

For Office Use Only:

File Number	_____	Public Notice Sign	_____
Related File Number	_____	Application Fee	_____
Pre-consultation Meeting	_____	Conservation Authority Fee	_____
Application Submitted	_____	Well & Septic Info Provided	_____
Complete Application	_____	Planner	_____

Check the type of planning application(s) you are submitting.

- ☐ Official Plan Amendment
- ☐ Zoning By-Law Amendment
- ☐ Temporary Use By-law
- ☐ Draft Plan of Subdivision/Vacant Land Condominium
- ☐ Condominium Exemption
- ☐ Site Plan Application
- ☐ Consent/Severance
- ☐ Minor Variance
- ☐ Easement/Right-of-Way
- ☐ Extension of a Temporary Use By-law
- ☐ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☐ Renewable Energy Project or Radio Communication Tower

Please explain the desired end result of this application (for example: a special zoning provision on the subject lands, changing the zone and/or official plan designation of the subject lands, creating a certain number of lots, or similar)

Property Assessment Roll Number: _____

A. Applicant Information

Name of Owner _____

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the agent noted above.

☐ Owner

☐ Agent

☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Municipal Civic Address: _____

Present Official Plan Designation(s): _____

Present Zoning: _____

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☐ No If yes, please specify:

3. Present use of the subject lands:

4. Please describe all existing buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example: bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☐

If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:

9. Existing use of abutting properties:

10. Are there any existing easements or restrictive covenants affecting the subject lands?

Yes No If yes, describe the easement or restrictive covenant and its effect:

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☐ No If yes, describe its effect:

4. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☐ No If yes, describe its effect:

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan?
☐ Yes ☐ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

6. Description of land intended to be severed in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

7. Description of proposed right-of-way/easement:

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed use: _____

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

9. Site Information**Existing****Proposed**

Please indicate unit of measurement, for example: m, m² or %

Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
Lot coverage	_____	_____
Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____
Landscaped open space	_____	_____
Entrance access width	_____	_____
Exit access width	_____	_____
Size of fencing or screening	_____	_____
Type of fencing	_____	_____

10. Building Size

Number of storeys	_____	_____
Building height	_____	_____
Total ground floor area	_____	_____
Total gross floor area	_____	_____
Total useable floor area	_____	_____

11. Off Street Parking and Loading Facilities

Number of off street parking spaces	_____	_____
Number of visitor parking spaces	_____	_____
Number of accessible parking spaces	_____	_____
Number of off street loading facilities	_____	_____

12. Residential (if applicable)

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m ²
Single Detached	_____	_____
Semi-Detached	_____	_____
Duplex	_____	_____
Triplex	_____	_____
Four-plex	_____	_____
Street Townhouse	_____	_____
Stacked Townhouse	_____	_____
Apartment - Bachelor	_____	_____
Apartment - One bedroom	_____	_____
Apartment - Two bedroom	_____	_____
Apartment - Three bedroom	_____	_____

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool): _____

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe:

Indicate the gross floor area by the type of use (for example: office, retail, storage):

Seating Capacity (for assembly halls or similar): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

☐ Yes ☐ No If yes please describe:

14. Institutional (if applicable)

Describe the type of use proposed: _____

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

15. Describe Recreational or Other Use(s) (if applicable)

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☐ No ☐ Unknown

If yes, specify the uses (for example: gas station or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☐ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*? ☐ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☐ No

If no, please explain:

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- | | |
|--|---|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
-

Sewage Treatment

- | | |
|---|---|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |
-

Storm Drainage

- | | |
|---|---------------------------------------|
| <input type="checkbox"/> Storm sewers | <input type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) | |
-

2. Existing or proposed access to subject lands:

- | | |
|---|---|
| <input type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) |

Name of road/street: _____

G. Other Information

1. Does the application involve a local business? ☐ Yes ☐ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, **folded** hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the properly named site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
19. Gross, ground and useable floor area
20. Lot coverage
21. Floor area ratio
22. Building entrances, building type, height, grades and extent of overhangs
23. Names, dimensions and location of adjacent streets including daylighting triangles
24. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
25. All exterior stairways and ramps with dimensions and setbacks
26. Retaining walls including materials proposed
27. Fire access and routes
28. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
29. Location of mechanical room, and other building services (e.g. A/C, HRV)
30. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
31. Winter snow storage location

32. Landscape areas with dimensions
33. Natural features, watercourses and trees
34. Fire hydrants and utilities location
35. Fencing, screening and buffering – size, type and location
36. All hard surface materials
37. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
38. Business signs (make sure they are not in sight lines)
39. Sidewalks and walkways with dimensions
40. Pedestrian access routes into site and around site
41. Bicycle parking
42. Architectural elevations of all building sides
43. All other requirements as per the pre-consultation meeting

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study

- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope required

Site Plan applications will require the following supporting materials:

1. Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Property Identification Number (PIN) printout

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration
- ☐ Property Identification Number (PIN) printout

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

K. Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

L. Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.

Owner/Applicant Signature

Date

M. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We _____ am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize _____ to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner

Date

Owner

Date

N. Declaration

I, _____ of _____

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

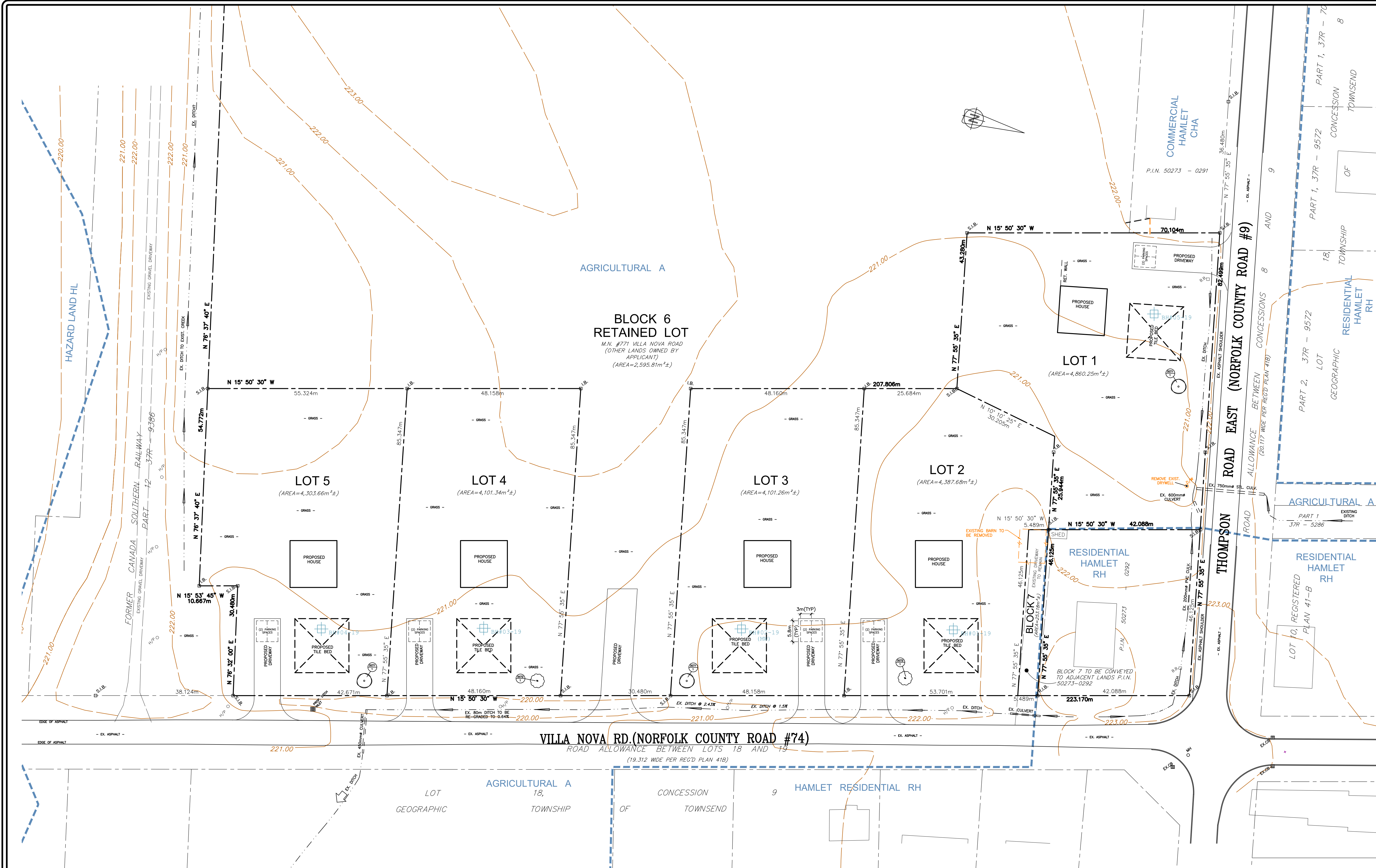
Owner/Applicant Signature

In _____

This _____ day of _____

A.D., 20____

A Commissioner, etc.



SITE STATISTICS

ITEM	VALUE
CURRENT ZONING	AGRICULTURAL (A)
PROPOSED ZONING	HAMLET RESIDENTIAL (RH)
TOTAL LOT AREA	24,350m ²
LOT AREA (PER PROPOSED LOT)	0.4 ha (MIN)
LOT FRONTAGE (PER INTERIOR PROPOSED LOT)	30m (MIN)
LOT FRONTAGE (PER CORNER PROPOSED LOT)	30m (MIN)
FRONT YARD SET BACK	6m (MIN)
ATTACHED GARAGE	1.2m EACH SIDE (MIN)
DETACHED GARAGE	3m AND 1.2m
REAR YARD SET BACK	3m (MIN)
MAX. BUILDING HEIGHT	11m
PARKING	(2) PARKING SPACES 3m x 5.8m PER DWELLING

PLANTING SCHEDULE

KEY	COMMON NAME	BOTANICAL NAME	QUANT.	CONDITION	PROPERTIES	SIZE
TREES						
DC1	APOLLO SUGAR MAPLE	ACER SACCHARUM 'BARRETT COLE'	3	(8&8) W/B	F, FC, NT	7.5m HT
DC2	RED EMPEROR JAPANESE MAPLE	ACER PALMATUM 'RED EMPEROR'	2	(8&8) W/B	FL, FC, NT	4.5m HT

* FOR TYP. PLANTING DETAIL AND NOTES REFER TO PAGE SP4

GENERAL NOTES:

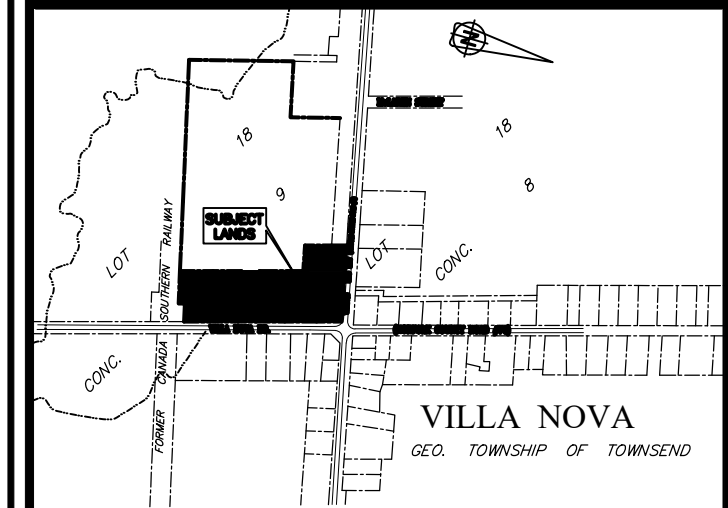
- PRIMARY UNITS ARE METRIC. DIMENSIONS ARE METERS.
- PROPER SILTATION MEASURES TO TAKE PLACE. SILT CONTROLS, I.E. SILT FENCING AROUND ALL CONSTRUCTION AREAS ARE TO BE IN PLACE PRIOR TO THE START OF SITE WORKS, AND ARE TO BE MAINTAINED FOR THE DURATION OF CONSTRUCTION (SILT FENCING TO BE PROPERLY SECURED C/W T BAR POSTS IN GROUND & C/W FILTER FABRIC) FENCING TO BE INSTALLED AROUND ALL CONSTRUCTION AREAS. (REFER TO TO OPSD 219.130).
- ANY DISCREPANCY(S) BETWEEN INFORMATION ON THIS SITE DRAWING AND ACTUAL FIELD CONDITIONS, WHICH MAY IMPACT ON THE PROPOSED DEVELOPMENT, ARE TO BE REPORTED TO THE SENIOR CONSULTANT // P.ENG.
- REQUIRED SERVICES & SERVICE CONNECTIONS NOT SHOWN ON DRAWING TO BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.
- ALL NECESSARY RELOCATIONS OR REMOVALS OF EXISTING PHYSICAL SITE FEATURES INCLUDING U/G SERVICES TO BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.
- EXACT LOCATIONS & ELEVATIONS OF ALL EXISTING SERVICES (SANITARY SEWER, WATER, GAS, BELL, ETC.), GRADES, MATERIAL LENGTHS, ELEVATIONS, INVERTS, ETC. TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY SITEWORK.
- ANY FILL PLACED ON SITE MUST BE COMPACTED TO TO A MIN. 98% STANDARD PROCTOR DENSITY.
- THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - ROAD CUT PERMITS
 - SEWER PERMITS
 - RELOCATION OF SERVICES
- THIS DRAWING TO BE READ IN CONJUNCTION WITH ANY AND ALL OTHER DOCUMENTS SUBMITTED FOR MUNICIPAL APPROVAL(S).
- RIGID INSULATION (2 LAYERS OF 1" STYROFOAM) IS TO BE PROVIDED OVER ALL NEW STORM PIPE WHERE COVER DOES NOT EXCEED 1.2m.
- ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE.
- THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED. PROPOSED ELEVATIONS SHOW GENERAL INTENT OF GRADING PLAN.
- ALL WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY TO BE COMPLETED TO THE SATISFACTION OF NORFOLK COUNTY

LEGEND

- PROPERTY LINE SUBJECT LANDS
- OTHER PROPERTY LINES
- EXISTING FEATURE TO BE REMOVED
- APPROX. LOCATION OF SURVEYOR'S "IRON BAR" AS INDICATED ON DRAWINGS BY OTHERS. REFER TO ACTUAL DRAWING BY O.L.S. FOR EXACT SURVEY REFERENCE AND TYPE.
- DENOTES MAN HOLE
- PROPOSED TREE PLANTING REFER TO PLANTING SCHEDULE ON SP4 AND PLANTING DETAIL AND NOTES ON SP4.

THE FOLLOWING DRAWINGS AND NOTES TO BE CONSIDERED AS PART OF THE CONSTRUCTION DRAWINGS:

- CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ANY DISCREPANCY BETWEEN THIS DRAWING AND ACTUAL FIELD CONDITIONS WHICH MAY IMPACT WORK IS TO BE REPORTED TO P-ENGINEER.
- ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF M C ENGINEERING OR CONSULTANTS WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK.
- THE DRAWINGS AND SPECIFICATIONS ARE TO BE USED ONLY FOR THE PROJECT SO NOTED. REPRODUCTION OF THE DOCUMENTS IN PART OR IN WHOLE FOR ANY OTHER PURPOSE, OTHER THAN THIS PROJECT, WITHOUT THE WRITTEN CONSENT OF M C ENGINEERING IS PROHIBITED. DRAWINGS ISSUED FOR GENERAL PURPOSE, NEGOTIATION, LEASE ETC. CARRY ALL THE ABOVE COPYRIGHT PROTECTION.
- PRIMARY DIMENSIONS ARE METRIC.



PROPERTY DESCRIPTION:

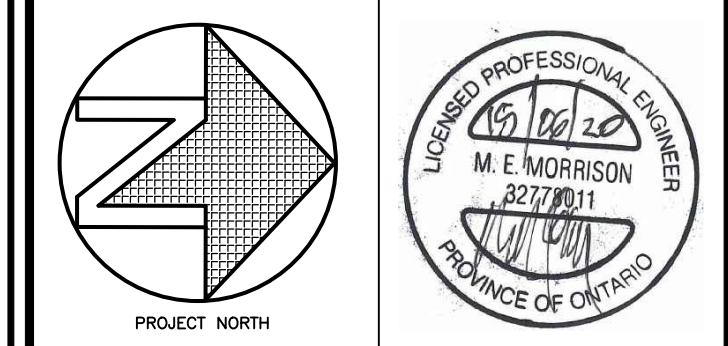
PART OF LOT 18 CONCESSION 9, GEO. TOWNSHIP OF TOWNSEND, NORFOLK COUNTY

LEGAL PROPERTY BOUNDARY INFORMATION:
THE LEGAL PROPERTY BOUNDARY INFORMATION FOR THIS DRAWING WAS BASED ON AN UN-REGISTERED SURVEY PREPARED 2019, BY KIM HUSTED SURVEYING LTD. PLEASE REFER TO THIS PLAN FOR FURTHER INFORMATION.

SITE BENCHMARK: ELEV. 223.46
TOP OF EXISTING MANHOLE WITHIN THE ROAD INTERSECTION OF THOMPSON RD AND VILLA NOVA RD. AT 41m NORTH OF THE SUBJECT PROPERTY.

REVISION	DESCRIPTION	DATE	BY
3	RE-ISSUED FOR DRAFT PLAN APPROVAL	JUN. 18th, 2020	R.M.
2	ISSUED FOR DRAFT PLAN APPROVAL	FEB 19th, 2019	R.M.
1	ISSUED FOR APPROVAL	MAY 29th, 2019	A.D.
A	ISSUED FOR CLIENT REVIEW	MAY 23rd, 2019	A.D.

DO NOT SCALE DRAWINGS; THESE DRAWINGS SHOW INTENT OF THE DESIGN ONLY OR EXISTING CONDITIONS AND MAY NOT REFLECT EXACT LOCATIONS.



M C ENGINEERING P.O. Box 1002, Simcoe, Ont. N3Y 5B3
Tel: 519-428-6790 Fax: 519-428-8960
E-mail: mail@mcengineering.net
A DIVISION OF 392583 ALTA. LTD.

PROJECT NAME: PROPOSED RESIDENTIAL SUBDIVISION FOR

PROMINENT HOMES

28TPL2019209

#701 VILLA NOVA ROAD,
NORFOLK COUNTY, ONTARIO
CONTACT: SAM BUNTING
PHONE: 519-718-2244

SHEET TITLE: SITE PLAN

SCALE: AS SHOWN

DRAWN BY: C.B.

CHECKED BY: M.E.M.

