



TOWN OF SHELburne

Planning & Development Department

July 10, 2024

CIRCULATED BY E-MAIL TO:

- County of Dufferin
- NVCA
- Township of Amaranth
- OPG
- Hydro One
- Enbridge
- Haudenosaunee Development Institute
- Metis Nation of Ontario
- Saugeen First Nation
- Six Nations of the Grand River
- Shelburne EDC
- Heritage Committee
- Engineering
- Legal
- Fire Dept
- Police
- Council
- Public Works

APPLICATION FOR SITE PLAN APPROVAL CIRCULATION

FILE NO: SPA 24/02 – C&G CONCRETE
PROJECT: SITE PLAN – 112 LUXTON WAY

Please take notice that an application for Site Plan Approval has been submitted by C&G Concrete for a proposed contractor shop located at 112 Luxton Way and described as Part of Lot 31, Parts 3, 4 and 5 on Plan 7R-6452, Concession 2, Shelburne. A map showing the location of the subject property is provided below.

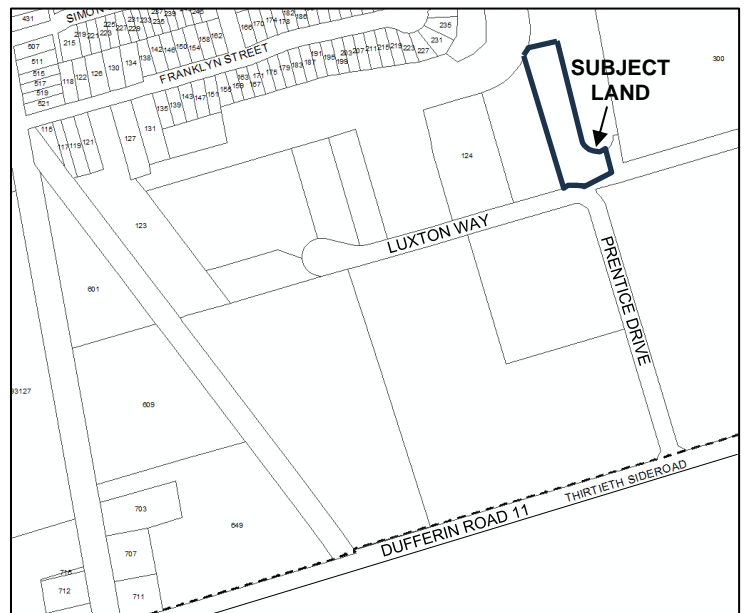
A copy of the complete application information is provided for your review. Please contact me should you require additional information to complete your review.

I would appreciate any comments, concerns, or conditions you may have by: **FRIDAY, AUGUST 2, 2024**

Please provide comments in an electronic format via email to planning@shelburne.ca. Alternatively, if you have no comments or objections, please complete the attached response sheet and submit it via email to planning@shelburne.ca.

Should you have any questions or require any additional information, please contact me.

Steve Wever, MCIP, RPP
Town Planner
Attachment(s)



Town of Shelburne
203 Main Street East
Shelburne, Ontario
L9V 3K7
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Fax: (519) 925-6134
www.shelburne.ca



For Office Use Only

File #: SPA 24/02
Date Received: 05.06.2024
Date Accepted: 07/04/2024
Application Fees:
\$6,670.00

**TOWN OF SHELburne
APPLICATION FORM FOR SITE PLAN APPROVAL**

Date Received _____

1. APPLICATION INFORMATION

Name of Applicant: C&G Concrete c/o Dan Rounding

Mailing Address: 100 Silk Dr., Shelburne, ON L9V 3E2

Telephone Number (Home): _____ Fax Number: _____

Telephone Number (Business): _____ Email Address: _____

2. OWNER

If the Applicant is not the Owner of the subject lands, than authorization from the Owner is required, as well as the following information:

Name: Applicant is owner

Mailing Address: _____

Telephone Number: _____ Fax Number: _____

3. MORTGAGES, CHARGES OR OTHER ENCUMBRANCES

NA
Name: _____

Mailing Address: _____

Name: _____

Mailing Address: _____

4. SUBJECT LANDS

Lot: Part of Lot 31 Concession: 2

Reference Plan: 7R-6452 Part/Block/Lot: Part 3/4/5

Street Name and Number: 112 Luxton Way, Shelburne (corner of luxton way & Prentice Dr)
(if corner lot please include both street names)

