

Development Permit 147/19

Minor Business or Trade

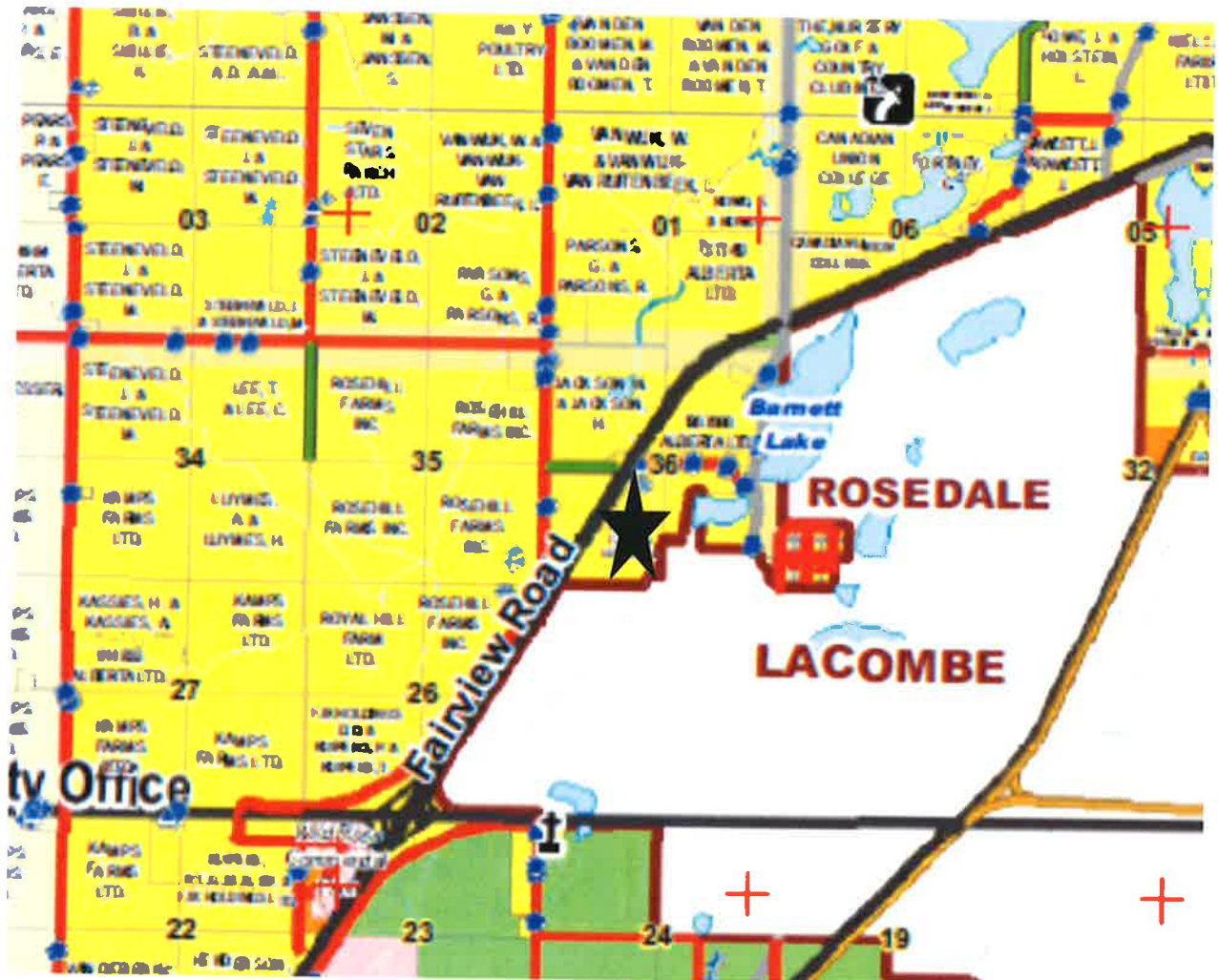
*\*known as Carriage Upholstery,*

Relocation of existing mobile home,

3600 ft<sup>2</sup> shop and signage


On Pt. SW 36-40-27-W4M

Landowners/Applicants: Tyler Schafer, Jennalee Schafer, Todd Schafer and Lindsey Schlecht



