



TOWN OF SHELBURNE

Planning & Development Department

November 29, 2024

CIRCULATED BY E-MAIL TO:

- MTO
- NVCA
- Township of Melancthon
- 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
- Engineering
- Legal
- Fire Dept
- Police
- Council
- Public Works
- County of Dufferin

APPLICATION FOR SITE PLAN APPROVAL CIRCULATION

FILE NO: SPA24/06 – CP REIT ONTARIO PROPERTIES LIMITED
PROJECT: SITE PLAN – 101 SECOND LINE, SHELBURNE

Please take notice that an application for Site Plan Approval has been submitted to the Town of Shelburne for an expanded commercial development at 101 Second Line. The proposal consists of a 1,680 square metre addition to the existing No Frills Store (east side) for a new Shoppers Drug Mart, with related parking, and associated landscaping and snow storage areas. There are no proposed changes to the existing entrances onto Second Line

A copy of the submission materials can be downloaded at the following link. Please contact me should you require additional information to complete your review.

<https://spaces.hightail.com/receive/FeY0wtOxCk>

I would appreciate any comments, concerns or conditions you may have by:

Friday, December 20th, 2024.

Please provide comments in an electronic format via email to planning@shelburne.ca. Alternatively, if you have no comment or objection, please complete the attached response sheet and fax it to the Town of Shelburne Planning Department at (519) 925-6134. Should you have any questions or require any additional information, please contact me.

Steve Wever, MCIP, RPP
Town Planner

203 Main Street East
203 Main St E
Shelburne, Ontario
L9V 3K7
Tel: (519) 925-2600
Fax: (519) 925-6134
www.shelburne.ca



For Office Use Only

File #: _____
Date Received: _____
Date Accepted: _____
Application Fees: _____

TOWN OF SHELBURNE
APPLICATION FORM FOR SITE PLAN APPROVAL

Date Received _____

1. APPLICATION INFORMATION

Name of Applicant: Zelinka Priamo Ltd. (Attn: Jonathan Rodger)

Mailing Address: 20 Maud St, Suite 305, Toronto, ON, M5V 2M5

Telephone Number (Home): [REDACTED] Fax Number: _____

Telephone Number (Business): _____ Email Address: [REDACTED]

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: CP REIT Ontario Properties Limited (Attn: Madeleine Barber)

Mailing Address: 700-22 St Clair Avenue East, Toronto, ON, M4T 2S3

Telephone Number: [REDACTED] Fax Number: _____

3. MORTGAGES, CHARGES OR OTHER ENCUMBRANCES

N/A
Name: _____

Mailing Address: _____

Name: _____

Mailing Address: _____

4. SUBJECT LANDS

Lot: See Parcel Register Concession: See Parcel Register

Reference Plan: See Parcel Register Part/Block/Lot: See Parcel Register

Street Name and Number: 101 2nd Line RR 1, Shelburne Ontario L9V 3J4
(if corner lot please include both street names)

Area of subject lands: +/- 4.49 ha Frontage: +/- 151.39 m (Second Line)

Depth: +/- 302.92 m (Tenth Line)

What is the current use of the subject land? Food store and surface level parking

What is the proposed use of the subject lands? Food store, retail store, and surface level parking

When were the subject lands acquired by the current owner? 2013/06/26

How long have the existing uses continued on the subject lands? 2005

	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

The majority of the subject lands are designated Commercial (subject to Commercial Policy Exception Area 1) and the southerly portion of the subject lands are designated Natural Environment

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

What is the present zoning? The subject lands are split zoned Special Commercial (C4-2) and Natural Environment (NE)

6. ACCESS

Is the subject land accessible by:

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

7. BUILDINGS, STRUCTURES AND USES

What is the existing use of the subject land? Food store and surface level parking

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:	Food store	
Setback from Front Lot Line:	+/- 302.92 m	
Setback from Rear Lot Line:	+/- 211.67 m	
Setback from Side Lot Line (interior):	+/- 21.2 m	
Setback from Side Lot Line (exterior):	+/- 76.27 m	
Height (metres):	+/- 6 m	
Dimensions:	+/- 64.29 m x +/- 44.46 m	
Floor Area:	+/- 2,947.07 sq.m	
Date of Construction:	2005	

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 Sewers and appurtenances within the parking lot

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? Unknown. Lease registration for Loblaw Companies Limited (2016) and Firelight Solar (2014).

