PROPOSED RESTRICTED INDUSTRIAL SPECIAL EXCEPTION TWO (M1-S2) ZONE			
REGULATIONS	EXISTING	REQUIRED	PROPOSED	VARIANCE
MIN. LOT AREA (ha)	0.3	0.167	±1.7922	N
MIN. LOT FRONTAGE (m)	54.0	30.0	54.0	N
MIN. LOT DEPTH (m)	67.7	-	67.7	N
MAX. BUILDING AREA (m²)	100	-	294.33	N
MAX. BUILDING HEIGHT (m)	-	11.0	<11.0	N
SETBACKS (m)				
MIN. FRONT	1.66	1.6	8.67	N
MIN. REAR	107.86	6.0	-	-
MIN. INTERIOR SIDE (W)	59.13	5.5	5.64	N
MIN. EXTERIOR SIDE (E)	-	5.5	18.7	N
PARKING				
PARKING RATIO	THE FIRST 2800m² OF THE PREMISES, 1 PER 40m² OF FLOOR AREA OR PORTION THEREOF AND FOR ANY ADDITIONAL FLOOR AREA, 1 PER 100m² FOR FLOOR AREA OR PORTION THEREOF			
NO. OF PARKING SPACES	-	7	30(1)	N
PARKING SPACE DIMENSIONS (m)	-	MIN WIDTH 2.5 (MIN. AREA 17m²)	3.0 X 6.0	N
NO. OF ACCESSIBLE SPACES	-	1	2	N
ACCESSIBLE SPACE DIMENSION (m)	-	MIN WIDTH 2.5 (MIN. AREA 17m²)	3.0 X 6.0	N
NO. OF LOADING SPACE	-	1	1	-
LOADING SPACE DIMENSION (m)	-	4.0 X 17.0	4.0 X 20.0	N



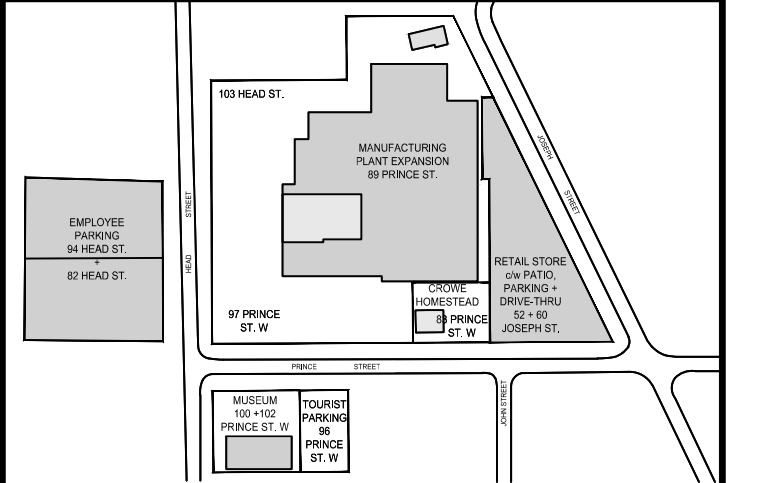
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**BENCHMARK:**  
 MONUMENT TYPE: SITE BENCHMARK  
 LOCATION: TOP OF NUT ON HYDRANT AT SOUTH EAST CORNER OF SUBJECT SITE AT INTERSECTION OF JOSEPH STREET AND PRINCE STREET WEST.  
 GEODETIC ELEVATION: 250.54

- DRAWING REFERENCES:**
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**KEY PLAN**  
 N.T.S.