# Schafer S-020-19 Pt. SW 36-40-27-W4M



 whelp\_brook\_30m\_er\_buffer



MAP LEGEND

When you share your map, this is how it will look in view-only mode. [Dismiss](#)



CARES Canada

First Baptist Church

Queen Elizabeth III Highway

Queen Elizabeth III Highway

2 existing residences  
(the south one will be removed and subdivided)

SW-36-40-27-W4

Queen Elizabeth III Highway

PROPERTY BOX

CITY OF LA GRANGE LIMITS

When you share your map, this is how it will look in view-only mode. [Dismiss](#)

2 views

SHARE EDIT



### Untitled layer

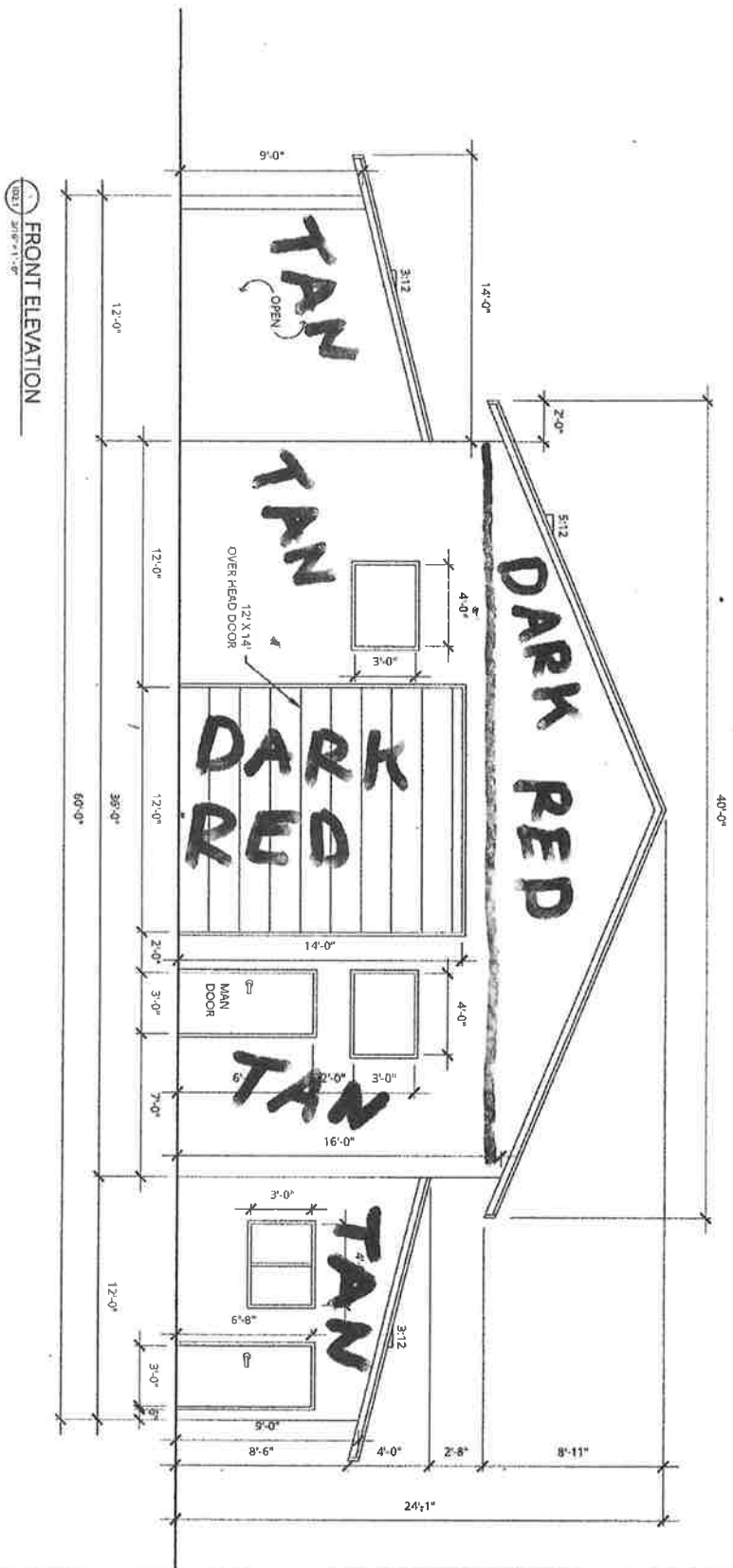
- 30m Setback → From WHELP BROOK
- 30m Setback → From WHELP BROOK
- Shop - 18m X 18m (7.62m from ER)
- Storage - Fenced compound
- Proposed Mobile (7.62m from ER)
- Septic Field - will service shop & Mobile Home
- Proposed Well

→ The proposed Mobile is being moved from the same property. Currently there are 2 residences on the west side of Whelp Brook. One residence will stay and one will move to EAST SIDE of Whelp Brook. Proposed Mobile will be within 100m of the proposed shop.