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. 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.

11/4/2024

Date

DocuSigned by:
mario Fatica

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 CP REIT Ontario Properties Limited am/are the owner(s) of the subject lands for which this application is to apply. I/We CP REIT Ontario Properties Limited do hereby grant authorization to Zelinka Priamo Ltd. to act on my/our behalf in regard to this application.

11/4/2024

Date

DocuSigned by:
mario Fatica

Signature of Registered Owner(s)

13. AFFIDAVIT

I, JONATHAN RODGER of the CITY OF TORONTO in the CITY OF TORONTO 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 De City of Shattford
in the County of the City
this 8th day of November, 2024

Commissioner of Oaths

Signature of Registered Owner(s) or Agent

DAVID JOHN HANNAM, a Commissioner, etc.,
Province of Ontario, for Zelinka Priamo Ltd.
Expires October 4, 2027.

14. PERMISSION TO ENTER

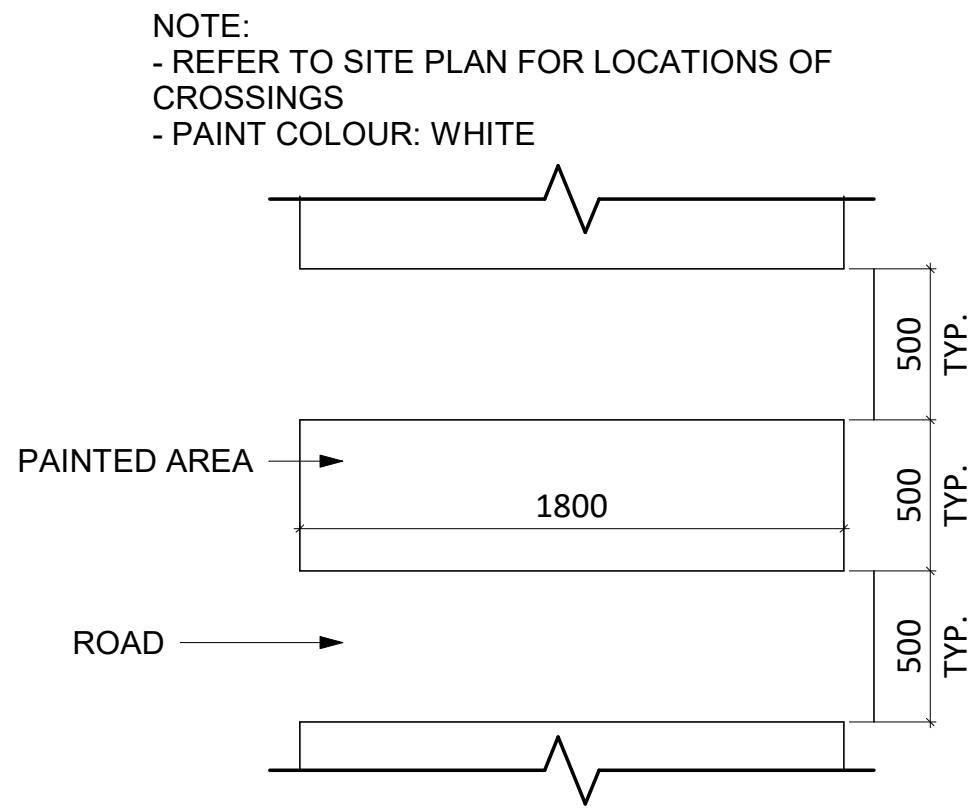
I hereby authorize the members of staff and/or elected members of Council of the Town of Shelburne to enter upon the subject lands and premises for the limited purpose of evaluating the merits of this application. This is their authority for doing so.

