

Planning Department Development Application Form

Complete Application

A complete development application consists of the following:

1. A completed, signed, and notarized application form
2. Supporting information adequate to illustrate your proposal as indicated in **Section H** of this application form
3. Written authorization from the registered owner of the subject lands where the applicant is not the owner as per Section N
4. Cash, debit, credit or cheque payable to Norfolk County in the amount set out in the user fees By-Law that will be accepted and deposited once the application has been deemed complete.

Pre-Submission Consultation:

Norfolk County requires a Pre-Consultation Meeting for all applications; however, minor applications may be exempted depending on the nature of the proposal. The purpose of a Pre-Consultation Meeting is to provide the applicant with an opportunity to present the proposed application, discuss potential issues, and for the Norfolk County and Agency staff to identify the application requirements. Application requirements, as detailed in the Pre-Consultation Meeting Comments, are valid for one year after the meeting date.

Development Application Process

Once an application has been deemed complete by a Planner, Norfolk County staff will circulate the application to adjacent landowners, public agencies, and internal departments for comment. The time involved in application processing varies depending on its complexity, acceptability to the other agencies, and statutory Planning Act decision time-frames.

Payment is required once your application is deemed complete. Pre-payments will not be accepted.

Norfolk County collects personal information submitted through this form under the Municipal Freedom of Information and Protection Act's authority. Norfolk County will use this information for the purposes indicated or implied by this form. You can direct questions about collecting personal information to Norfolk GIS Services at NorfolkGIS@norfolkcounty.ca.

Additional studies required for the complete application shall be at the applicant's sole expense. Sometimes, peer reviews may be necessary to review particular studies at the applicant's expense. In these cases, Norfolk County staff will select the company to complete the peer review.

Norfolk County will refund the original fee if applicants withdraw their applications before circulation. If Norfolk County must recirculate your drawings, there will be an additional fee. If Norfolk County must do more than three reviews of engineering drawings due to revisions by the owner or failure to revise engineering drawings as requested, Norfolk County will charge an additional fee. Full refunds are only available before Norfolk County has circulated the application.

Notification Sign Requirements

For public notification, Norfolk County will provide you with a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands.
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level and not on a tree.
3. Notify the Planner when the sign is in place.
4. Maintain the sign until the development application is finalized and, after that, remove it.

Contact Us

For additional information or assistance completing this application, please contact a Planner at 519-426-5870 or 519-875-4485 extension 1842 or planning@norfolkcounty.ca. Please submit the completed application and fees to the attention of the Planning Department at 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6.

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
- ☐ Extension of a Temporary Use By-law
- ☐ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☐ Renewable Energy Project or Radio Communication Tower

Please summarize the desired result of this application (for example, a special zoning provision on the subject lands to include additional use(s), changing the zone or official plan designation of the subject lands, creating a certain number of lots, or similar)

SITE PLAN APPROVAL FOR NEW
LOCATION OF PARTNER AUTOMOTIVE
AND INDUSTRIAL SUPPLY.

Property Assessment Roll Number: 33502016502

A. Applicant Information

Name of Owner

ROBERT HORNIBROOK.

Address

50 JAMES ST. S.

Town and Postal Code

WATERFORD NOE 1YO

Phone Number

519-443-8661

Cell Number

519-755-2914

Email

robert@partnerautomotive.net.

Name of Applicant

SHAWN HANAN

Address

4926 HWY 59 SOUTH.

Town and Postal Code

COURTLAND NOE 1ED

Phone Number

519-688-2600

Cell Number

519-550-2234.

Email

shawn@reid-deeye.com.

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

Unless otherwise directed, Norfolk County will forward all correspondence and notices regarding this application to both owner and agent noted above.

☒ Owner

☐ Agent

☒ Applicant

Names and addresses of any holder of any mortgages, 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: TWN CON 9 PT LOT 7 WATERFORD

Present Official Plan Designation(s): MU

Present Zoning: MU

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

☐ Yes ☒ No If yes, please specify corresponding number:

3. Present use of the subject lands:

AGRICULTURE

4. Please describe **all existing** buildings or structures on the subject lands and whether they will 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 the 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:

LAND IS VACANT FARM LAND - NO BUILDINGS.

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:

PRE-ENG STEEL STRUCTURE.

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:

AGRICULTURE & PROCESSING.

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

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

C. Purpose of Development Application

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:

CONSTRUCT NEW 953m² PRE-ENH
BUILDING.

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**Zoning****Proposed**

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

Lot frontage	_____	49.8m
Lot depth	_____	162.1m
Lot width	_____	49.2m
Lot area	_____	8,207 m ²
Lot coverage	_____	12%
Front yard	_____	24.51m
Rear yard	_____	91.38m
Left Interior side yard	_____	5.6m
Right Interior side yard	_____	18.42m
Exterior side yard (corner lot)	_____	_____
Landscaped open space	_____	4,157 m ²
Entrance access width	_____	8m
Exit access width	_____	10m
Size of fencing or screening	_____	1.8m
Type of fencing	_____	WOOD

10. Building Size

Number of storeys	_____	1
Building height	_____	T.O.W 4.3m
Total ground floor area	_____	953 m ²
Total gross floor area	_____	953 m ²
Total useable floor area	_____	953 m ²

11. Off Street Parking and Loading Facilities

Number of off street parking spaces	_____	18
Number of visitor parking spaces	_____	13
Number of accessible parking spaces	_____	1
Number of off street loading facilities	_____	4

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 m2
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: 0

Number of buildings proposed: 1

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, or storage):

WAREHOUSE - 395.96m² / OFFICE - 66.6m²
RETAIL 129.8m² / UNHEATED STORAGE 276.8m²

Seating Capacity (for assembly halls or similar): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: AUTOMOTIVE PARTS & SUPPLY.

Total number of staff proposed initially: 5 FULLTIME 2 PARTTIME

Total number of staff proposed in five years: 7 TO 10

Maximum number of staff on the largest shift: 5

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:

SUBJECT LAND IS OPEN FARMLAND,
NO HISTORY OF ANY BUILDINGS OR ACTIVITIES
OTHER THAN FARMING.

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:

SUBJECT LAND IS OPEN FARMLAND
THAT HAS BEEN CONTINUOUSLY CROPPED.
LOCATION IS BETWEEN 2 ROADS, NO BUSH
OR WETLANDS ON OR NEAR PROPERTY.

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:

NO ADJACENT WATER SOURCES AND
WAS NOT REQUESTED DURING PRE CONSULT.

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

☒ Municipal piped water

☐ Communal wells

☐ Individual wells

☐ Other (describe below)

Sewage Treatment

☒ Municipal sewers

☐ Communal system

☐ Septic tank and tile bed in good working order ☐ Other (describe below)

Storm Drainage

☒ Storm sewers

☐ Open ditches

☐ Other (describe below)

-
2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street: OLD HIGHWAY 24

G. Other Information

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

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

7

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

- ☐ Functional Servicing Report
- ☐ 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 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 site plan approval, 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, to disclose the registration of all transfer(s) of land and/or 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.

Shawn Hagan
Owner/Applicant Signature

SEPT. 11/23.
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 Robert Hannibock am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize SHAWN HAGAN 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.

Robert Hannibock
Owner

Sept 11/23
Date

Owner

Date

N. Declaration

I, SHAWN HAYEN of REID & DELEYE

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:

4926 COURTLAND


Owner/Applicant Signature

In THE COUNTY OF NORFOLK.

This 12 day of SEPT.

A.D., 2023

Pamela Christine Southwick,
a Commissioner, etc., Province of Ontario,
for Reid & Deleye Contractors Ltd.
Expires August 25, 2026.

P Southwick

A Commissioner, etc.



Pre-Submission Consultation Meeting Notes

Date: March 15, 2023

Description of Proposal: The applicant proposes the construction of a metal-clad structure containing heated and un-heated warehouse components with a loading dock, two offices, a lunch room, and retail areas in the front with nine parking spaces

Property Location: Blueline & Old Highway 24, Waterford, no civic address

Roll Number: 33502016502

Please read all the information contained in this document, as it pertains to the requirements for future development planning applications. As a result of the information shared at the pre-consultation meeting dated March 15, 2023, the following applications and qualified professional documents / reports are required as part of a complete application. Failure to include all listed items with the application will deem the application incomplete. The County reserves the right to change, reduce or add requirements for a complete application, particularly if the submission does not match the proposal as reviewed during the pre-submission consultation meeting.

Please note that various fees are associated with each application and there are also costs for qualified professionals retained to complete various documents / reports. All requirements identified are minimum and determined as of the date of the pre-consultation meeting with the information available at that time. As the proposal proceeds and more information is made available, additional applications, studies, reports, etc. may be required.

The information contained in this document is applicable for a maximum of one (1) year from the date of meeting. If an application is not received within that time frame or any component of the proposal changes, a new pre-submission consultation meeting is required.

All applications are required to include information outlined in the Pre-submission consultation meeting notes; failure to include all items with the application submission without prior approval will necessitate a notice of incomplete application response by the County.

Before you submit your application, please contact the assigned Planner to confirm submission requirements and the applicable fee.

As part of a complete application, a signed version of these meeting notes is required.

Proponent / Agent Name	Signature	Date

Attendance List

Proponent	Robert Hornibrook (Property Owner), Shawn Haurin (Contractor/Applicant)
Community Development – Planning and Agreement	Tricia Givens, Director, Planning (Chair) Mohammad Alam, Senior Planner Lindsay King, Planning Coordinator Annette Helmig, Agreement and Development Coordinator
Community Development – Building and Zoning	Jonathon Weir, Building Inspector Roxanne Lambrecht, Zoning Administrator Kacie Vandenburg, Zoning Administrator
Environment & Infrastructure Services – Development Engineering	Tim Dickhout, Project Manager, Development Stephen Gradish, Development Technologist Zeel Joshi, Junior Development Technologist
Corporate Support Services – Realty Services	Karen Lambrecht, Corporate Support Generalist

Privileged Information and Without Prejudice

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Proposal Summary

A new warehouse facility for partner automotive & industrial supply. The structure will be a 913.9 sq.m. pre-eng metal clad structure containing heated warehouse, loading dock, 2 offices, lunchroom and a retail area. 9 parking spaces with and accessible parking is provided.

Privileged Information and Without Prejudice

List of Application Requirements* and General Comments

Planning Department

Planning application(s) required to proceed		Required
Official Plan Amendment Application Choose an item.		
Zoning By-law Amendment Application Choose an item.		
Site Plan Application Choose an item.		X
Draft Plan of Subdivision Application		
Draft Plan of Condominium Application		
Part Lot Control Application		
Consent / Severance Application		
Minor Variance Application		
Removal of Holding Application		
Temporary Use By-Law Application		
Other - Click here to enter text.		
Planning requirements for a complete application The items below are to be submitted as part of the identified Planning Application(s). ** electronic/PDF copies of all plans, studies and reports are required**	Required at OPA/ Zoning Stage	Required at Site Plan Stage
Proposed Site Plan / Drawing		X
Planning Impact Analysis Report / Justification Report		
Environmental Impact Study Choose an item.		
Neighbourhood Plan (TOR (Terms of Reference) must be approved by the County)		
Agricultural Impact Assessment Report		
Archaeological Assessment		
Heritage Impact Assessment		
Market Impact Analysis		
Dust, Noise and/or Vibration Study		
MOE D-Series Guidelines Analysis		
Landscaping Plan		
Vehicular Maneuvering Diagram		X
Photometrics (Lighting) Plan		X
Odour mitigation plan (in relation to Cannabis Production and Processing Facilities)		
Shadow Analysis Report		

Privileged Information and Without Prejudice

Record of Site Condition		
Contaminated Site Study		
Minimum Distance Separation Schedule		
Parking Assessment		
Hydrogeological Study		
Restricted Land Use Screening Form		
Topographical Survey Drawing		X
Additional Planning requirements		Required
Development Agreement		X
Parkland Dedication/Cash-in-lieu of Parkland		X

*The list of Planning Department requirements is based on the information submitted and as presented for this specific pre-consultation meeting. Norfolk County reserves the right to adjust requirements including identifying additional requirements or reducing requirements. Any changes to a proposal may necessitate changes to Planning Department submission requirements. Furthermore, reports and studies are subject to peer review.

