

THE SCHEDULE OF PLANTS

BOTANICAL NAME	COMMON NAME	SIZE
THUJA OCCIDENTALIS	WHITE CEDAR	3 FT.
TAXUS X MEDIA 'HICKSII'	HICKS YEW	1.2 FT.

TOPSOIL & TREE PIT SOIL MIXES

SCREENED TOPSOIL TO MEET THE REQUIREMENTS OF OPSS 570.05.01 OR LATEST VERSION. FRIABLE SANDY LOAM, FREE OF DEBRIS & STONES OVER 50MM DIA. & WITH A PH RANGE BETWEEN 6.0 & 8.0. SOILS TO BE SPREAD OVER A SCARIFIED SUB-BASE. REFER TO THE CIVIL SITE PLAN FOR GRADE.

* PLANTING PIT MIX - 1/3 SCREENED TOPSOIL, 1/3 PART COMPOST, 1/3 PART PEAT-MOSS

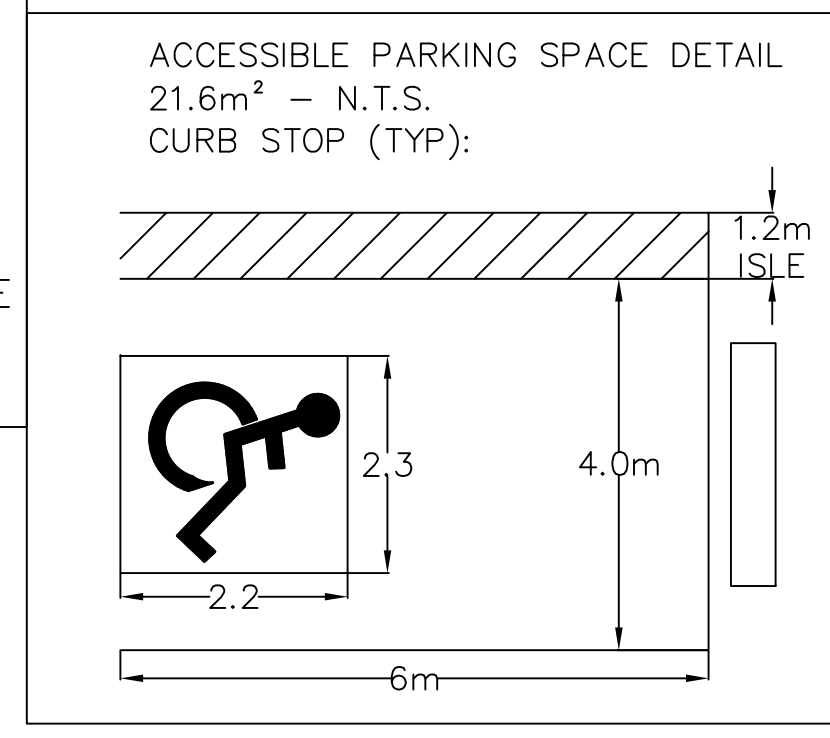
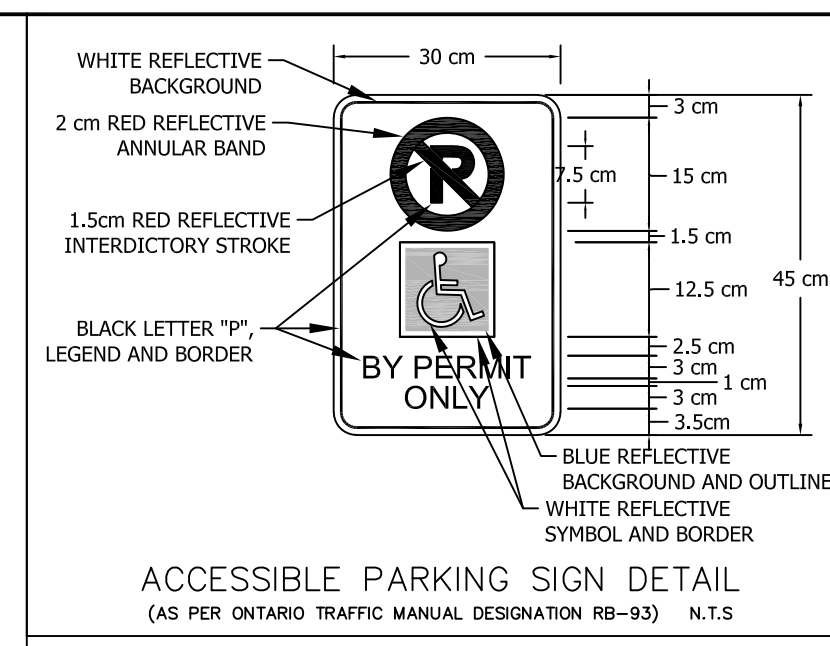
* MINIMUM DEPTH OF SOILS - 100MM FOR SEED BEDS, 600MM FOR SHRUB PITS & 900MM FOR TREE PITS

