

SITE STATISTICS (300-32600)

ZONING: A1-9 AGRICULTURE			
ZONE CATEGORY	REQUIRED	PROPOSED	
GROSS LOT AREA	2.000 ha. (4.94 ac.)	29.793 ha. (73.62 ac.)	
LOT FRONTAGE	30.00m	385.14m	
FRONT YARD SETBACK (MIN.)	20.00m	83.07m	
REAR YARD SETBACK (MIN.)	5.00m	11.35m	
INTERIOR SIDE YARD SETBACK (MIN.)	3.00m OR HEIGHT OF SIDEWALL OF GREENHOUSE	7.56m (EXISTING)	
EXTERIOR SIDE YARD SETBACK (MIN.)	4.50m	N/A	
LOT COVERAGE		EXISTING	NEW PROPOSED
MAIN BUILDING AREA	19.897 ha. (49.17 ac.)	0.000 ha. (0.00 ac.)	
ACCESSORY STRUCTURE AREA	0.117 ha. (0.29 ac.)	0.046 ha. (0.11 ac.)	
LOT COVERAGE	67.18%	0.15%	
TOTAL LOT COVERAGE	MAX. = 80%	67.18%	
PARKING			
REGULAR SPACE SIZE	3m x 6m		
BARRIER FREE SPACE SIZE	5m x 6m		
PARKING SPACE REQUIREMENT	1 SPACE PER 2 ha. GREENHOUSE		
	1 SPACE PER BUNKHOUSE UNIT		
REGULAR SPACES PROVIDED	3 + 23 (EXISTING)		
BUILDING HEIGHTS			
MAIN BUILDING	10.00m	(GREENHOUSE)	
ACCESSORY BUILDING	10.00m	(BUNKHOUSE)	

2215447 ONTARIO LIMITED
M.N. 2047 PETERSON LANE
ZONING-A1
(300-23900)

ROCK ISLAND INVESTMENTS INC.
M.N. 2037 PETERSON LANE
ZONING-A1
(300-23801)

DAVID CARL BROWN
M.N. 2031 PETERSON LANE
ZONING-A1
(300-23800)

DT ENTERPRISE FARMS LTD.
M.N. 2001 PETERSON LANE
ZONING-A1
(300-23700)

GREAT NORTHERN SEEDLINGS
M.N. 1507 ROAD 3 E
ZONING-A1
(300-33000)

GREAT NORTHERN SEEDLINGS
M.N. 1507 ROAD 3 E
ZONING-A1
(300-32900)

GOLDEN JEM PRODUCE INC.
M.N. 1577 COUNTY RD 34 E
ZONING-A1
(300-32610)

EXCALIBUR PLASTICS LTD.
M.N. 1587 COUNTY RD 34 E
ZONING-M1
(300-32200)

KENNETH HINCKS
COUNTY RD 34 E
ZONING-M1
(300-32102)

ALFREDO DIMENNA
M.N. 1589 COUNTY RD 34 E
ZONING-C6
(300-32400)

OVERALL SITE PLAN
Scale = 1:1250

- NOTES:**
1. THE ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING ARE NOT GUARANTEED BY THE OWNER OR N.J. PERALTA ENGINEERING LTD. OTHER UTILITIES MAY BE PRESENT OR THE UTILITIES SHOWN MAY DIFFER IN SIZE AND/OR LOCATION SHOWN.
 2. ALL DIMENSIONS AND ELEVATIONS SHOWN IN METERS UNLESS OTHERWISE NOTED.
 3. SITE GRADING, STORM DRAINAGE, AND DETENTION DESIGN ARE BASED ON THE SITE LAYOUT ESTABLISHED AND APPROVED BY OWNER. ADEQUACY OF SITE PLAN AND LAYOUT IS THE RESPONSIBILITY OF THE OWNER OR THEIR REPRESENTATIVE.
 4. THIS DRAWING DOES NOT CONTAIN ANY STRUCTURAL BUILDING DESIGN INFORMATION. THE ADEQUACY OF THE STRUCTURES AND THEIR FIELD LAYOUT IS THE RESPONSIBILITY OF THE OWNER AND/OR THEIR REPRESENTATIVE.
 5. ALL BARRIER FREE PARKING SPACES TO BE SIGNED WITH RB-33.
 6. ALL EXTERIOR LIGHTS TO BE DARK SKY COMPLIANT.