Community Development fees, applications, and helpful resources can be found can be found by visiting <https://www.norfolkcounty.ca/government/planning/>

Planning Comments

All comments are general and nature and subject to change pending modifications to the proposal and full analysis at the application submission stage.

Official Plan Policies

The subject lands are designated as “Protected Industrial” in the Official Plan. A warehouse facility is permitted in the “Protected Industrial” designated areas.

Zoning By-Law: The subject lands are zoned as General Industrial (GM). The proposed use of for warehouse facility can be considered as industrial supply as per Zoning by-law 1-Z-2014. The proposed use can also be fall under permitted use – wholesale outlet. A zoning by-law amendment will not be required if all other zoning provisions are conformed. Please show a zoning table on site plan indicating all application zoning provisions are met.

Site Plan Control:

The subject lands are within site plan control area. A site plan application will be required.

Privileged Information and Without Prejudice

Standard site plan components are required to be included with the application, which include:

- Key map

- Site Plan

- o Development name
- o All measurements in metric
- o All dimensions of the subject lands
- o Dimensions and setbacks of all buildings and structures
- o Gross, ground and useable floor area
- o Scale, legend and north arrow
- o Legal description and municipal address
- o Drawing title, number, original date and revision dates
- o Owner's name, address and telephone number and signature
- o Engineer's name, address and telephone number
- o Professional engineer's stamp
- o Existing and proposed easements and right of ways
- o Zoning compliance table – required versus proposed
- o Parking space totals – required and proposed
- o All entrances to parking areas marked with directional arrows
- o Loading spaces, facilities and routes (for commercial developments)
- o Building entrances, building type, height, grades and extent of overhangs
- o All exterior stairways and ramps with dimensions and setbacks
- o Names, dimensions and location of adjacent streets including daylighting triangles
- o Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
- o Retaining walls including materials proposed
- o Fire access and routes, including fire route signs
- o Fire hydrants and utilities location
- o Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
- o Location of mechanical room, and other building services (eg. A/C, HRV)
- o Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan and route used for truck pick-up)
- o Winter snow storage location
- o All hard surface materials
- o Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
- o Business signs (make sure they are not in sight-lines)
- o Pedestrian access routes into site and around site
- o Bicycle parking

- Other Features

- o Landscape areas with dimensions

Privileged Information and Without Prejudice

- o Natural features and trees
- o Fencing, screening and buffering – size, type and location
- o All hard surface materials
- o Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
- o Business signs (make sure they are not outside of the property line)
- o Sidewalks and/or walkways with dimensions
- o Pedestrian access routes into site and around site
- o Bicycle parking

Vehicular Maneuvering Diagram: A vehicle maneuvering diagram will be required showing all trucks - loading/unloading movements on site plan if a loading dock is proposed.

Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007 (ESA), O. Reg. 242/08 & O. Reg. 830/21. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Environment, Conservation and Parks provides the service of responding to species at risk information requests and project screenings. The proponent is responsible for discussing the proposed activity and having their project screened with MECP (Ministry of Environment, Conservation and Parks).

Please be advised that it is the owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws, or other agency approvals.

Assigned Planner:

Mohammad Alam
Principal Planner
Extension 1828
Mohammad.Alam@norfolkcounty.ca

Development Engineering

Development Engineering comments are not complete, but future developments will be subject to Development Engineering requirements. As soon as these comments are made available to the Planning Department, we will provide you with an updated version of this document. For status updates, please contact Development Engineering at developmentengineer@norfolkcounty.ca.

Privileged Information and Without Prejudice

Stephen Gradish
Development Technologist
Extension 1702
Stephen.Gradish@norfolkcounty.ca

Tim Dickhout
Project Manager, Development
Extension 1700
Tim.Dickhout@norfolkcounty.ca

Agreements

A recommended condition of your planning application approval could be to enter into a development agreement with the County that will be registered on title to the subject lands, at the Owner's expense. The additional requirements for a development agreement could include, but are not limited to the following:

- Engineering drawing review
- Engineer's schedule of costs for the works
- Clearance letter and supporting documentation to support condition clearance
- User fees and performance securities
- Current property identification number (PIN printout) (can be obtained by visiting <https://help.onland.ca/en/home/>)
- Owner's commercial general liability Insurance to be obtained and kept in force during the terms of the agreement
- Postponement of interest. If there are mortgages / charges on your property identifier, your legal representative will be required to obtain a postponement from your bank or financial institution to the terms outlined in your development agreement
- Transfers and / or transfer easements along with registered reference plan

Annette Helmig
Agreement and Development Coordinator
Extension 8053
Annette.Helmig@norfolkcounty.ca

Privileged Information and Without Prejudice

Building

Zoning Administrator:

PRE-CON

Vacant lot zoned MG – 33502016502

Proposed building/business- partner automotive with warehouse area, offices, lunchroom, loading docks, and retail area

- Permitted in the zone as per permitted uses of; industrial supply, or wholesale outlet, as an accessory to the industrial supply, offices and retail are permitted.
- Proposed building meets setbacks to the lot lines
- Height is not required because does not abut a commercial, residential or institutional lot
- Parking spaces on the lot must measure 3.0m x 5.8m (you are showing a deficiency here)
- Parking aisles entering into the parking spots must measure 7.3m (this needs to be measured on your site sketch)
- Parking spaces for office area need to be provided at 1 parking space/ 30sqm, you have 22sqm of office space; **one parking space required for office space**, you are showing excess
- For retail showroom area parking; one space for every 30sqm, showroom 135sqm, **therefore 5 parking spots for retail area are required**
- For warehouse area (270sqm + 404sqm = 674sqm total) you need 1 parking space for every 180sqm of useable floor area, therefore **4 parking spots required for warehouse area**.
- **A total of 10 spaces are required on site with at least 1 being accessible**, accessible space must measure 3.4m x 5.8m (the one you are showing is deficient in length.)
- Loading docks must measure 3m wide by 10m long (these are also showing deficient in length on the site sketch, and we require a width of the loading dock between the retaining walls to be dimensioned on the site sketch.

Roxanne Lambrecht

Zoning Administrator

Extension 1839

Roxanne.Lambrecht@norfolkcounty.ca

Building Inspector:

The proposed construction is considered an F2 Industrial and E Mercantile type occupancy as defined by the Ontario Building Code (OBC). You will need to retain the services of an Architect or a Professional Engineer to complete the design documentation for this application.

Privileged Information and Without Prejudice

The Designer will need to provide a Part 3 Building Code matrix. This matrix represents selected elements from your detailed code analysis and presents a quick overview to the municipal building official of the key OBC factors concerning your design. The matrix will identify OBC review items such as occupant loads, fire separations, project description, building size, building classification, fire alarms, type of construction, barrier free requirements, plumbing fixture requirements and spatial separations.

The Designer will need to include as part of their review OBC Section 3.2. Building Fire Safety, Section 3.3. Safety Within Floor Areas, Section 3.4 Exits and Section 3.8 Barrier Free Design.

The design will need to indicate any other major occupancies that relate to the retail component of the building.

Signs proposed due to development will require a permit as part of Norfolk's Sign Bylaw and may need a Building Permit according to the OBC.

Items for Site Plan

Site plan drawings need to have enough detail, to determine compliance with the code references listed.

1. Indicate location of access route and access route design [OBC 3.2.5.4 to 3.2.5.6]
2. Revised fire water pond design and calculations. [OBC 3.2.5.7]
3. Indicate location of existing and new fire department connections. Dimensions between hydrants and building entrances is required.

[OBC 3.2.5.16]

4. Location and specifications of exterior lighting. Lighting to be included in SB-10 report – energy efficiency
5. Indicate barrier free path of travel from parking area to building entrance. Construction of curb cuts and location of tactile attention indicators is required. [OBC 3.8.1.3, & 3.8.3.2]
6. Location of revised septic system (if required)
7. Provide building elevations and cross section, showing building massing, location of proposed entrances and exits, barrier free controls, exterior lighting locations, and exterior signage. [Planning Act 41(4).2]

Items for Building Permit

“-Industrial Commercial Institutional (ICI)” & “Applicable Law Checklist” Step by Step Guide Building Permit Package has been attached to the minutes herein, this contains information on drawing requirements, designers, forms, contact information for Building Department etc.

If you have any questions on the building permit process or plans required, please contact permits@norfolkcounty.ca or 519-426-5870 ext. 6016

Jonathan Weir
Building Inspector III
Extension 1832
Jonathan.weir@norfolkcounty.ca

Privileged Information and Without Prejudice

Corporate Support Services – Realty Services

If a Site Plan Agreement is required, then the County will require postponements of any charges/mortgages (if any) registered on title to the County's Site Plan Agreement. We recommend that you connect with your Lender(s) (if any) and/or your solicitors as early in the process as possible to avoid any delays.

Karen Lambrecht
Corporate Services Generalist, Realty Services
Extension 8140
Karen.lambrecht@norfolkcounty.ca

Fire Department

Norfolk County Fire has the following comments:

- Ensure adequate fire access is provided for fire apparatus
- Ensure adequate water supply is available for any fire protection systems if required

Katie Ballantyne
Community Safety Officer
Extension 2423
Katie.Ballantyne@norfolkcounty.ca

Appendix A: Planning Reference Materials

Following is a summary of some land use planning reference materials. It is the requirement of the applicant to ensure compliance with applicable legislation, policies and regulations.

Provincial Policy Statement, 2020

<https://www.ontario.ca/page/provincial-policy-statement-2020>

Click here to enter text.

Norfolk County Official Plan

<https://www.norfolkcounty.ca/government/planning/official-plan/>

Section 9.6.1 outlines requirements in relation to requests to amend the Official Plan.

Section 9.6.2 outlines requirements in relation to requests to amend the Zoning By-law.

It is the responsibility of the proponent to review and ensure relevant Official Plan policies are addressed in any future development application.

Norfolk County Zoning By-Law 1-Z-2014

<https://www.norfolkcounty.ca/government/planning/new-zoning-by-law/>

The provisions of the Norfolk County Zoning By-Law shall apply to all lands within the boundaries of Norfolk County. No land, building or structure shall be used, erected, or altered in whole or in part except in conformity with the provisions of this By-Law. No land, building or structure shall be used or occupied except for uses that are specifically identified in the By-Law as permitted uses by the relevant zoning category.

It is the responsibility of the proponent to review and ensure relevant Zoning By-law provisions are addressed in any future development application



APPLICABLE LAW CHECKLIST

The Building Code Act prohibits the issuance of a building permit if the proposed construction or demolition will contravene an applicable law as defined by the Building Code. The questions below will help you to determine if an applicable law applies to your project. No timeframe for building permit review can be established until all required applicable law approvals are completed and the approval documents are submitted to the Building Division.

If the answer is **YES** to any question, the relevant approval documents must be submitted with this permit application. Where any required approval has **NOT** been obtained, the agencies listed on the back of this form must be contacted to obtain approval, and the declaration on the bottom of this form must state accordingly.