SEED

* SEED - LOW GROWING DRY PRAIRIE MIXTURE (ONTARIO SEED COMPANY #8125)

* CONFIRM WITH & ADHERE TO SUPPLIER'S INSTRUCTIONS FOR SITE PREPARATION, INSTALLATION & MAINTENANCE.

* SEEDING SHOULD BE INSTALLED AFTER THE WOODY LANDSCAPE WORK IS COMPLETE IN THE LATE FALL (MID OCTOBER UNTIL FREEZE UP)



GENERAL NOTES:

1. PROPOSED GARBAGE DISPOSAL AREA SHALL CONTAIN A CONCRETE PAD AND CONTAIN AREAS FOR CLEARLY LABELED STORAGE OF RECYCLABLE MATERIALS.
2. PROPOSED GARBAGE DISPOSAL AREA SHALL BE ENCLOSED BY A 2.0m HIGH WOODEN FENCE AND SURROUNDED BY EVERGREEN SHRUBS AT LEAST 1.2 m IN HEIGHT WHEN PLANTED.
3. AS PER SECTION 3.1.3 OF THE CITY OF KAWARTHA LAKES SITE PLAN GUIDE, ACCESSIBLE PARKING SPACES SHALL BE IDENTIFIED PROPER SIGNAGE - DESIGNATED BY THE SYMBOL OF INTERNATIONAL ACCESSIBILITY MOUNTED VERTICALLY ON A SIGN AND MARKED ON THE SURFACE OF THE PARKING SPACES IN FLUORESCENT BLUE. THE PARKING CONTROL SIGNS SHALL BE LOCATED 1.5m ABOVE GROUND, AND SHALL BE PROPERLY ANCHORED. PARKING PAINTED GROUND SIGN TO BE 1.2m x 1.2m.

OVERALL SITE STATISTICS

CURRENT ZONING	AGRICULTURAL ZONE (A1)
PROPOSED ZONING	AGRICULTURAL WITH EXCEPTION
MIN. FRONT YARD	31.7m
MIN. REAR YARD	533.4m
MIN. SIDE YARD	109.8m / 526.4m
MAX. GROSS FLOOR	133.8m²
MIN. LOT AREA	409498.9m² ±
MIN. LOT FRONTAGE	653.9m ±
MAX. LOT COVERAGE	0.03%
BUILDING HEIGHT	5.8m

