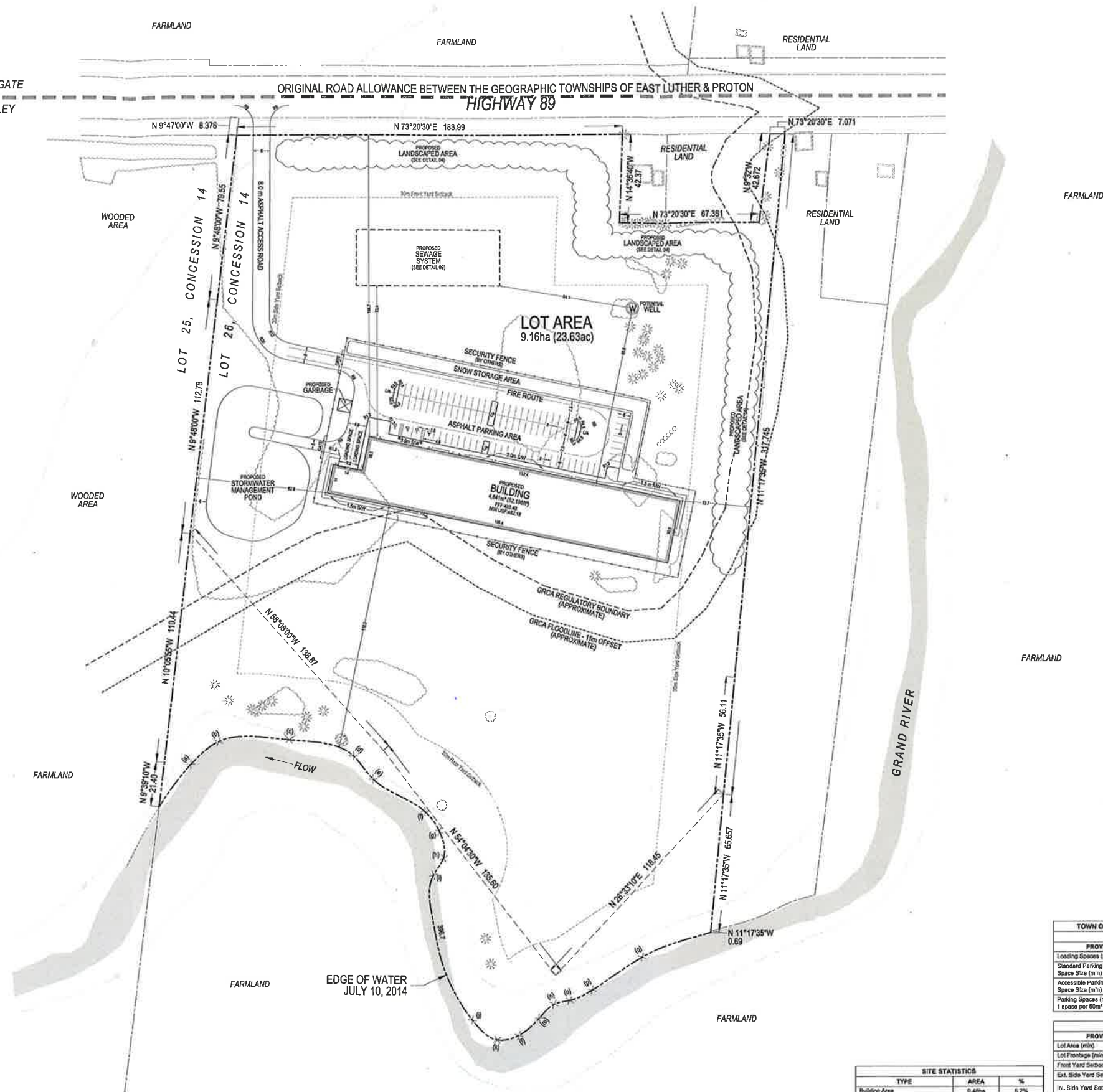
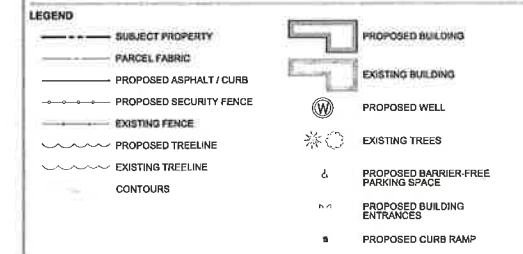