- BENCHMARKS:**
1. TOP OF FIRE HYDRANT ON THE WEST SIDE OF COUNTY ROAD 34 APPROXIMATELY 23m NORTH OF SOUTHEAST CORNER OF SUBJECT PROPERTY.
ELEV. 211.138m
 2. TOP OF FIRE HYDRANT ON THE WEST SIDE OF PETERSON ROAD APPROXIMATELY 48m NORTH OF SOUTHEAST CORNER OF W/2 2031.
ELEV. 205.740m

REVIEW & APPROVAL	W.L.L.	18 JUNE 2021
REVIEW & APPROVAL	W.L.L.	10 JUNE 2021
ISSUED FOR:	BY:	DATE

N. J. Peralta
Engineering Ltd.
Consulting Engineers

45 Division Street North
Kingsville, ON N9Y 1E1
P: 519-733-6587
www.peraltaengineering.com

ENGINEERING STAMP:

JEM FARMS

PHASE 4 BUNKHOUSE

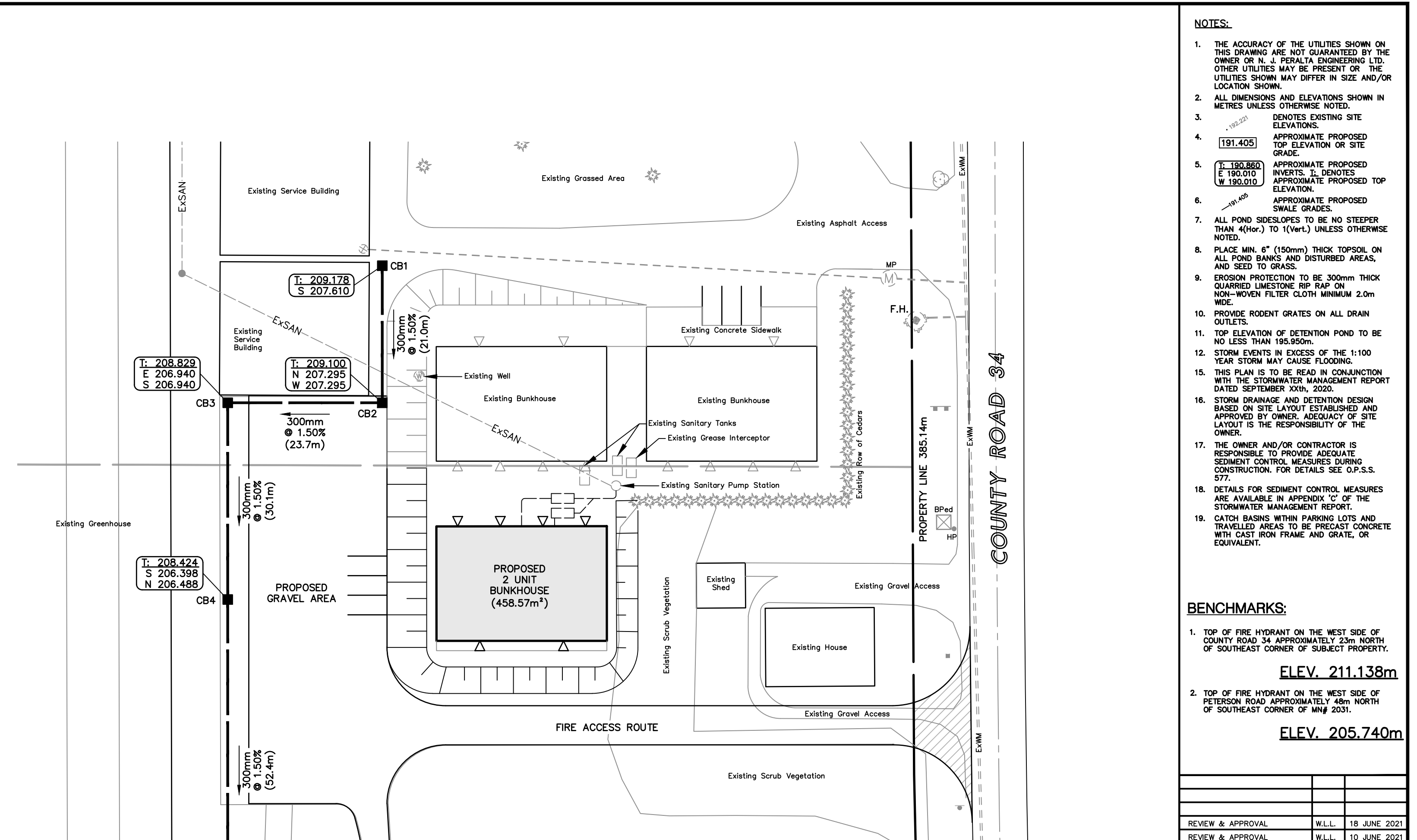
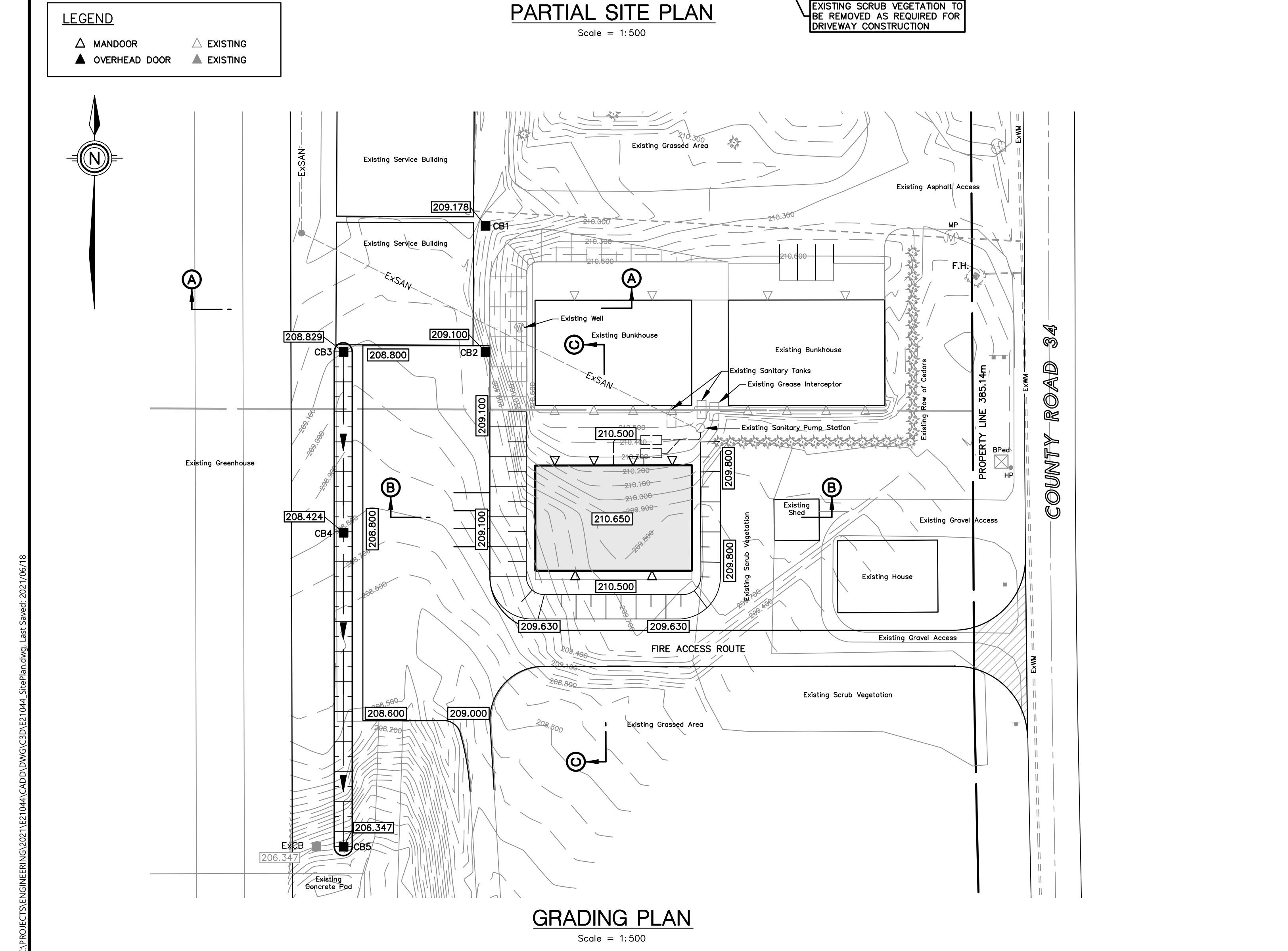
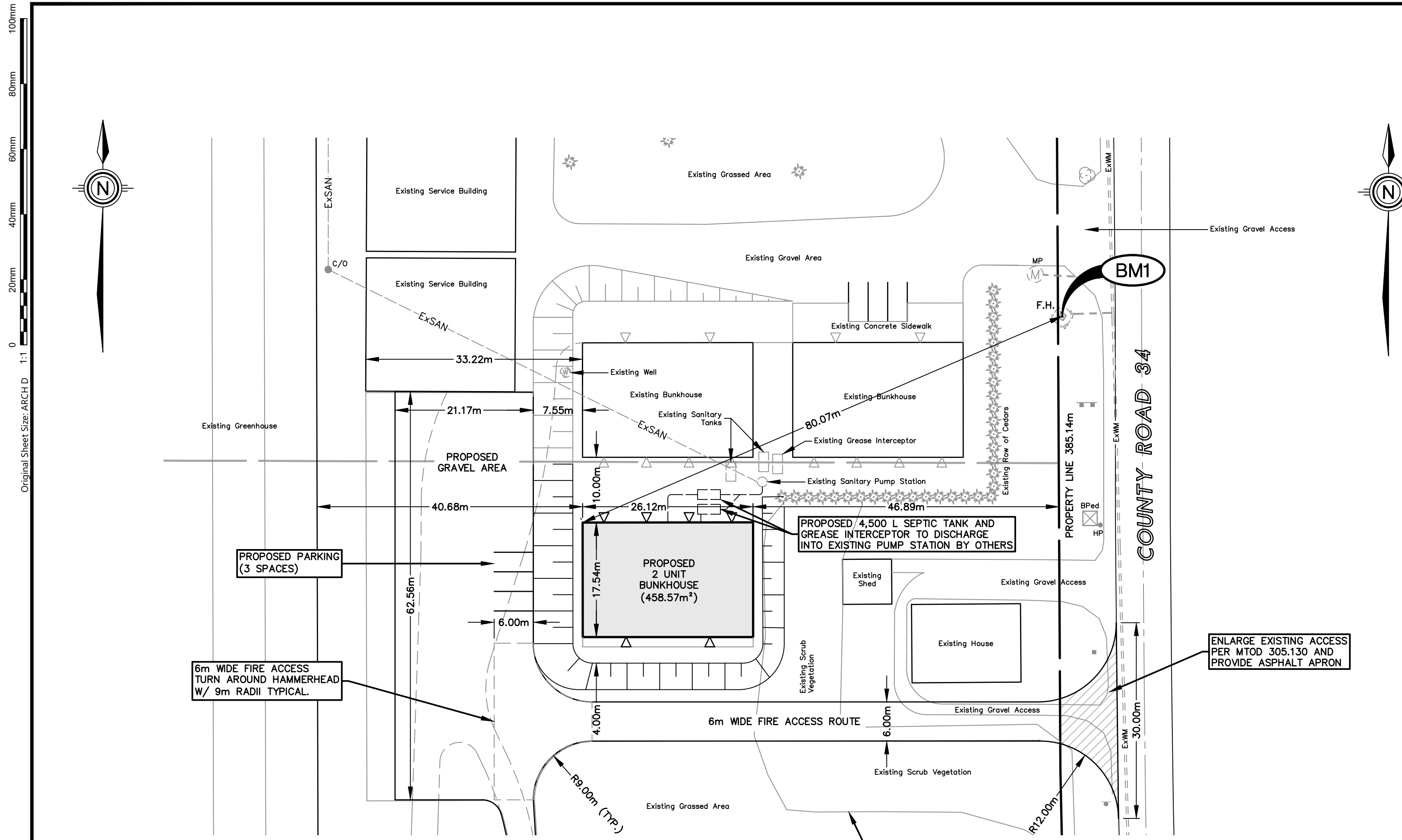
1581 COUNTY ROAD 34 KINGSVILLE, ON