11/4/2024

Date

DocuSigned by:
mario Fatica
0EDE90EEB36F4D9

Signature of Registered Owner (s) or Agent



4 PAINTED CROSSINGS
1 : 25

SYMBOL	SIGN	DESCRIPTION
A		"STOP" SIGN Ra-1 (600x600)mm WHITE REFL. LEGEND & BORDER, RED REFL. BACKGROUND REFER TO DETAIL C-210 FOR POST & MOUNTING.
B		"DISABLE PARKING PERMIT" SIGN Rb-93 (300x450)mm RED REFL. INTERDICTIONARY SYMBOL, BLUE REFL. SYMBOL OF ACCESS & SYMBOL BORDER, BLACK SYMBOL, LEGEND & BORDER, WHITE REFL. BACKGROUND REFER TO DETAIL C-210 FOR POST & MOUNTING.
C		"FIRE ROUTE" SIGN (300x450)mm RED REFL. INTERDICTIONARY SYMBOL, BLACK SYMBOL, WHITE REFL. "FIRE ROUTE" ON BLACK BACKGROUND, BLACK LEGEND & BORDER, WHITE REFL. BACKGROUND REFER TO DETAIL C-210 FOR POST & MOUNTING.

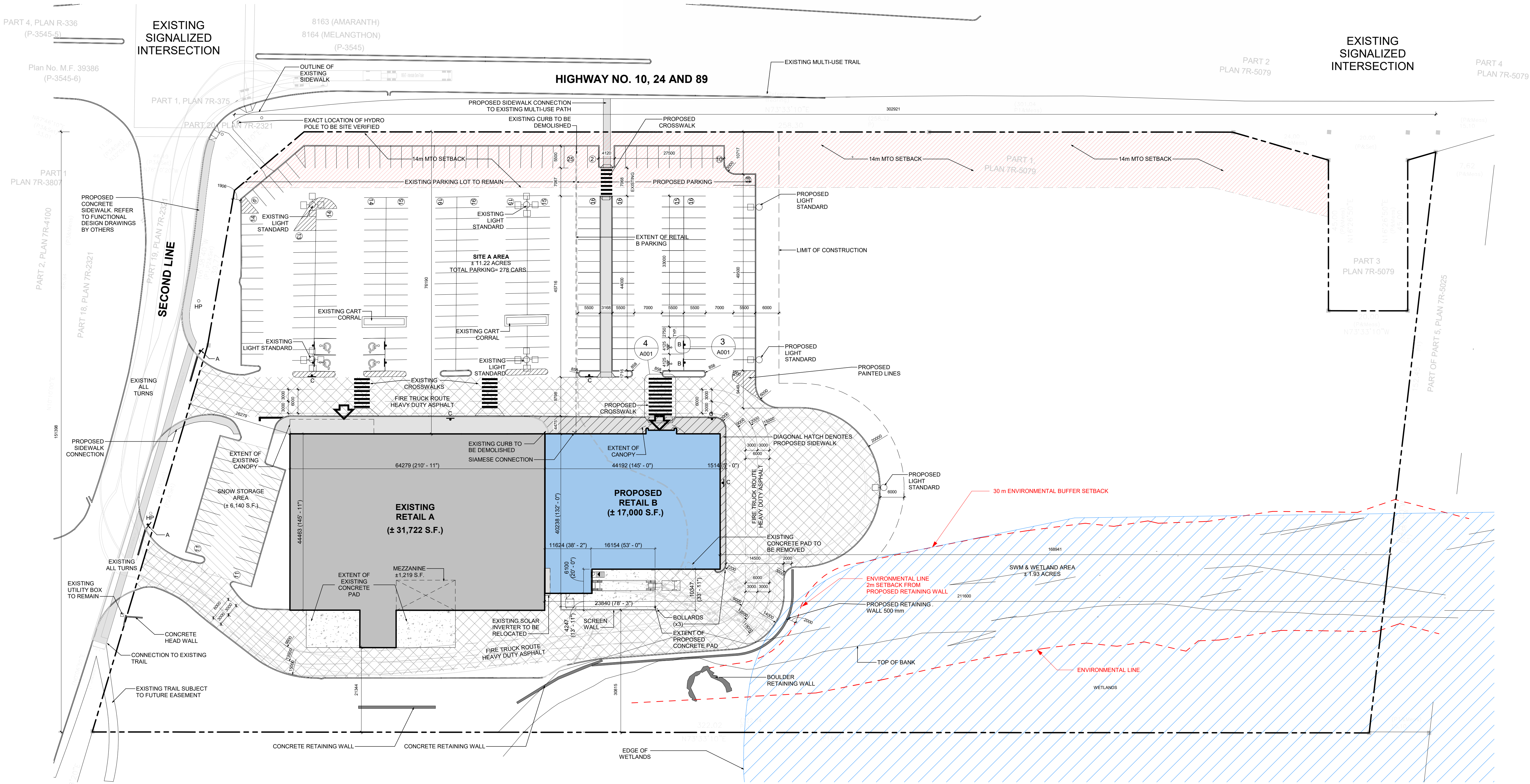
3 SIGN LEGEND
1 : 25

ZONING COMPLIANCE CHART			
	REQUIRED	EXISTING	PROPOSED
Lot Frontage (Second Line)	15m	151.39m	151.39m
Lot Depth (Hwy 10 Line)	15m	302.92m	302.92m
Front Yard Setback (Second Line)	6m	26.28m	26.28m
Exterior Side Yard Setback (Hwy 89)	3m	76.19m	76.19m
Interior sideyard Setback	1.5m	21.34m	21.34m
Rear Yard Setback	3m	211.60m	168.94m
Front Yard Landscape Setback (Second Line)	3m	1.9m	1.9m
Maximum Building Height	10m	6m	6m
Exterior side yard landscape setback (Hwy 89)	3m	3.46m	3.46m
Required parking (min) retail A (1 space/15sqm)	197 spaces	185 spaces including MTO 155 spaces excluding MTO	222 spaces including MTO 197 spaces excluding MTO
Required parking (min) retail B (1 space/30sqm up to the 1,400 SM) (1 space/20sqm exceeding 1,400 SM)	56 spaces	-	56 spaces including MTO 42 spaces excluding MTO
Total Parking	253 spaces	185 spaces including MTO 155 spaces excluding MTO	278 spaces including MTO 234 spaces excluding MTO