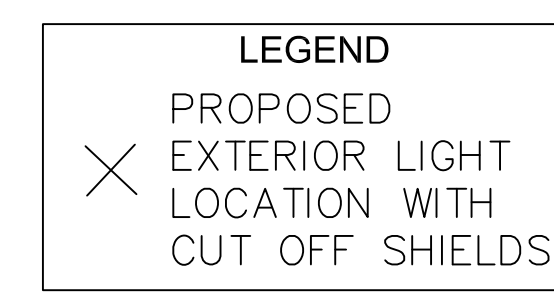
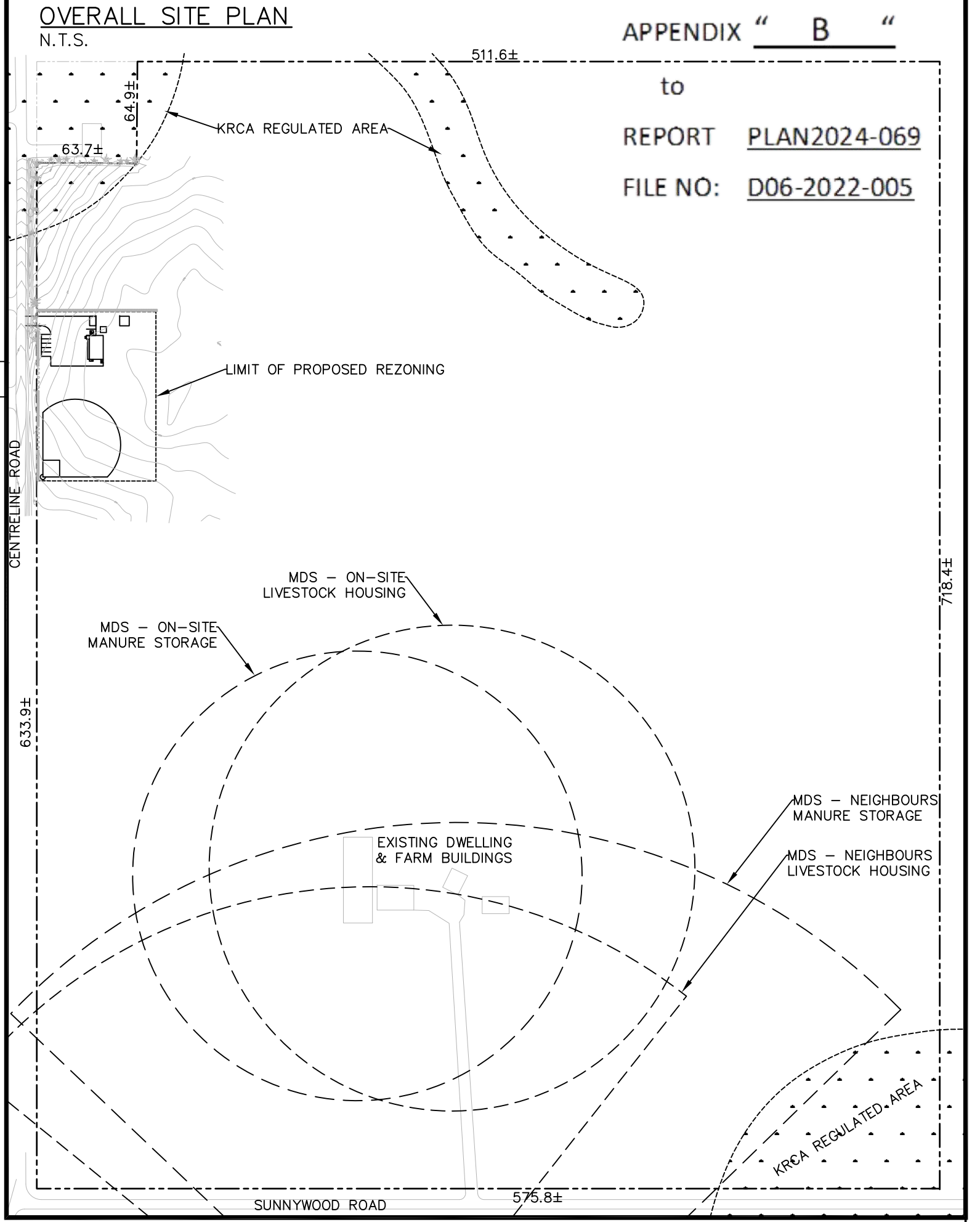
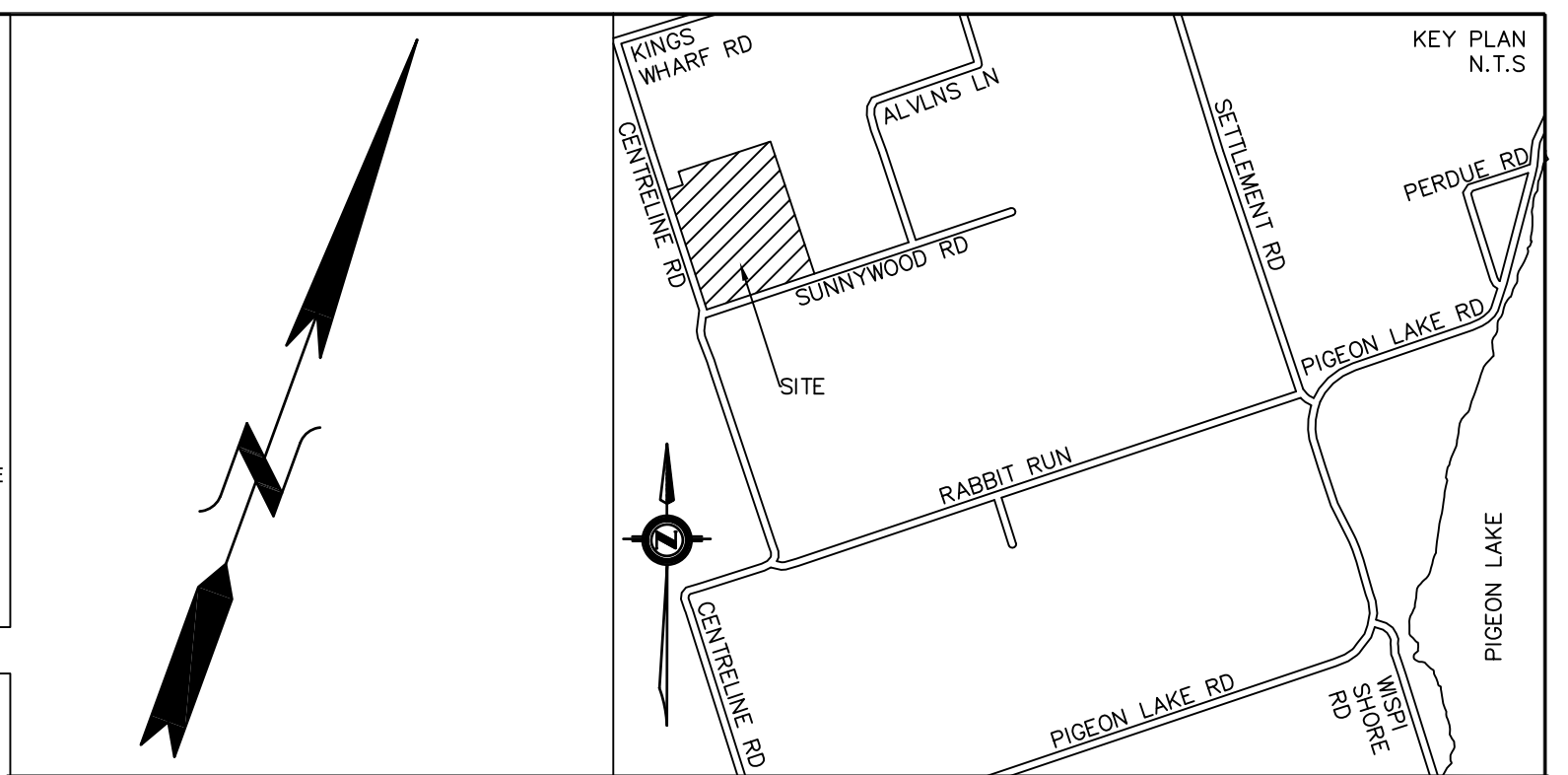
PARKING REQUIREMENTS