OVERALL SITE PLAN

DESIGNED BY:	H.C.M.	DATE:	APR. 27, 2021
DRAWN BY:	C.M.S./E.J.T.	SCALE:	AS SHOWN
SHEET:	1	OF:	3
PROJECT NO.:	E21-044		

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- NOTES:**
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 2. ALL DIMENSIONS AND ELEVATIONS SHOWN IN METRES UNLESS OTHERWISE NOTED.
 3. ---●--- DENOTES EXISTING SITE ELEVATIONS.
 4. ---○--- APPROXIMATE PROPOSED TOP ELEVATION OR SITE GRADE.
 5. ---○--- APPROXIMATE PROPOSED INVERTS. ---○--- DENOTES APPROXIMATE PROPOSED TOP ELEVATION.
 6. ---○--- APPROXIMATE PROPOSED SWALE GRADES.
 7. ALL POND SLOPES TO BE NO STEEPER THAN (40%*) TO 1(V:H*) UNLESS OTHERWISE NOTED.
 8. PLACE MIN. 6" (150mm) THICK TOPSOIL ON ALL POND BANKS AND DISTURBED AREAS, AND SEED TO GRASS.
 9. EROSION PROTECTION TO BE 300mm THICK QUARRED LIMESTONE RIP RAP ON NON-WOVEN FILTER CLOTH MINIMUM 2.0m WIDE.
 10. PROVIDE RODENT GRATES ON ALL DRAIN OUTLETS.
 11. TOP ELEVATION OF DETENTION POND TO BE NO LESS THAN 195.900m.
 12. STORM EVENTS IN EXCESS OF THE 1:100 YEAR STORM MAY CAUSE FLOODING.
 13. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE STORMWATER MANAGEMENT REPORT DATED SEPTEMBER XXIX, 2020.
 14. STORM DRAINAGE AND DETENTION DESIGN BASED ON SITE LAYOUT ESTABLISHED AND APPROVED BY OWNER. ASSOCIATE OF SITE LAYOUT IS THE RESPONSIBILITY OF THE OWNER.
 15. THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE TO PROVIDE ADEQUATE SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. FOR DETAILS SEE O.P.S.S. 577.
 16. DETAILS FOR SEDIMENT CONTROL MEASURES ARE AVAILABLE IN APPENDIX 'C' OF THE STORMWATER MANAGEMENT REPORT.
 17. CATCH BASINS WITHIN PARKING LOTS AND TRAVELED AREAS TO BE PRECAST CONCRETE WITH CAST IRON FRAME AND GRATE, OR EQUIVALENT.

- BENCHMARKS:**
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ELEV. 211.138m
 2. TOP OF FIRE HYDRANT ON THE WEST SIDE OF PETERSON ROAD APPROXIMATELY 45m NORTH OF SOUTHEAST CORNER OF MW# 2031.
ELEV. 205.740m

REVIEW & APPROVAL	W.L.L.	18 JUNE 2021
REVIEW & APPROVAL	W.L.L.	10 JUNE 2021
ISSUED FOR:	BY:	DATE
	ISSUES/REVISIONS:	

