



**City of Kingston  
Information Report to Council  
Report Number 15-419**

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**To:** Mayor and Members of Council  
**From:** Lanie Hurdle, Commissioner of Community Services  
**Resource Staff:** Paige Agnew, Director, Planning, Building & Licensing Services  
**Date of Meeting:** November 3, 2015  
**Subject:** Supplemental Information to Report Number PC-15-123  
File Number D14-247-2012  
1660-1674 Sydenham Road  
Application for Zoning By-Law Amendment  
Applicant – Tomlinson Environmental Services Limited  
Agent – Clark Consulting Services

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**Executive Summary:**

The following is an information report to Council with respect to Report Number PC-15-123 recommending approval for the application for zoning by-law amendment for the property located at 1660-1674 Sydenham Road.

Correspondence was received from two members of the public with respect to the application after the comprehensive report (Report Number PC-15-123) was made available on the City's website. The purpose of this report is to summarize and address the concerns that were raised in the correspondence received.

**Recommendation:**

This report is for information purposes only.

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**Authorizing Signatures:**

ORIGINAL SIGNED BY COMMISSIONER

**Lanie Hurdle, Commissioner, Community Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

**Gerard Hunt, Chief Administrative Officer**

**Consultation with the following Members of the Corporate Management Team:**

Cynthia Beach, Corporate & Strategic Initiatives	Not required
Denis Leger, Transportation, Facilities & Emergency Services	Not required
Jim Keech, President and CEO, Utilities Kingston	Not required
Desiree Kennedy, Chief Financial Officer & City Treasurer	Not required

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**Options/Discussion:****Introduction**

On June 15, 2012, an application for zoning by-law amendment was submitted by Clark Consulting Services on behalf of 1809727 Ontario Inc. for the purpose of permitting industrial development at 1660-1674 Sydenham Road. The proposed uses included a landscape contractor's yard, mobile carpet cleaning, truck maintenance depot, a material processing facility for wood and other construction and demolition material, and an accessory dwelling unit. A statutory Public Meeting was held on August 2, 2012 to discuss the proposed uses.

The site is designated 'Rural Industrial' in the City of Kingston Official Plan and zoned Institutional 'I' in Zoning By-Law Number 76-26. The site is located outside of the City's urban boundary. The property contains a single-unit dwelling and an auto body shop that are proposed to be retained.

With a change in ownership of the subject lands, a revised application was submitted by Clark Consulting Services, on behalf of Tomlinson Environmental Services Ltd., on February 3, 2015. The revised application proposes rural industrial uses consistent with the existing Rural Industrial designation. The proposed uses are limited to a warehouse, self-storage units, open storage, an existing automobile body shop that has been operating since early 1970's, and an accessory dwelling unit on the subject property. The proposed development consists of the construction of four new buildings, associated gravel parking and open storage area. The warehouse and self-storage units, associated parking and the open storage are proposed to be located in the rear half of the property, with the open storage area being farthest from Sydenham Road. The existing driveway for the auto body shop is proposed to be removed and relocated. The existing auto body shop is a legal non-conforming use and is proposed to be recognized as part of this application. A zone change from the Institutional 'I' zone to a site-specific General Industrial 'M1' zone is requested. Since changes were made to the proposed uses after the holding of the 2012 public meeting, a new statutory Public Meeting with respect to the revised proposal was held on May 7, 2015.

A regular meeting with respect to the application was held on October 15, 2015. A comprehensive report (Report Number PC-15-123) was made available on the City's website on October 9, 2015. Correspondence was received from two members of the public after the release of the comprehensive report. The purpose of this report is to summarize and address the concerns that were raised in the additional correspondence received.

**Public Comments**

As a result of the Public Meeting held on May 7, 2015, three members of the public submitted written correspondence. There were three oral submissions made at the Public Meeting. Additionally, in September 2015, staff met with three members of the public who provided additional oral comments with respect to this application. Four additional pieces of written correspondence from two members of the public were received after the release of the comprehensive report (Exhibit A – Additional Public Comments). These additional comments and questions received, along with corresponding responses are summarized below:

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- Two pieces of written correspondence received indicated that the subject property is zoned Rural Institutional.

Response: The subject property is zoned Institutional Zone 'I' in Zoning By-Law Number 76-26.

- The property under consideration is in the midst of residential family dwellings.