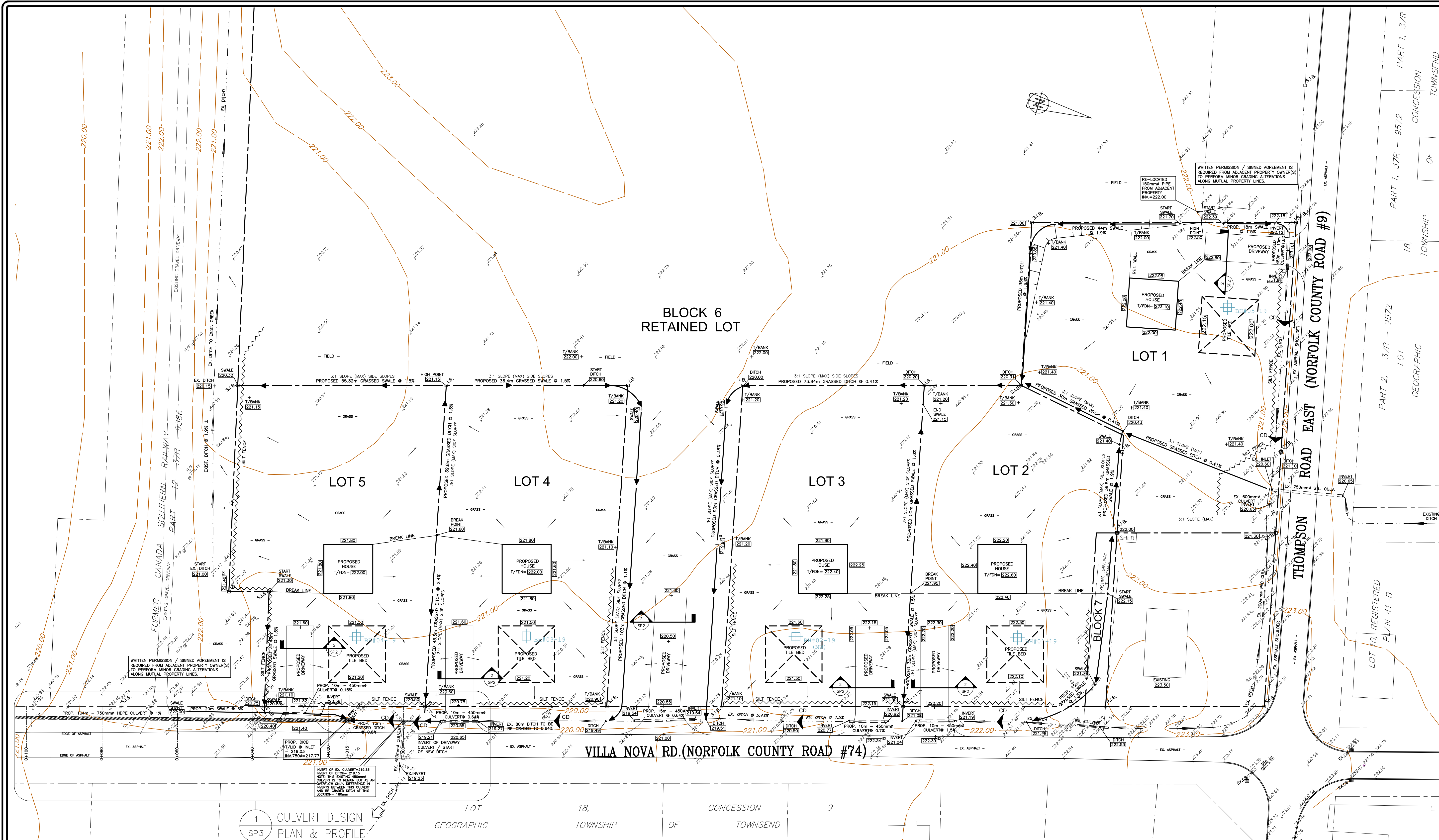
DATE: JAN 2019

FILE NAME: 6852.dwg

PROJECT NO.: 6852

DWG. NO.: SP1

REV. NO.: 3



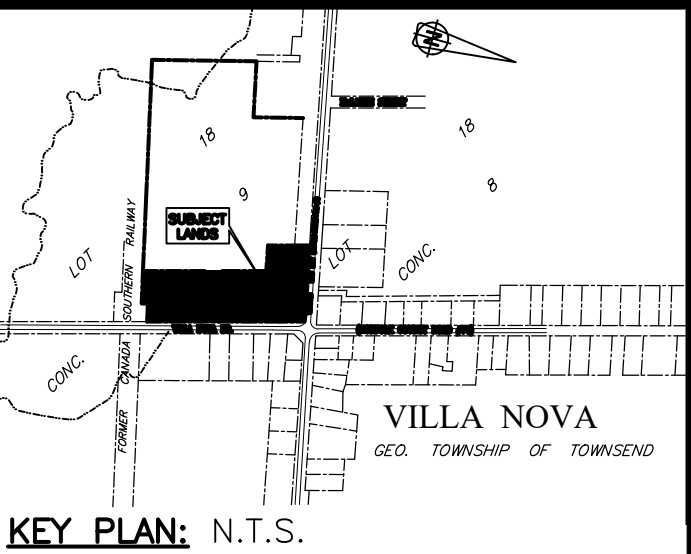
STORM WATER MANAGEMENT:
THE POST DEVELOPMENT STORM ABSORPTION COEFFICIENT OF THE PROPOSED SUBDIVISION IS NOT EXPECTED TO INCREASE BY A SIGNIFICANT AMOUNT. NO SWM CONTROLS ARE PROPOSED.

LEGEND

PROPERTY LINE SUBJECT LANDS
OTHER PROPERTY LINES
EXISTING FEATURE TO BE REMOVED
APPROX. LOCATION OF SURVEYOR'S "IRON BAR" AS INDICATED ON DRAWINGS BY OTHERS. REFER TO ACTUAL DRAWING BY O.L.S. FOR EXACT SURVEY REFERENCE AND TYPE.
DENOTES MAN HOLE
DENOTES DRY WELL
EXISTING SPOT ELEVATION
PROPOSED DRAINAGE
PROPOSED GRADES
EXISTING GRADES TO REMAIN
PROPOSED GRADES
PROPOSED SWALE GRADES
C/L PROPOSED SWALE
C/L EXISTING DITCH
DENOTES SILTATION CONTROL FENCE, REFER TO OPSD 219.130
GEOTECH. BOREHOLE LOCATION BY ENCLOSED 2019.
DENOTES PROPOSED TEMPORARY CHECK DAM PER OPSD 219.180

THE FOLLOWING DRAWINGS AND NOTES TO BE CONSIDERED AS PART OF THE CONSTRUCTION DRAWINGS:

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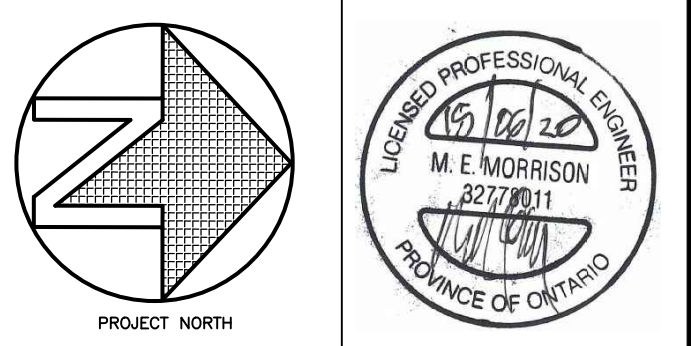
PROPERTY DESCRIPTION:
PART OF LOT 18
CONCESSION 9, GEO. TOWNSHIP
OF TOWNSEND
NORFOLK COUNTY

LEGAL PROPERTY BOUNDARY INFORMATION:
THE LEGAL PROPERTY BOUNDARY INFORMATION FOR THIS DRAWING WAS BASED ON AN UN-REGISTERED SURVEY PREPARED 2019 BY KIM HUSTED SURVEYING LTD. PLEASE REFER TO THIS PLAN FOR FURTHER INFORMATION.

SITE BENCHMARK: ELEV. 223.46
TOP OF EXISTING MANHOLE WITHIN THE ROAD INTERSECTION OF THOMPSON RD AND VILLA NOVA RD. AT 41m NORTH OF THE SUBJECT PROPERTY.

REVISION	DESCRIPTION	DATE	BY
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2	ISSUED FOR DRAFT PLAN APPROVAL	FEB. 19th, 2020	R.M.
1	ISSUED FOR APPROVAL	MAY 29th, 2019	A.D.
A	ISSUED FOR CLIENT REVIEW	MAY 23rd, 2019	A.D.

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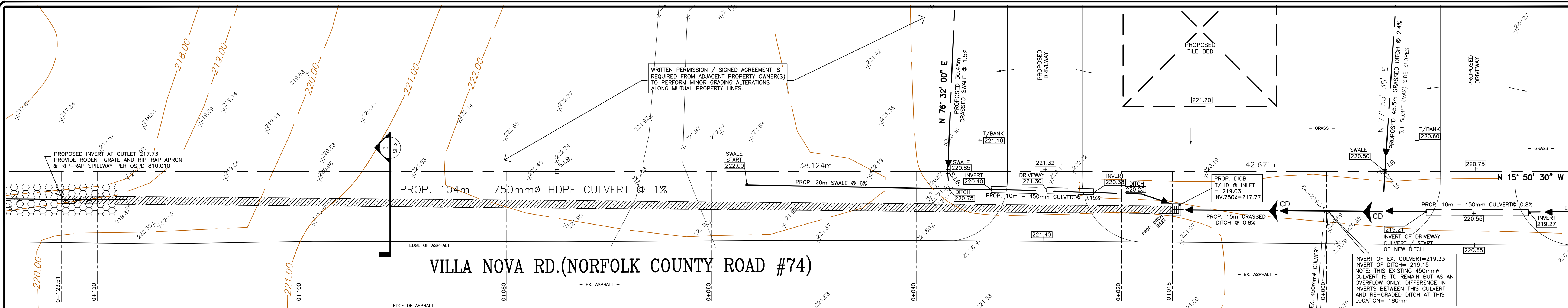


M C ENGINEERING P.O. Box 1002, Simcoe, Ont. N3Y 5B3
Tel: 519-428-6790 Fax: 519-426-8960
E-mail: mail@mcengineering.net
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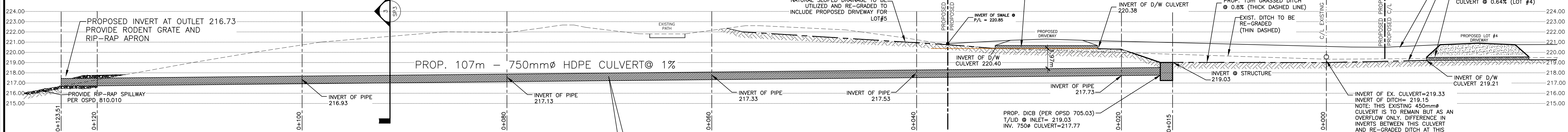
PROJECT NAME: PROPOSED RESIDENTIAL SUBDIVISION FOR
PROMINENT HOMES
28TPL2019209
#701 VILLA NOVA ROAD,
NORFOLK COUNTY, ONTARIO
CONTACT: SAM BUNTING
PHONE: 519-718-2244

SHEET TITLE: GRADING PLAN

SCALE: AS SHOWN	PROJECT NO.: 6852
DRAWN BY: C.B.	DWG. NO.: REV. NO.:
CHECKED BY: M.E.M.	SP2 3
DATE: JAN 2019	
FILE NAME: 6852.dwg	



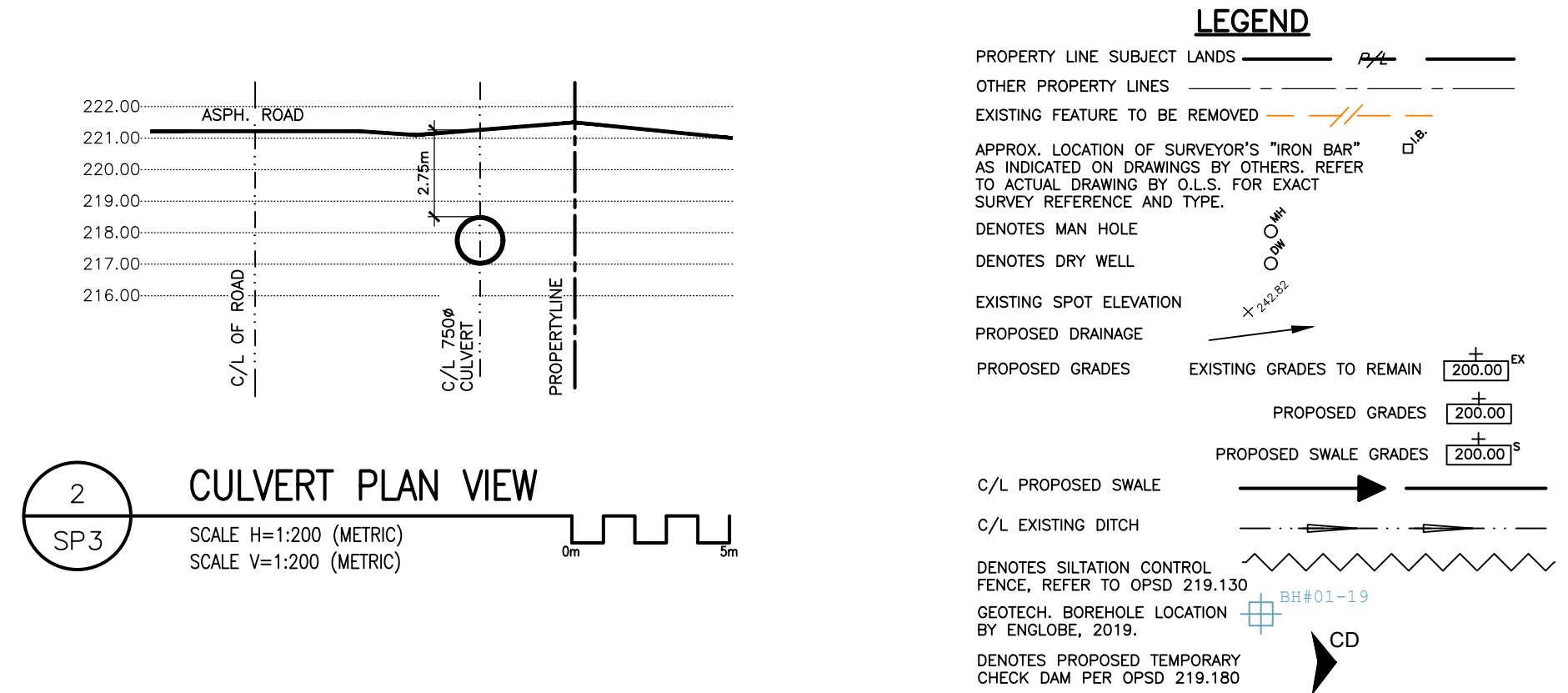
1 CULVERT PLAN VIEW
SCALE= 1:200 (METRIC)