Area of subject lands: 6687.4m2 Frontage: 24.5m

Depth: 160m

What is the current use of the subject land? Contractors Yard

What is the proposed use of the subject lands? Contractors Yard

When were the subject lands acquired by the current owner? 2017*

How long have the existing uses continued on the subject lands? 6 years*

	Yes	No	Unknown
Has the grading of the subject land been changed by adding earth or other material?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has a gas station been located on the subject land or land adjacent to the subject land at any time?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has there been petroleum or other fuel stored on the subject land or land adjacent to the subject land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. ZONING AND OFFICIAL PLAN INFORMATION

Employment

What is the present Official Plan designation on the subject lands? _____

What is the present zoning? M1

6. ACCESS

Is the subject land accessible by:

- ☐ Provincial highway
 - ☒ Municipal road (maintained year round)
 - ☐ Right of way
 - ☐ Other, describe _____
-

11/04/2018

7. BUILDINGS, STRUCTURES AND USES

What is the existing use of the subject land? Contractors Yard

Are there any buildings or structures on the subject lands?

☐ yes

☒ no

Please complete the following for each existing and proposed building or structure:

	Building One	Building Two
Type of Building:	Contractor Shop	
Setback from Front Lot Line:	26.55m	
Setback from Rear Lot Line:	109.97m	
Setback from Side Lot Line (interior):	3m	
Setback from Side Lot Line (exterior):	20.85m	
Height (metres):	6.1m	
Dimensions:	12.19 x 24.38 x 6.1m	
Floor Area:	297m ² + 45m ² Mezzanine	
Date of Construction:	Unknown at this time	

8. SERVICING

	<u>Municipal</u>	<u>Private</u>	<u>Other</u>
Water Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frontage on Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Is storm drainage provided by: ☒ Sewer ☐ Ditch ☐ Swale

☐ Other, describe _____

9. STATUS OF OTHER APPLICATIONS

Are the subject lands the subject of any other application under the Planning Act?

☐ yes

☒ no

If yes, what is the file number? _____

What is the status of the application? _____

10. DRAWINGS

The details relating to the plans and information required to be submitted with the application are outlined on the Site Plan Approval Process sheet. The following plans are required:

- LEGAL DESCRIPTION (SURVEY)
- SITE PLAN – 15 COPIES
- LANDSCAPE PLAN
- SITE SERVICING AND GRADING PLAN
- ARCHITECTURAL AND ELEVATIONS DRAWINGS

11/04/2018

11. PAYMENT OF FEES

As of the date of this application, I hereby agree to pay for and bear the entire cost and expense for any engineering, legal, landscape architectural and/or external planning consulting expenses incurred by the Town of Shelburne during the processing of this application, in addition to any application fee set by the Town of Shelburne.

11/30/2023
Date


Signature of Owner/Applicant

Note: All invoices for payment shall be sent to the person indicated in section 2 of this application, unless otherwise requested.

12. AUTHORIZATION

I/We C&G Concrete am/are the owner(s) of the subject lands for which this application is to apply. I/We C&G Concrete do hereby grant authorization to Dan Rounding, Joe Rounding, Sarah Rounding to act on my/our behalf in regard to this application.

11/30/2023
Date


Signature of Registered Owner(s)

13. AFFIDAVIT

I, Patricia Hossie of the Town of Shelburne in the County of Dufferin solemnly declare that all of the above statements contained herein and in all exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED BEFORE ME AT the Town of Shelburne
in the County of Dufferin of the _____
this 1st day of December, 2023.


Commissioner of Oaths


Signature of Registered Owner (s) or Agent

Patricia Fraser Hossie, a Commissioner,
etc., Province of Ontario, for the
Corporation of the Town of Shelburne.
Expires April 14, 2024.

11/04/2018

14. PERMISSION TO ENTER

I hereby authorize the members of staff and/or elected members of Council of the Town of Shelburne to enter upon the subject lands and premises for the limited purpose of evaluating the merits of this application. This is their authority for doing so.