SW 36-40-27-44



**\* Roof → Metal  
Walls → Metal**



FRONT ELEVATION



LINDSAY O  
CREATIVE

PROJECT NO.  
L-21967

PROJECT NAME  
CONSTRUCTION SHOP  
TYLER SCHAFER

TITLE  
FRONT ELEVATION

REVISION

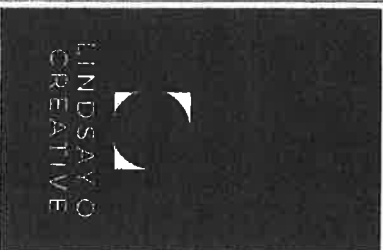
SCALE  
3/16" = 1'-0"

DATE  
AUGUST 29, 2019

DRAWING NO.  
ID1.0

ALL DRAWINGS, DESIGNS, AND IDEAS ARE THE  
SOLE PROPERTY OF LINDSAY O. CREATIVE AND  
SHALL REMAIN HEREBY RESERVED. NO PART  
HEREOF SHALL BE REPRODUCED OR TRANSMITTED  
IN ANY FORM OR BY ANY MEANS, ELECTRONIC  
OR MECHANICAL, INCLUDING PHOTOCOPYING,  
RECORDING, OR BY ANY INFORMATION STORAGE  
AND RETRIEVAL SYSTEM, WITHOUT WRITTEN  
CONSENT FROM LINDSAY O. CREATIVE. ANY  
VIOLATION OF THESE TERMS SHALL BE  
CONSIDERED A BREACH OF CONTRACT AND  
LINDSAY O. CREATIVE SHALL BE RESPONSIBLE  
FOR ALL MEASUREMENTS. DIMENSIONS TAKE  
PRECEDENT OVER SCALE.

NOTE: THESE DRAWINGS ARE FOR PERIODIC  
DIRECTION ONLY. NOT FOR CONSTRUCTION.



