

TOWNSHIP OF MCKELLAR

SITE PLAN REQUIREMENTS

In accordance with By-law 97-6, all lands zoned General commercial, Tourist Commercial, Industrial and all lands which are zoned Waterfront Residential and are either located within the Deer Yard boundaries as outlined as outlined on Schedule 'A' to the Township of McKellar Official Plan or which directly abut a Flood Plain (FP) or Environmental Protection (EP) zone are designated as Site Plan Control Areas. No person shall undertake any development within a site plan control area until a site plan has been approved by the Township.

The following items are required to be identified on the site plan:

1. All plans in ink
2. Title, location, and name of owner
3. A north arrow and scale
4. An accurate plan of the entire property drawn to scale.
5. Dimensions of the entire property; if large property, show enlargement of area to be developed (with dimensions of enlarged area).
6. Location and size of existing buildings/structures/docks and distances from buildings/structures to adjacent buildings/structures, streets and property boundaries.
7. Location and size of proposed buildings/structures/docks and distances from buildings/structures to adjacent buildings/structures, streets and property boundaries.
8. Location and dimensions of access driveways.
9. Locations of existing rights-of-ways or easements.
10. Location of watercourses and extent of flood plain (if flood elevation known)
11. Proposed drainage patterns.
12. Location of prominent existing trees, shrubs, or groupings thereof.
13. Location, extent, and type of proposed landscaping.
14. Location of area for septic system and well.

The following items are required where applicable:

1. Parking and Loading spaces and their dimensions.
2. Type of ground treatment for parking areas and entrance ways.
3. Widths of traffic flow areas.
4. Existing and proposed elevation where there will be a significant alteration to the existing grade.
5. Proposed snow storage areas.
6. Garbage storage location and type.
7. Sign location and content.
8. Location and height of exterior lighting, including orientation.

CORPORATION OF THE TOWNSHIP OF McKELLAR

APPLICATION FOR SITE PLAN APPROVAL

1. REGISTERED OWNER(S)

Name _____

Address _____

Telephone _____

2. AGENT (IF APPLICABLE)

Name _____

Address _____

Telephone _____

Please specify to whom all correspondence should be sent:

{ } OWNER

{ } AGENT

3. LEGAL DESCRIPTION OF PROPERTY

Lot Number _____ Concession _____ Civic Address _____

Registered Plan Number (if any) _____ Lot Number _____

Reference Plan Number (if any) _____ Part Number _____

4. LAND USE

Existing _____

Proposed _____

5. PROPERTY CHARACTERISTICS

Lot Frontage: Water _____ Road _____

Lot area: _____ Average Depth _____

6. DESCRIPTION OF PROPOSAL (SITE PLAN TO BE PREPARED IN DUPLICATE)

7. DIMENSIONS OF PROPOSED STRUCTURE(S) (including height)

8. I hereby apply for Approval of the Attached Site Plan and declare that the statements made in the application and the information contained in the accompanying plans are true.

Date

Owner's/Agent's Signature

Fees: Residential \$ 25.00

Commercial \$ 300.00 Deposit to be placed with the municipality from which planning, legal, professional and other administrative costs may be deducted and the balance of the deposit refunded, or, if the costs exceed the deposit, a further deposit shall be required.

{Personal information contained on this form is collected under the authority of the Planning Act, Section 40, and will be used to determine the eligibility of the proposed site plan.}

Telephone: (705) 389-2842 Facsimile: (705) 389-1244}

FOR OFFICE USE ONLY

SITE PLAN APPLICATION #: _____

ROLL NUMBER: _____

DEPOSIT RECEIVED: _____

APPROVED: _____

AGREEMENT EXECUTED _____

DATE: _____