11/30/2023

Date

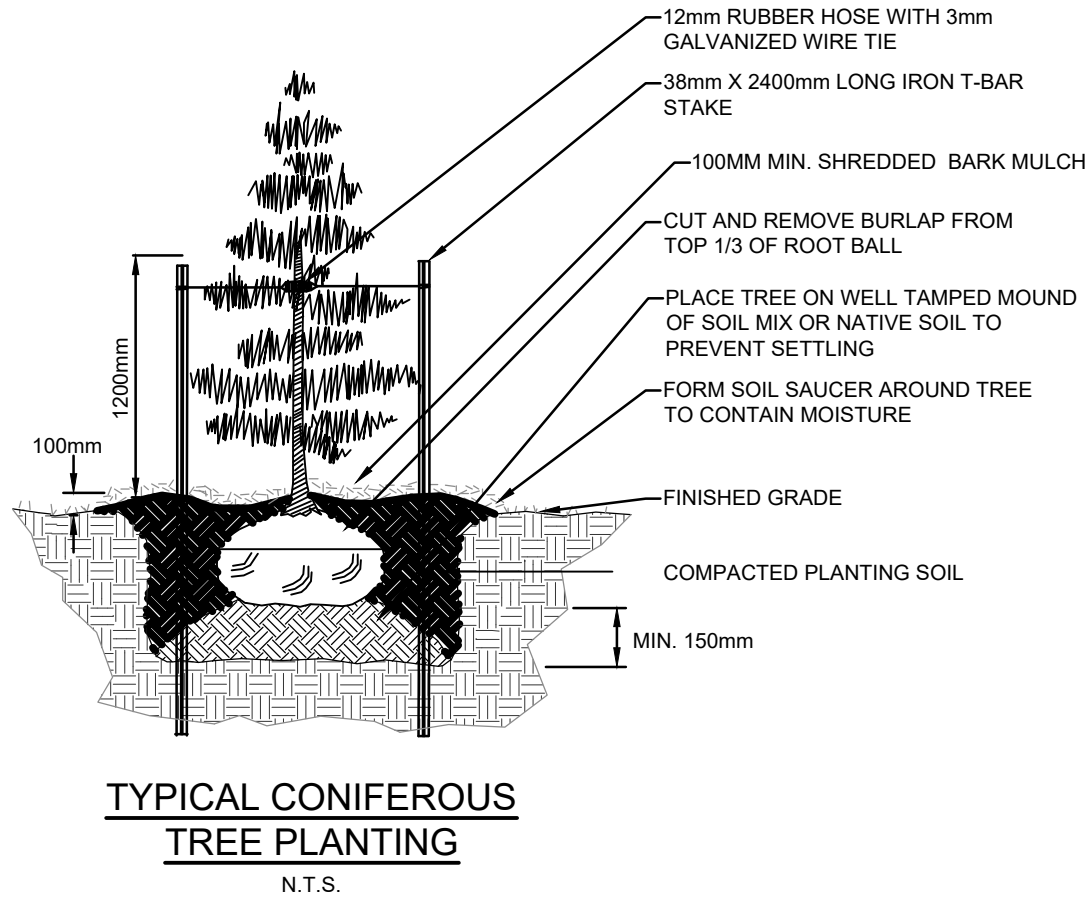

Signature of Registered Owner (s) or Agent

PLEASE CONFIRM ALL PLANNING APPLICATION FEES PRIOR TO SUBMISSION

11/04/2018

FILE: \\N:\Users\jg202505\OneDrive - BluePlan Engineering Ltd\Documents\2025\112 Luxton Way\112 Luxton Way - Site Plan.dwg
LAST SAVED BY: jg202505 11/28/2022 3:58:15 PM PLOTTED BY: jg202505 11/28/2022 3:58:15 PM