Response: The subject property is located in an area of mixed residential, industrial and rural land uses. To the north and south are single unit dwellings. Anchor Concrete, an industrial use, is located to the west. Rural lands are to the east. A hydro corridor runs across the southwestern corner of the property.

- What does Tomlinson propose to store in the warehouse? How big is this warehouse going to be? Is the current building going to be used or is the company proposing to build a new facility? Since Tomlinson is an environmental service company, is it planning to store environmental waste on the site? If so, what steps does it propose to undertake to safeguard the neighborhood from the waste effluents (gases, liquids and solids) produced during waste storage? Waste storage means inactive storage and not waste processing of any kind.

Response: As shown on the Concept Plan (Exhibit B), the warehouse is proposed to be housed in a new building with a floor area of 888.03 square metres. Storage of environmental waste or waste processing is not proposed on the property. Provisions have been included in the site-specific zone that would prohibit hazardous material storage such as that of explosives, radioactive materials, flammable or hazardous chemicals or goods which produce noxious odours. This can be further reinforced through the site plan control agreement. Any future non-compliance can be enforced through both zoning and site plan control.

- How many self storage units are going to be for rent (or lease)? What is going to be stored in these self storage units? What is the planned capacity of these self storage units?

Response: As shown on the Concept Plan, three new buildings totaling 1272.04 square metres are proposed for the self-storage facility. The applicant has indicated that the self-storage facility will include 68 units each measuring 6 metres by 3 metres. Provisions have been included in the proposed site-specific M1 zone to prohibit the storage of hazardous materials on the property such as that of explosives, radioactive materials, flammable or hazardous chemicals or goods which produce noxious odours. The following definition for the self-service storage facility has been included in the site-specific zone that indicates the type of property that can be stored in the facility:

“Self-Service Storage Facility” means a facility designed and used for the purpose of renting or leasing individual secured storage units, which are generally accessible by means of individual loading doors, to tenants who are to have access to such units for the purpose of storing and removing property. Property may include personal property such as: general merchandise, furniture, household items, licensed vehicles, equipment,

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tractors and recreational vehicles; hazardous materials such as: explosives, radioactive materials, flammable or hazardous chemicals or goods which produce noxious odours are prohibited.

- What is going to be stored in the open storage and how much? If environmental waste is going to be stored openly, what steps are to be taken to protect the neighbours from the open storage effluents (gases, liquids and solids)?

Response: The applicant has indicated that the open storage area will be used for storing vehicles and equipment. Provisions have been included in the site-specific zone that require that the open storage area be screened and enclosed within a solid fence which is not less than 2.4 metres in height.

- How big is the proposed automobile body repair shop going to be? How many vehicles are going to be repaired per annum? What will be the acoustic protection for the neighbours?

Response: The automobile body shop is an existing legal non-conforming use that has been operating on the subject property since early 1970's. The applicant has indicated that approximately one car per week is repaired on the premises. The size of the automobile body shop has been restricted through the site-specific zone to the size of the existing facility which is 561.7 square metres. The future site plan control application will require a detailed noise study to determine the details of any required noise control measures to protect the existing residential use on the property and those adjacent to the property.

- How is an accessory dwelling unit defined? Is this going to be an office space or an office cum residential space or a rental residence?

Response: An accessory dwelling is defined in Zoning By-Law Number 76-26 as "a single-family dwelling house which is accessory to a permitted Non-Residential use and is occupied by either the family of the owner or by the family of a person employed on the lot where such dwelling house is located." Therefore, office space is not permitted in the dwelling.

- As all of the neighbours are currently on well water and or cisterns, how is the operation expecting to be serviced for water needs?

Response: The applicant has indicated that there are two existing wells on the subject property. The proposed storage operations (self-storage facility, warehouse and open storage) do not require additional water.

- Concern about the extra vehicular traffic that will be generated if the proposed zone change is granted.

Response: The property has frontage on and direct access from Sydenham Road, which is an arterial road. There is no access to the site through local streets. The proposed uses are not anticipated to generate undue volumes of traffic through any local streets.

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The application was circulated to the City's Engineering Department as part of the technical review process and there have been no concerns identified with respect to the ability of the existing transportation network to accommodate this development.

- Is the newly proposed auto body shop in conformance with the non-conforming authorized use under the Rural Institutional zoning provisions? The issue of legal or "illegal non-conforming zoning" needs to come to the attention of the Councillors, as the application for a 'body shop' is predicated upon there having been a "body shop" in operation on the property. If this was a non-conforming illegal occupation, that is, having no authority through the planning department rules and regulations to be there, then part of the rezoning application dealing with the auto body shop should be disallowed.