*MTO = MINISTRY OF TRANSPORTION ONTARIO



2 CONTEXT PLAN
1 : N.T.S.



1 SITE PLAN
1 : 500

TURNER FLEISCHER

Turner Fleischer Architects Inc.

67 Leslie Road
Toronto, ON, M5B 2T8
T 416 425 2222
turnerfleischer.com

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This site plan prepared by Turner Fleischer is based on a legal survey showing the boundaries of the lands together with the current location of any existing buildings, features or encumbrances prepared by PROJECT: VAN NESTER & ASSOCIATES LIMITED, dated 2014-07-27 as provided by LRI.

LEGAL DESCRIPTION

TOPOGRAPHIC PLAN OF PART OF LOT 32
CONCESSION 1

STATISTICS

TOTAL SITE AREA	± 11.09 ACRES	± 4.49 HA
SITE A AREA	± 11.22 ACRES	± 4.54 HA
SWM & WETLAND AREA	± 1.93 ACRES	± 0.79 HA
DRIVE AISLE EASEMENT	± 0.56 ACRES	± 0.23 HA
SITE A AREA	± 11.22 ACRES	± 4.54 HA
RETAIL A AREA	± 31,722 S.F.	± 2,947 S.M.
RETAIL A MEZZANINE	± 1,219 S.F.	± 113 S.M.
TOTAL RETAIL A	± 32,941 S.F.	± 3,060 S.M.
RETAIL B AREA	± 17,000 S.F.	± 1,579 S.M.
GROUND FLOOR AREA	± 48,722 S.F.	± 4,526 S.M.
TOTAL BUILDING AREA	± 49,941 S.F.	± 4,639 S.M.
PARKING PROVIDED	278 CARS	
PARKING PROVIDED (NOT INCLUDING MTO SETBACK SPACES)	234 CARS	
LANDSCAPE OPEN SPACE	4.80 / 1000 S.F.	5.17 / 100 S.M.
HANDICAPPED SPACES PROVIDED	6 CARS	
LANDSCAPE OPEN SPACE	61.60%	
COVERAGE	9.96%	

LEGEND

- BUILDING
- ENTRANCE
- EXIT
- PROPOSED CONCRETE SIDEWALK
- FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
- 14m MTO SETBACK
- SWM & WETLAND AREA
- ACCESSIBLE PARKING SIGN
- SIGN

1	2024-11-19	ISSUES FOR SPA	GEA
#	DATE	DESCRIPTION	BY

Loblaw
Companies
Limited

PROJECT
101 SECOND LINE
SHELBURNE, ON

DRAWING
SITE PLAN & CONTEXT PLAN

PROJECT NO.