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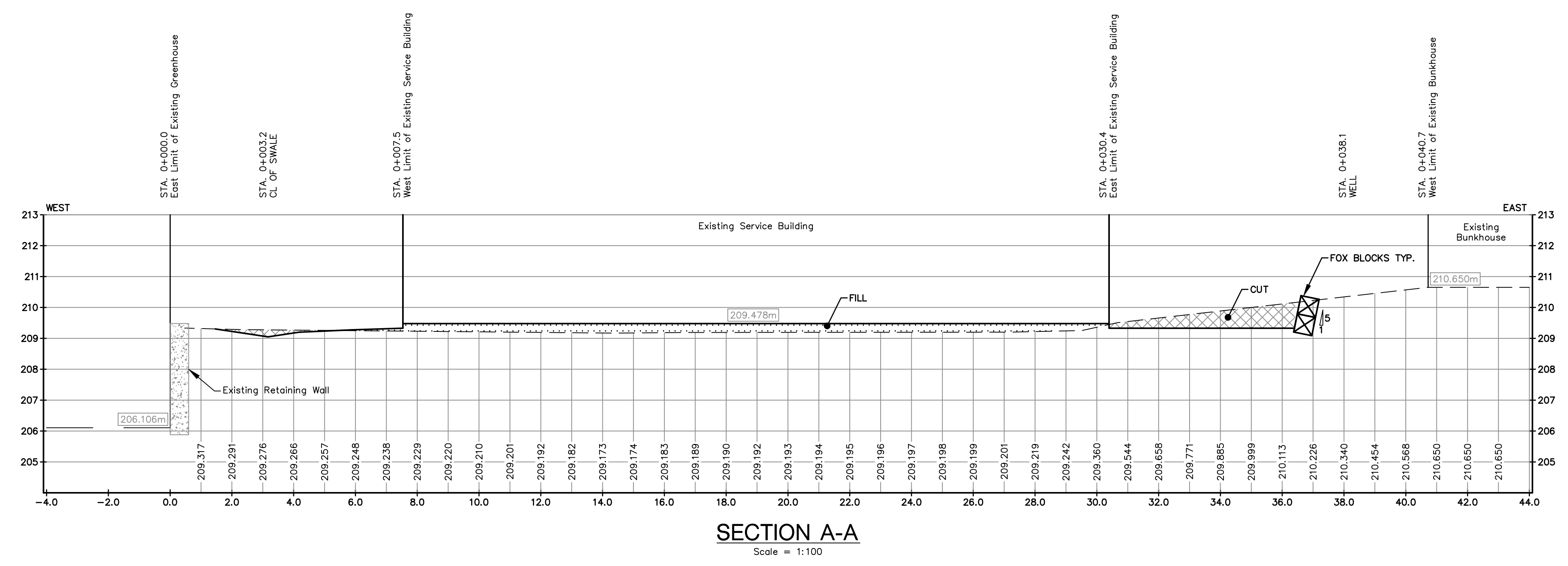
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PHASE 4 BUNKHOUSE