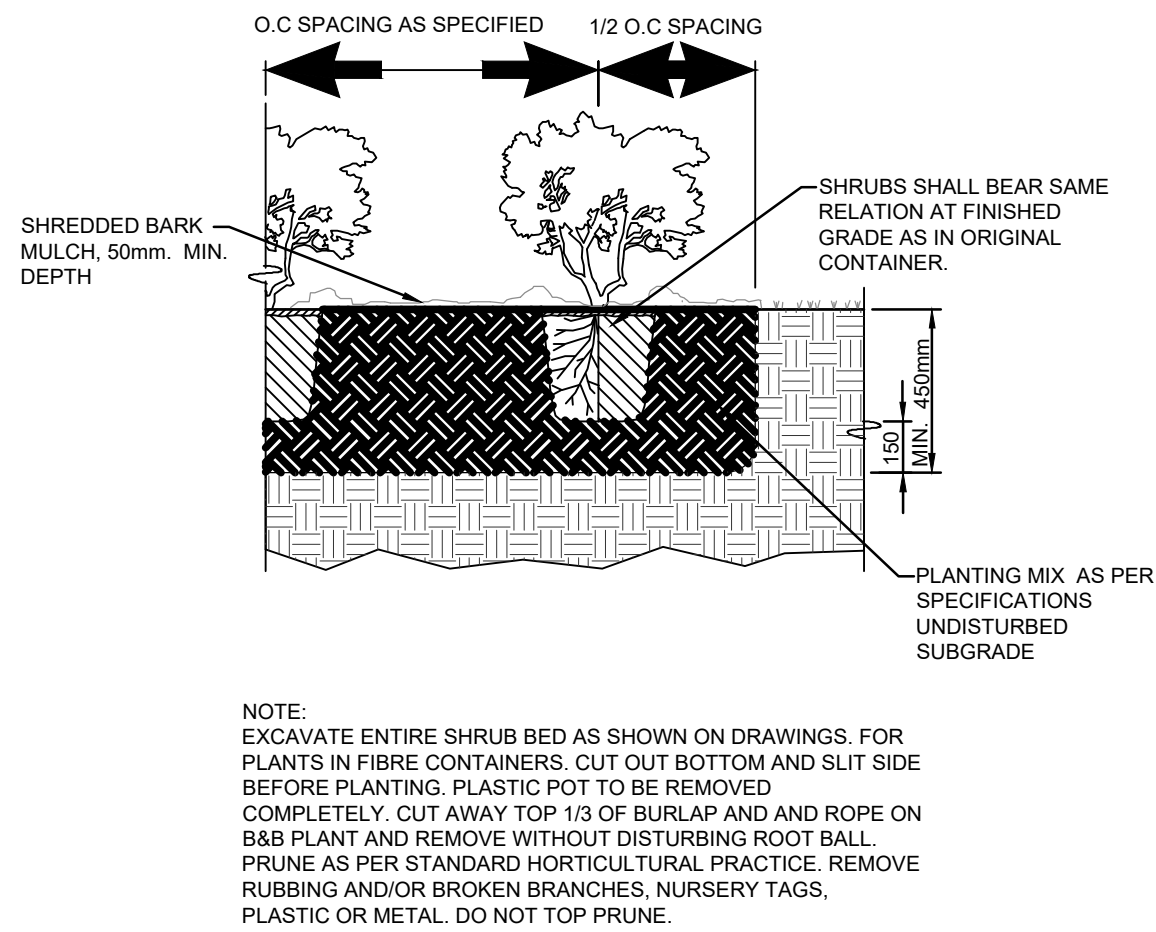
ZONING REGULATION:			
REGULATION	REQUIRED	ACTUAL	CONFORMS
1 ZONE	M1	M1	Y
2 MIN. LOT AREA	2500.0 sq. m	6687.4 sq. m	Y
3 MIN. LOT FRONTAGE	30.0 m	24.5 m	N
4 MIN. FRONT YARD	7.5 m	25.0 m	Y
5 MIN. SIDE YARD	3.0 m	3.0 m	Y
6 MIN. REAR YARD	7.5 m	108.5 m	Y
7 MAX. BUILDING HEIGHT	10.0 m	SEE ARCHITECTURALS	--
8 BUILDING AREA	--	297.7 m²	--
9 LOT COVERAGE, MAX.	50%	5%	Y
10 LANDSCAPING	10%	58%	Y
11 FRONT YARD LANDSCAPING	5%	10%	Y
12 PARKING SPACES	4 SPACES INDUSTRIAL USE = (1/90m² G.F.A.) SECTION 3.15.9 OF ZONING BY-LAW	4 SPACES	Y