**PROJECT NO.**  
L-21967

**PROJECT NAME**  
CONSTRUCTION SHOP  
TYLER SCHAFER

**TITLE**  
RIGHT SIDE ELEVATION

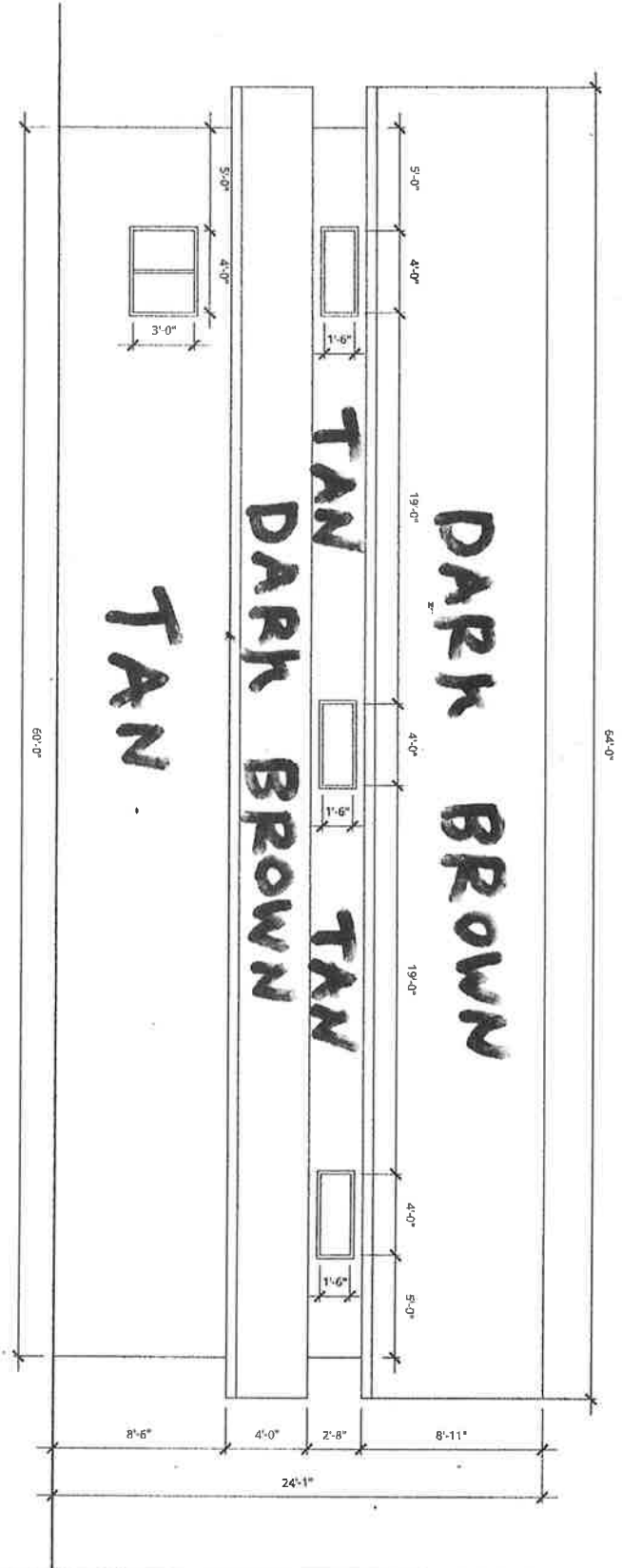
**REVISION**

**SCALE**  
3/16"=1'-0"

**DATE**  
AUGUST 29, 2019

**DRAWING NO.**  
ID1.1

NOTE: THESE DRAWINGS ARE FOR GENERAL  
DIRECTION ONLY. NOT FOR CONSTRUCTION.



**RIGHT SIDE ELEVATION**

ALL DRAWINGS, DESIGNS, AND IDEAS ARE THE  
SOLE PROPERTY OF LINDSAY O. CREATIVE AND  
SHALL REMAIN THE PROPERTY OF LINDSAY O. CREATIVE  
FOR ANY PURPOSE OTHER THAN THE SPECIFIED  
LOCATION OR SMALL THE DRAWINGS BE  
REPRODUCED OR ANY FORM WITHOUT WRITTEN  
CONSENT OF LINDSAY O. CREATIVE. THE USER  
HEREBY AGREES TO INDEMNIFY AND HOLD  
LINDSAY O. CREATIVE HARMLESS FROM ALL  
CLAIMS, DAMAGES, LOSSES, AND EXPENSES  
FOR ALL NEARBYMENTS, DAMAGES, AND  
PRECEPT OVER SCALE.