2 CULVERT PLAN & PROFILE
SCALE H=1:200 (METRIC)
SCALE V=1:200 (METRIC)

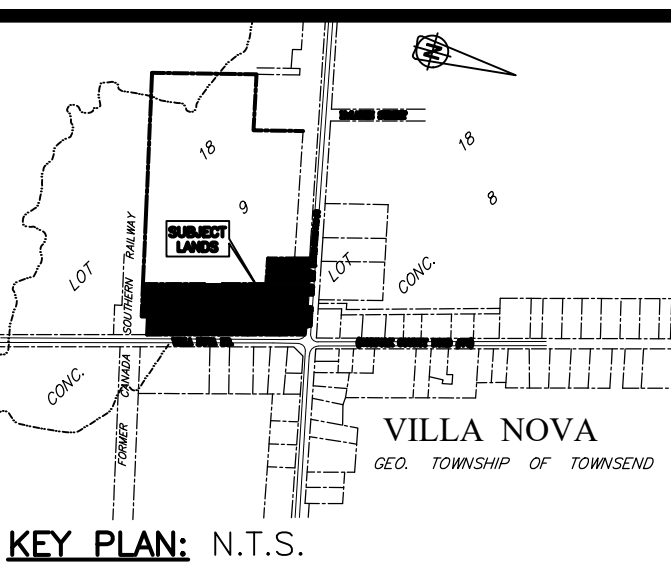
- 750# HDPE CULVERT NOTES:**
- PLASTIC PIPE SHALL BE A HIGH DENSITY POLYETHYLENE (HDPE) DOUBLE WALL CORRUGATED PIPE WITH SMOOTH INNER WALL, SOLID WITH NO PERFORATIONS IN ACCORDANCE WITH OPS 1840.
 - A MINIMUM STIFFNESS OF 320 KPA AT 5% DEFLECTION.
 - CSA B182.8 WATER TIGHT JOINING SYSTEM (RUBBER GASKET)
 - CSA B182.6 SOIL TIGHT JOINING SYSTEM.
 - THE PIPE SHALL BE JOINED WITH SNAP-ON OR SPLIT COUPLERS.
 - WHEN USED IN FINE SOILS ALL JOINTS SHOULD BE WRAPPED IN FILTER CLOTH PIPE.
 - PIPE INSTALLATION, BEDDING AND BACKFILL PER MANUFACTURER'S SPECIFICATIONS UNLESS OTHERWISE SPECIFIED BY ENGINEER.

- GENERAL CULVERT NOTES:**
- PIPE TO BE BACK-FILLED PER ASTM D2321 AND TO THE SATISFACTION OF NORFOLK COUNTY.
 - MINIMUM TRENCH WIDTH FOR 750mm# PIPE=1.42m
 - WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED PER THE DIRECTION OF THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL, TO THE SATISFACTION OF NORFOLK COUNTY.
 - TRENCH BOTTOM SHALL BE STABILIZED USING A GEOTEXTILE MATERIAL.
 - SUITABLE MATERIAL FOR PIPE BEDDING SHALL BE CLASS I, II OR III.
 - INITIAL BACKFILL MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE (EXTENDING FROM 150MM MIN. BELOW PIPE TO 150MM MIN. ABOVE PIPE); MATERIAL TO BE INSTALLED AS REQUIRED IN ASTM D2321 LATEST EDITION.
 - MIN. COVER IN NON-TRAFFIC APPLICATIONS (GRASSED OR LANDSCAPED AREAS) IS 300MM FROM FINISHED GRADE TO TOP OF PIPE.
 - MIN. COVER FOR INSTALLATION AT TRAFFIC AREAS (BELOW DRIVEWAY) SHALL BE 600MM FROM U/S PAVEMENT TO TOP OF PIPE.