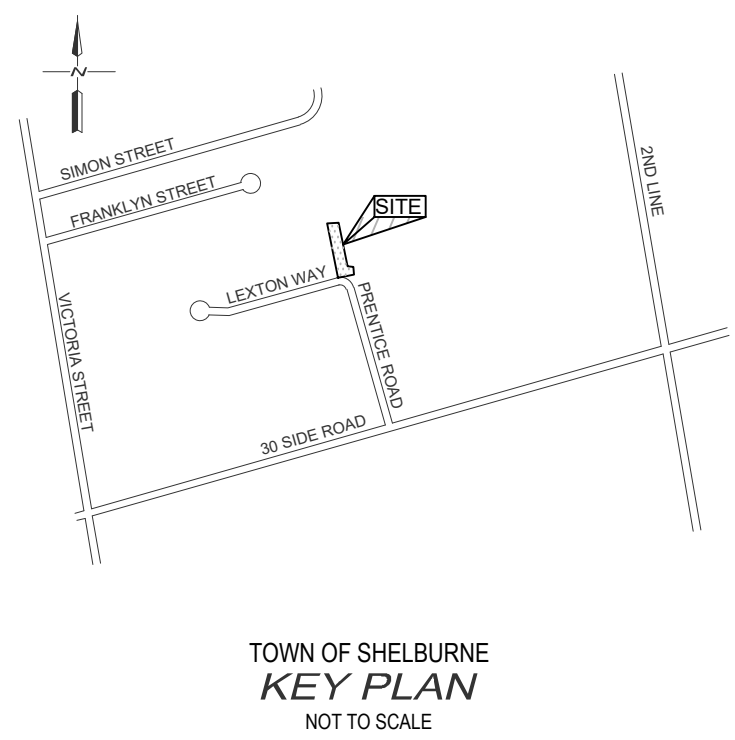
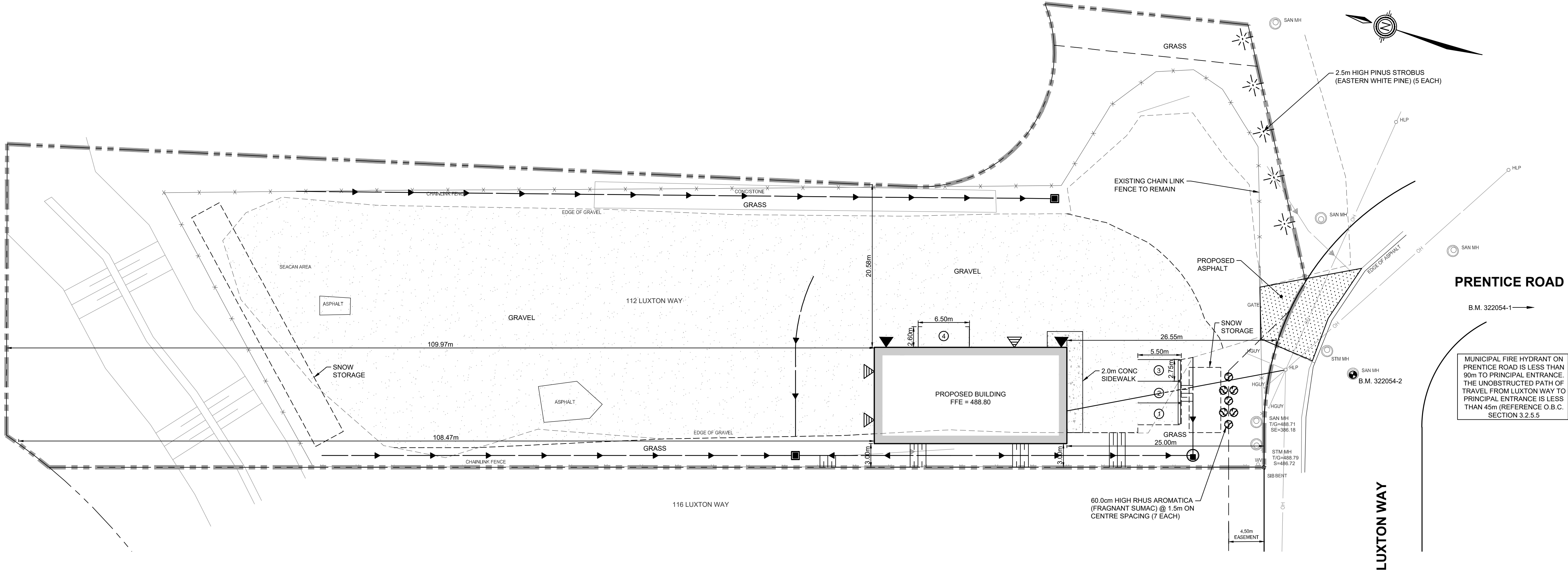
EXTERIOR SITE LIGHTING TO BE PROVIDED BY BUILDING MOUNTED FIXTURES. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE THAT FIXTURES ARE ARRANGED TO DIRECT LIGHT TO THE BUILDING FACE, PARKING AREA OR VICINITY OF THE SITE. NO GLARE TO BE CAST ONTO ADJACENT PROPERTIES OR STREETS.