Response: The auto body shop is an existing legal non-conforming use on the property that is proposed to be recognized through this application for zoning by-law amendment. The previous owner of the subject lands provided staff with information with respect to the existence of the auto body shop since the early 1970's.

The subject property is zoned Institutional zone 'I' in the Township of Kingston Zoning By-Law Number 76-26, as amended. This by-law came into effect in 1976. The by-law defines non-conforming as "when applied to a use, building or structure, means a use, building or structure which, on the date of passing of this by-law, was not listed as a permitted use for the zone in which such use, building or structure is located."

Prior to Zoning By-Law Number 76-26, By-Law Number 749 regulated the use of land and the character, location and use of buildings and structures in the Township of Kingston. The subject property was zoned Zone A - Rural Zone in By-Law Number 749. The permitted uses in the Rural Zone were "any use not prohibited in Section 4 [...]." An auto body shop was not listed as a prohibited use in Section 4, General Regulations of By-Law Number 749.

Based on the above, it was determined that the auto body shop could be recognized as a legal non-conforming use.

The subject property is designated Rural Industrial in the City of Kingston Official Plan. The proposed zoning by-law amendment seeks to recognize a long established land use that is consistent with the land use designation of the subject property. The size of the automobile body shop has been restricted through the proposed site-specific zone to the size of the existing facility which is 561.7 square metres.

- The residents are concerned about oil spillage and gaseous effluents from the operation of an auto repair shop. The residents request that Tomlinson be required to provide a detailed plan for coping with these emissions before their rezoning application is granted.

Response: The auto repair work is done inside the existing building on the property and not outside. Any spill of pollutants into the natural environment is required to be immediately reported to the Ministry of the Environment and Climate Change's Spills Action Centre at 1-800-268-6060, the municipality and the person in control of the substance that has been spilled.

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- Objection to the process whereby this application is before the Planning Committee. The application by Tomlinson should have been treated as an entirely new application and not a continuation of the Scott application for the following three reasons: first, the application is being brought by an entirely new owner of the property; second, the proposed uses are different from the original 2012 application; and third, between the initial application by the former owner and the application by the current owner, the site underwent changes with the construction of berms and further illegal dumping on the site (of which the City was made aware). Such changes to the topography should have required the new owner to provide a new conceptual site plan and a new stormwater management report as part of the application.

Response: On June 15, 2012, an application for zoning by-law amendment was submitted by Clark Consulting Services, on behalf of 1809727 Ontario Inc., for the purpose of permitting industrial development at 1660-1674 Sydenham Road. The proposed uses included a landscape contractor's yard, mobile carpet cleaning, truck maintenance depot, a material processing facility for wood and other construction and demolition material, and an accessory dwelling unit. A statutory Public Meeting was held on August 2, 2012 to discuss the proposed uses. At that time, based on the City's technical review comments as well as concerns identified by the public at the Public Meeting, changes to the application were being contemplated by the applicant.

1809727 Ontario Inc. was acquired by Tomlinson Environmental Services Ltd. in 2014. At the time of this acquisition, the application to rezone the subject lands (File Number D14-247-2012) was still an active application. A formal request to revise the application was submitted on behalf of Tomlinson Environmental Services Ltd. on February 3, 2015. The revised application is a continuation of the same application and requests rural industrial uses limited to a warehouse, self-storage units, open storage, an existing automobile body shop and an accessory dwelling unit. Since changes were made to the proposed uses after the holding of the 2012 Public Meeting, a new statutory Public Meeting with respect to the revised proposal was held on May 7, 2015.

The current landowner, Tomlinson Environmental Services Ltd., has indicated that some scrap and garbage left on site was removed after the property changed ownership, and as a result of this clean-up there were roll-off bins on site. No berms have been built.

A detailed stormwater management report will be required as part of the site plan control process. An application for site plan control has not yet been submitted to the City.

### **Conclusion**

In conclusion, the concerns identified in the additional communication received with respect to the application for zoning by-law amendment for 1660-1674 Sydenham Road have been addressed.

### **Existing Policy/By-Law:**

Please refer to Report Number PC-15-123.

