



D+H
ARCHITECTS INC.

July 18, 2022

Township of Southgate
185667 Grey County Road 9
Dundalk ON N0C 1B0
Attention: Clinton Stredwick

Re: Zoning Amendment Application
For Residence at Roslyn Centre Located At 105261 Southgate Road 10 (21-167)
Further Submission Requirements – Letter and Drawings

Dear Clinton,

As a response to the email dated July 11, 2022 requesting further information for the application process, we are pleased to submit this letter and the site plan drawing for the Planning Department review.

We are writing on behalf of our client, Howard Dalal, pertaining to the proposed renovation of the existing camp dining hall building located at the property noted above. The proposed renovation involves the conversion of three separate buildings into one to become a permanent group home accommodating eight developmentally disabled individuals. There is one staff on site as well. This group home is being run by the owner whose personal residence is also on the same property. The property will furthermore continue as a camp for 30 campers on a seasonal basis.

The following current services will be maintained and augmented as required: electrical, septic, water, propane. A mechanical and electrical engineer are working with us to determine specific requirements and will have drawings as part of the building permit set. There is a current well on the property that serves the existing building being renovated and will continue to do so post renovation. There is a current septic system designed for 48 campers. The owner is willing to reduce the number of campers to accommodate the group home use and remain within the existing system capacity. Our calculations indicate a reduction to 30 campers with the group home in place. There will be a need for fire protection of the renovated building in which case we will be designing a fire route to a draft port which will draw water from the pond as we have done on several other projects similar to this.

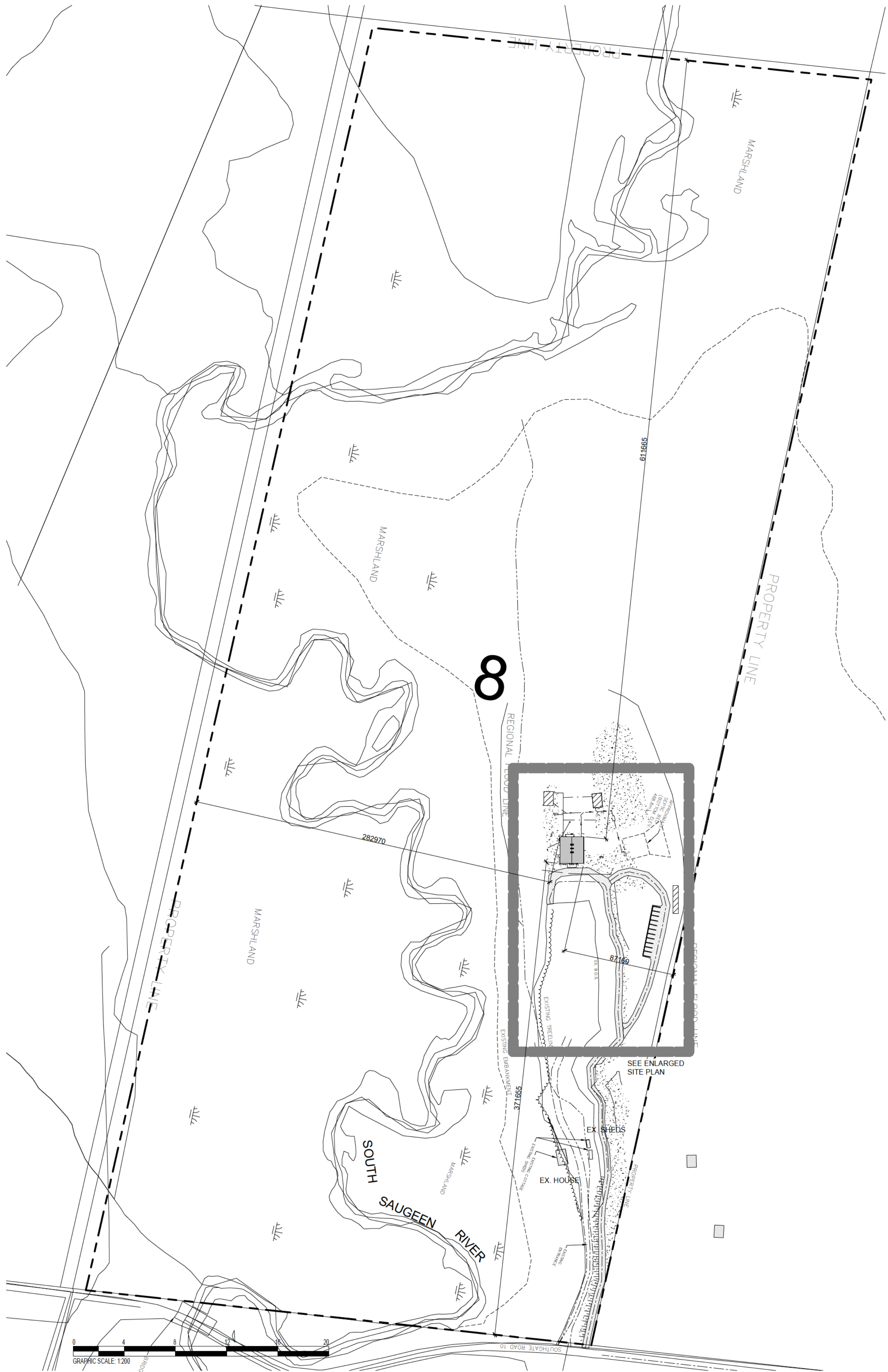
Please refer to the attached site plan for further information. Feel free to contact me directly if you wish to discuss this project or have questions.