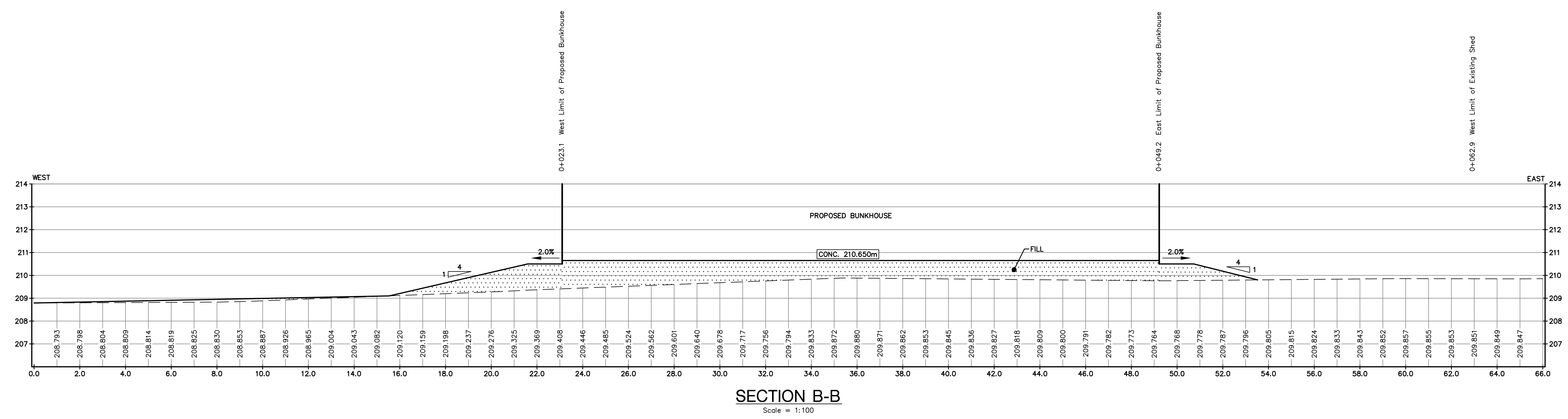
1581 COUNTY ROAD 34 KINGSVILLE, ON

SHEET TITLE:
PARTIAL SITE PLAN, GRADING PLAN AND DRAINAGE PLAN

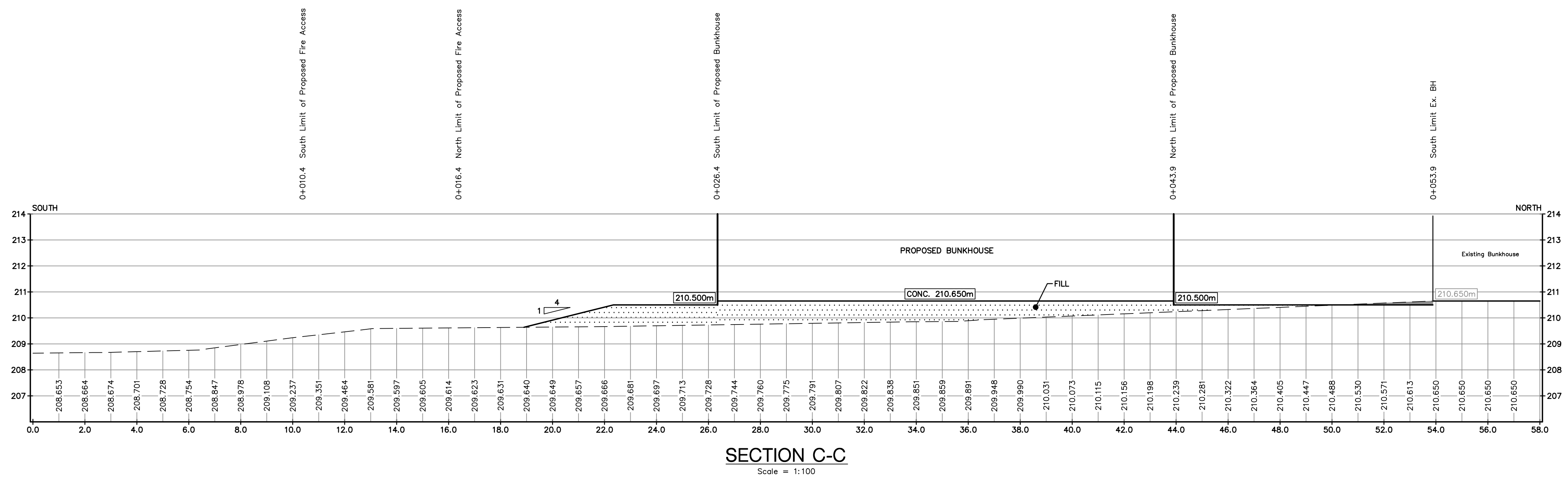
DESIGNED BY:	H.C.M.	DATE:	APR. 27, 2021
DRAWN BY:	C.M.S./E.J.T.	SCALE:	AS SHOWN
SHEET:	2	OF:	3
PROJECT NO.:	E21-044		



SECTION A-A
Scale = 1:100



SECTION B-B
Scale = 1:100



SECTION C-C
Scale = 1:100

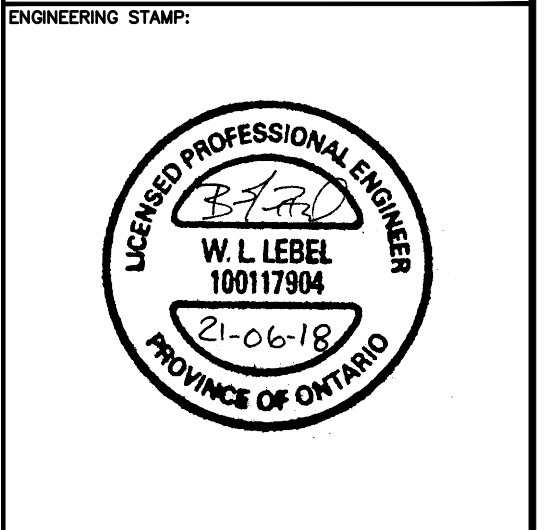
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PHASE 4 BUNKHOUSE

1581 COUNTY ROAD 34 KINGSVILLE, ON

SHEET TITLE: **SECTIONS**

DESIGNED BY:	H.C.M.	DATE:	APR. 27, 2021
DRAWN BY:	C.M.S.	SCALE:	AS SHOWN
SHEET:	3	OF:	3
PROJECT NO.:	E21-044		