Property Address: _____ **Permit Number (office use)** _____

Zoning By-Laws – Norfolk County Planning Department	YES	NO
Is/was relief required to permit a minor zoning variance in your proposal?		
Is/was rezoning required to permit the proposed building or land use?		
Is a land division or subdivision required and not yet fully completed?		
Are municipal services required but not yet completed or available?		

Planning Approval - Norfolk County Planning Department	YES	NO
Is this property regulated by Site Plan Control under Section 41 of the Planning Act?		

Heritage - Norfolk County Heritage and Culture Department	YES	NO
Are you demolishing a building that is listed on the County's heritage inventory?		
Is the building designated or in the process of being designated?		
Is the property located in a heritage district or study area?		

Construction and Fill Permits – Long Point Regional or Grand River Conservation Authority	YES	NO
Is the property located within a regulated area (i.e. abutting a ravine, watercourse, wetland, or shoreline)?		

Building and Land Use Permits - Ontario Ministry of Transportation	YES	NO
Is the property within 45m of a highway or 180 m from any highway intersection?		
Is the property within 395m of a controlled highway intersection? (applies to Sign Permits)		
Is this a major traffic generating project located within 800m of a highway?		

Clean Water Act – Public Works	YES	NO
Is the property located within a Source Water Protection regulated area?		
If yes: does a Water Source Protection Plan restrict the land use you are proposing? (s.59 screening form may be required)		

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Agriculture and Farms - Ontario Ministry of Agriculture and Food	YES	NO
Is this a farm building that will house animals or manure?		
Is this a milk processing plant?		

Crown Lands Work Permit – Ministry of Natural Resources	YES	NO
Are you proposing to construct or place a structure or combination of structures that are in physical contact with more than 15 square meters of shore lands?		
Are you proposing to build on Crown Land?		

Electrical Conductor Clearances - Electrical Safety Authority	YES	NO
Are any overhead power lines located above or within 5.5 metres of the proposed building?		

Environmental Approvals - Ministry of Environment, Conservation, Parks	YES	NO
Is a Record of Site Condition required to be filed because of a change to more sensitive land use? Is the property a former waste disposal site?		
Is this project a major industrial, commercial, or government project?		
Is this a renewable energy project?		
Does this property have a Certificate of Property Use under the Environmental Protection Act?		

Child Care Centres - Ministry of Education	YES	NO
Is a daycare proposed in any part of the building?		

Seniors Centres - Ministry of Children, Community and Social Services	YES	NO
Is this a seniors project where Ontario Government funding is being sought?		

Long Term Care Centres – Ministry of Health & Long Term Care	YES	NO
Construction, alteration or conversion of building used for a nursing home?		

Education Act - Ministry of Education	YES	NO
Is the project being carried out on the property of an educational facility?		
If so, is any or all building on the property being fully or partially demolished?		

DECLARATION – I have considered the list of applicable laws in the Ontario Building Code as described above, and do hereby declare that:

	None of these applicable law approvals apply to this project
	Applicable laws checked 'yes' apply to this project, and approval documents are submitted with this application.
	Applicable laws checked 'yes' apply to this project; however, all approval documents have not yet been obtained

The information provided on this form is true to the best of my knowledge. I have authority to act on behalf of the owner, corporation, or partnership with respect to this application (if applicable).

Name: _____ Signature: _____ Date: _____

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Approvals from other agencies are required in many instances before a building permit can be processed and issued. These approvals are **NOT** administered by the Building Department. The fastest way to obtain a building permit is to ensure that all other required approvals are completed prior to permit application. The Building Department is required by law to prioritize applications that are fully complete in terms of applicable law approvals and document submissions. Building permit documents must be consistent with applicable law approvals. If you answer yes to any of the following question please reach out to these agencies for approvals.

Zoning and Planning – Community Services Division – Norfolk County

Zoning 519-426-5870 ext. 6064 or zoning@norfolkcounty.ca

Planning 519-426-5870 ext. 1842 or planning@norfolkcounty.ca

Planning Act, s.34, 34(5), 45, and Part VI

Zoning By-laws restrict such things as land use, lot size, building size, and setbacks. If your project does not comply with any part of the Zoning By-law, a minor variance or rezoning must be obtained before any building permit can be issued. Zoning By-laws also restrict the issuance of permits until any associated land division, subdivision, or municipal servicing is complete.

Planning Act, s.41

Site Plan Approval applies to commercial, industrial, institutional, multi-residential and intensive livestock site plans. The site plan agreement must be registered before site plans will be approved.

Conservation Authority Permits

Grand River Conservation Authority (GRCA) 1-866-900-4722 or grca@grandriver.ca

Long Point Regional Conservation Authority (LPRCA) 1-888-231-5408 or conservation@lprca.on.ca

Conservation Authorities Act s. 28 (1)(c), regulation 166/06

Development within certain conservation regulated areas requires a construction and fill permit from the conservation authority before any building permit can be issued. GRCA or LPRCA will confirm if your property falls within their jurisdiction.

Highway Corridor Building & Land Use Permits

Ministry of Transportation (MTO) 1-800-268-4686 or

www.mto.gov.on.ca/english/highway-bridges/highway-corridor-management/index.shtml

Public Transportation and Highway Improvement Act, s.34, 38

Ministry authorization is required for construction of all buildings within certain distances of a highway or intersection. The requirement for Ministry authorization extends to 800m from a highway where development will generate major traffic, such as a shopping centre.

Environmental Approvals

Ministry of the Environment, Conservation and Parks (MECP) 1-800-461-6290 or www.ontario.ca

Environmental Protection Act s. 46, 47.3, 168 and the Environmental Assessment Act s 5.

Ministry of Environment approvals are required where a property of industrial or commercial use is changed to more sensitive residential or parkland use, for major government, industrial and commercial projects where defined by regulation, properties formerly used for landfill or waste disposal, or renewable energy projects.

Electrical Conductor Clearances

Electrical Safety Authority 1-877-372-7233 or www.esasafe.com

Subsection 3.1.19. of the Ontario Building Code prohibits buildings being located beneath or within a certain minimum distances of overhead electrical conductor wires, other than the power feed to the building.

Source Water Protection – Environmental and Infrastructure Services – Norfolk County

Environmental Services – Stephanie Davis- Manager, Water & Wastewater Compliance- 519-426-5870 ext. 8037 or Stephanie.Davis@norfolkcounty.ca

Cambium Inc. Racheal Doyle – sourcewaterprotection@cambium-inc.com

Clean Water Act s. 59

Special land use restrictions may apply if a water source protection plan is in effect in the area where the building is located. Uses affected by these restrictions require the approval of the designated Risk Management Official

Agriculture and Farms

Ministry of Agriculture Food and Rural Affairs 1-877-424-1300 or www.omafra.gov.on.ca

Nutrient Management Act 2002 s.11 reg 267/03, Milk Act s.14

Buildings or structures that house animals or store manure may trigger a requirement for a nutrient management strategy approved by the Ministry. The Ministry must determine that a milk processing plant is necessary and authorize it before a building permit can be issued.

Child Care Centres

Ministry of Education (905) 895-9192 or www.ontario.ca

Child Care and Early Years Act, s. 14 reg 137/15

Ministry plan approval is required if a new building is proposed to be used as a day nursery, an existing building is proposed to be used, altered or renovated for a day nursery, or if an existing day nursery is altered or renovated.

Seniors Centres

Ministry of Children, Community and Social Services 1-888-789-4199 or www.mcscs.gov.on.ca

Elderly Persons Centres Act s. 6 of reg 314

Reports must be submitted to the Minister and approval obtained for all seniors centres to which government funding applies.

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Long Term Care Homes

Ministry of Health & Long Term Care 1-800-387-5559 or www.health.gov.on.ca

Nursing Home Act s. 4, 5 reg 832

Homes for the Aged & Rest Homes Act s. 14

The Long Term Health Care Act is designed to help ensure that residents of long-term care homes receive safe, consistent, high-quality, resident-centred care.

Education

Ministry of Education (905) 895-9192 or www.ontario.ca

Education Act s. 194

The board shall obtain approval from the Minister for the demolition of any buildings located on a school site regulated by the Education Act. App

Crown Lands Works Permits

Ministry of Natural Resources www.ontario.ca/page/crown-land-work-permits

Ontario Regulation 239/13 s. 2, s. 5

Ministry approval is required to construct a building on crown lands or to construct or place a structure along shorelines.



REQUIRED INFORMATION

Name of Owner

Property Legal Description

Roll Number

PIN Number

Type and Number of Units

Single Detached

Semi-Detached

Duplex

Triplex

Four-plex

Street Townhouse

Stacked Townhouse

Apartment

Transfer Easements Block Number and Purpose

Transfer Block Number and Purpose

Geotechnical Report prepared for Lands	YES	NO	UNKNOWN
Lands are Within the Source Water Protection Area	YES	NO	UNKNOWN
Lands Contain any Contaminated or Impacted Soil	YES	NO	UNKNOWN
Lands Contain any Natural Watercourse	YES	NO	UNKNOWN
Lands Contain any Wetlands	YES	NO	UNKNOWN
Lands Contain any Archaeological Sites	YES	NO	UNKNOWN
Lands Contain an Existing Well and or Septic Field	YES	NO	UNKNOWN
Species at Risk Branch MECP Screening	YES	NO	UNKNOWN
Lands Contain any Endangered Species	YES	NO	UNKNOWN

OWNER INFORMATION

NAME AND CONTACT

ADDRESS WITH POSTAL CODE

PHONE NUMBER

EMAIL

AGENT INFORMATION

NAME AND CONTACT

ADDRESS WITH POSTAL CODE

PHONE NUMBER

EMAIL

ENGINEER INFORMATION

NAME AND CONTACT _____

ADDRESS WITH POSTAL CODE _____

PHONE NUMBER _____

EMAIL _____

LAWYER INFORMATION

NAME AND CONTACT _____

ADDRESS WITH POSTAL CODE _____

PHONE NUMBER _____

EMAIL _____

INSURANCE PROVIDER INFORMATION

NAME AND CONTACT _____

ADDRESS WITH POSTAL CODE _____

PHONE NUMBER _____

EMAIL _____

FINANCIAL INSTITUTION INFORMATION (IF APPLICABLE)

NAME AND CONTACT _____

ADDRESS WITH POSTAL CODE _____

PHONE NUMBER _____

EMAIL _____

MORTGAGEE INFORMATION (IF APPLICABLE)

NAME AND CONTACT _____

ADDRESS WITH POSTAL CODE _____

PHONE NUMBER _____

EMAIL _____

SPECIES AT RISK SCREENING

The Ontario Endangered Species Act inquiries and Species at Risk screening are now handled by the Ministry of the Environment, Conservation and Parks, specifically the "Species at Risk Branch" and the new e-mail address for handling these inquiries is now SAROntario@ontario.ca.

TRANSFERS, EASEMENTS AND POSTPONEMENT OF INTEREST

The owner acknowledges and agrees that, it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, free and clear of any charges or encumbrances, and/or transfer(s) of easement in favour of the County and/or utilities at no cost to the County. In addition, 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 to the County's agreements.

INSURANCE CERTIFICATES

Prior to the execution of the development agreement, the owner shall at their expense obtain and keep in force, during the term of this development agreement, commercial general liability insurance coverage satisfactory to the County. The owner further acknowledges and agrees that he/she has authorized the County to discuss with their insurance provider the specific insurance requirements of the County for agreement purposes. In addition, the County will require any professionals hired to carry professional liability insurance to provide coverage for acts, errors and omissions arising from their professional services performed.