PROJECT NO.  
L-21967

PROJECT NAME  
CONSTRUCTION SHOP  
TYLER SCHAFER

TITLE  
BACK ELEVATION

REVISION

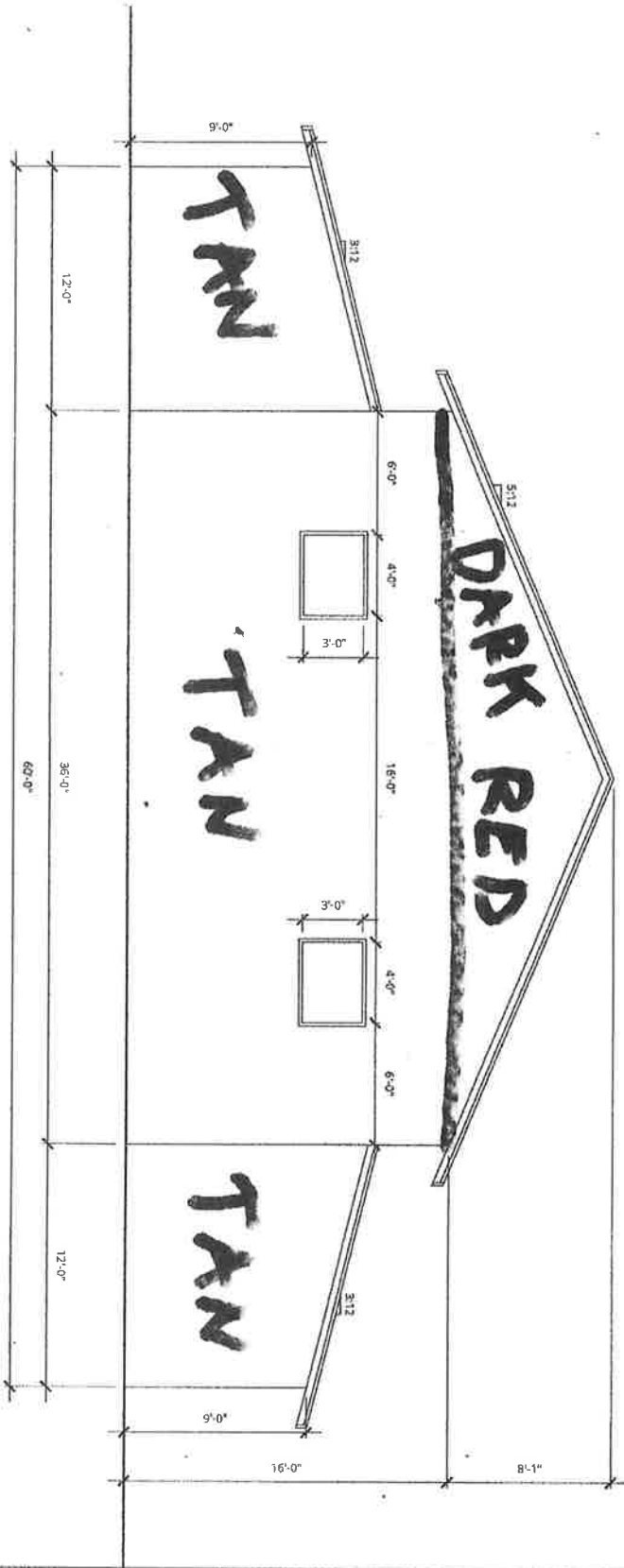
SCALE  
3/16"=1'-0"

DATE  
AUGUST 29, 2019

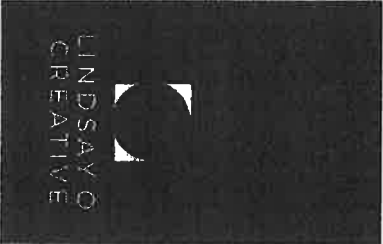
DRAWING NO.  
ID1.3

ALL DRAWINGS, DESIGNS, AND IDEAS ARE THE SOLE PROPERTY OF LINDSAY O CREATIVE AND SHALL BE KEPT CONFIDENTIAL AND NOT REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LINDSAY O CREATIVE. ANY REVISIONS OR DISCREPANCIES TO THE DRAWINGS SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY UPON DISCOVERY. THE DESIGNER SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND DIMENSIONS SHALL PRECEDENT OVER SCALE.

NOTE: THESE DRAWINGS ARE FOR DESIGN DIRECTION ONLY. NOT FOR CONSTRUCTION.



