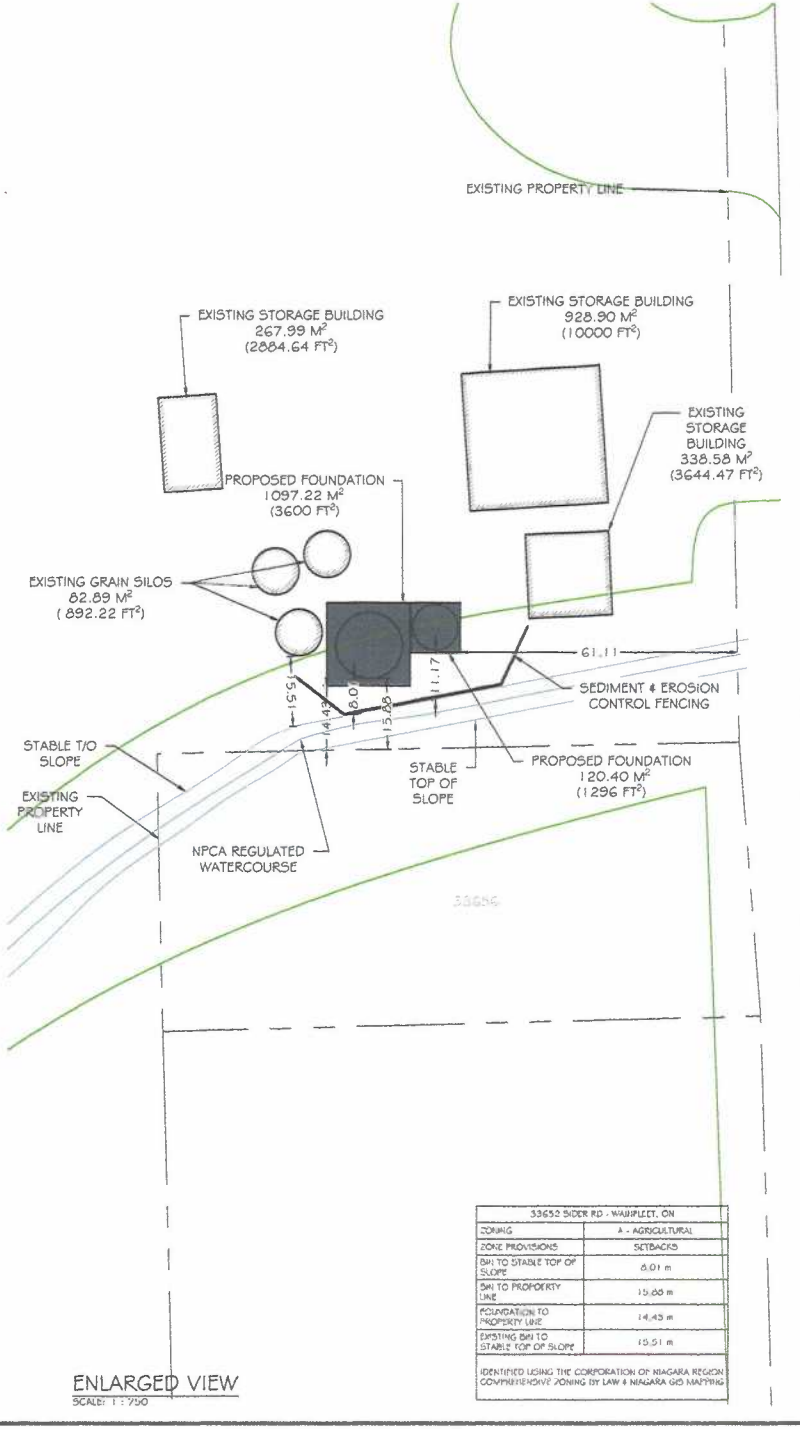
SITE
SCALE: 1 : 5000



ENLARGED VIEW
SCALE: 1 : 750

33652 SIDER RD - WAINFLEET, ON	
ZONING	A - AGRICULTURAL
ZONE PROVISIONS	SETBACKS
BH1 TO STABLE TOP OF SLOPE	8.01 m
BH1 TO PROPERTY LINE	15.88 m
FOUNDATION TO PROPERTY LINE	14.43 m
EXISTING BH1 TO STABLE TOP OF SLOPE	15.51 m