OWNER'S AUTHORIZATION

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

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

I/We authorize the Agreement Administrator to provide and receive information on my/our behalf in connection to the insurance coverage, letter of credit and agreement registration of my/our development.

I/We acknowledge that if there are any new charges or mortgage holders on the property they will be added to the development agreement and will be required to postpone their interest on the property to the County's development conformity interest.

Owner Signature

Date

To start your agreement, please return the required supporting information and fees along with the first three pages of this document completed and signed. Provide your payments by the mail or courier to the address below or drop off at ServiceNorfolk customer service desk on the first floor 185 Robinson Street, Simcoe ON N3Y 5L6 Monday to Friday from 9 am to 4 pm. Please make your cheque payable to the Corporation of Norfolk County. If paying by credit card please contact ServiceNorfolk at 519 426-5870 Ext. 4636.

CONTACT FOR FURTHER INFORMATION AND QUESTIONS

Annette Helmig, Agreement and Development Coordinator
Norfolk County, Community Development Division, Planning Department, Agreement Services
185 Robinson Street Suite 200, Simcoe ON N3Y 5L6
226.777.1445
annette.helmig@norfolkcounty.ca

The information submitted on this form is collected under the authority of the *Freedom of Information and Protection of Privacy Act* (FIPPA) and *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA) for Norfolk County employees to use for the purpose of preparing and registering a development agreement. Questions about the collection of personal information through this form may be directed to the Agreement and Development Coordinator or Information and Privacy Coordinator, Corporation of Norfolk County, 50 Colborne Street South, Simcoe ON N3Y 4H3.

DOCUMENTATION AND FEES REQUIRED

Owner's agreement authorization

Postponement of interest from mortgagee / chargee (if applicable)

Current parcel register (property identifier or PIN printout)

Owner's commercial general liability certificate of insurance

Construction estimates (100% for external works and 10% of internal works)

Professional liability insurance for surveyor and / or engineer

Final reference plan for any easements and lands to be conveyed

Letter from owner requesting holding (H) symbol be removed from the subject lands

Letter of credit or certified cheque for performance securities

Current property taxes paid

User fees (according to the By-Law in effect at the time that payment is made). If time is of the essence, a certified cheque is requested otherwise it will take three weeks for the cheque to clear our financial institution.

\$2,780 for preparation of the site plan agreement

\$924 to remove the holding from the zoning on the property (if applicable)

\$447 for financial administration of this agreement

\$542 per tree cash-in-lieu of trees (if applicable)

2% or 5% land appraisal cash-in-lieu of parkland as per consolidated by-law 2016-126 (if applicable)

INDUSTRIAL COMMERCIAL INSTITUTIONAL

Building Permit Package

A step by step guide for
making a building permit
application



Norfolk County Building Department
Community Development Division
185 Robinson Street, Suite 200 Simcoe, Ontario, N3Y 5L6
norfolkcounty.ca



Industrial, Commercial, Institutional Large Residential Permit Package

Building permits help protect you, your home, and the interests of your community by making sure the project is structurally sound and follows the Ontario Building Code, municipal zoning and other applicable laws.



There are multiple steps to the building permit process. The purpose of this permit package is to highlight these steps and provide guidance to the building permit process.

STEP 1: Applicable Law.

Approvals from other agencies are required in many instances before a building permit can be processed and issued. These approvals are **NOT** administered by the Building Department. The fastest way to obtain a building permit is to ensure that all other required approvals are completed prior to permit application.

An Applicable Law Checklist is required as part of a complete application. Agency contacts are attached with this form. Our community mapping has many of these layers mapped to help you determine if additional approvals are required for your application.

Community Development Division - Building Department

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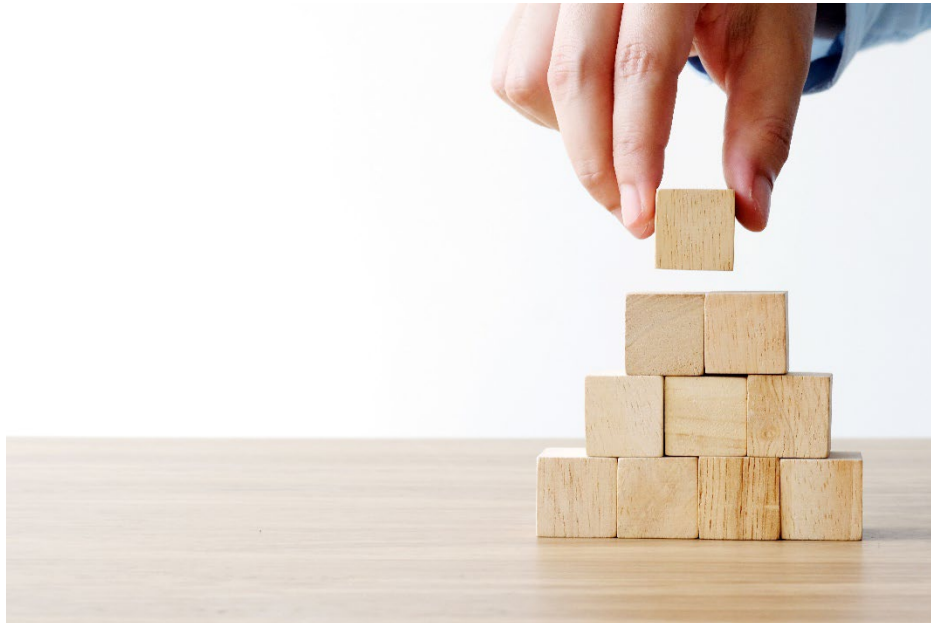
Pre-consultation meeting – Site plan approval.

Most industrial, commercial and institutional buildings are located on properties where a site plan approval is required through the Planning Act. Before you submit a planning application, please contact our office about the necessity of a pre-consultation meeting.

These confidential meetings are hosted by the Planning Department with staff from various departments (and agencies, as applicable) who will provide valuable feedback on your proposal and outline what will be required as part of a complete planning application. After the meeting, you will receive a detailed summary of the meeting which will summarize the feedback from each department. The document will also include a clear list of what you need to submit as part of a complete planning application form.

To request a pre-consultation meeting, please email the Planning Department at precon@norfolkcounty.ca. You can also call us at (519) 426-5870 ext. 1842.

For more information on the process, please see the [Norfolk County Planning Website](#).



Site Plan Control.

Site Plan Control is a tool utilized by the County to ensure that specific development proposals meet the Official Plan and Zoning By-law objectives. Essentially, site plans approved under this process are very detailed and outline precisely how a particular property will be developed. Site Plan Approval is typically the last planning approval necessary before the Building Permit process.

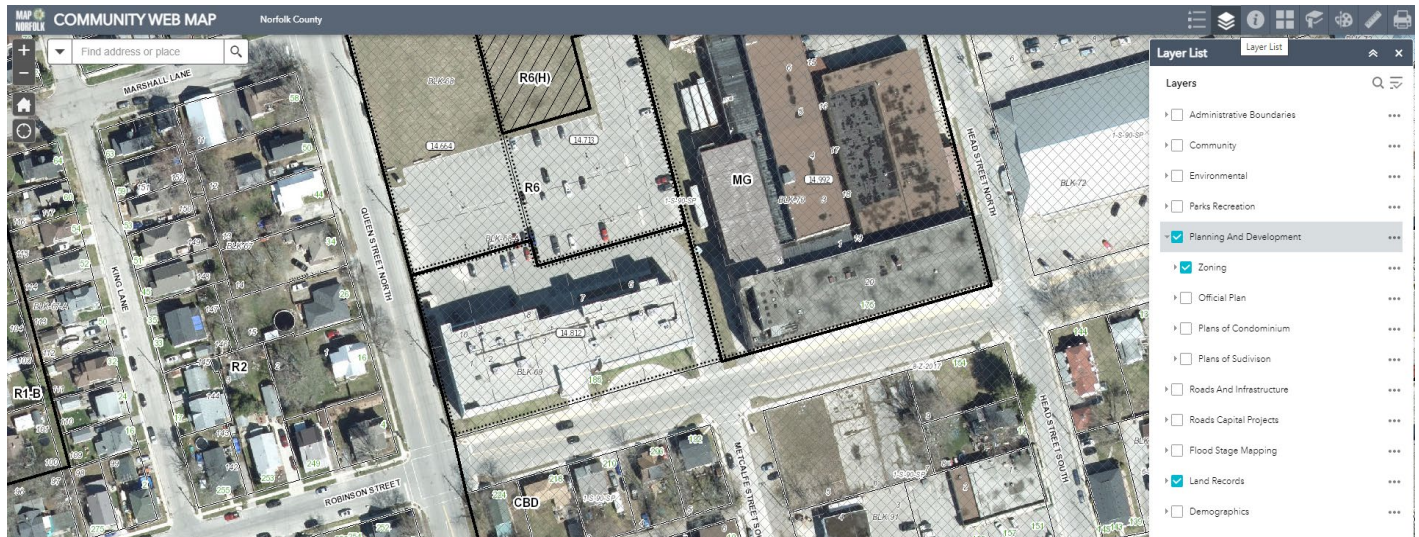
A Site Plan Agreement is sometimes required for more complicated developments. Where a property has site plan control designation, but the proposed construction is deemed minor in nature, the applicant will need to provide a site plan waiver from the Planning Department as part of an Applicable Law review.

Community Development Division - Building Department

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Zoning Requirements.

Finding the zoning associated with your property is easy with our [GIS Community Web Map](#), position over your property and turn on the zoning layer by clicking layer list, planning, zoning. [Norfolk County Zoning Bylaw](#) is available online.



To confirm your project conforms to the Zoning By-law you will need to provide a plot plan indicating:

- ☐ Property lines and lot dimension,
- ☐ Location of building and all other structures on the lot,
- ☐ Location of all steps and landings,
- ☐ Distance from dwelling to property lines,
- ☐ Parking spots with dimensions,
- ☐ Location of septic system.

If your proposed building / structure does not comply with the zoning requirements, a planning application will be required. Zoning and Planning approval is required as part of a complete permit application.

Planning Department: planning@norfolkcounty.ca or 519-426-5870 ext. 1842.

Zoning: zoning@norfolkcounty.ca or 519-426-5870 ext. 1000.



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Lot Grading.