1 BACK ELEVATION



**PROJECT NO.**  
L-21967

**PROJECT NAME**  
CONSTRUCTION SHOP  
TYLER SCHAFER

**TITLE**  
LEFT SIDE ELEVATION

**REVISION**

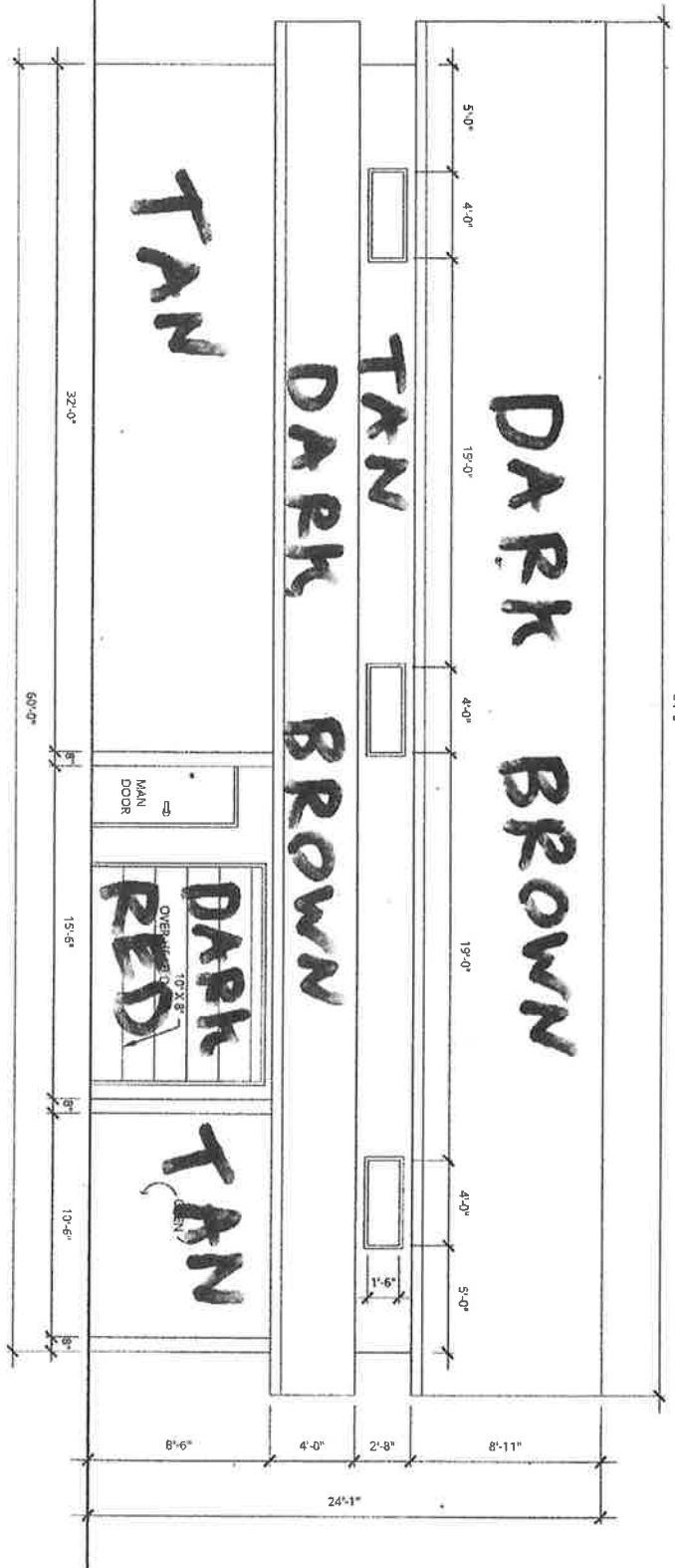
**SCALE**  
3/16"=1'-0"

**DATE**  
AUGUST 29, 2019

**DRAWING NO.**  
ID1.2

NOTE: THESE DRAWINGS ARE FOR DESIGN DIRECTION ONLY. NOT FOR CONSTRUCTION.

ALL DRAWINGS, DESIGNS, AND IDEAS ARE THE SOLE PROPERTY OF LINDSAY O. CREATIVE AND SHALL NOT BE REPRODUCED, COPIED, REPRINTED, OR TRANSMITTED IN ANY MANNER OR FOR ANY PURPOSE OTHER THAN THE SPECIFIED LOCATION, OR SHALL THE DRAWINGS BE LOANED TO ANY OTHER PARTY WITHOUT WRITTEN CONSENT OF LINDSAY O. CREATIVE. I HEREBY VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS OR DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION. I AM RESPONSIBLE FOR ALL MEASUREMENTS, DIMENSIONS, TAKE PRECEDENT OVER SCALE.



1 LEFT SIDE ELEVATION  
3/16"=1'-0"



# SUPPLEMENTARY BUSINESS FORM



## Required Info for a Development Permit Application

### 1 BUSINESS INFORMATION

Name of business	CARRIAGE UPHOLSTERY
Business owner	Tyler Schafer & Lyndon McAfee

### 2 LEGAL LAND DESCRIPTION OF PROPERTY

All OR  Part of

Quarter (ie. NE/NW/SE/SW)	Section	Township	Range	West of the	Meridian
SW	36	40	27		4

OR Being all parts of Lot \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_

Hamlet or Subdivision Name \_\_\_\_\_

Civic Address (Blue 911 Sign)	Total Parcel Size
27019 Township Rd 40s.5	~ 10 Acres

### 3 DESCRIPTION OF THE BUSINESS

Describe the proposed business, including the **total site area** required for the business and **types of activities** that will take place at the site:

Upholstery Business. less than 2 acres. Customers bring projects to be re-upholstered in the shop. These include vehicles, boats etc... Customers will drop off and pick up items.