Sincerely,

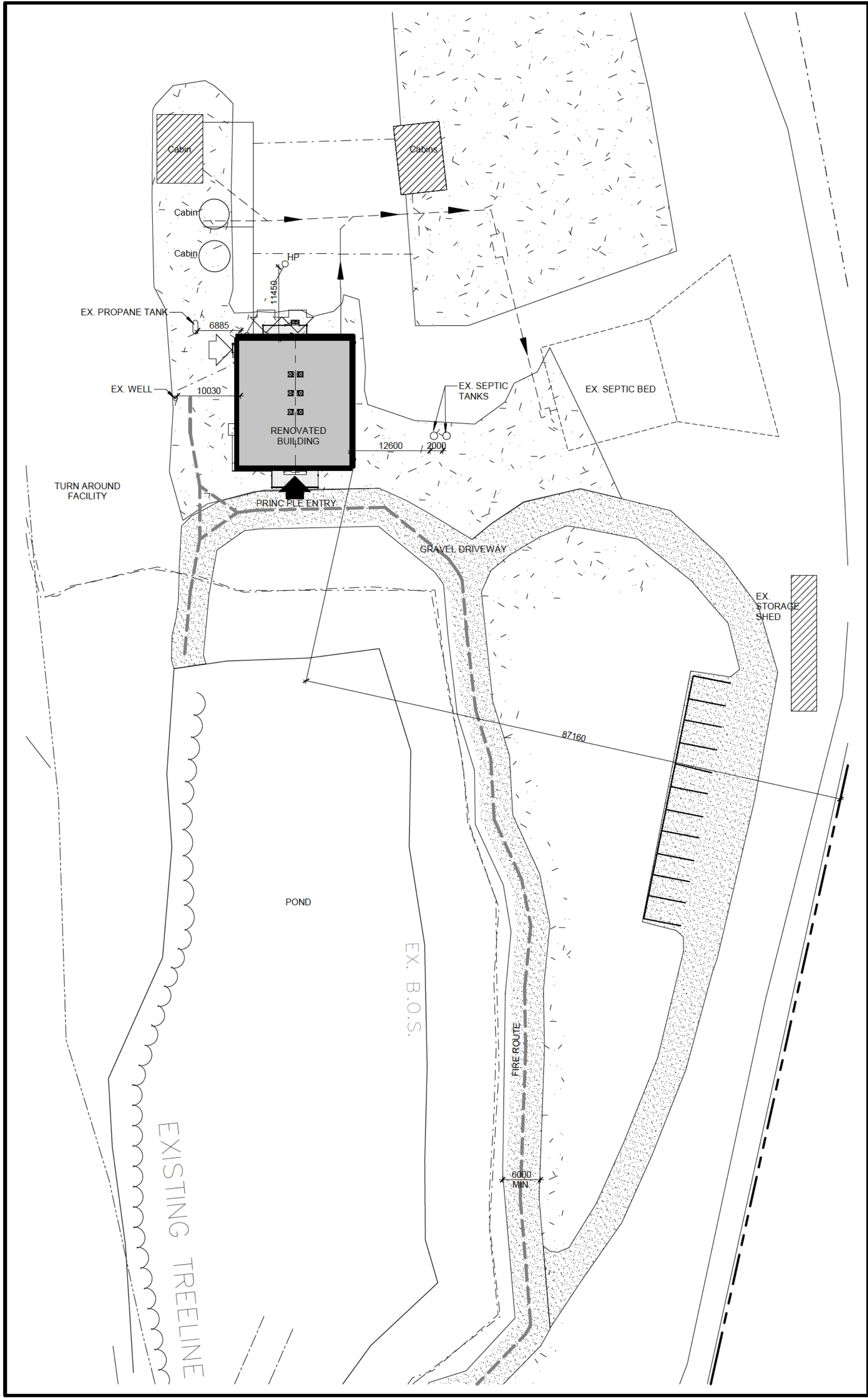


D+H Architects Inc.
M.Arch., OAA

cc/ Howard Dalal and Gayla Lipson
Enclosure: Site Plan Drawing



2 FULL SITE PLAN
A1.0 1 : 2000



1 ENLARGED SITE PLAN
A1.0 1 : 500



KEY MAP PLAN
1 : 100

- PROPERTY LINE
BUILDING SETBACKS
LANDSCAPING SETBACKS
CONC. CURB
CONC. CURB & GUTTER
WATER MAIN
SANITARY SEWER
STORM SEWER
WEEPING TILE
MANHOLE
CATCH BASIN
CATCH BASIN/MANHOLE
FIRE HYDRANT
EXISTING ELEVATION
NEW ELEVATION
SWALE
SLOPE
HYDRO POLE
WALL-PACK LIGHT FIXTURE
LIGHT STANDARD
OVERHEAD HYDRO
BELL TELEPHONE
GAS LINE
RELOCATED DRIVEWAY LIGHTS
NEW DRIVEWAY LIGHTS
BOREHOLE
TESTPIT
BARRIER FREE PARKING SPACE

LEGAL DESCRIPTION

LOT 7, CONC 8 FORMERLY IN THE TOWNSHIP OF PROTON

SITE DESCRIPTION

