

Appendix A**Materials Submitted in Support of Complete Applications**

Document	Consultant
Topographic Survey	Lloyd & Purcell Ltd.
Architectural Drawings (Site Plan, Elevations, Floor Plans, Roof Plan)	Weare Malcomb Consultant
Draft Official Plan Amendment	Humphries Planning Group Inc.
Draft Zoning By-law Amendment	Humphries Planning Group Inc.
Planning Justification Report	Humphries Planning Group Inc.
Engineering Drawings (Grading Plan, Erosion & Sediment Control Plan, Grading Plan, Servicing Plan)	SCS Consulting Group Ltd.
Functional Servicing Report/ Stormwater Management Report	SCS Consulting Group
Landscape Plan (including planting schedule and landscape details)	Terraplan Consultant
Arborist Report	Kuntz Forestry Consulting Inc.
Tree Inventory & Preservation Plan	Kuntz Forestry Consulting Inc.
View Study	Terraplan Consultant
Hydrogeological Report	WSP Global Inc.
Phase 1 & 2 Environmental Assessment	WSP Global Inc.
Geotechnical Investigation	WSP Global Inc.
Slope Stability & Streambank Erosion Analysis	WSP Global Inc.
Heritage Impact Assessment	This Land Archaeology Inc.
Phase 1 Archaeological Assessment	ASI
Traffic Impact Study	Nextrans
Environmental Impact Study	Beacon Environmental

Appendix B – Zoning By-law Comparison

	Existing RU Zone	Parent E-BP Zone	Proposed E-BP (XX) Zone
Permitted Uses	<ul style="list-style-type: none"> • Agricultural uses • Dwelling, Detached • Dwelling, Second Suite • Greenhouses • Home Occupations • Place of Worship 	<ul style="list-style-type: none"> • Convention • Day Care Centre • Dry Cleaning • Distribution Station and Depot • Fitness Centre • Food Processing Establishment • Hotel/Motel • Industrial Uses • Medical Marijuana Production Use • Motor Vehicle Rental Establishment • Offices • Private Park • Personal Service Shop • Printing, media and communications establishment • Club • Research and Training Facility • Restaurant • Retail, accessory • Theatre • Warehouses 	<ul style="list-style-type: none"> • Industrial • Medical • Office • Retail • Ancillary Trailer Storage • Gas Station/ Gasoline Bar/ Motor Vehicle Service Station • Day Care & Child Nursery • Warehousing
Lot Area	10 ha	1.0 ha	No Change
Lot Frontage	180 m	60 m	No Change
Front Yard	15 m	See below	5.0 m (Retail and Office building)
Rear Yard	22 m	See below	No Change
Interior Side Yard (minimum)	9 m	3 m	No Change
Exterior Side Yard (minimum)	15 m	See below	No Change

Lot Coverage (maximum)	20%	50%	No Change
Building Height (maximum)	10 m	13.5 m	No Change
Distance between two buildings on the same lot	n/a	0.25 times the sum of the building height for 12m, whichever is greater	No Change
Yard adjacent to Hwy 404	n/a	13.7 m	No Change
Yard Adjacent to Leslie and St. John's Sideroad	n/a	9 m	3 m
Yard adjacent to other street	n/a	6 m	
Yard Adjacent to Open Space Zone	n/a	10 m	6 m
Landscape space adjacent to Leslie and St. John's Sideroad	n/a	6 m	3 m
Landscape space fronting on other roads	n/a	3 m	No Change
Landscape space adjacent to Open Space Zone	n/a	10 m	No Change
Landscape space adjacent to other lot lines	n/a	3 m	No Change
Loading Space – building with more than 300 m ² or more but less than 7,500 m ²	n/a	2	1
Parking Requirement for office	n/a	3.5 spaces per 100m ² of GFA	33 parking spaces for the proposed office building