Identify the use(s) that will be made of any **existing buildings and/or other structures**:

Please attach a **site plan** showing the location of these buildings with their distances from roads, other property boundaries, and water bodies.

No existing building. A shop is proposed to be built.

Indicate whether any **new building(s) or structure(s)** will be required for the business and what use will be made of them:

Please attach a **site plan** showing the location of any proposed new building(s) or structures with their distances from roads, other property boundaries, and water bodies.

18m x 18m shop. Everything will be done in the shop.

**On-site Employee Information:**

On-site employees are those who normally work on the site of the business **more than a total of 6 hours** in a consecutive 7 day period as part of their employment.

Number of resident on-site employees	Two (Maximum)	1 currently in business
Number of non-resident on-site employees	Four (Maximum)	2 currently in business

**Off-site Employee Information:**

Off-site employees are those who normally work on the site of the business **less than a total of 6 hours** in a consecutive 7 day period as part of their employment.

Number of resident off-site employees	None
Number of non-resident off-site employees	One

Specify the business **hours of operation** (including days of week, hours per day):  
*For example, the business is operated Monday-Friday, 8 am to 5 pm.*

M-Thur 8 am - 5 pm  
 Fri 8 am - 4 pm  
 Sat, sun closed

Describe the **types of materials, equipment and/or vehicles** that will be used in the business:

fabric, foam, leather, sewing machines, Air compressor...  
 Just personal vehicles.

This business will generate up to 8(max) vehicle trips per day

Give details on the **traffic** that is expected to be generated by the proposed business:  
*For example, how much traffic may be expected on a daily basis, when will the most traffic occur and what types of vehicles and equipment will be using the site (e.g. tractor trailers, boom trucks, half-tonne trucks, etc).*

Customer vehicles (up to 8 a day on Average)  
 Trucks, cars, boats, half-tonne trucks (puroldor trucks)

Describe how much **parking space** will be provided for customers and employees:  
*Please indicate the proposed parking location and access(es) into the property on the site plan.*

7-10 spots

Describe any **outdoor storage** that will be required for the business, including the types of materials and equipment that will be stored outside. Please specify any **screening** that is proposed for this outdoor storage, such as fencing, landscaping or earth berms:

Please indicate the proposed location of the outdoor storage on the site plan in relation to any buildings, structures, roads and other natural features.

Outdoor compound, fenced and gated (see site plan)  
chain link fence (8 ft)  
vehicles & Boats that customers drop off to be worked on.

Explain what **measures will be taken to minimize or avoid any potential nuisances or other conflicts** with neighbouring residents and land uses, due to noise, dust, lighting, traffic, etc.:

Noise will be in the shop.  
Daytime work hours.