02.150P02

PROJECT DATE

2024-10-22

DRAWN BY

GEA

CHECKED BY

RCH

SCALE

1:500

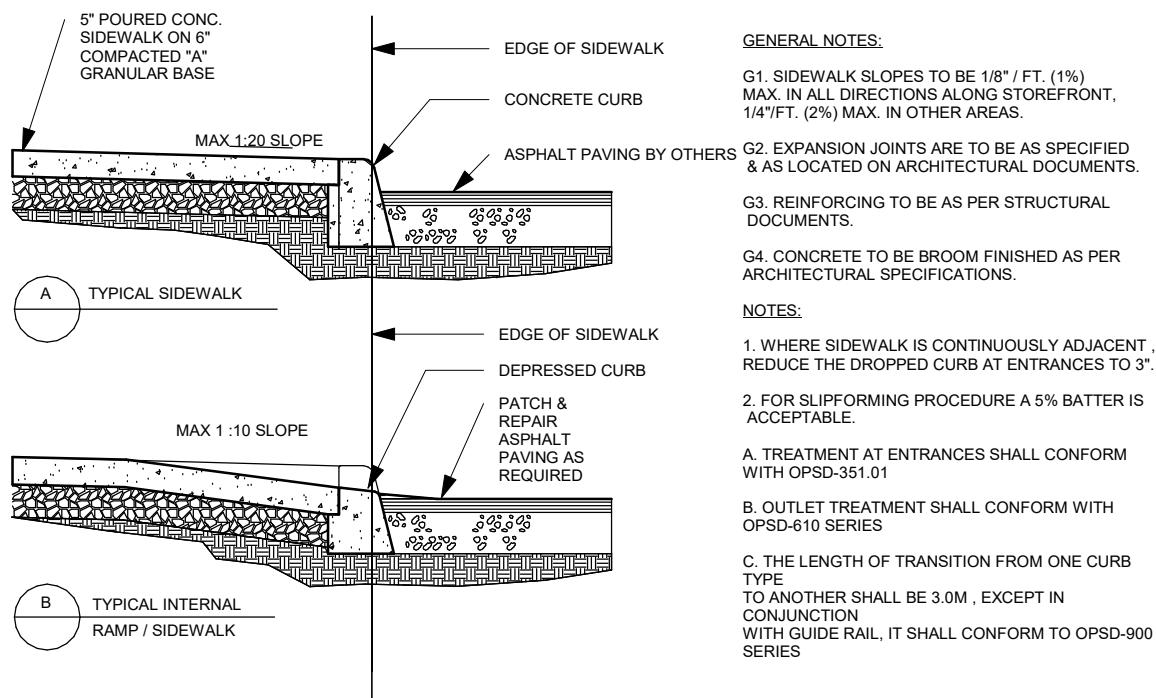
DRAWING NO.

A001



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GENERAL NOTES:

G1. SIDEWALK SLOPES TO BE 1/8" / FT. (1%) MAX. IN ALL DIRECTIONS ALONG STOREFRONT, 1/4" / FT. (2%) MAX. IN OTHER AREAS.

G2. EXPANSION JOINTS ARE TO BE AS SPECIFIED & AS LOCATED ON ARCHITECTURAL DOCUMENTS.

G3. REINFORCING TO BE AS PER STRUCTURAL DOCUMENTS.

G4. CONCRETE TO BE BROOM FINISHED AS PER ARCHITECTURAL SPECIFICATIONS.

NOTES:

