

Site Plan Control:

Cannabis Production and Processing is under site plan control. The following information is required to be shown on the plan:

- Concept/Layout Plan
- All measurements in metric
- Key map
- Scale, legend and north arrow
- Legal description and municipal address
- Development name
- Drawing title, number, original date and revision dates
- Owner's name, address and telephone number
- Engineer's name, address and telephone number
- Professional engineer's stamp
- Existing and proposed easements and right of ways
- Zoning compliance table – required versus proposed
- Parking space totals – required and proposed □ All entrances to parking areas marked with directional arrows
- Loading spaces, facilities and routes (for commercial developments)
- All dimensions of the subject lands
- Dimensions and setbacks of all buildings and structures
- Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
- Gross, ground and useable floor area
- Lot coverage
- Floor area ratio
- Building entrances, building type, height, grades and extent of overhangs □ Names, dimensions and location of adjacent streets including daylighting triangles
- Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
- All exterior stairways and ramps with dimensions and setbacks □ Retaining walls including materials proposed
- Fire access and routes
- Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
- Location of mechanical room, and other building services (e.g. A/C, HRV)
- Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
- Winter snow storage location
- Landscape areas with dimensions
- Natural features, watercourses and trees
- Fire hydrants and utilities location
- Fencing, screening and buffering – size, type and location □ All hard surface materials

- Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
- Business signs (make sure they are not in sight lines) □ Sidewalks and walkways with dimensions
- Pedestrian access routes into site and around site
- Bicycle parking
- Architectural elevations of all building sides
- All other requirements as per the pre-consultation meeting

Site Plan Details: The following features and elements to be included as appropriate on site plan:

Site Features:

- Label materials on the plan and/or provide legend (i.e. paving, curbing, sidewalks, depressed curbs, retaining walls, acoustic structures, fencing, signage signs, landscape areas, snow storage areas, etc.)
- Location and details of existing and proposed fencing,
- Location of garbage collection areas
- Location of on-site snow storage areas

Utilities:

- Location of fire hydrants and transformers
- Location of hydro & gas meters,
- Location of all proposed street and Fire Route signs

Streetscape:

- Location of sidewalks. Accessible pathway from the accessible parking spaces to the main entrances.
- Existing and proposed trees, SOD areas

Vehicular Network

- Curve radii of curbs at all street access points and driveway intersections
- Location of proposed curbing. Provide Ontario Provincial Standard Drawings (OPSD)
- Location and dimension of designated fire routes (indicate centre-line, road width and centre- line turning radii)
- Garbage collection area
- Location of driveways with dimensions and materials.

Parking area

- Layout of parking spaces with dimensions
- Accessible parking signs

Lighting:

- Interior lighting should be prevented to exposed outside through shading screen
- Outdoor lights should be dark sky compliant

Other Features:

- Air Treatment Control, if proposed