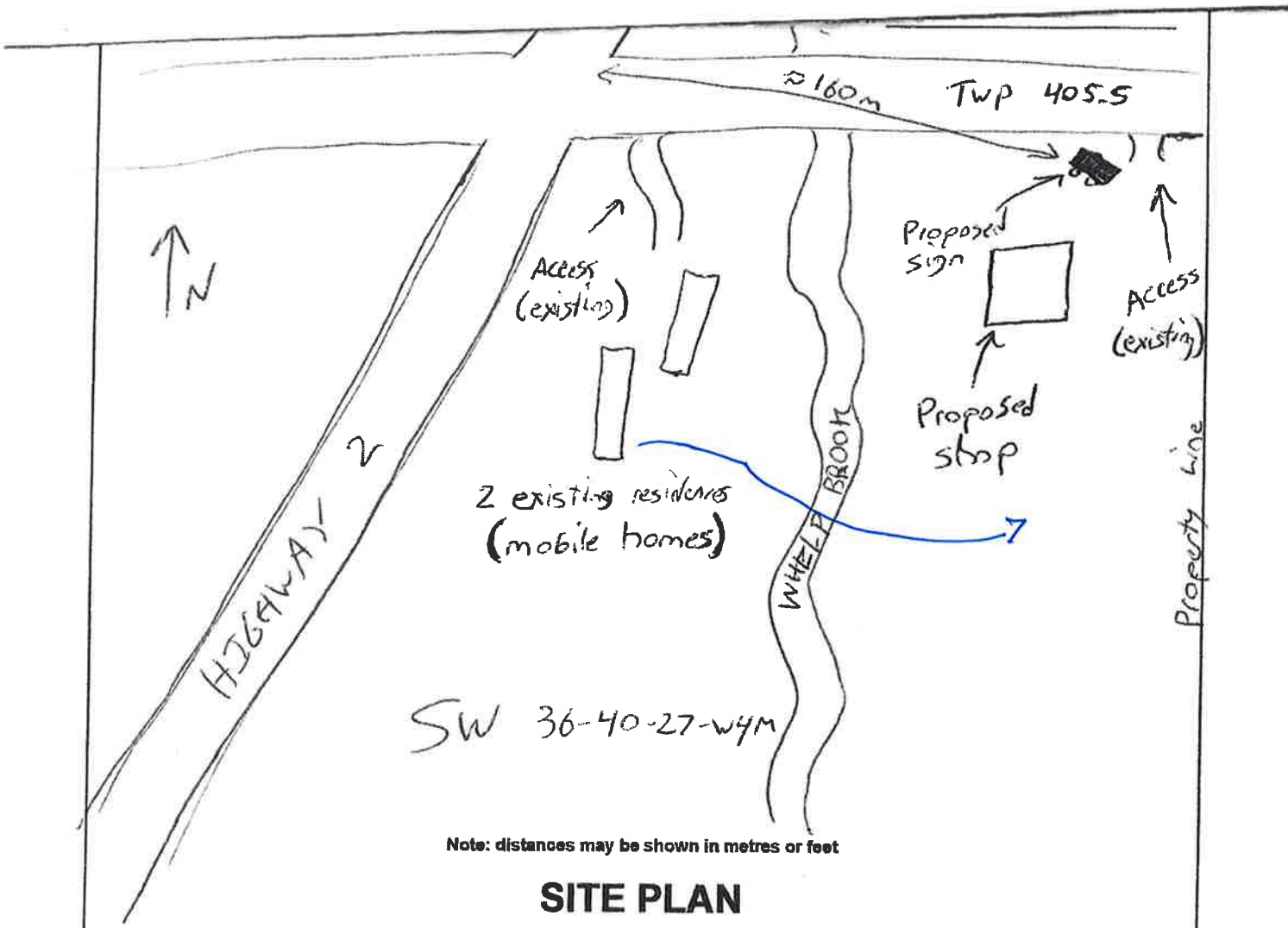
**Have you discussed your business proposal with your neighbours?** If so, please indicate which neighbours you've discussed it with, what they had to say, and what you propose to do to address any issues or concerns that were raised?

Yes, two closest neighbours.  
They were ok with it.  
If any issues arise, I will discuss and rectify with neighbors.

Do you require any **signage** for the business:

Please note you will be required to submit a separate application for the installation of a sign in conjunction with your application for development permit for your proposed business. Normally, a \$50 sign application fee is required. However, if the sign application is submitted with your application for development permit to establish a business, the \$50 processing fee will be waived.

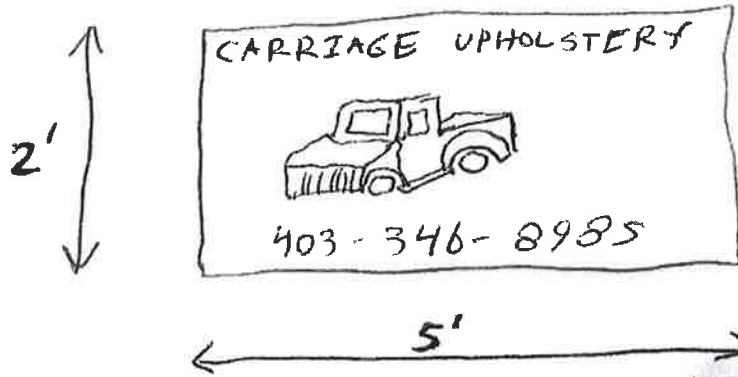
Yes, sign at entrance to property



Note: distances may be shown in metres or feet

**SITE PLAN**

**SKETCH OF PROPOSED SIGN**



*[Signature]*  
 Signature of Registered Owner or Authorized Agent