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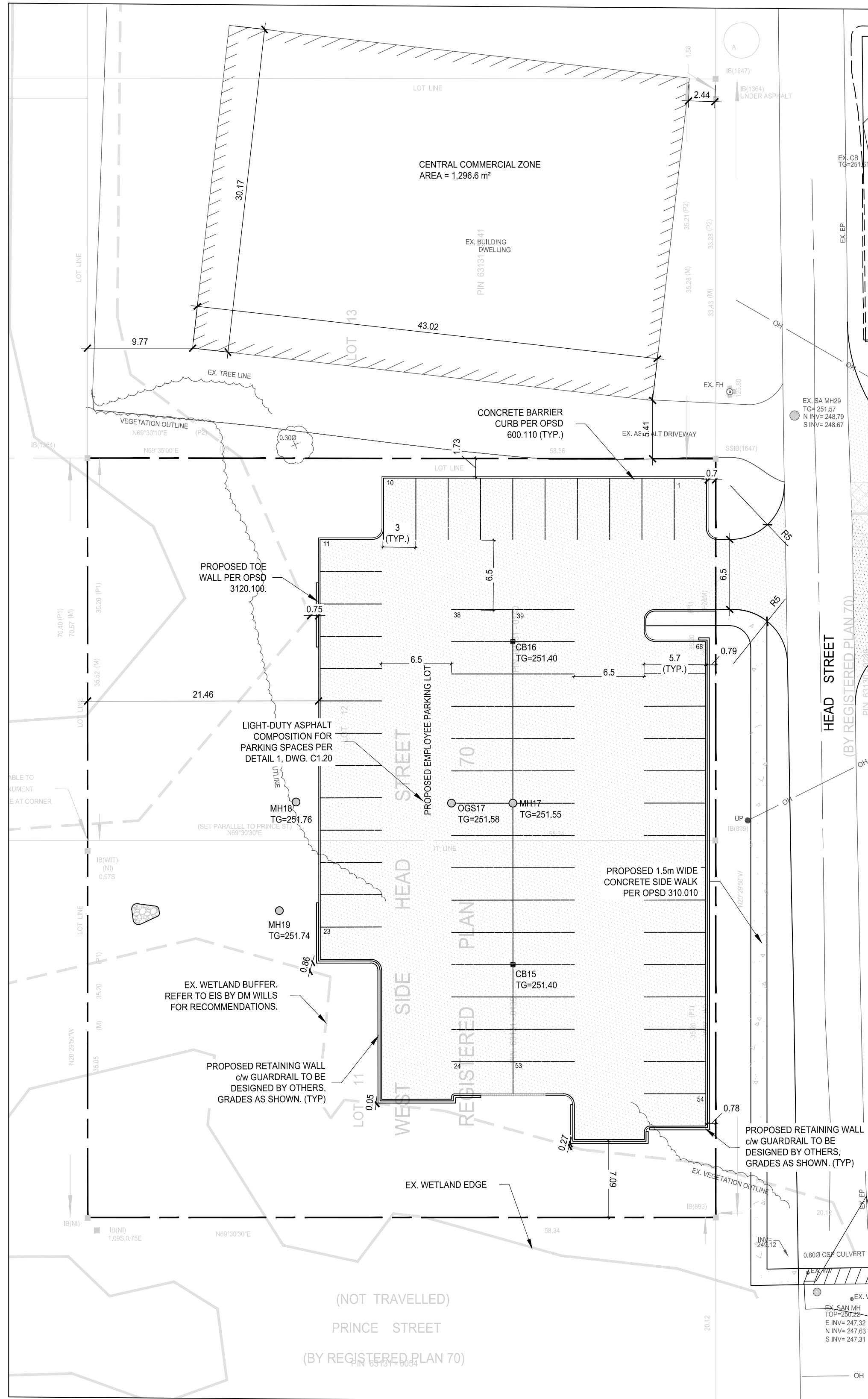
**Kawartha Dairy**  
 EST. 1935  
 KAWARTHA DAIRY  
 89 PRINCE ST. W  
 BOBCAYGEON, ON, CANADA