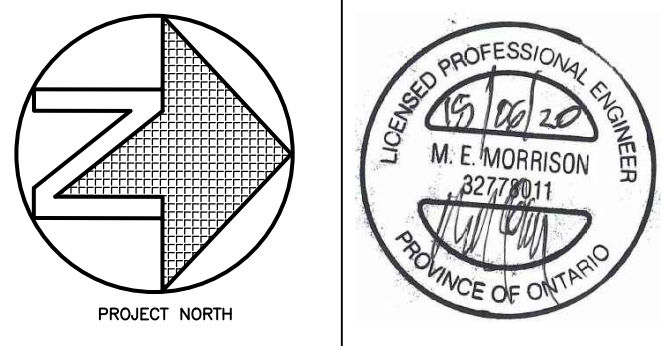
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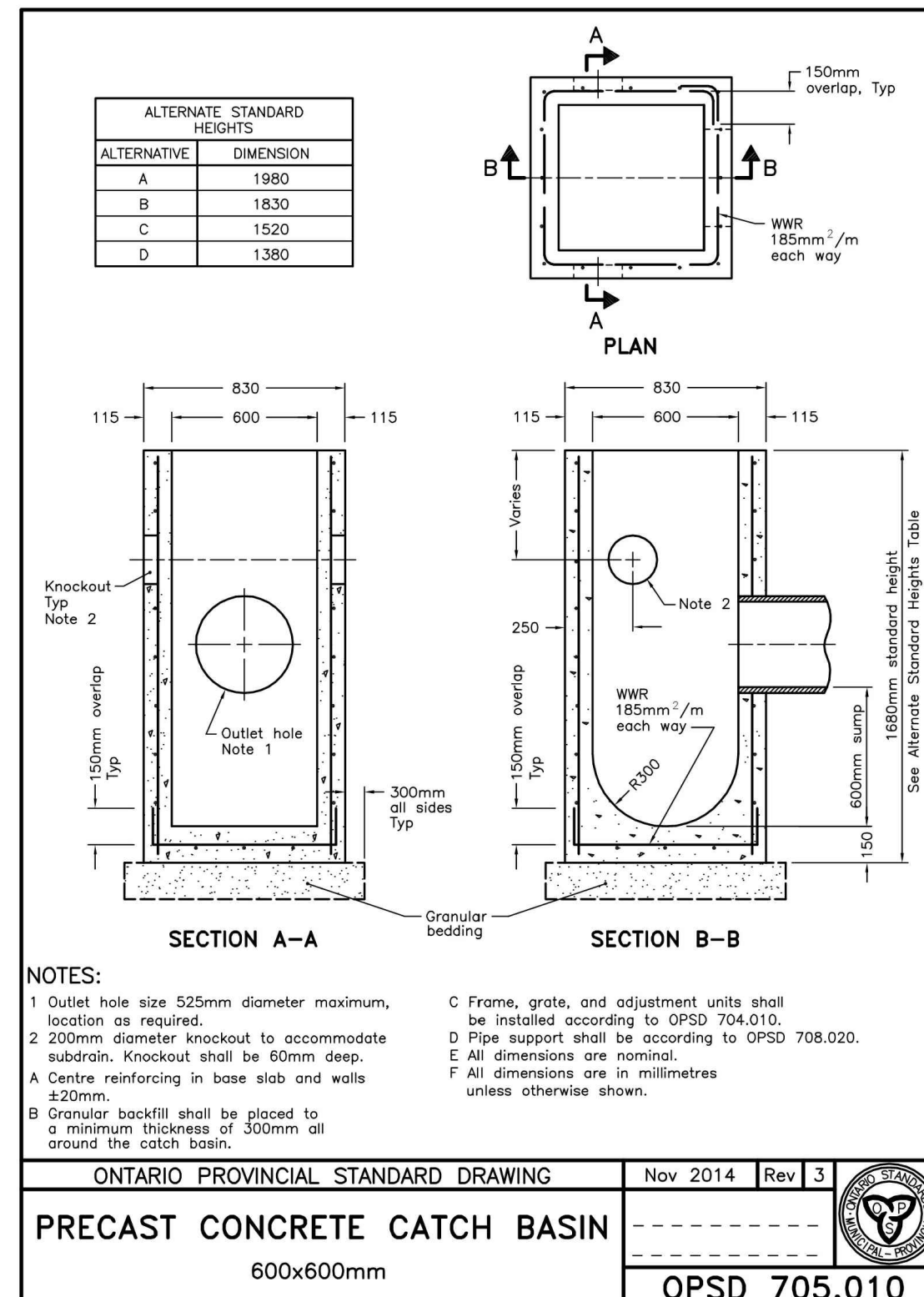
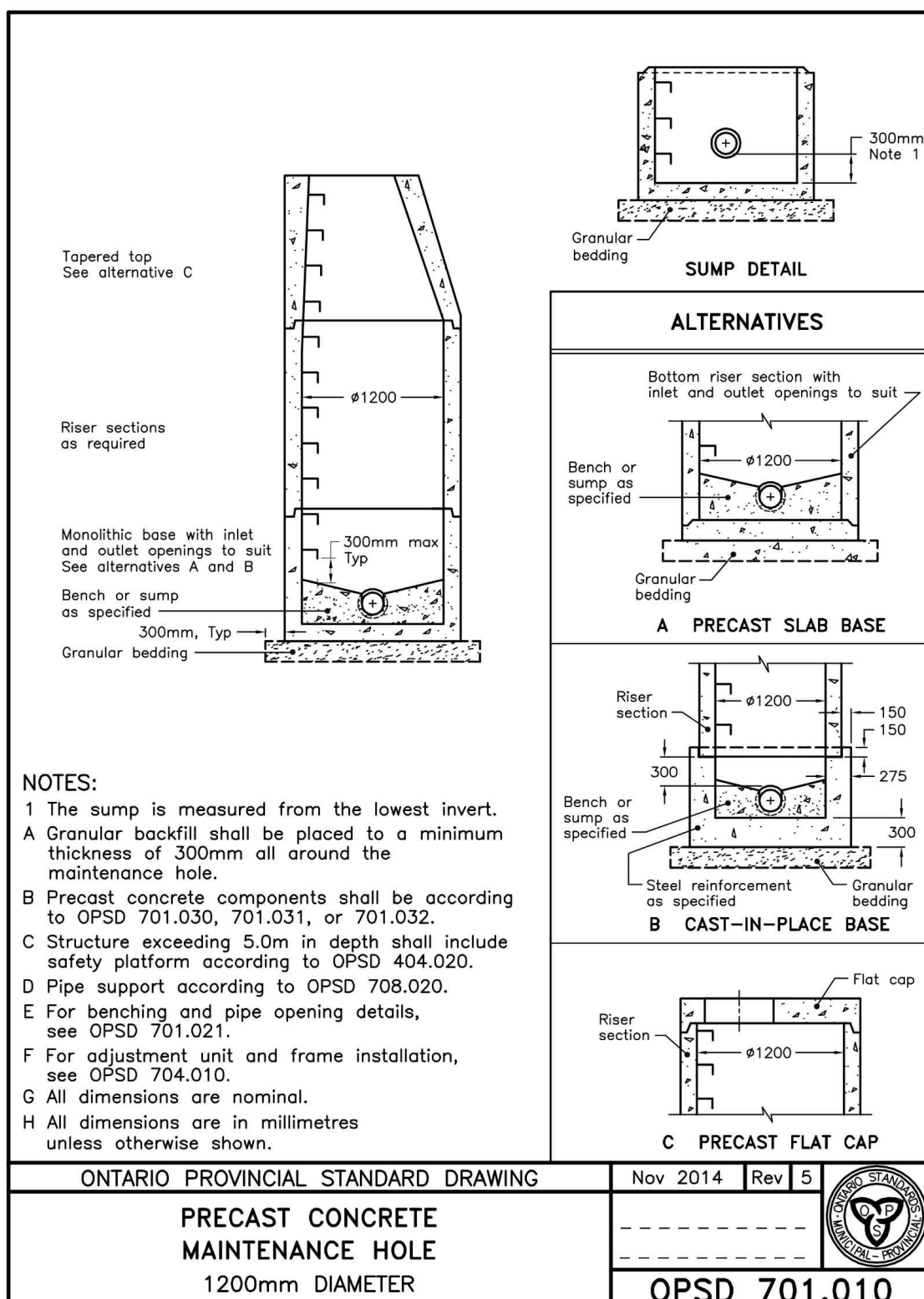
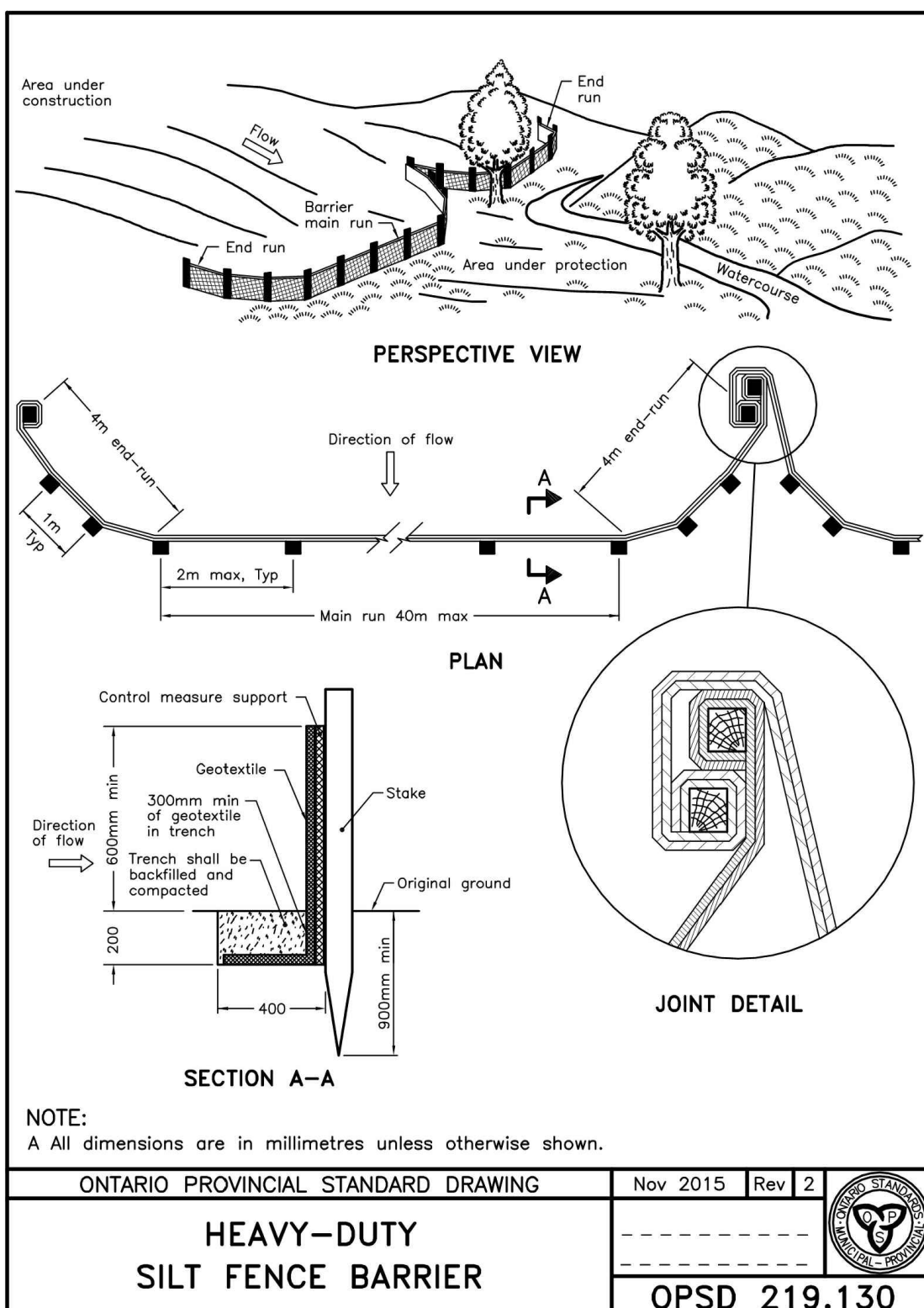
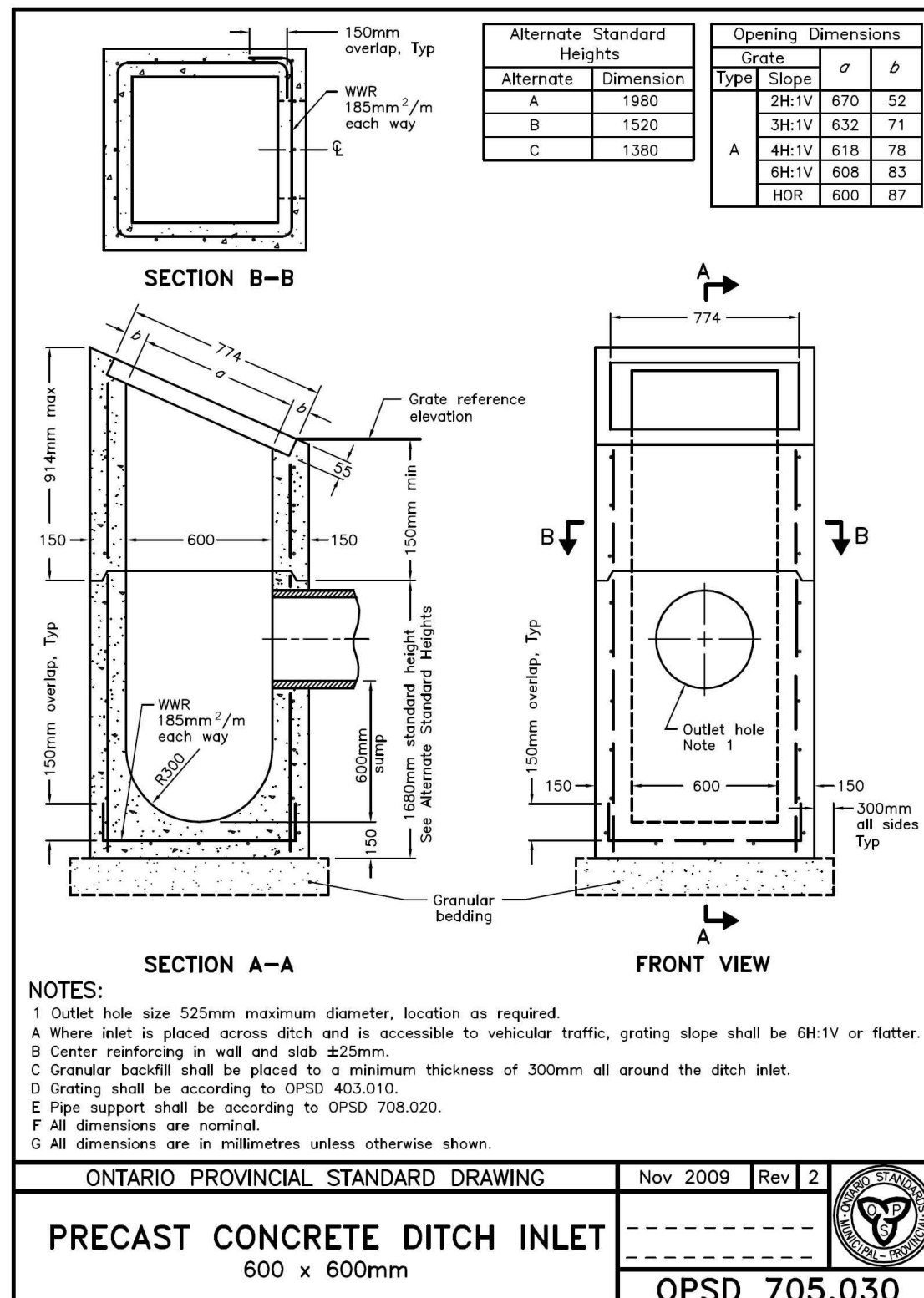
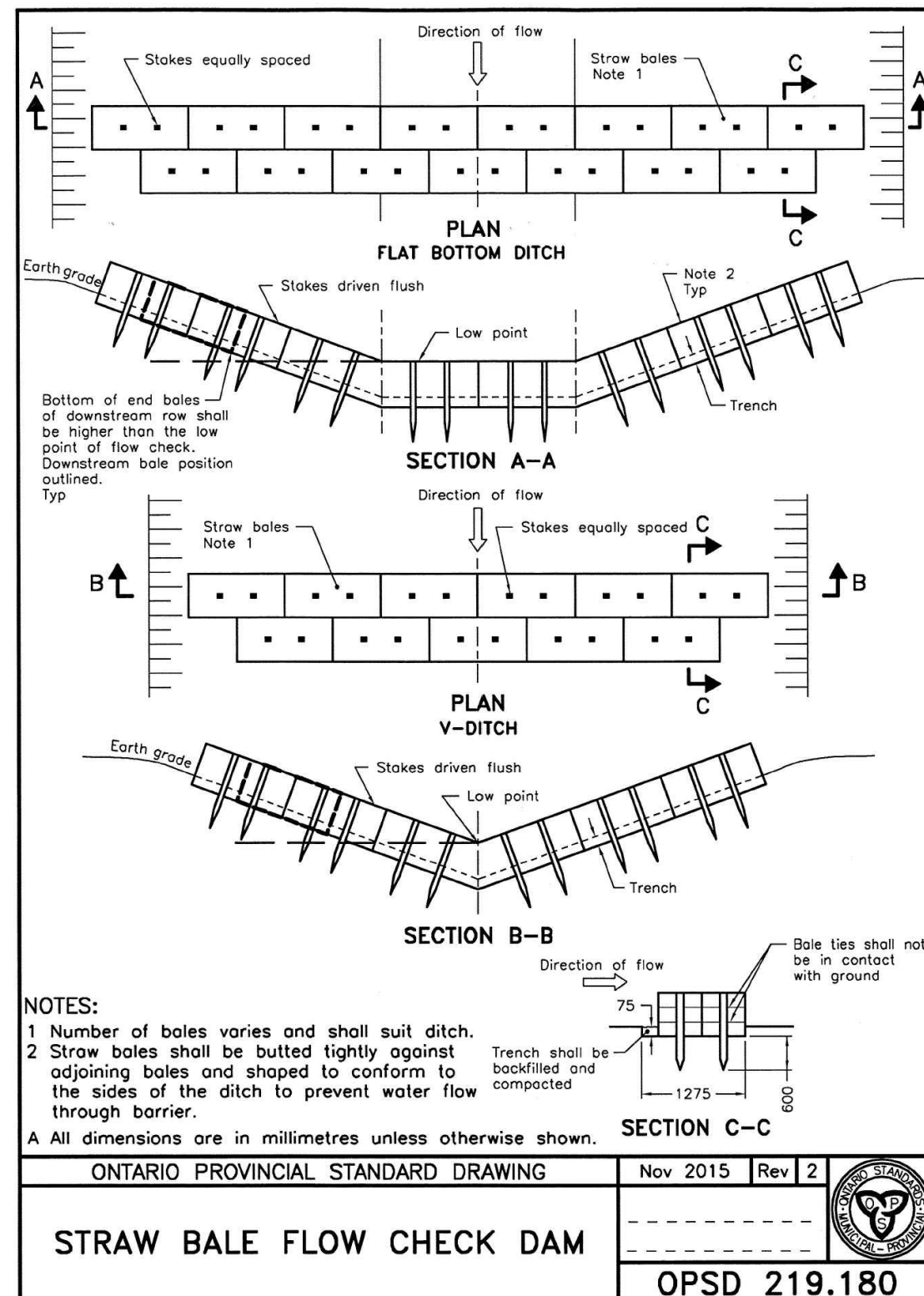
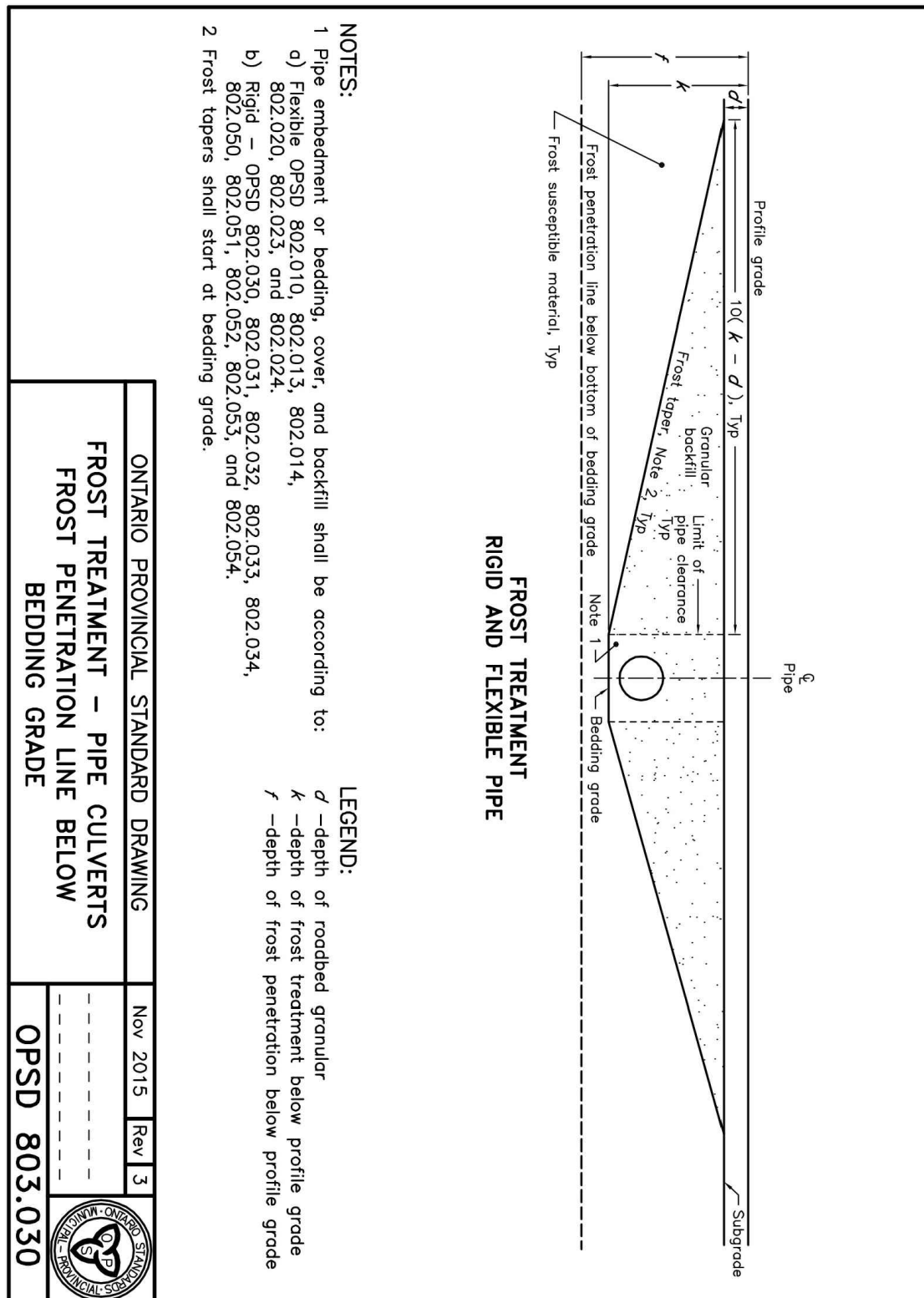
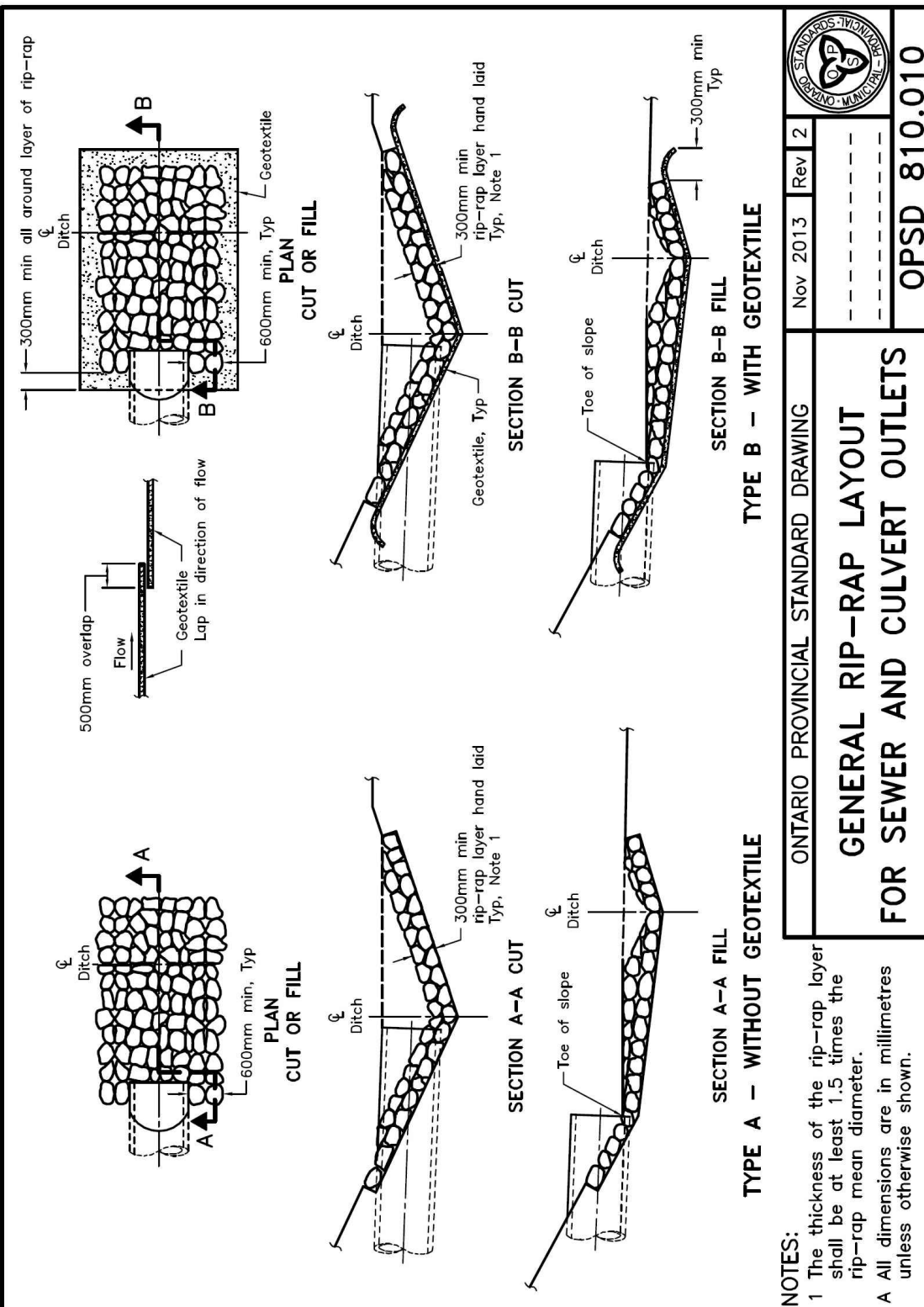