IDENTIFIED USING THE CORPORATION OF NIAGARA REGION COMPREHENSIVE ZONING BY LAW & NIAGARA GIS MAPPING

PROPOSED SITE PLAN

PART OF LOT 36 CONCESSION 3

IN THE GEOGRAPHIC TOWNSHIP OF WAINFLEET

NIAGARA REGION

METRIC NOTE
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING NOTE
BEARINGS HEREON ARE GRID, UTM ZONE 17 (NAD 83 CSRS (2002) 1997.0) DERIVED FROM OBSERVED REFERENCE POINTS (ORPs) USING THE CANADIAN RTK NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE)

TEMPORARY BENCHMARK NOTE
SPIKE IN HYDRO POLE HAVING AN ELEVATION OF 183.80m (CGVD2013)

LEGEND		LEGEND	
PROPOSED ELEVATIONS	100.00	FINISHED FLOOR ELEVATION	FFE
PROPOSED DRAINAGE PATTERN		TOP OF FOUNDATION ELEVATION	TFE
TOP OF BANK	TOB	FINISHED GARAGE FLOOR ELEVATION	FGF
TRAFFIC FLOW		BASEMENT FLOOR ELEVATION	BFE
OVERHEAD UTILITY LINE	-OUL-	UNDERSIDE FOOTING ELEVATION	UFE
UNDERGROUND HYDRO CABLE	-HCB-	RAIN WATER LEADER	RWL
UNDERGROUND SANITARY PIPE	-SAB-	LIGHT STANDARD	LS
UNDERGROUND NATURAL GAS PIPE	-G-	CATCHBASIN	CB
UNDERGROUND STORM SEWER	-SW-	MAILBOX	MB
UNDERGROUND POTABLE WATER PIPE	-W-	HYDRO POLE	HP
UNDERGROUND FIBER SERVICE	-F-	FIRE HYDRANT	
CONCRETE		GAS VALVE	
GRAVEL		STANDARD IRON PIPE	SIP
ASPHALT		IRON BAR	IB
LIGHT DUTY ASPHALT		PROPERTY LINE	
GRASS		BARRIER FREE PARKING SPACE	
		FERGUSON LOOP	
		OVERHEAD DOOR	
		SILT FENCE	
		FENCE, HEIGHT AND MATERIAL AS NOTED ON PLAN	-X-
		DITCH	
		SWALE	
		EXISTING ELEVATIONS	100.00

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS.
2. ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR.
3. NOTIFY ENGINEER UPON SUBSTANTIAL COMPLETION OF GRADING TO INSPECT SITE AND VERIFY PRIOR TO AS-BUILT SURVEY AND DRAWINGS BEING COMPLETED.
4. ANY ERRORS / OMISSIONS / CHANGES TO BE REPORTED TO THE ENGINEER PRIOR TO AND DURING CONSTRUCTION.
5. 2% SLOPE AWAY FROM DWELLING FOR MIN. 1.0m AS PER NCDC SEC. L2.0, PARAGRAPH 9
6. ROOF RAIN WATER LEADERS ARE TO DISCHARGE DIRECTLY TO THE GROUND ON SPLASH PADS UNLESS OTHERWISE NOTED, AS PER DETAIL "11A"
7. A 1.0m STRIP SHALL BE LEFT UNDISTURBED ALONG THE BOUNDARIES ABUTTING ADJACENT PROPERTIES.
8. ALL WORK TO CONFORM TO O.B.C. 2012
9. BEFORE STARTING WORK THE CONTRACTOR SHALL DETERMINE THE POSITION OF THE POLE LINES, WATER MAINS AND OTHER OVERHEAD AND UNDERGROUND UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
10. ROAD/BLVD RESTORATION WHERE SERVICE TRENCHES MADE (SHOW IN RED) AS PER NCDC SEC. G10.04
11. CURB/GUTTER RESTORATION AS PER NCDC SEC. G5.00 (OPSD 600.020) OR MATCH EXISTING CURB PROFILE.
12. ALL PROPERTY LINE SWALES & SWALES CROSSING PROPERTY LINES - MUTUAL DRAINAGE AGREEMENT TO BE ON TITLE (TYP.)