* TOWNSHIP OF EMILY ZONING BY-LAW 1996-30
SECTION 3.14.1.2 - SCHOOLS SECONDARY REQUIRE 4 PER CLASSROOM OR TEACHING AREA
SECTION 3.14.1.5 - PARKING DIMENSIONS SHALL BE 2.8mX6.0m
SECTION 3.14.1.6 - ACCESSIBLE PARKING DIMENSIONS SHALL BE 4.0mX6.0m

REQUIRED	PROPOSED
4.0 SPACES	5.0 SPACES + 1 ACCESSIBLE SPACE

SITE STATISTICS FOR PROPOSED REZONED AREA

CURRENT ZONING	AGRICULTURAL ZONE (A1)	
PROPOSED ZONING	AGRICULTURAL WITH EXCEPTION	
MIN. FRONT YARD	PERMITTED 30m	PROPOSED 31.7m
MIN. REAR YARD	25m	33.6m
MIN. SIDE YARD	9m	15.2m / 75.3m
MAX. GROSS FLOOR	N/A	133.8m²
MIN. LOT AREA	250000m²	8202.7m² ±
MIN. LOT FRONTAGE	120m	108.0m ±
MAX. LOT COVERAGE	5%	1.6%
BUILDING HEIGHT	10m	5.8m



SURVEY INFORMATION PROVIDED BY:

IBW SURVEYORS
IBWSURVEYORS.COM | 1.800.667.0696

NO.	DATE	DESCRIPTION	BY
2.	OCT 30, 2024	REVISED AS PER CKL COMMENTS	TD
1.	SEP 18, 2024	REVISED AS PER CKL COMMENTS	TD

PROJECT TITLE:
29 SUNNYWOOD ROAD, LINDSAY, ON K9V 4R5
PT LOT 14 CON 13 - TOWNSHIP OF EMILY
ROLL #165100100603900

DRAWING TITLE:
PROPOSED SITE PLAN

TD Consulting INC.
155 St David St
Lindsay, Ontario
K9V 4Z6
Phone: (647)-535-9461
e-mail: info@td-consulting.ca

DRAWN BY: KM	PROJECT NO: 020-409
DESIGNED BY: TD	DRAWING NO: SP-1
APPROVED BY: TD	SCALE: 1:300
DATE: FEB 2023	

LAST REVISED OCT 30-2024