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PROJECT NAME
PROPOSED
RESIDENTIAL SUBDIVISION
FOR
PROMINENT HOMES
—
28TPL2019209
#701 VILLA NOVA ROAD,
NORFOLK COUNTY, ONTARIO
CONTACT: SAM BUNTING
PHONE: 519-718-2244

SHEET TITLE:
PROPOSED CULVERT
PLAN & PROFILE

SCALE:	AS SHOWN	PROJECT NO.:	6852
DRAWN BY:	C.B.	DWG. NO.:	SP3
CHECKED BY:	M.E.M.	REV. NO.:	3
DATE:	JAN 2019		
FILE NAME:	6852.dwg		



GENERAL PLANTING NOTES:

TOPSOIL:

ALL SHRUB BEDS AND TREES TO BE BACKFILLED WITH GOOD QUALITY TOPSOIL SCARIFIED FREE OF ALL STONES, ROOTS, BRANCHES LARGER THAN 1" (25mm) AND COMPACTED TO 85% S.P.D.

ALL SUBSOIL TO BE SCARIFIED TO A DEPTH OF 6" (150 MM) PRIOR TO THE INSTALLATION OF TOPSOIL TO ENSURE NO HARDPAN CONDITIONS.

DIRECT ALL RAINLEADERS AND SUMP LEADERS AWAY FROM PLANTING BEDS AND TO THE DESIGNATED SWALES.

MULCH:

ALL TREE PITS, SHRUB PITS AND PLANTING AREAS ARE TO BE MULCHED WITH MIN. 75MM OF MEDIUM MULCH, UNLESS OTHERWISE NOTED.

PLANTING MATERIAL: CONTRACTOR TO VERIFY ALL PLANT MATERIAL ON DRAWING(S) AND PLANT MATERIAL LIST(S), REPORT ALL DISCREPANCIES.

PLANTINGS MAY BE ADJUSTED TO SUIT UTILITIES STRUCTURES AND AESTHETIC CONCERNS.

DO NOT INSTALL PLANT MATERIAL IN DRAINAGE SWALES. ALL TREES TO BE PROPERLY STAKED WITH HOSE COATED WIRE. REMOVE ALL GUY WIRES AFTER 2 FULL GROWING SEASONS.