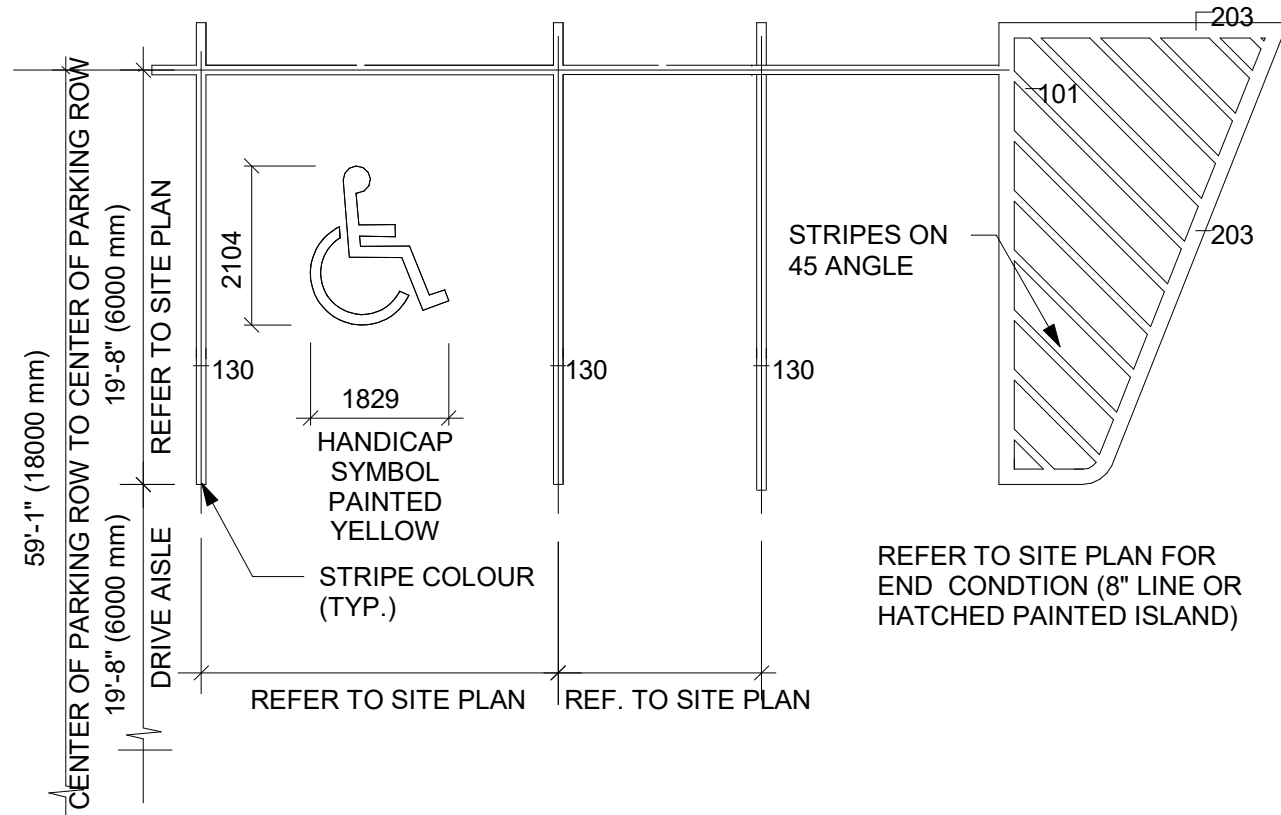
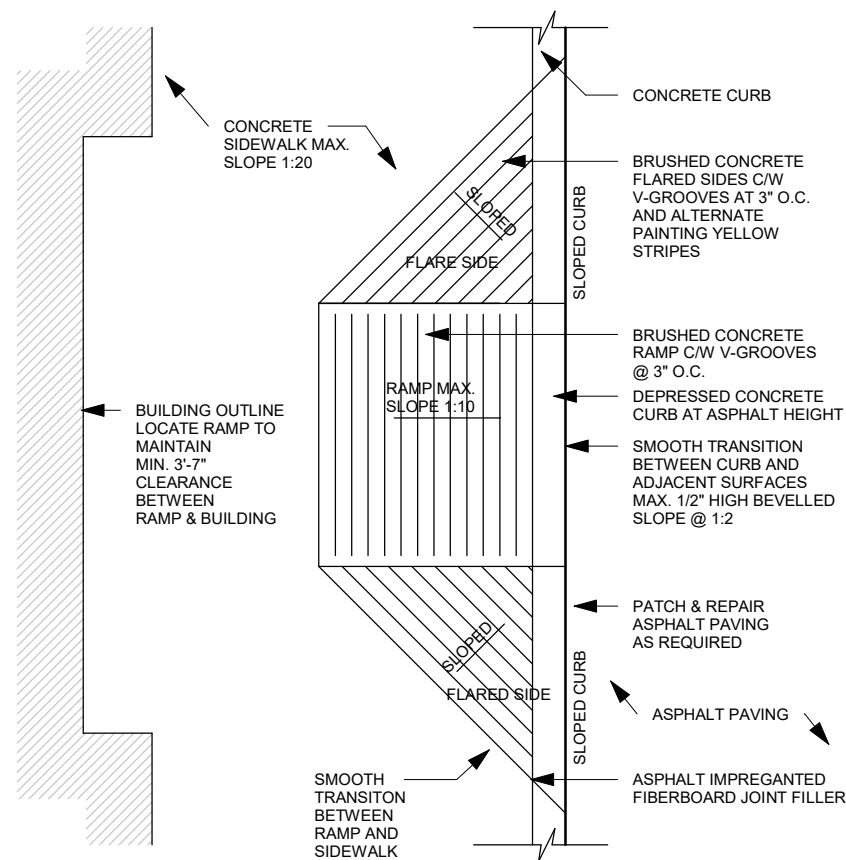
1. WHERE SIDEWALK IS CONTINUOUSLY ADJACENT, REDUCE THE DROPPED CURB AT ENTRANCES TO 3".