**PROJECT DEMETER**

**SITE PLAN - MANUFACTURING PLANT EXPANSION AND RETAIL STORE**

DESIGN BY:	AT
DRAWN BY:	DB
CHECKED BY:	AT
DATE:	2023.06.16
SCALE:	1:300
PROJECT NUMBER:	21010

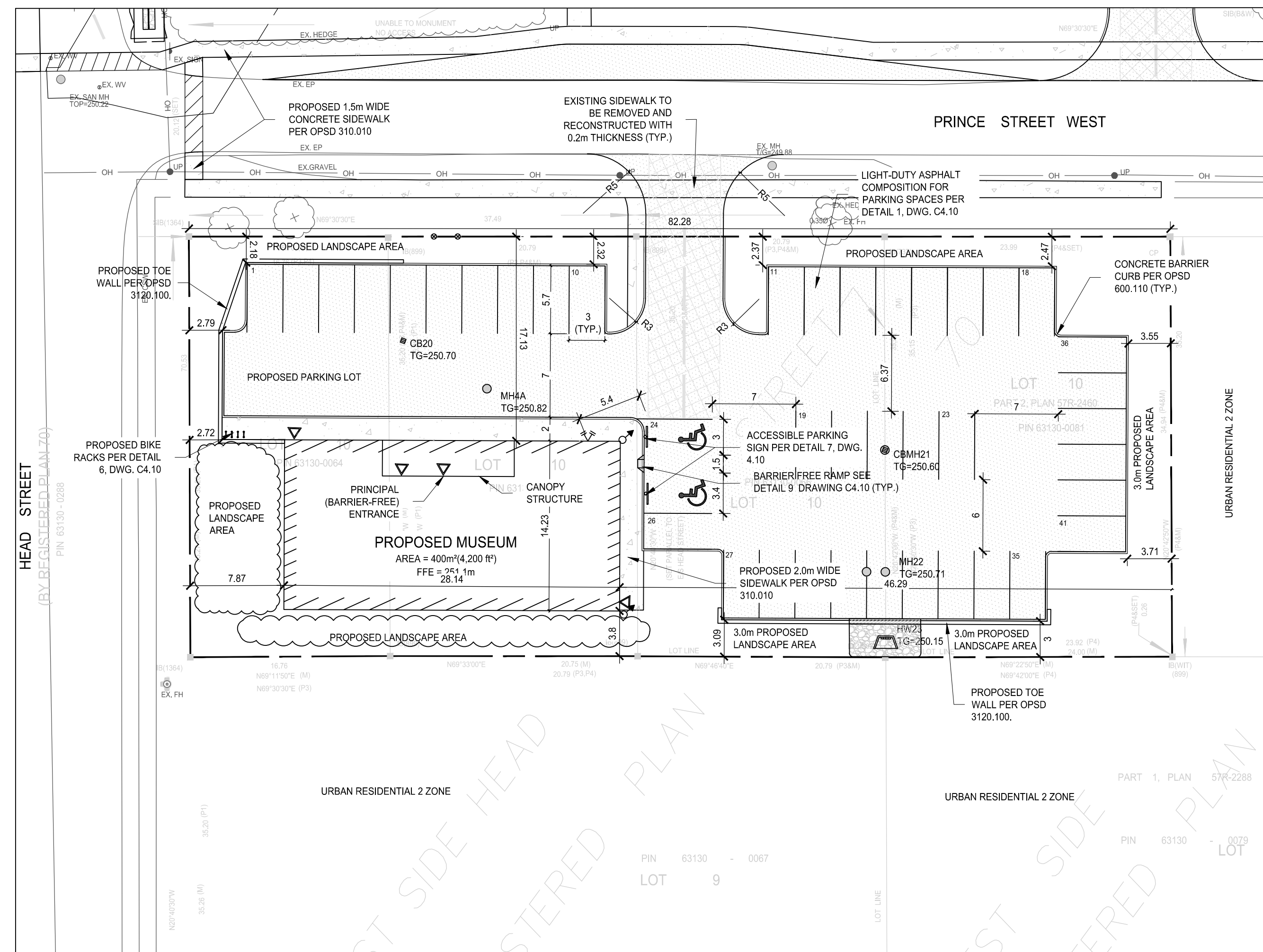
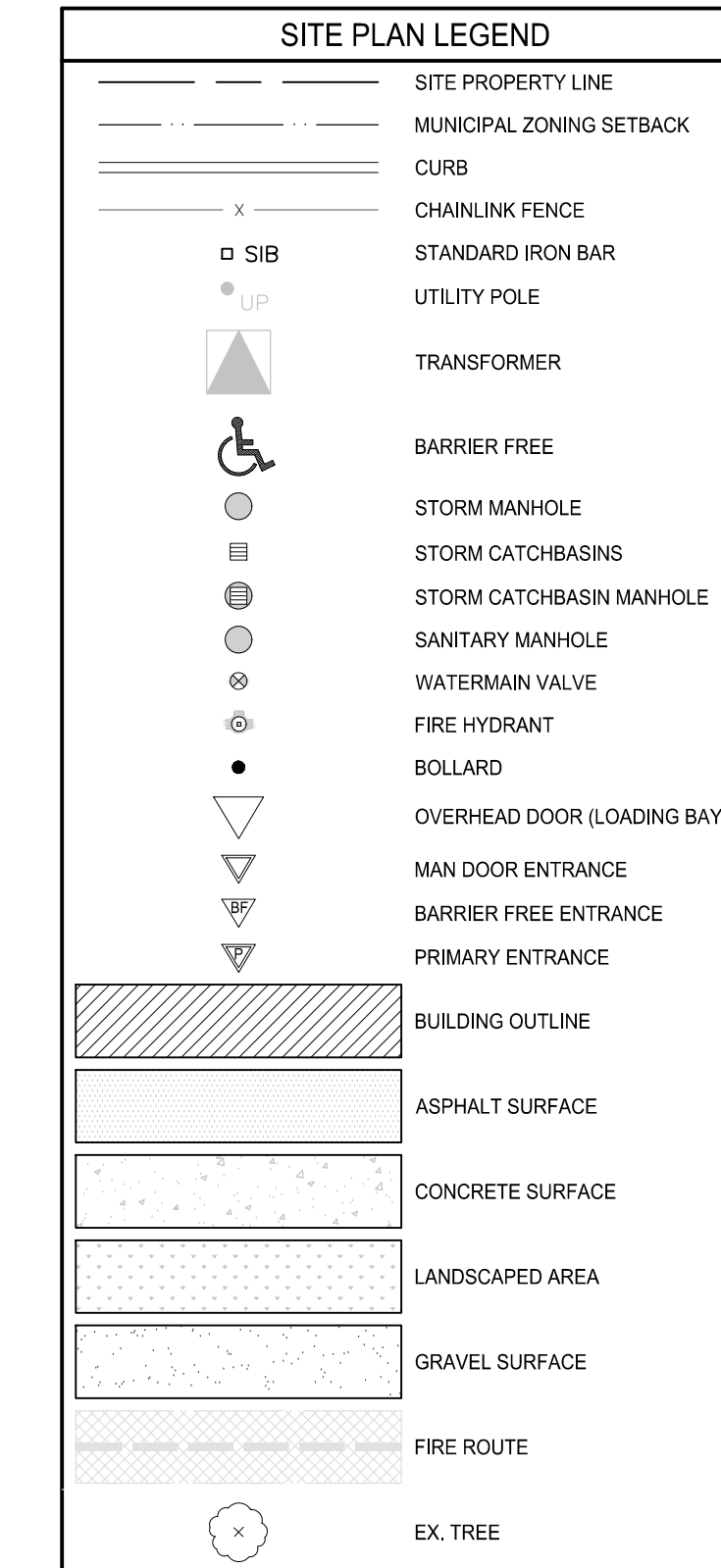