DEVELOPER/CONTRACTOR NOTES:

13. HEAVY-DUTY SILT FENCE BARRIER TO BE INSTALLED AS PER OPSD 219.130
14. SEE NCDC LG 01, WHEN EARTH CUTS & FILL IN EXCESS OF 0.3m ARE REQUIRED.
15. IF APPLICABLE, DEVELOPER/CONTRACTOR MUST OBTAIN "ENTRANCE PERMIT" BY COMPLETING "ENTRANCE APPLICATION" THROUGH HALDIMAND COUNTY ROADS OPERATIONS DIVISION (905-318-5932 x 6601)
16. IF APPLICABLE, DEVELOPER/CONTRACTOR MUST OBTAIN WATER & SANITARY CONNECTION PERMITS" BY COMPLETING "APPLICATION FOR WATER, SANITARY AND/OR STORM SEWER CONNECTION PERMITS" FORM AT TIME OF APPLYING FOR BUILDING PERMIT
17. IF APPLICABLE, DEVELOPER/CONTRACTOR MUST OBTAIN "ROAD EXCAVATION PERMIT" THROUGH HALDIMAND COUNTY ROADS OPERATIONS DIVISION (905-318-5932 x 6601)
18. THE CONTRACTOR IS TO VERIFY ALL EXISTING AND PROPOSED SERVICE CONNECTIONS ARE PROPERLY CONNECTED TO THE MUNICIPALITY SERVICES AND ARE CLEANED AND FREE OF ALL OBSTRUCTIONS PRIOR TO FINAL APPROVAL.

KLS ENGINEERING
1333 HIGHWAY #3
DUNNVILLE, ONTARIO
N1A 2W7
phone: (905) 774-4307

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER TO BE USED ONLY FOR THE PROJECT FOR WHICH THEY WERE ISSUED.
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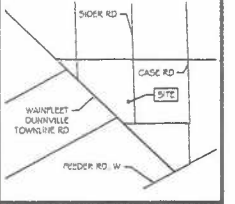
ENGINEERS SEAL
LICENSED PROFESSIONAL ENGINEER
06/11/2026
D.V. GLENNEY
90285884
PROVINCE OF ONTARIO

KEY PLAN



THIS DRAINAGE PLAN WAS PREPARED FROM SURVEY INFORMATION OBTAINED FROM:
NIAGARA GIS MAPPING
&
NPCA MAPPING

#	PURPOSE OF ISSUE	DATE OF ISSUE	BY
4			
3	AS PER PRE-CON COMMENTS	2026-06-11	DG
2	SEDIMENT & EROSION	2026-04-23	DG
1	NPCA SETBACK DIM.	2026-04-13	MS
0	ISSUED FOR APPROVAL	MAR 25TH, 2026	MS

MAYR FARMS

SITE PLAN

33652 SIDER RD.
WAINFLEET, ON
L0S1V0

DRAWING
SITE PLAN

AS NOTED | FILE NO. M-26-060

DRAWING: 2026-M-26-060 - MAYR FARMS - SITE PLAN.dwg

DRAWN BY: M SCHMALZ
START DATE: MAR 25TH, 2026
SHEET: 1 OF 1

DRAWING NUMBER: C-1