2. FOR SLIPFORMING PROCEDURE A 5% BATTER IS ACCEPTABLE.

A. TREATMENT AT ENTRANCES SHALL CONFORM WITH OPSD-351.01

B. OUTLET TREATMENT SHALL CONFORM WITH OPSD-610 SERIES

C. THE LENGTH OF TRANSITION FROM ONE CURB TYPE TO ANOTHER SHALL BE 3.0M, EXCEPT IN CONJUNCTION WITH GUIDE RAIL, IT SHALL CONFORM TO OPSD-800 SERIES



NOTES:

1. REFER TO SITE PLAN FOR SPECIFIC PROJECT SITE PLANNING DIMENSIONS.
2. ALL PARKING LOT LINE STRIPING TO BE PAINTED WITH PARA PAINT "B MPI - YELLOW" OR EQUAL. COLOUR SAMPLE TO BE APPROVED BY LPL.
3. ALL PARKING DIMENSIONS SHOWN ARE MINIMUM. CONFIRM REQUIRED SIZES WITH LOCAL AUTHORITY HAVING JURISDICTION.

ACCEPTABLE MANUFACTURER:
SUREGUARD SHIELD (C/W SUREGUARD "SURE-SEAL" INSTALLATION KIT.)
SIZE: 7" X 42"
COLOUR: YELLOW
AS MANUFACTURED BY "SUREGUARD SECURITY PRODUCTS (ADAM ULIAS)
PO. BOX 1202, 820 VICTORIA ST. N,
KITCHENER, ONT. N2G 4G8
PH: (519) 772-1975 FX: (519) 742-9256
E-MAIL: AULIAS@SUREGUARD.CA

1	2024-11-19	ISSUES FOR SPA	GEA
	2024-08-09	ISSUED FOR REVIEW	RCH
	2023-09-22	ISSUED FOR COORDINATION	NAR
	2023-09-15	ISSUED FOR COORDINATION	SAS
#	DATE	DESCRIPTION	BY

Loblaw
Companies
Limited

PROJECT

101 SECOND LINE

SHELburne, ON

DRAWING

SITE PLAN DETAILS

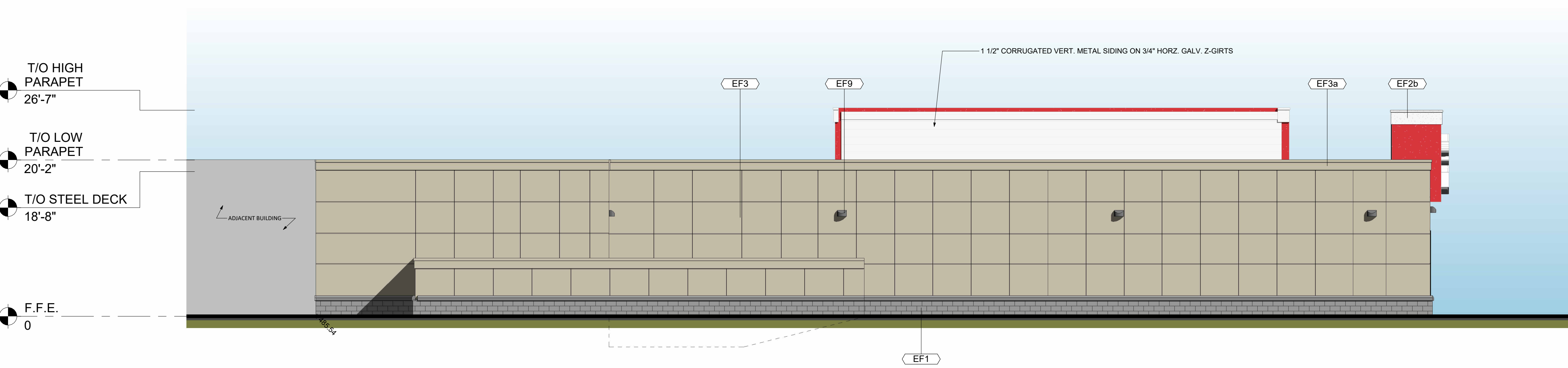
PROJECT NO. 02.150P02	
PROJECT DATE 2024-10-22	
DRAWN BY GEA	
CHECKED BY RCH	
SCALE As indicated	
DRAWING NO. A002	