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**Notice Provisions:**

A statutory Public Meeting was held with respect to the original application on August 2, 2012. Pursuant to the requirements of the *Planning Act*, a notice of the statutory Public Meeting was provided by advertisement in the form of a sign posted on the subject site 20 days in advance of the Public Meeting. In addition, notices were sent by mail to all property owners (according to the latest Assessment Rolls) within 120 metres (400 feet) of the subject property. There were approximately 13 property owners notified by mail. A courtesy notice was also placed in *The Kingston Whig-Standard*.

Following the submission of the revised application on February 3, 2015, a new statutory Public Meeting was held on May 7, 2015. Notice of this Public Meeting was broader than the August 2, 2012 Public Meeting as in addition to the sign posted on the subject site 20 days in advance of the Public Meeting and notification by mail to all property owners within 120 metres of the subject property, it was also sent to individuals who submitted written and oral correspondence and who formally requested notice at the first Public Meeting. As well, a courtesy notice was placed in *The Kingston Whig-Standard*.

A regular meeting with respect to the application was held on October 15, 2015. A courtesy notice advertising the regular meeting was published in *The Kingston Whig-Standard*. A notice of the regular meeting was also sent to individuals who submitted written and oral correspondence and who formally requested notice.

If the application is approved, a Notice of Passing will be circulated in accordance with the provisions of the *Planning Act*.

**Accessibility Considerations:**

Not applicable

**Financial Considerations:**

Not applicable

**Contacts:**

Paige Agnew, Director, Planning, Building & Licensing Services 613-546-4291 extension 3252

Stacey Forfar, Manager, Development Approvals 613-546-4291 extension 3253

Sukriti Agarwal, Senior Planner, Policy Planning 613-546-4291 extension 3217

**Other City of Kingston Staff Consulted:**

Not applicable

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**Exhibits Attached:**

Exhibit A Additional Public Comments

Exhibit B Concept Plan

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**RE: Rezoning Application on the 1660-1674 Sydenham Road property by Tomlinson Environmental Services Ltd currently zoned Rural Institutional ( in By-Law Number 76-26) to a site specific General Industrial M1 zone.**

Oct. 9, 2015

Ms Agarwal, Senior Planner, Planning Division, City of Kingston, 216 Ontario St., Kingston, On K7L 2Z3

Cc: Richard Allen, Councillor Countryside, Rural Advisory Committee

We received a letter from the City of Kingston Planning Division on Oct. 6 informing us about a zone change application on the 1660-1674 Sydenham Road property by Tomlinson Environmental Services Ltd. The zone change is being requested to allow Tomlinson Environmental Services Ltd to use the property :

1. to Warehouse
2. for Self Storage,
3. for Open Storage
4. as an automobile body shop and
5. as an accessory dwelling unit.

We are sure you realize that the property under consideration is in the midst of residential family dwellings. We, as its neighbours have the following concerns and request that the City Planning Division address them. We request that the answers to our concerns be made public and the neighbours be informed about the Tomlinson responses.

a) What does Tomlinson propose to store in the Warehouse? How big is this Warehouse going to be? Is the current building going to be used or the company proposes to build a new facility? Since Tomlinson is an Environmental Service Company, is it planning to store Environmental Waste on the site? If so, what steps does it propose to undertake to safeguard the neighborhood from the waste effluents (gases, liquids and solids) produced during waste storage?

**We have assumed that waste storage means inactive storage and not waste processing of any kind.**

b) In common parlance, 'self storage' stands for renting space to the public for storage. If our understanding of the term is correct, how many self storage units are going to be for rent (or lease)? What is going to be stored in these self storage units? What is the planned capacity of these self storage units?

c) What is going to be stored in the open storage and how much? If environmental waste is going to be stored openly, what steps are to be taken to protect the neighbours from the open storage effluents (gases, liquids and solids)?

d) How big is the proposed automobile body repair shop going to be? How many bodies are going to be repaired/per annum ? What will be the acoustic protection for the neighbours?

e) How is an accessory dwelling unit defined? Is this going to be an office space or an office cum residential space or a rental residence?

f) As all of the neighbours are currently on well water and or cisterns, how is the operation expecting to be serviced for water needs?

Additionally, we are concerned about the extra vehicular traffic that is going to be generated if the proposed zone change is granted.

We hope our concerns are addressed before the meeting on Oct 15, 2015

Sincerely,

Catherine Bell-Sood, on behalf of concerned residents.