EMPLOYEE PARKING - 82 + 94 HEAD ST.  
SCALE 1:300

SITE STATISTICS TABLE - MUSEUM & TOURIST PARKING LOT				
ADDRESS	96 + 100 + 102 PRINCE STREET, BOBCAYGEON, ON, CA			
ZONING	PROPOSED CENTRAL COMMERCIAL (C1) ZONE			
REGULATIONS	EXISTING	REQUIRED	PROPOSED	VARIANCE
MIN. LOT AREA (ha)	0.29	-	0.29	N
MIN. LOT FRONTAGE (m)	82.28	-	82.28	N
MIN. LOT DEPTH (m)	34.84	-	34.84	N
MAX. BUILDING AREA (m <sup>2</sup> )	239.87	-	400	N
MAX. LOT COVERAGE (m <sup>2</sup> )	8.3	60.0	13.8	N
MIN. LANDSCAPE COVERAGE (%)	58.8	-	29.2	-
MAX. BUILDING HEIGHT (m)	-	11.0	<11.0	N
SETBACKS (m)				
MIN. FRONT	-	-	17.13	N
MIN. REAR	-	-	3.8	N
MIN. INTERIOR SIDE	-	1.2	46.29	N
MIN. EXTERIOR SIDE	-	-	7.87	N
PARKING				
PARKING RATIO	1 PER 65m <sup>2</sup> (1,200m <sup>2</sup> ) OF FLOOR AREA, MIN. 5			
NO. OF PARKING SPACES	-	19	41	N
PARKING SPACE DIMENSIONS (m)	-	MIN WIDTH 2.5 (MIN. AREA 17m <sup>2</sup> )	3.0 X 5.7	N
NO. OF ACCESSIBLE SPACES	-	1	2	N
ACCESSIBLE SPACE DIMENSION (m)	-	MIN WIDTH 2.5 (MIN. AREA 17m <sup>2</sup> )	3.0 X 5.7	N

