

## File Information:

**Development Officer:** Eli Smith

**GETTING ADDITIONAL INFORMATION:** Additional Information regarding the application is available for public inspection by appointment at the Planning and Development Office during regular business hours, Monday to Friday, from 8:30 a.m. to 4:30 p.m. or by the QR code.

**Approved Stamped Plan**

**Planner's Note:** A minimum of 40% of the Front Yard must be landscaped. A width of 2.00m along the roadway must be screened with landscaping, with the exception of the existing driveway that accesses the site. The applicant shall provide a minimum of two (2) off-street bicycle parking spaces. The applicant shall provide a minimum of four (4) 'type B' off-street vehicle parking spaces. One off-street loading space shall be provided, with access taken from the lane with the loading door of at least 3.00m by 9.00m and a vertical clearance of 4.20m.

**Site Plan Details:**

- Property Line
- Staff parking
- Loading zone
- New YK Vet Clinic (Renovation)
- 308 Woolgar Ave.
- Lot: 5, Block: 511, Plan: 1157
- Main Entry
- Customer parking
- 2m Wide Landscape
- Existing Driveway (Shaded)

**Floor Plan Details:**

- Packaging area
- FAN HOOD OVEN
- OFFICE
- COMMERCIAL
- GARAGE AREA
- HALL
- Chocolate preparation area
- WORKING TABLE
- COOLER
- SHELVES
- STORAGE
- SINK AND DISHWASHER
- HANDWASHING SINK
- UTILITY
- COMMERICAL
- VESTIBULE
- COUNTER/DISPLAY
- RETAIL SPACE
- TABLE DISPLAY
- SITTING TABLES
- WASHROOM
- HALL
- UP
- DOWN

**Development Permit #** PLDEV-2025-0168  
**Verified** January 21, 2026 (Page 3 of 3)  
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# Location Map

The map displays a residential and commercial area. A yellow rectangle highlights the subject lot, which is situated on the east side of Hodge Avenue, between Ranges Lane Rd and Hodge Lane. To the west of the subject lot is St. John's School - Main Bldg, and to the south is St. John's Soccer Field. To the east of the subject lot is the CNHT Central Warehouse & Records Facility. The map also shows several other streets, including Ranges Lane Rd, Hodge Avenue, Hodge Lane, and Hodge Court. A compass rose is located in the top right corner of the map.

**Subject Lot**