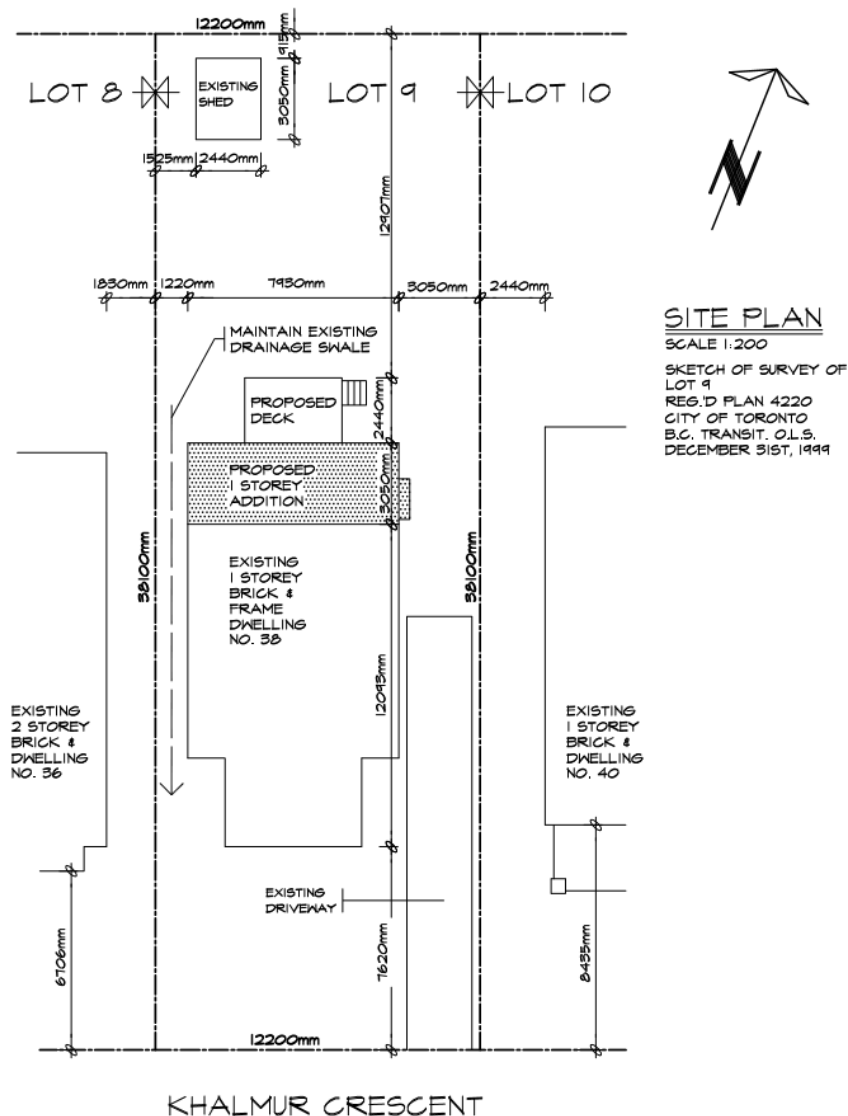
Where a property has been issued a site plan waiver, and the footprint of the building is increasing in size, a lot grading is required.

Proposed grading plans and lot grading form shall be submitted with all building permit applications, under [Norfolk County Grading and Drainage By-law.](#)

Proposed grading plans needs to identify:

- ☐ all surface features;
- ☐ existing and proposed structures;
- ☐ changes in grade and slopes in percent between such changes; and
- ☐ include sufficient information regarding adjacent properties to confirm conformance with this By-Law with respect to drainage onto those properties.

An exemption may be considered for a lot in a rural area (complete form, fee applies)



Community Development Division - Building Department

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STEP 2: Preparing your application.

A building permit application consists of many documents. The forms attached are to be completed, signed, and dated.

Who can design the building?

There are many factors to determine who can complete drawings and design documents for these types of buildings. Your design team can be made up of qualified individuals with a Building Code Identification number (BCIN), an architect, and/or Professional Engineers. If you are unsure what qualifications a designer needs for your specific project, reach out to a building inspector for more information.

Building Department staff cannot make recommendation on a specific designer or design company.

Drawings and Documents.

Drawings are to be legible and to scale. Use a ruler or computer aided drafting (CAD) software to complete your drawings. Provide enough information and detail to ensure compliance with the Ontario Building Code.

The [Ontario Building Code](#) is available online under the 'regulations under this act' tab.

Building Department staff are not permitted by law to provide design advice. It is the responsibility of the property owner or authorized agent to complete a design that meets the requirements of the Ontario Building Code (OBC) and the Building Code Act (BCA).

Building Permits – Application Checklist.

Completed Forms.

- ☐ Building Permit Application Form.
- ☐ Signed Commitment to General Review.
- ☐ Property Owner Consent Form, if application is not completed by the property owner,
- ☐ Applicable Law Checklist and supporting documents.
- ☐ Lot grading form (projects with a site plan waiver).

Required Documents.

- ☐ Approved Site Plan approval plot plan.
- ☐ Drawings of the building.
 - Architectural,
 - Structural,
 - Electrical,
 - Mechanical,
 - Plumbing.
- ☐ Building Code Matrix.
- ☐ Completed SB-10 report (energy efficiency).

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- ☐ Septic System or Sewage Works.
 - Sewage system is under 10,000 litres/day daily design flow for the whole site. (separate application through Norfolk County)
 - Sewage Works is over 10,000 litres/day daily design flow for the whole site. ECA to be obtained from The Ministry of Environment, Conservation, Parks.
Contact: *Christopher O'Connor*.
Phone: 1-800-668-4557, Cell: 905-515-9618
Email: Chris.O'Connor2@ontario.ca

Fees.

- ☐ Building Permit fee.
- ☐ Plumbing fee.
- ☐ Occupancy fee.
- ☐ Civic address (where applicable).
- ☐ Water / Sanitary / Storm Connection Permit (where applicable).
- ☐ Development charges (if applicable).

Septic Permits - Application Checklist.

Completed Forms.

- ☐ Building Permit Application Form.
- ☐ Schedule 1: Designer Information.
- ☐ Schedule 2: Sewage System Installer Information.

Required Documents.

- ☐ Septic System Permit Application Information Package / Worksheets.
- ☐ Percolation time ('T' time) report from a licensed testing agency.

Fees.

- ☐ Septic Permit fee.

STEP 3: Applying.

Online Portal: Visit [Norfolk Permits Portal](#) and make your application online.



Building Department

[Apply for a Building Permit](#)
[Status and Fees](#)

In Person: Visit our service counter located at 185 Robinson Street, Suite 200 Simcoe Ontario.

Our Permit Coordinators will review your application and provide in writing any item which may be missing from the application and a cost break down for the permit fees and payment options.

Step 4: Plans Review.

A Building Inspector will contact you in writing if there are building code concerns or missing information from your application.

A building permit is issued once all documentation has been received, fees are paid in full, and your plans are check for compliance with zoning by-law and the building code.

Step 5: Inspections

Once you have obtained a building permit, a building inspector needs to attend your site at several milestones in the construction process. For more information, please check the inspection section of Norfolk County's Building Department website. Once all inspections are complete and passed your permit is closed.

Need Help? If you have any question on the building permit process or plans required, please contact permits@norfolkcounty.ca or 519-426-5870 ext. 6016

Updated October 2022

Community Development Division - Building Department

185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 • 519-426-5870 Ext. 6016

Fred Jewett
7635 Aughrim Line, RR#2
Bothwell, Ontario N0P 1C0

Phone (905) 973-9590
fredjewettengineering@gmail.com

FUNCTIONAL SERVICING REPORT

for

Proposed 1 Storey Retail Store Development,
Old Hwy 24,
Waterford, Ontario

1.0 Introduction

- .1 The County of Norfolk requires a servicing report for the proposed 1 storey Retail Store building project. The site is located in Waterford on Old Highway 24 South of Thompson road West with Blueline Road on its western property line. See figure 1 for proposed site plan.
- .2 This report addresses the sanitary and domestic/fire water servicing for the site.
- .3 Note that metric and imperial units are mixed in this report to match background data from Norfolk Standard and other sources of data.

2.0 Site Investigation

- .1 The site is 0.8306 hA and is presently undeveloped farmland. It is proposed to construct a new building of 913.9 sq meters on the site.
- .2 The subject new proposed building will be a 1 storey automotive products retail store with display showroom in front and warehouse in rear, classified as retail use.

3.0 Sanitary Service

- .1 Using the County of Norfolk population and sewage loading calculations the estimated total occupant load and sewage loading are as follows:

$$\begin{aligned} 0.8306 \text{ Ha} \times 90 \text{ persons/Ha} &= 75 \text{ persons (ppl).} \\ 0.8306 \text{ Ha} \times 40 \text{ cubic meters/day} &= 33.23 \text{ cubic meters per average day sewage} \\ &\text{loading} \\ &= 0.385 \text{ l/s average flow} \end{aligned}$$

Peak hourly sanitary flow is calculated by Harmon formula: $M = C(1 + (14/(4 + P^{0.5})))$ with limits of $2 < M < 5$.

P is population/1000, C is commercial Use Modifier = 0.8 and M is a multiplier of average flow therefore:

$$M = 0.8 (1 + (14/(4 + 0.075^{0.5}))) = 0.8 \times 4.276 = 3.42$$

Peak hourly sanitary flow is therefore $3.42 \times 0.385 \text{ litres/second} = 1.317 \text{ litres/second}$ or 79 litres/minute (20.9 USGPM) average during peak hour.

The county requires the addition of a piping infiltration allowance of 0.28 l/s per hectare which increases total design peak sanitary flow to $1.32 \text{ l/s} + (0.28 \text{ l/s} \times 0.8306 \text{ hA}) = 1.56 \text{ l/s}$.

A sanitary sewer of 150mm trade size with friction factor of $n=0.013$ and minimum slope of 1.0% would have a capacity of 17 litres/second when flowing full which exceeds the required flow by a factor of greater than 10:1 and will be satisfactory.

4.0 Domestic Water Servicing

- .1 Domestic water demand was calculated using the Norfolk County standard:

$$\begin{aligned}\text{Daily Average Flow } Q &= 75 \text{ ppl} \times 0.45 \text{ cubic meters/day} = 33.75 \text{ cubic meters/day} \\ &= 1407 \text{ litres/hour} = 0.39 \text{ litres/second.}\end{aligned}$$

Peak Daily flow factor = 2.25 therefore:

$$\text{Peak Daily flow} = 2.25 \times 33.75 = 76 \text{ cubic meters/day (0.879 l/s)}$$

Peak hour peaking factor is 2.0

$$\begin{aligned}\text{Peak hourly domestic flow is therefore } 2.0 \times 76/24 \text{ hrs} &= 6.33 \text{ cubic meters/hr} \\ &= 1.76 \text{ litres/s average over} \\ &\text{peak hour (28.0 usgpm).}\end{aligned}$$

- .2 The county standard does not include guidance for instantaneous peak flows which determine service water pipe sizing therefore I have used the ASHRAE Modified Hunter curve for this calculation.

Hunter Curve is based on number of fixture units of water usage. Using Ontario Building Code Part 7 table 7.6.3.2.A:

Toilets	1	x	2.2 FU	=	2.2 FU
Lavatories	1	x	2.0 FU	=	2.0 FU
Kitchen Sink	1	x	2.0 FU	=	2.0 FU

Total	=	<u>6.0 FU</u>
-------	---	---------------

USGPM from Hunter Curve =	6 USGPM
Irrigation hand hose	5 USGPM

Total	=	<u>11 USGPM (0.693 l/s) for Peak minute</u>
-------	---	---

Note that the Hunter Curve is considered conservative today due to implementation of more water efficient plumbing fixtures and about 75% of this value would be a more appropriate estimate except for outside hose use. See Hunter Curve Value in Fig. 2.

Note that the county standard default water usage produces a higher hourly flow rate than the Hunter Curve predicts as the county standard is not selective and is scaled to larger plumbing usage than a minimal user such as this store. For a true water flow the Hunter curve is more correct than the county default value.

A water service of 25mm (1") is appropriate for this building and will provide a supply of 11 USGPM at a pressure drop of 0.04 psi per foot of run (4 psi per 100 ft of run). This equates to 0.7 l/s at 28 kpa per 30 meters of run. See fig. 3 for water flow in water service pipe.

5.0 Fire Water Servicing

- .1 The subject new building is not required by code to be equipped with a fire sprinkler system. Building is non-combustible steel frame structure with non-combustible walls and roof structure with non-combustible roofing and minor limited combustible components as permitted by building code for non-combustible buildings.
- .2 The Underwriters Fire Flow Survey was prepared and indicates a peak fire flow for the new building of 7000 l/m (1852 USGPM) (117 l/s).

Fire fighting water to be supplied by municipal street Hydrants.

See attached Underwriters Fire Flow Survey calculation worksheet figure 4.