1 NORTH ELEVATION
A301 1 : 100



2 EAST ELEVATION
A301 1 : 100



3 SOUTH ELEVATION
A301 1 : 100

EXTERIOR FINISH & COMPONENT SCHEDULE	
MATERIAL	DESCRIPTION
EF1	MASONRY BLOCK RICHVALE YORK SIZE: 3 1/2"W X 7 1/2"H X 16"L COLOUR: STANDARD CONCRETE BLOCK; LIGHT GREY FINISH: SMOOTH FINISH MORTAR: SOLOMON COLOURS INC - 60X WHITE/STANDARD GREY CONCRETE SILL TO MATCH
EF2a	RED EIFS "SHOPPERS 2002 RED" DRYVIT NO. SDMA-04-1030(S) (NO ALTERNATIVES WILL BE ACCEPTED) TEXTURE: SANDBLAST FINISH
EF3	WALL EIFS SYSTEM: "CAMBRIDGE WHITE" DRYVIT NO. NA2-13-10-26-26 (NO ALTERNATIVES WILL BE ACCEPTED) TEXTURE: SANDBLAST FINISH
EF3a	CORNICE EIFS SYSTEM: "CAMBRIDGE WHITE" DRYVIT NO. NA2-13-10-26-26 (NO ALTERNATIVES WILL BE ACCEPTED) TEXTURE: SANDBLAST FINISH
EF4	H.M. DOORS AND FRAMES PREFINISHED HOLLOW METAL DOORS AND FRAMES PAINT: CHARCOAL
EF6a	GLAZED DOORS & WINDOWS, BLACK ANODIZED ALUMINUM FRAMES, CLEAR INSULATED VISION GLASS / LOW-E GLAZING (TEMPERED GLASS TO BE USED AT DOORS AND SIDELIGHTS)
EF6b	SPANDREL GLAZING CLEAR ANODIZED ALUMINUM FRAMES CLEAR GLASS UNIT WITH OPACI COATING ON INBOARD SURFACE OF OUTERLITE (TEMPERED GLASS TO BE USED AT DOORS AND SIDELIGHTS) COLOUR: MOUSE GREY
EF7	OVERHEAD DOOR
EF8	SIGNAGE PROVIDE 3/4" EXTERIOR GRADE FIRE TREATED PLYWOOD BACKING BEHIND WALL SYSTEM FINISH FOR SIGNAGE MOUNTING. REFER TO ELEC. DWGS
EF9	LIGHT FIXTURE. REFER TO ELEC. DWGS
EF10	EXPPOSED CONCRETE FOUNDATION: TO BE MADE CLEAN AND FREE OF ANY FORMWORK MARKINGS. PARGE AND INFILL ANY HONEYCOMBING W/ CONCRETE SLURRY MIX. PROVIDE NATURAL SACK-RUBBED FINISH TO MATCH PANTONE #430 C 'GREY'.

TURNER FLEISCHER

Turner Fleischer Architects Inc.

67 Lesmill Road
Toronto, ON, M3B 2T8
T 416-425-2222
turnerfleischer.com

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2	2024-10-24	ISSUED FOR SPA	GEA
#	DATE	DESCRIPTION	BY

Loblaw Companies Limited

PROJECT
101 SECOND LINE
SHELburne, ON

DRAWING
ELEVATIONS

PROJECT NO. 02.150P02	
PROJECT DATE 2024-10-01	
DRAWN BY GEA	
CHECKED BY RCH	
SCALE 1 : 100	
DRAWING NO. A301	