SITE STATISTICS TABLE - EMPLOYEE PARKING LOT				
ADDRESS	94 + 82 HEAD STREET, BOBCAYGEON, ON, CA			
ZONING	PROPOSED CENTRAL COMMERCIAL (C1) ZONE			
REGULATIONS	EXISTING	REQUIRED	PROPOSED	VARIANCE
MIN. LOT AREA (ha)	0.41	-	0.41	N
MIN. LOT FRONTAGE (m)	68.5	-	68.5	N
MIN. LOT DEPTH (m)	58.05	-	58.05	N
SETBACKS (m)				
MIN. FRONT	7.24	-	0.7	N
MIN. REAR	40.5	-	21.46	N
MIN. INTERIOR SIDE (N)	13.0	-	1.73	N
MIN. EXTERIOR SIDE (S)	13.3	-	7.09	N
PARKING				
PARKING RATIO	1 PER 100m <sup>2</sup> FOR FLOOR AREA OR PORTION THEREOF			
NO. OF PARKING SPACES	-	-	66	N
PARKING SPACE DIMENSIONS (m)	-	MIN WIDTH 2.5 (MIN. AREA >17m <sup>2</sup> )	3.0 X 5.7	N



MUSEUM + VISITOR PARKING - 96, 100 + 102 PRINCE ST.  
SCALE 1:300

SEE NOTES ON SHEET C0.10



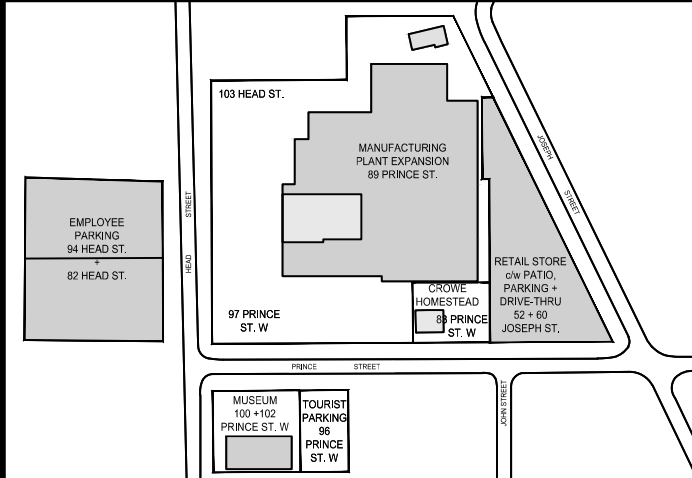
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 REGISTERED PLAN 70  
 IN THE TOWN OF BOBCAYGEON  
 COUNTY OF KAWARTHA LAKES

**BENCHMARK:**  
 MONUMENT TYPE: SITE BENCHMARK  
 LOCATION: TOP OF NUT ON HYDRANT AT SOUTH EAST CORNER OF SUBJECT SITE AT INTERSECTION OF JOSEPH STREET AND PRINCE STREET WEST.  
 GEODETIC ELEVATION: 250.54

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 89 PRINCE ST. W  
 BOBCAYGEON, ON, CANADA

PROJECT DEMETER

SITE PLAN - MUSEUM AND EMPLOYEE PARKING LOT

DESIGN BY:	AT
DRAWN BY:	DB
CHECKED BY:	AT
DATE:	2023.06.16
SCALE:	1:300
PROJECT NUMBER:	21010

CURRENT REVISION: 2  
C2.11