ZONING (CURRENT): CS-211-H

BUILDING CLASSIFICATION

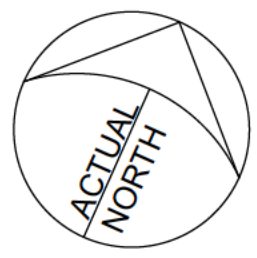
OCCUPANCY: GROUP HOME

CLASSIFICATION: B3

BUILDING STATISTICS

GROSS FLOOR AREA (GFA)	m ²	S.F.
EXISTING	293.5	3159
PROPOSED	53.9	581
GFA - TOTAL	347.4	3740

DIMENSIONS & SCALE NOTICE
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No.	Description	Date
2	SITE PLAN FOR ZONING	JULY 15, 2022
1	SITE PLAN FOR ZONING AMEND	JUNE 29, 2022



45 MILL ST, ORANGEVILLE, ON, L9W 2M4 519-941-0912

CONSULTANT

PROJECT RENOVATION FOR
RESIDENCE AT ROSLYN CENTRE
SOUTHGATE 105261 Southgate Road 10 ONTARIO

SHEET TITLE

SITE PLAN

PROJ. NO.	21-167
DATE	MARCH 2022
DRAWN BY	JS
CHECKED	WG
SCALE	As indicated
DATE PLOTTED	15/07/2022 14:37:24
DRAWING NO.	

A1.0