TOWNSHIP OF SOUTHGATE
TOWN OF GRAND VALLEY



LEGAL DESCRIPTION
PART OF LOT 26
CONCESSION 14,
GEOGRAPHIC TOWNSHIP OF EAST LUTHER
TOWN OF GRAND VALLEY
COUNTY OF DUFFERIN



NOTES
- SITE PLAN BASED ON PLAN OF SURVEY PROVIDED BY:
P.J. WILLIAMS, OLS - PLAN TR-4998, SEPT. 22, 2014
- ALL SECURITY DETAILS WILL BE PROVIDED BY OTHERS

REVISION No. DATE ISSUED/REVISION BY

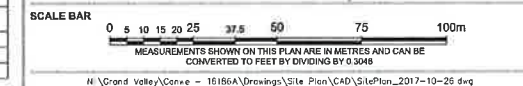
113 COLLIER STREET
BARRIE, ON, L4M 1H2
TEL: 705.728.0945 F: 705.728.2010
WWW.MHCPLAN.COM

STAMP	DATE	October 25, 2017
	DRAWN BY	M.A.M.
	PLAN SCALE	1:1,000 (ARCH D)
	FILE No.	16186A
	CHECKED BY	J.D.
	OTHER	

PROJECT
502080 HIGHWAY 89
CANWE GROWERS INC.

FILE NAME
SITE PLAN

DWG No. 1 of 2



FROM	TO	BEARING & DISTANCE
XX	(A)	N 70°55'10" E 12.8
	(B)	N 52°22'30" E 28.0
YY	(C)	N 10°14'30" E 104.74
	(D)	S 79°49' W 45.0
	(E)	S 83°12'40" W 14.4
	(F)	S 2°48'10" W 54.8
	(G)	S 51°04'40" E 35.4
	(H)	S 51°29'40" E 47.5
	(I)	S 49°03'30" E 59.2
	(J)	S 38°18'00" E 68.5
	(K)	S 44°19'00" W 44.9
ZZ	(L)	S 25°15'40" W 41.4
	(M)	S 14°12' W 33.5
	(N)	S 3°54'10" W 21.9
	(O)	S 13°52'00" E 13.9
	(P)	S 48°08'10" E 13.8
	(Q)	S 81°22' E 18.8
	(R)	N 61°48'10" E 42.4

TYPE	AREA	%
Building Area	0.48ha	5.2%
Paved Area	0.57ha	6.2%
Landscaped Open Space Area	8.11ha	88.6%
Total	9.16ha	100%

TOWN OF GRAND VALLEY - ZONING BY-LAW		
GENERAL PROVISIONS		
PROVISION	REQUIRED	PROPOSED
Loading Spaces (min)	2	2
Standard Parking Space Size (min)	3m x 6m	3m x 6m
Accessible Parking Space Size (min)	4.6m x 6m	4.6m x 6m
Parking Spaces (min) 1 space per 50m² GFA	67 Spaces	100 Spaces

AGRICULTURAL (A) ZONE		
PROVISION	REQUIRED	PROPOSED
Lot Area (min)	16.0ha	9.16ha
Lot Frontage (min)	150.0m	262.4m
Front Yard Setback (min)	30.0m	144.7m
Ext. Side Yard Setback (min)	30.0m	N/A
Int. Side Yard Setback (min)	30.0m	West: 67.8m East: 33.7m
Rear Yard Setback (min)	30.0m	118.2m
Lot Coverage (max)	15%	5.2%
Building Height (max)	12.0m	6.16m

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