SOD:

UPON INSTALLATION AREAS SHOULD BE WATERED SO AS TO SATURATE SOD AND THE UPPER 4" (100MM) OF BACKFILL TOPSOIL. AFTER SOD AND SOIL HAVE DRIED SUFFICIENTLY TO PREVENT DAMAGE, IT SHALL BE ROLLED WITH A ROLLER.

LANDSCAPE NOTES:

1. ANY PLANT MATERIAL REQUIRES THE APPROVAL OF THE CITY OF NORFOLK COUNTY.

2. PLANT MATERIAL OR FENCING SHALL BE MINIMUM TO BE PROVIDED BY THE OWNER. ANY ADDITIONS MUST COMPLY WITH THE ZONING BY-LAW.

3. ANY SODDING, PLANTING, OR WORK ON LANDS ABUTTING THE PROPERTY FROM THE LOT LINES TO SIDEWALK AND CURBING, SHALL BE TO THE SATISFACTION OF THE CITY.

4. ALL LANDSCAPING SHALL BE INSTALLED PRIOR TO THE END OF THE FIRST GROWING SEASON FOLLOWING OCCUPANCY OF THE DEVELOPMENT.

5. UNLESS OTHERWISE SPECIFIED ALL LANDSCAPED AREAS TO BE SODDED.

6. UNLESS OTHERWISE SPECIFIED ALL UNDEVELOPED AREAS SHALL BE UNDISTURBED AND KEPT FREE AND CLEAR OF DEBRIS AND MAINTAINED.

7. ALL PLANTING BEDS TO BE PROPERLY MULCHED.

PLANT MATERIALS:

1. ALL TREE PITS SHALL BE AT LEAST 2 FT. (600MM) WIDER THAN BALL OF THE TREE TO BE PLANTED AND SHALL BE DEEP ENOUGH SO THAT THE TOP OF BALL IS AT THE SAME LEVEL AS SURROUNDING GRADE. A MINIMUM OF 6" (150MM) OF BACKFILL SHALL BE PLACED UNDER BALL. TREE PITS ARE NOT TO BE LEFT OPEN OVER NIGHT.
2. SHRUB BEDS SHALL BE EXCAVATED TO A DEPTH OF 18" (450MM) AND FILLED WITH APPROVED BACKFILL MATERIAL.
3. ALL TREES SHALL HAVE AN EARTH SAUCER AT ITS BASE WITH A DIAMETER AS LARGE AS EXCAVATED AREA TO SHAPE TO RETAIN WATER. SEE DETAIL. EARTH SAUCER TO HAVE APPROVED MULCH INSTALLED TO A MINIMUM DEPTH OR 2.5" (63MM).
4. ALL BURLAP SHALL BE CUT AND BURIED BELOW SURFACE DURING PLANTING.
5. ALL EVERGREENS ARE TO WRAPPED THE FIRST WINTER.

NOTE: CONTRACTOR TO REFER TO SPECIFICATIONS

TREE SHALL BE STAKED USING 4"x2"x2" (118X20X404mm) WOODEN STAKES (MIN. 2' (600mm) IN GROUND) AND ARBORITE OR VESPAIR FASTENED SECURELY TO STAKES AND TIED TO TREE AS SHOWN ABOVE AND ACCORDING TO MANUF. SPECS.

DO NOT DRIVE STAKES THROUGH ROOT BALL

BACKFILL IN 150mm LIFTS AND TAMP TO ELIMINATE AIR POCKETS.

ARBORGARD PLASTIC FORMS 25cm HIGH WITH EXPANSION TO 10cm.

ADD SANDY LOAM SOIL IF ADDITIONAL BACKFILL IS REQUIRED ±12" AS PER MUNICIPAL SPECIFICATION.

FRACITURE THE ENTIRE PERIMETER OF TREE PIT WITH A HAND SPADE. TWO CONCENTRIC RINGS IN HEAVILY COMPACTED SOILS.

LOOSEN SURFACE SOIL OF PLANTING HOLE.

REMOVE WRAP FROM TREES. REMOVE ALL TAGS, LABELS, STRINGS, ETC.

TREE TO BE PLANTED WITH TOP OF ROOT BALL LEVEL WITH FINISHED GRADE.

FORM A SOIL SAUCER 1000mm ± 1200mm O.D. X 100mm DEEP AND FILL WITH WATER. SOON AFTER WATER HAS BEEN ABSORBED, COVER WITH APPROX. 100mm OF WOODCHIP MULCH TAPERED TO GROUND LEVEL AT THE TRUNK.

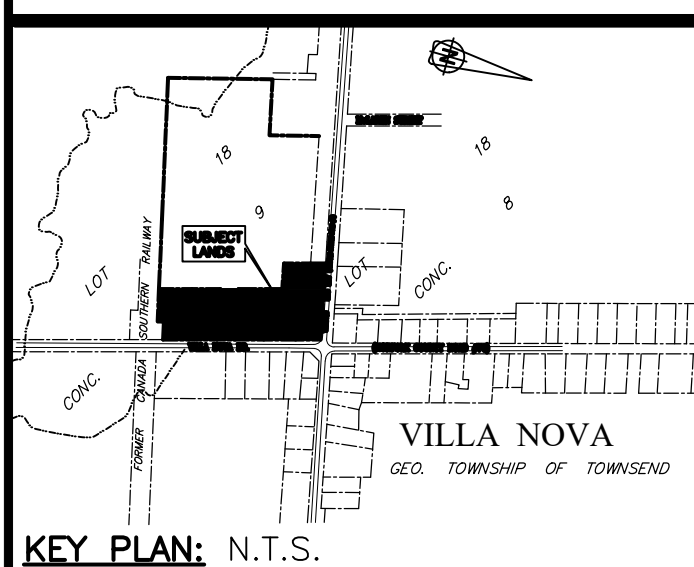
PLACE ROOTBALL ON UNDISTURBED SOIL. CUT AND REMOVE TOP 1/2 OF TRUNK. BURLAP AND WIRE BASKET ON ROOTBALL. ALL REMAINING TRUNK AND BURLAP MUST BE BIO-DEGRADABLE.

CAREFULLY REMOVE ANY LOOSE SOIL AROUND TRUNK. TOP OF ROOTBALL SHOULD NOT BE DISTURBED OR COVERED WITH SOIL.

SOAK BACKFILLED AREA TO ENSURE FULL CONTACT BETWEEN ROOTBALL AND BACKFILL.

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PROPERTY DESCRIPTION:

PART OF LOT 18 CONCESSION 9, GEO. TOWNSHIP OF TOWNSHIP NORFOLK COUNTY

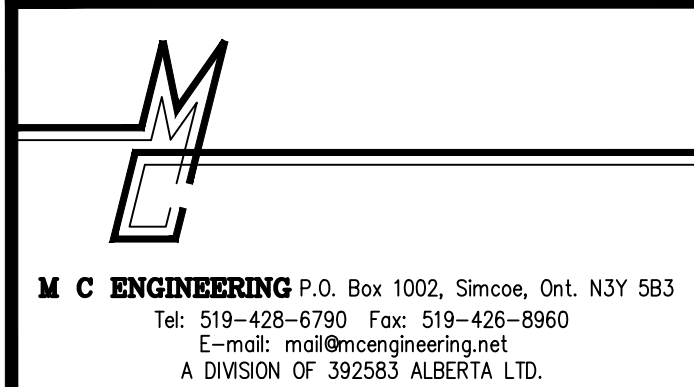
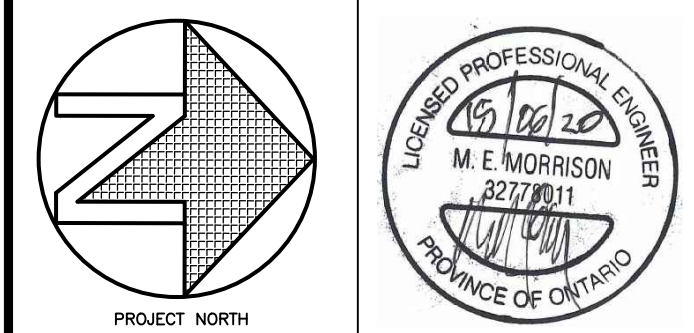
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SITE BENCHMARK: ELEV. 223.46

TOP OF EXISTING MANHOLE WITHIN THE ROAD INTERSECTION OF THOMPSON RD AND VILLA NOVA RD. AT 41m NORTH OF THE SUBJECT PROPERTY.