6.0 Combined Fire Water and Domestic Water Flow

- .1 The County requires the water supply to be calculated for 2 scenarios of combined fire water and domestic flow.

Scenario 1: Daily Demand + Fire Flow
= 0.39 l/s + 117 l/s = 117.39 litres/second

Scenario 2: Peak Hourly Demand
= 1.76 litres/second

The peak water flow is Scenario 1 with a demand of 117.39 litres/second.

7.0 Conclusions

- .1 Average daily sanitary sewage flow is : 33.23 cu. m/day 0.385 l/s avg.
Peak hourly sanitary sewage flow is: 1.32 l/s
Peak hourly sanitary sewage flow + infiltration: 1.56 l/s
Recommended sanitary service to building: 150mm sewer at 1.0% Minimum slope.

Average Daily water consumption is 33.75 cu. m/day 0.39 l/s
Peak daily water consumption is: 76 cu. m/day
Peak hourly water flow is: 1.76 l/s (County std. Calculation)
Peak minute water flow is: 0.63 l/s (from Hunter Curve)
Recommended domestic water service to building is: 25mm

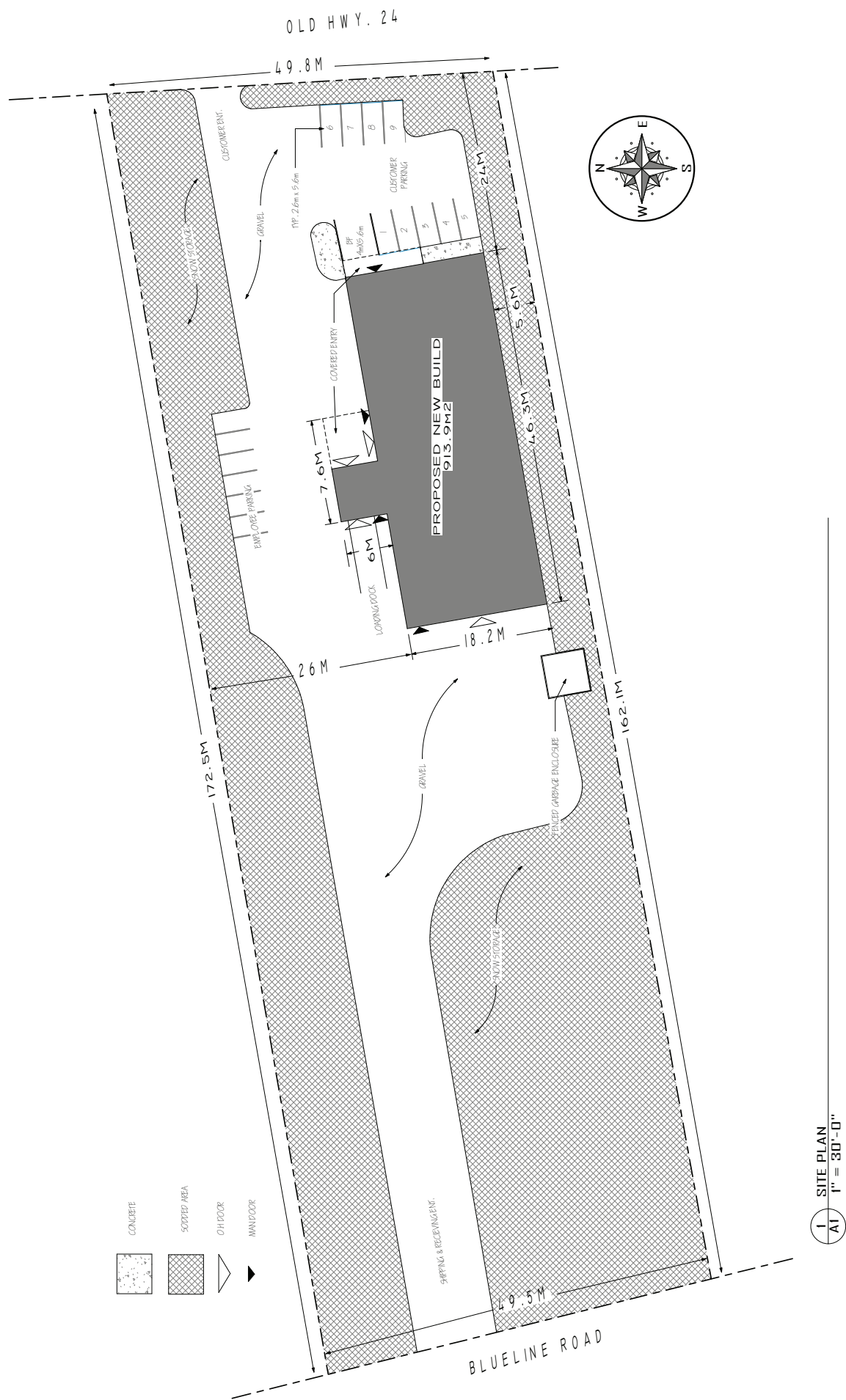
- .3 Fire Flow requirement 7000 l/m 117 l/s (1852 USGPM)

Report prepared by



Fred Jewett P. Eng.
7635 Aughrim Line, RR 2
Bothwell, Ontario N0P 1C0
(905) 973-9590





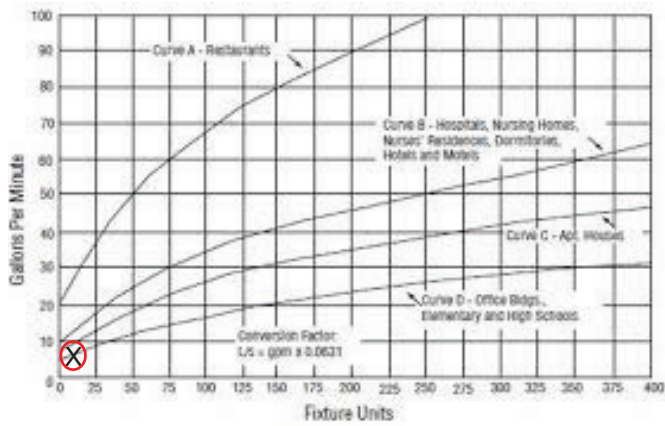


fig. 2 - Hunter Curve for peak Water Flow

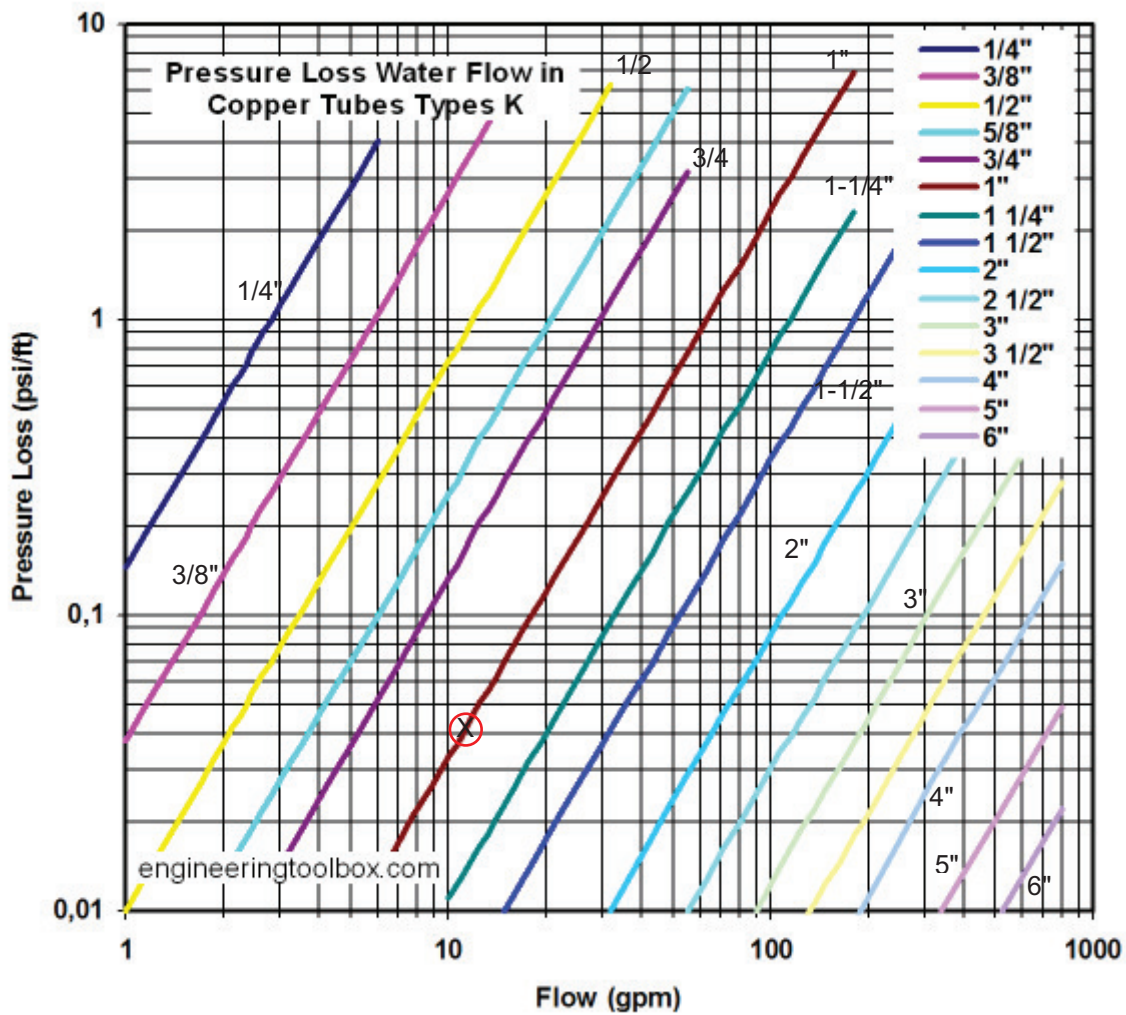


fig. 3 - Pressure Loss in type K Water Pipe

FIRE UNDERWRITERS SURVEY FIRE FLOW CALCULATION

PROJECT: PARTNER AUTOMOTIVE

ADDRESS: OLD HWY 24

MUNICIPALITY: WATERFORD

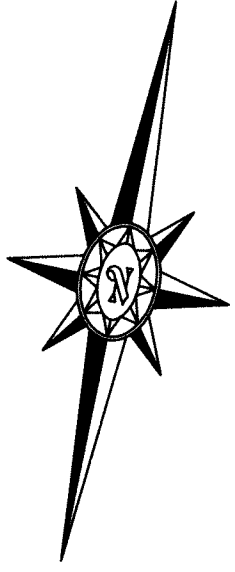
DATE: JULY 27, 2023

CALCULATION BY: FRED JEWETT P. Eng.

STEP	TASK	TERM	OPTIONS	MULTIPLIER	UNIT	FIRE FLOW
1	CONSTRUCTION OF BUILDING	COEFFICIENT C	UNPROTECTED NON-COMBUSTIBLE		—	5321 L/s
2	AREA PROTECTED	AREA A		913.9	m ²	
3	CALCULATE BASE FIRE FLOW	BASE FIRE FLOW	$F = 220 \times C \times \sqrt{A} = 220 \times 0.8 \times \sqrt{913.9}$		Litres/Min.	
			ROUNDED TO NEAREST 1000 L/S			5000
	ADJUSTMENTS					+ 500 + 500 + 1000 0
	CONTENTS	ADDER		0.0	—	
	FIRE SPRINKLERS	ADDER	NO SPRINKLERS	0.0	—	
	BUILDING SEPARATION	ADDER	NORTH 20.0 m	+ 0.10	—	
			EAST 24.0 m	+ 0.10	—	
			SOUTH 5.6 m	+ 0.20	—	
			WEST >45.0 m	0.0	—	
	MINIMUM REQUIRED FIRE FLOW					7000



fig. 4 – Fire Underwriters Survey



THOMPSON ROAD WEST
ROAD ALLOWANCE BETWEEN CONCESSIONS 8 AND 9

REGISTERED
PLAN 707

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
LAND TITLES ACT.