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████████████████

**Agarwal,Sukriti**

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**From:** Mad and Dan <[REDACTED]>  
**Sent:** Tuesday, October 13, 2015 3:20 PM  
**To:** Agarwal,Sukriti  
**Subject:** Objection to proposed rezoning - File Number D14-247-2012

I am writing to object to the rezoning of the property located at 1660-1674 Sydenham Road, City file Number D14-247-2012. My primary objection is to the process whereby this application is before the Planning Committee. It is my contention that this application should have been treated as an entirely new application for three reasons: first, the application is being brought by an entirely new owner of the property; second, the proposed uses are different from the original 2012 application; and third, between the initial application by the former owner and the application by the current owner, the site underwent changes with the construction of berms. (of which the city was made aware) Such changes should have required the new owner to provide new Conceptual Site Plan and a new Stormwater Management Report.

Dan Murphy  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Agarwal,Sukriti**

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**From:** Catherine Bell-Sood <[REDACTED]>  
**Sent:** Thursday, October 15, 2015 1:45 PM  
**To:** Agarwal,Sukriti; Blumenberg,Catalina; Allen,Richard  
**Subject:** Tomlinson Environmental Services Ltd., Application

**Planning Committee Members,  
S. Agarwal, Senior Planner**

**\* Is the newly proposed 'auto body shop' in conformance with the non-conforming authorized use under the Rural Institutional Zoning provisions.**

**\* The issue of legal or " illegal non-conforming zoning" needs to come to the attention of the Councillors, as the application for a 'body-shop' is predicated upon there having been a "body shop" in operation on the property.**

**If this was a non-conforming -illegal occupation, that is , having no authority through the planning department rules and regulations to be there, then part of the rezoning application dealing with the auto body shop should be disallowed.**

**The residents are concerned about oil spillage, and gaseous effluents from the operation of an auto repair shop.**

**We request that Tomlinson be required to provide a detailed plan for coping with these emissions before their rezoning application is granted.**

I would appreciate it if this correspondence is included in the package to the Planning Committee this evening.

Sincerely ,  
Catherine Bell-Sood

[REDACTED]  
Kingston, ON  
[REDACTED]

1:30 p.m Oct. 15, 2015

**Agarwal,Sukriti**

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**Subject:** FW: Objection to proposed rezoning - File Number D14-247-2012

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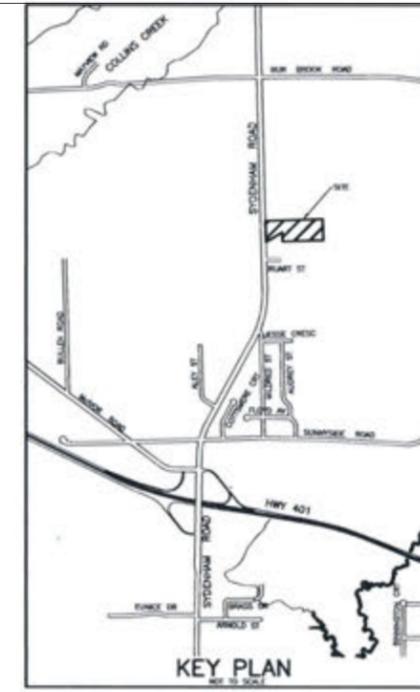
**From:** Mad and Dan [REDACTED]  
**Sent:** Thursday, October 15, 2015 12:21 PM  
**To:** Blumenberg,Catalina  
**Subject:** Objection to proposed rezoning - File Number D14-247-2012

I am writing to object to the rezoning of the property located at 1660-1674 Sydenham Road, City file Number D14-247-2012. My primary objection is to the process whereby this application is before the Planning Committee. For three reasons it is my contention that the application by Tomlinson should have been treated as an entirely new application and not a continuation of the Scott application: first, the application is being brought by an entirely new owner of the property; second, the proposed uses are different from the original 2012 application; and third, between the initial application by the former owner and the application by the current owner, the site underwent changes with the construction of berms and further illegal dumping on the site. (of which the city was made aware) Such changes to the topography should have required the new owner to provide a new Conceptual Site Plan and a new Stormwater Management Report as part of the application.