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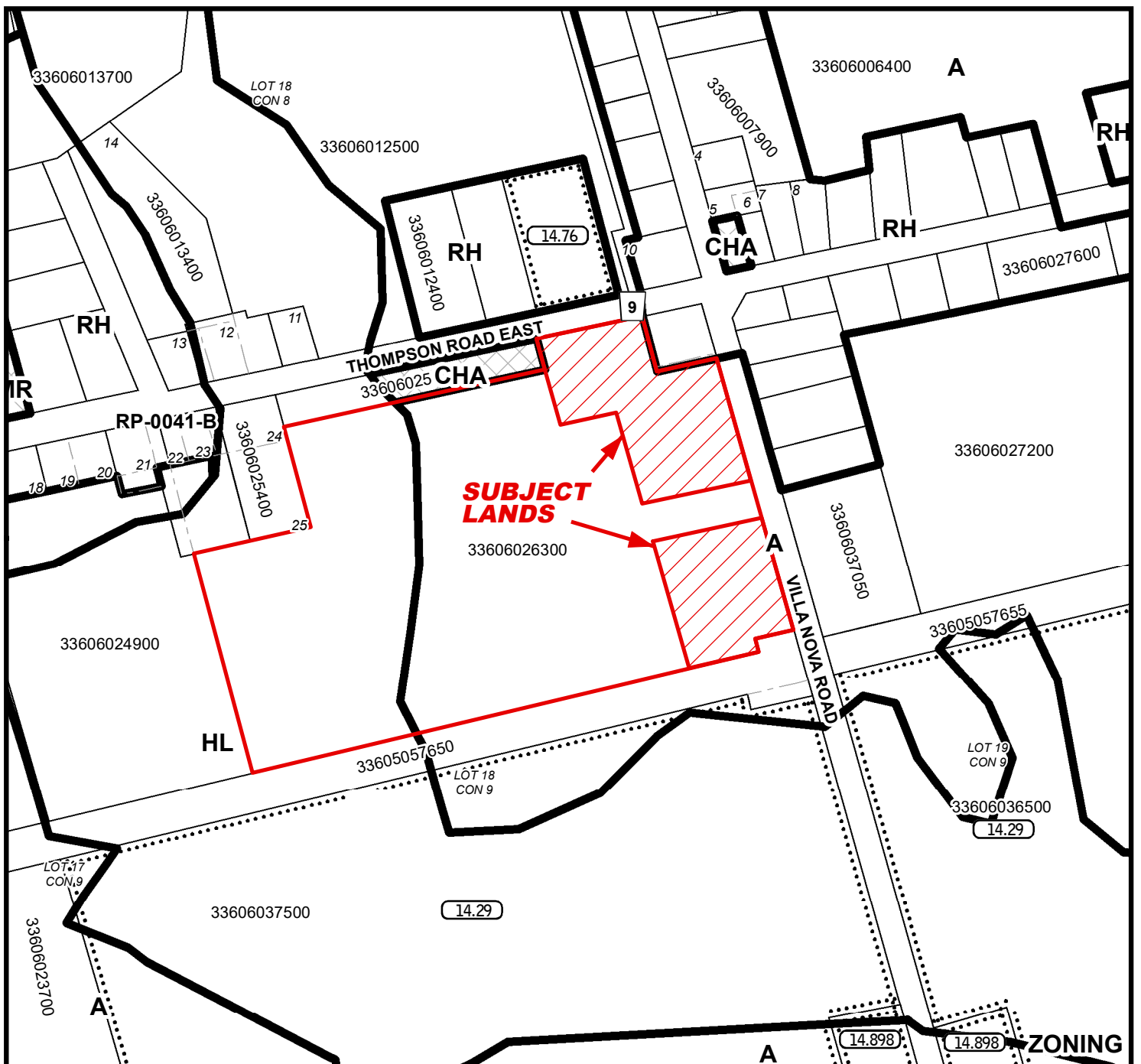
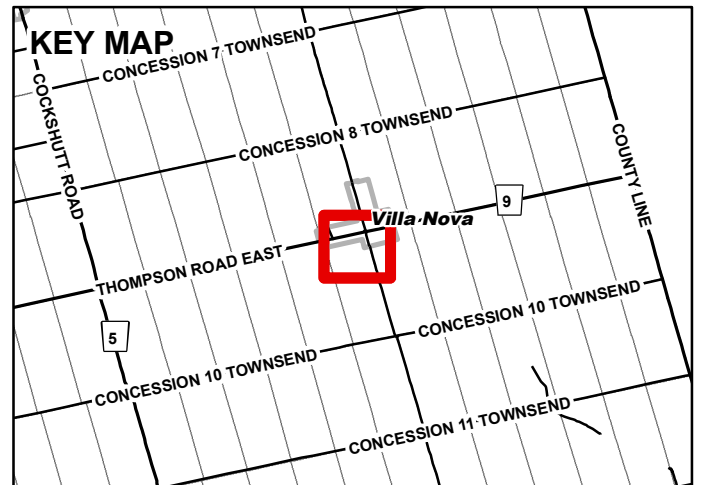
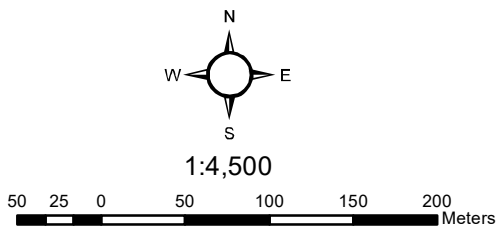
SHEET TITLE: DETAILS

SCALE: AS SHOWN	PROJECT NO.: 6852
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CHECKED BY: M.E.M.	SP4 3
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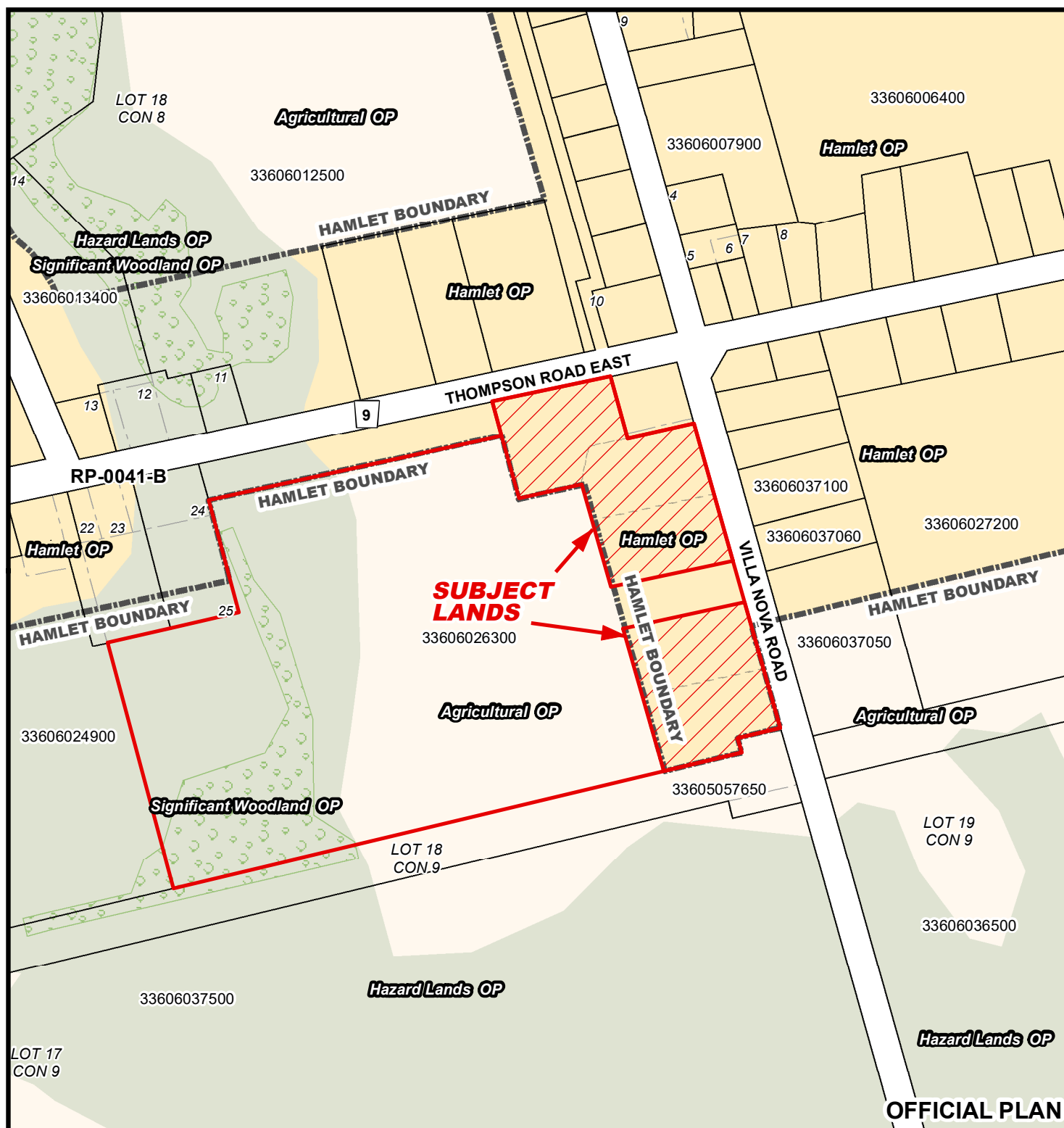
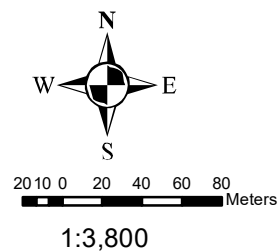
MAP 1

File Number: ZNPL2019209 & 28TPL2019208

Geographic Township of
TOWNSEND



Geographic Township of TOWNSEND



MAP 3

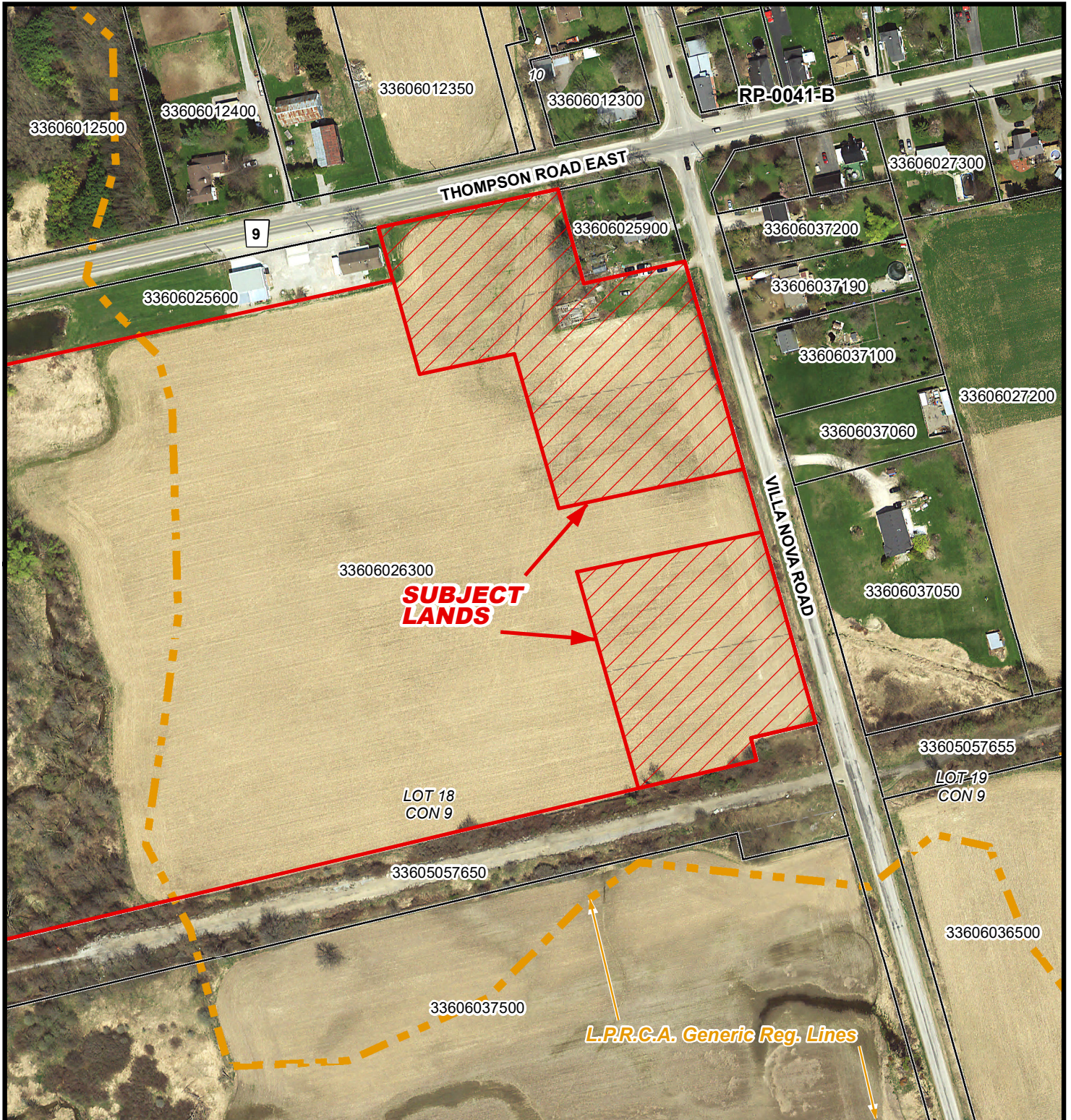
File Number: ZNPL2019209 & 28TPL2019208

Geographic Township of TOWNSEND



20 10 0 20 40 60 80 Meters

1:2,500



MAP 4

File Number: ZNPL2019209 & 28TPL2019208

Geographic Township of TOWNSEND