PROPOSED PARKING STALLS ARE SHOWN FOR CONFORMANCE WITH MIN. ZONING REQUIREMENTS. SPACES WILL NOT BE MARKED ON GRAVEL SURFACE

NO OUTDOOR GARBAGE STORAGE AREA IS PROPOSED



NOTE: EXCAVATE ENTIRE SHRUB BED AS SHOWN ON DRAWINGS. FOR PLANTS IN FIBRE CONTAINERS, CUT OUT BOTTOM AND SLIT SIDE BEFORE PLANTING. PLASTIC POT TO BE REMOVED COMPLETELY. CUT AWAY TOP 1/3 OF BURLAP AND AND ROPE ON B&B PLANT AND REMOVE WITHOUT DISTURBING ROOT BALL. PRUNE AS PER STANDARD HORTICULTURAL PRACTICE. REMOVE RUBBING AND/OR BROKEN BRANCHES, NURSERY TAGS, PLASTIC OR METAL. DO NOT TOP PRUNE.



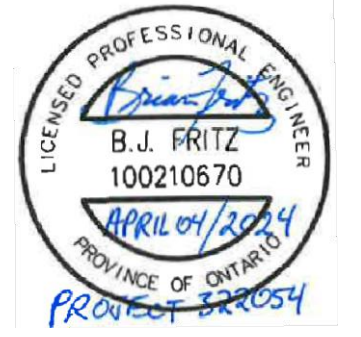
- NOTES :
- TOPOGRAPHIC AND EXISTING FEATURES SURVEY COMPLETED BY GM BLUEPLAN ENGINEERING LIMITED, DATED SEPTEMBER 29, 2022.
 - LEGAL PROPERTY LINE INFORMATION FROM PLAN 7R-6452 BY VAN HARTEN SURVEYING AND ENGINEERS, DATED JANUARY 4, 2017 (PROJECT 21606-13).

- LEGEND
- LOCAL BENCHMARK
 - SITE BOUNDARY/ PROPERTY LINE
 - EXISTING TOPOGRAPHICAL CONTOUR (MASL)
 - MAN DOOR
 - OVERHEAD DOOR
 - EXISTING GRADE
 - PROPOSED GRADE
 - PROPOSED SLOPE
 - MAJOR OVERLAND FLOW ROUTE

- BENCH MARKS :
- B.M. 322054-1, E.L.V. = 489.977m
TOP NUT OF HYDRANT ON WEST SIDE OF PRENTICE DRIVE. FIRST FIRE HYDRANT SOUTH OF SITE ALONG PRENTICE DRIVE
 - B.M. 322054-2, E.L.V. = 488.526m
TOP OF GRATE ON SANITARY MAINTENANCE HOLE ALONG CENTRELINE OF LUXTON WAY. +/- 15m SOUTH OF CHAINLINK FENCE FOR 112 LUXTON WAY.

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.



1	4/4/2024	REISSUED FOR SUBMISSION	B.F.
0	11/28/2022	ISSUED FOR APPROVAL	B.F.
NO.	MM/DD/YY	REVISION DESCRIPTION	CHKD



112 LUXTON WAY			
C&G CONCRETE			
TOWN OF SHELburne			
SITE PLAN			
DRAWN BY : S.A.	APPROVED BY : B.F.	PROJECT NO. : 322054	DRAWING NO. : 1
DESIGNED BY : T.R.	DATE : APRIL 2024	SCALE : 1:300	