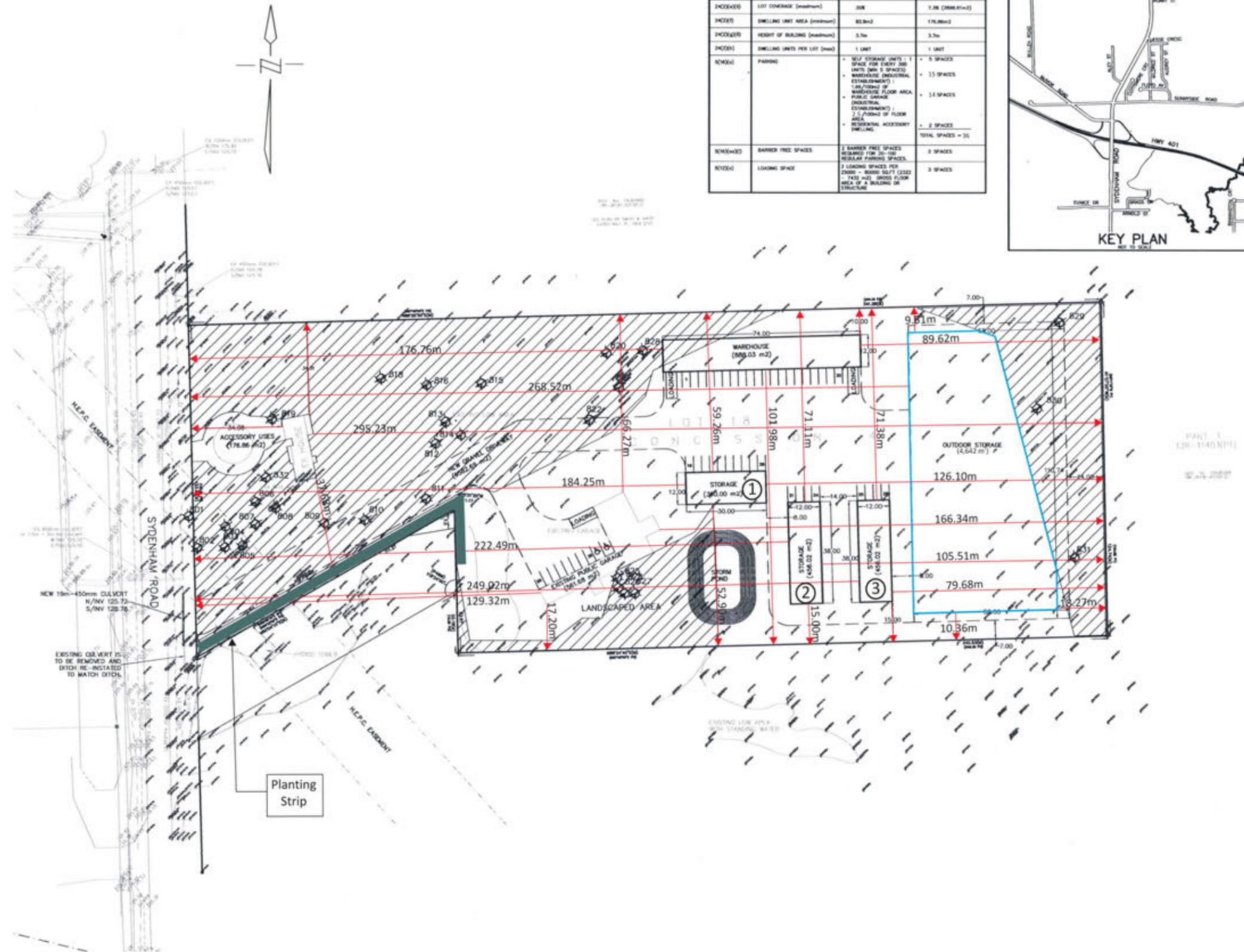
Dan Murphy  
[REDACTED]  
[REDACTED]  
[REDACTED]