DATED JULY 14, 2021

R. C. DIXON
ONTARIO LAND SURVEYOR

PLAN 37R-11440

RECEIVED AND DEPOSITED

DATED 2021-07-23

Jamilla Barrett

REPRESENTATIVE FOR THE
LAND REGISTRAR FOR THE LAND
TITLES DIVISION OF NORFOLK (No. 37)

SCHEDULE

PART	PART LOT	CONCESSION	PIN	AREA (SQ.M)
1	PART LOT 7	CONCESSION 9	50283-0255(LT)	8120.756 sq.m

PLAN OF SURVEY
OF PART OF
LOT 7
CONCESSION 9
IN THE GEOGRAPHIC
TOWNSHIP OF TOWNSEND
IN
NORFOLK COUNTY

SCALE: 1 : 1000

10 0 40 METRES

JEWITT AND DIXON LTD.

LOT 6,
CONCESSION 9

BLUELINE ROAD
(19.31M WIDE ROAD ALLOWANCE BETWEEN LOTS 6 AND 7)

LOT 7, CONCESSION 9

PART 4, PLAN 37R-123
PART 2, PLAN 37R-123
PART 5, PLAN 37R-123
PART 6, PLAN 37R-123
PART 3, PLAN 37R-123
PART 7, PLAN 37R-123

PART 1, PLAN 37R-8474
PIN 50283 - 0244 (LT)
PART 1, PLAN 37R-1583
PIN 50283 - 0244 (LT)

PART 1
PIN 50283 - 0255 (LT)

GEOGRAPHIC

PIN 50283 - 0255 (LT)

OF

TOWNSHIP

TOWNSEND

COUNTY ROAD 24
(TRAVELLED ROAD)

LOT 6,

CONCESSION 9

LOT

CONCESSION

PLANS:

PLAN 37R-123 SHOWN (P1)
PLAN 37R-8474 SHOWN (P2)
PLAN 37R-1583 SHOWN (P3)
REGISTERED PLAN 869 SHOWN (P4)
REGISTERED PLAN 707 SHOWN (P5)
PLAN OF SURVEY BY H.V.JEWITT, O.L.S. SHOWN (P6)
DATED NOVEMBER 7, 1961
PLAN OF SURVEY BY H.V.JEWITT, O.L.S. SHOWN (P10)
DATED APRIL 19, 1973 (P.758)
PLAN OF SURVEY BY H.V.JEWITT, O.L.S. SHOWN (P11)
DATED MAY 17, 1968 (WAT.6-47)

NOTE:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF
COUNTY ROAD 24 AS SHOWN ON REGISTERED PLAN 869, HAVING A BEARING
OF N04°55'00"E, AND CAN BE CONVERTED TO GRID BY APPLYING
A ROTATION OF 0°26'48" COUNTER CLOCKWISE.
DISTANCES AND COORDINATES ARE METRIC GROUND AND CAN BE CONVERTED
TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999589251
THEN DIVIDING BY 0.3048 TO CONVERT TO IMPERIAL.
RESULTANT BEARINGS FROM COORDINATE TABLE ARE UTM GRID, DERIVED FROM
SIMULTANEOUS GPS OBSERVATIONS ON MONUMENT A TO B, HAVING A BEARING OF
N77°43'52"E, UTM ZONE 17, (81° WEST LONGITUDE) NAD83 (GSR) (2010)

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM GPS OBSERVATIONS USING THE
CAN-NET NETWORK, UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (GSR) (2010)
COORDINATES ARE TO A RURAL ACCURACY AS PER SEC. 14 (2) OF O.R.G. 218/10

POINT ID	NORTHING	EASTING
ORP A	4752324.159	557976.383
ORP B	4752358.807	558135.709

COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 28TH DAY OF JUNE, 2021

DATED: JULY 14, 2021

R. C. DIXON
FOR JEWITT & DIXON LTD.

LEGEND

2.5cm X 2.5cm X 1.2m STANDARD IRON BARS SHOWN - SIB
1.6cm X 1.6cm X 0.6m IRON BARS SHOWN - IB
1.6cm ROUND X 0.6m IRON BARS SHOWN - IB Ø
LOT LINES SHOWN -
DEED LINES SHOWN -
FENCE LINES SHOWN -
CENTRE LINES SHOWN -
ROAD LINES SHOWN -
FOUND IRON BARS SHOWN - PLANTED IRON BARS SHOWN -

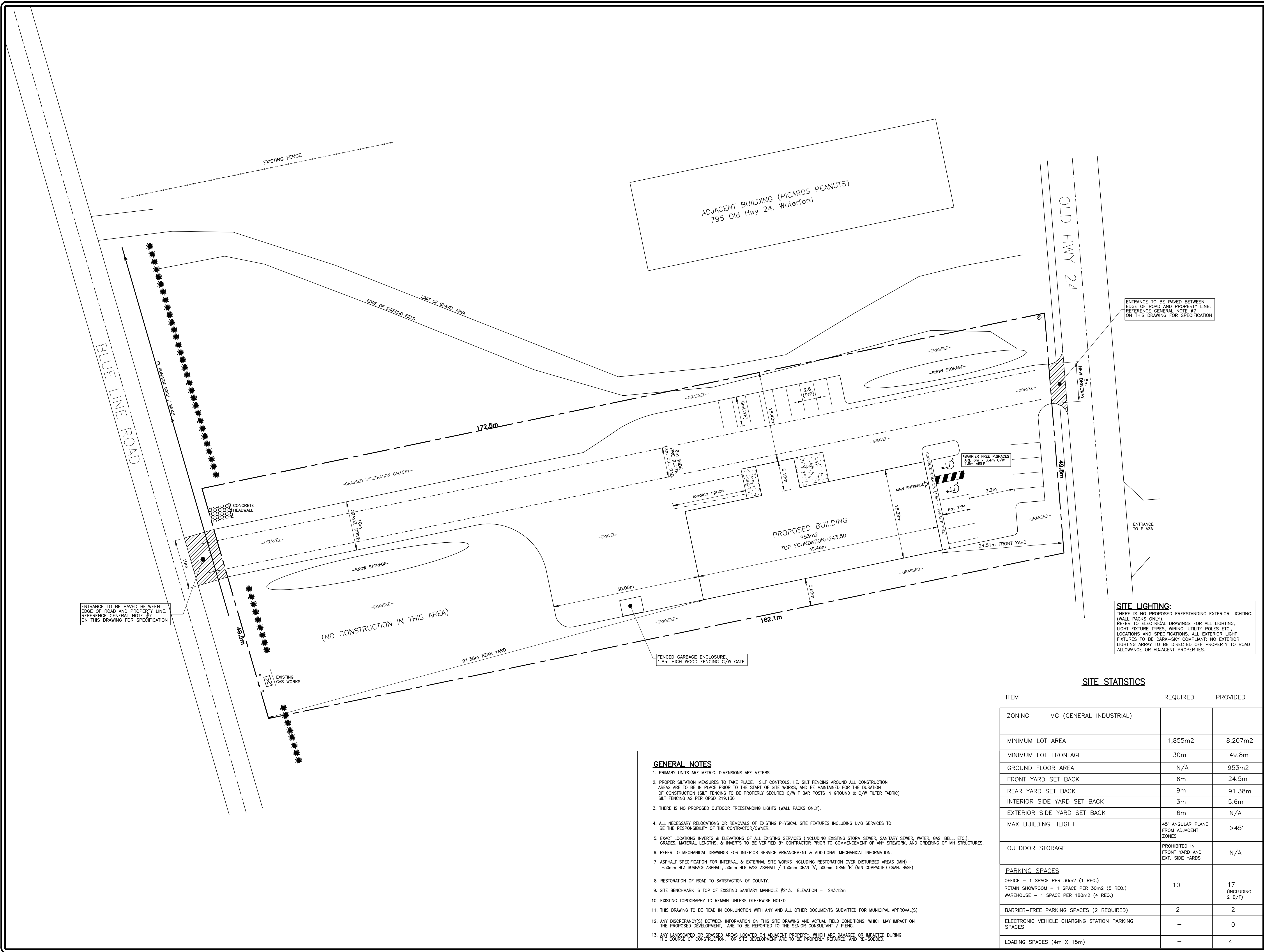
MINISTRY OF TRANSPORTATION
JEWITT AND DIXON LTD.
J. B. DODD, O.L.S.
WITNESS MONUMENT
ORIGIN UNKNOWN

SHOWN (WTO)
SHOWN (700)
SHOWN (996)
SHOWN (WIT)
SHOWN (OU)

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

F.W. - J.P.H.
BOOK - LL-FILE
CALC. - J.L.M.
PLAN - J.L.M.
CHECK - K.H.
CLIENT - PICARD
JOB No. - 20-2767
20-2767-RP



- GENERAL NOTES**
1. PRIMARY UNITS ARE METRIC. DIMENSIONS ARE METERS.
 2. 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 BE MAINTAINED FOR THE DURATION OF CONSTRUCTION (SILT FENCING TO BE PROPERLY SECURED C/W T BAR POSTS IN GROUND & C/W FILTER FABRIC) SILT FENCING AS PER OPSD 219.130
 3. THERE IS NO PROPOSED OUTDOOR FREESTANDING LIGHTS (WALL PACKS ONLY).
 4. ALL NECESSARY RELOCATIONS OR REMOVALS OF EXISTING PHYSICAL SITE FEATURES INCLUDING U/G SERVICES TO BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.
 5. EXACT LOCATIONS INVERTS & ELEVATIONS OF ALL EXISTING SERVICES (INCLUDING EXISTING STORM SEWER, SANITARY SEWER, WATER, GAS, BELL, ETC.), GRADES, MATERIAL LENGTHS, & INVERTS TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY SITEWORK, AND ORDERING OF MH STRUCTURES.
 6. REFER TO MECHANICAL DRAWINGS FOR INTERIOR SERVICE ARRANGEMENT & ADDITIONAL MECHANICAL INFORMATION.
 7. ASPHALT SPECIFICATION FOR INTERNAL & EXTERNAL SITE WORKS INCLUDING RESTORATION OVER DISTURBED AREAS (MIN) :
-50mm HL3 SURFACE ASPHALT, 50mm HL8 BASE ASPHALT / 150mm GRAN 'A', 300mm GRAN 'B' (MIN COMPACTED GRAN. BASE)
 8. RESTORATION OF ROAD TO SATISFACTION OF COUNTY.
 9. SITE BENCHMARK IS TOP OF EXISTING SANITARY MANHOLE #213. ELEVATION = 243.12m
 10. EXISTING TOPOGRAPHY TO REMAIN UNLESS OTHERWISE NOTED.
 11. THIS DRAWING TO BE READ IN CONJUNCTION WITH ANY AND ALL OTHER DOCUMENTS SUBMITTED FOR MUNICIPAL APPROVAL(S).
 12. 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.
 13. ANY LANDSCAPED OR GRASSED AREAS LOCATED ON ADJACENT PROPERTY, WHICH ARE DAMAGED OR IMPACTED DURING THE COURSE OF CONSTRUCTION, OR SITE DEVELOPMENT ARE TO BE PROPERLY REPAIRED, AND RE-SOODED.