**PRELIMINARY**  
NOT FOR CONSTRUCTION

SITE DATA TABLE			
ZONE M1 General Industrial Zone			
CLAUSE	ZONING PROVISION	REQUIRED	PROVIDED
M103(4)	RESIDENTIAL USES	ACCESSORY DWELLING UNIT	ACCESSORY DWELLING UNIT
M103(5)	NON-RESIDENTIAL USES	WAREHOUSE PUBLIC GARAGE	WAREHOUSE SELF STORAGE OUTDOOR STORAGE PUBLIC GARAGE
M103(6)	LOT AREA (minimum)	1800m <sup>2</sup>	3882.17m <sup>2</sup> (2.16ha)
M103(7)	LOT FRONTAGE (minimum)	45m	123.89m
M103(8)	FRONT YARD SETBACK (minimum)	24.6m	34.06m
M103(9)	INTERIOR SIDE YARD (minimum)	6.1m	7.0m
M103(10)	REAR YARD SETBACK (minimum)	15.24m	18.27m
M103(11)	LANDSCAPE OPEN SPACE (min)	10% (388.22m <sup>2</sup> )	54.58% (2179.77m <sup>2</sup> )
M103(12)	LOT COVERAGE (maximum)	30%	7.3% (548.81m <sup>2</sup> )
M103(13)	DWELLING UNIT AREA (minimum)	82.8m <sup>2</sup>	170.88m <sup>2</sup>
M103(14)	HEIGHT OF BUILDING (maximum)	3.7m	3.7m
M103(15)	DWELLING UNITS PER LOT (max)	1 UNIT	1 UNIT
M104(1)	PARKING	<ul style="list-style-type: none"> <li>SELF STORAGE UNITS: 1 SPACE FOR EVERY 300 UNITS OR 3 SPACES</li> <li>WAREHOUSE (INDUSTRIAL ESTABLISHMENT): 1.0% FLOOR AREA OF WAREHOUSE FLOOR AREA</li> <li>PUBLIC GARAGE (INDUSTRIAL ESTABLISHMENT): 2.5% FLOOR AREA OF WAREHOUSE FLOOR AREA</li> <li>RESIDENTIAL ACCESSORY DWELLING: 2 SPACES</li> </ul>	<ul style="list-style-type: none"> <li>5 SPACES</li> <li>11 SPACES</li> <li>14 SPACES</li> <li>2 SPACES</li> </ul> TOTAL SPACES = 32
M104(2)	BARRIER FREE SPACES	2 BARRIER FREE SPACES REQUIRED FOR 20-100 REGULAR PARKING SPACES	2 SPACES
M104(3)	LOADING SPACE	3 LOADING SPACES PER TRUCK - 8000 SQFT (732.25 SQM) GROSS FLOOR AREA OF A BUILDING OR STRUCTURE	3 SPACES



LEGEND	EXISTING	PROPOSED
	NOT IN CONTRACT	N/C
SHOULDER		
PAVEMENT		
CONCRETE CURB TYPE		
SPOT		
STORM SEWER & MANHOLE WITH DIRECTION OF FLOW		
SAN SEWER & MANHOLE WITH DIRECTION OF FLOW		
WATERMAIN AND VALVE CHAMBER		
GAS METER LOCATION		
GAS MAIN		
CULVERT		
BELL TELEPHONE CONDUIT		
BELL CANADA FIBER OPTIC OVERHEAD STREETLIGHT MOUNT		
HYDRO CONDUIT		
HYDRO METER LOCATION		
TRANSFORMER VAULT ON CONC. PAD		
SWITCHGEAR		
HYDRO STREET LIGHTING CONDUIT		
SHOULDER CATCH BASIN		
STREET CATCH BASIN		
MAN INLET CATCH BASIN		
CATCH BASIN MANHOLE		
HYDRAULIC & VALVE BOX		
BELL UTILITY POLE & ANCHOR		
HYDRO UTILITY POLE & ANCHOR		
STREET LIGHT		
TREES		
PROPERTY BOUNDARY		
OWNER LINE		
EASEMENT		
CONCRETE PAVEMENT		
CONCRETE CURB		
EXISTING		
BOOK		
STOP SIGN		
STREET SIGN		
FENCE		
SOIL FENCE		
LOCATION OF TEST PITS		
BENCH MARK LOCATION		
COMMUNITY WALKWAY		
THURST BLOCK		
EXISTING GRADE		
PROPOSED GRADE		
DRAINAGE DIRECTION		
DOOR		
ROOF DOWN SPOUT		
HEAVY DUTY ASPHALT		
LIGHT DUTY ASPHALT		
STAGE 2 ARCHEOLOGICAL ASSESSMENT		



No.	By	Date	Revision	Checked

**JE Josselyn Engineering Inc.**



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TEL : 613-634-9278  
FAX : 613-634-9138  
E-MAIL : mjosselyn@josselyn.ca

OWNER:  
TOMLINSON ENVIRONMENT SERVICES LTD.

PROJECT:  
1674 SYDENHAM ROAD

DRAWING TITLE:  
CONCEPT PLAN

Designed By: M.J.	Date: DECEMBER 11, 2014	Project No. 1152	Drawing No. 3014
Drawn By: TC	Checked By: M.J.	Scale: 1:750	