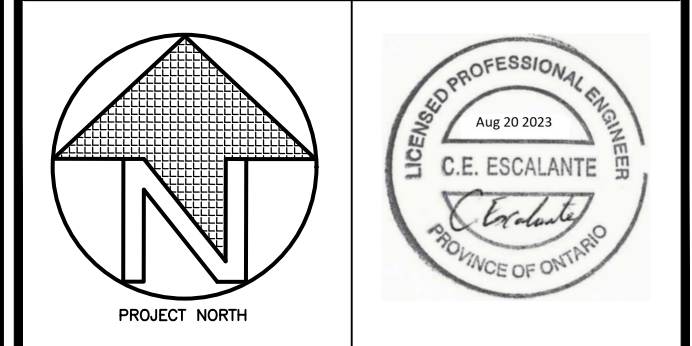
SITE STATISTICS

ITEM	REQUIRED	PROVIDED
ZONING - MG (GENERAL INDUSTRIAL)		
MINIMUM LOT AREA	1,855m2	8,207m2
MINIMUM LOT FRONTAGE	30m	49.8m
GROUND FLOOR AREA	N/A	953m2
FRONT YARD SET BACK	6m	24.5m
REAR YARD SET BACK	9m	91.38m
INTERIOR SIDE YARD SET BACK	3m	5.6m
EXTERIOR SIDE YARD SET BACK	6m	N/A
MAX BUILDING HEIGHT	45° ANGULAR PLANE FROM ADJACENT ZONES	>45°
OUTDOOR STORAGE	PROHIBITED IN FRONT YARD AND EXT. SIDE YARDS	N/A
PARKING SPACES OFFICE - 1 SPACE PER 30m2 (1 REQ.) RETAIN SHOWROOM - 1 SPACE PER 30m2 (5 REQ.) WAREHOUSE - 1 SPACE PER 180m2 (4 REQ.)	10	17 (INCLUDING 2 B/F)
BARRIER-FREE PARKING SPACES (2 REQUIRED)	2	2
ELECTRONIC VEHICLE CHARGING STATION PARKING SPACES	-	0
LOADING SPACES (4m X 15m)	-	4

THE FOLLOWING DRAWINGS AND NOTES TO BE CONSIDERED AS PART OF THE CONSTRUCTION DRAWINGS:
-ANY DISCREPANCY BETWEEN THIS DRAWING AND ACTUAL FIELD CONDITIONS WHICH MAY IMPACT WORK IS TO BE REPORTED TO M C ENGINEERING PRIOR TO COMMENCEMENT OF WORK.
-DIMENSIONS ARE METRIC

NO	REVISION	DESCRIPTION	DATE	BY
1		ISSUED FOR REVIEW	SEPT 20 2023	RM
0		ISSUED FOR REVIEW	AUG 24 2023	RM

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: 519-426-6790 Fax: 519-426-8960
E-mail: mce@mcengineering.net
A DIVISION OF 392583 ALTA LTD.

PROJECT NAME
**SITE PLAN
PROPOSED BUILDING
PARTNER AUTO**
WATERFORD, ONTARIO
NORFOLK COUNTY

SHEET TITLE
SITE PLAN

SCALE
1:300 METRIC

DRAWN BY
R MORRISON

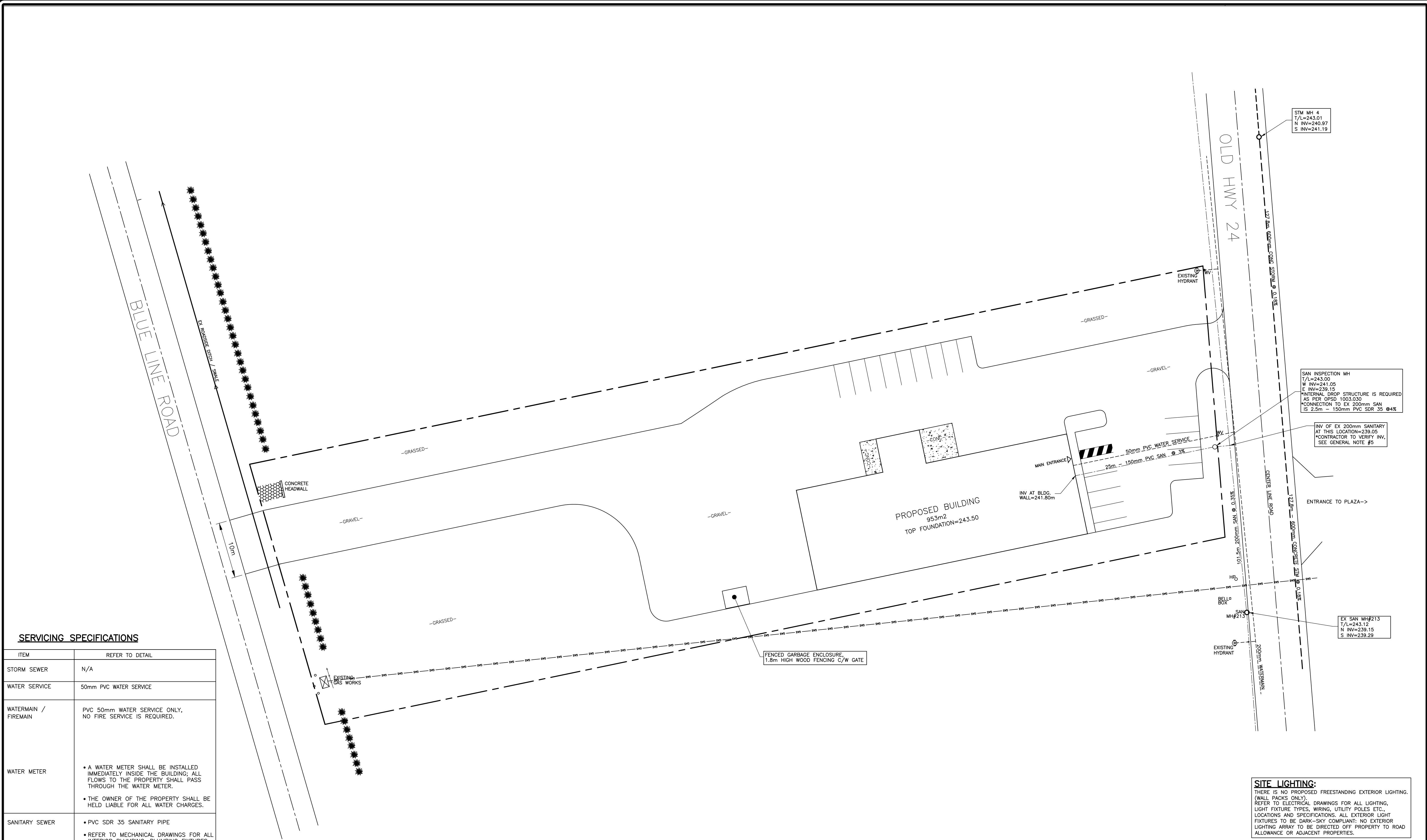
CHECKED BY
M.E.M.

DATE
AUG 2023

FILE NAME
7505

PROJECT NO.
7505

DWG. NO. REV. NO.
SP1 1



SERVICING SPECIFICATIONS

ITEM	REFER TO DETAIL
STORM SEWER	N/A
WATER SERVICE	50mm PVC WATER SERVICE
WATERMAIN / FIREMAIN	PVC 50mm WATER SERVICE ONLY, NO FIRE SERVICE IS REQUIRED.
WATER METER	<ul style="list-style-type: none">A WATER METER SHALL BE INSTALLED IMMEDIATELY INSIDE THE BUILDING; ALL FLOWS TO THE PROPERTY SHALL PASS THROUGH THE WATER METER.THE OWNER OF THE PROPERTY SHALL BE HELD LIABLE FOR ALL WATER CHARGES.
SANITARY SEWER	<ul style="list-style-type: none">PVC SDR 35 SANITARY PIPEREFER TO MECHANICAL DRAWINGS FOR ALL INTERIOR PLUMBING, PLUMBING FIXTURES AND PIPING.
CATCH BASINS	OPSD 705.010
MANHOLES	OPSD 701.010
SITE LIGHTING FIXTURES	REFER TO ELECTRICAL DRAWINGS FOR BUILDING / SITE LIGHTING FIXTURES AND FIXTURE LOCATIONS AND SPECIFICATIONS. NO EXTERIOR LIGHTING ARRAY TO BE DIRECTED OFF PROPERTY TO ROAD ALLOWANCE OR ADJACENT PROPERTIES. ALL LIGHTING ARRAY DIRECTIONS TO SHINE INTERNALLY TOWARD SUBJECT PROPERTY.
BUILDING / SITE HYDRO ELECTRICAL / COMMUNICATIONS	REFER TO ELECTRICAL DRAWINGS FOR BUILDING / SITE HYDRO ELECTRICAL AND COMMUNICATIONS (BELL/ROGERS ETC.) CONDUIT SERVICES, LOCATIONS, EQUIPMENT, FIXTURE TYPES AND SPECIFICATIONS.
BUILDING / SITE NATURAL GAS LINES, FIXTURES AND EQUIPMENT	REFER TO MECHANICAL DRAWINGS FOR NATURAL GAS SERVICES, LOCATIONS, EQUIPMENT, FIXTURE TYPES AND SPECIFICATIONS.
ROOF RAIN WATER LEADERS	ROOF RAIN WATER LEADERS TO BE DIRECTED TO GRADE VIA CONCRETE SPLASH PADS

GENERAL NOTES

- PRIMARY UNITS ARE METRIC. DIMENSIONS ARE METERS.
- PROPER SITUATION 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 BE MAINTAINED FOR THE DURATION OF CONSTRUCTION (SILT FENCING TO BE PROPERLY SECURED C/W T BAR POSTS IN GROUND & C/W FILTER FABRIC) SILT FENCING AS PER OPSD 219.130
- THERE IS NO PROPOSED OUTDOOR FREESTANDING LIGHTS (WALL PACKS ONLY).
- ALL NECESSARY RELOCATIONS OR REMOVALS OF EXISTING PHYSICAL SITE FEATURES INCLUDING U/G SERVICES TO BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.
- EXACT LOCATIONS INVERTS & ELEVATIONS OF ALL EXISTING SERVICES (INCLUDING EXISTING STORM SEWER, SANITARY SEWER, WATER, GAS, BELL, ETC.), GRADES, MATERIAL LENGTHS, & INVERTS TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY SITEWORK, AND ORDERING OF MH STRUCTURES.
- REFER TO MECHANICAL DRAWINGS FOR INTERIOR SERVICE ARRANGEMENT & ADDITIONAL MECHANICAL INFORMATION.
- ASPHALT SPECIFICATION FOR INTERNAL & EXTERNAL SITE WORKS INCLUDING RESTORATION OVER DISTURBED AREAS (MIN) :
 - 50mm HL3 SURFACE ASPHALT, 50mm HL8 BASE ASPHALT / 150mm GRAN 'A', 300mm GRAN 'B' (MIN COMPACTED GRAN. BASE)
- RESTORATION OF ROAD TO SATISFACTION OF COUNTY.
- SITE BENCHMARK IS TOP OF EXISTING SANITARY MANHOLE #213. ELEVATION = 243.12m
- EXISTING TOPOGRAPHY TO REMAIN UNLESS OTHERWISE NOTED.
- THIS DRAWING TO BE READ IN CONJUNCTION WITH ANY AND ALL OTHER DOCUMENTS SUBMITTED FOR MUNICIPAL APPROVAL(S).
- 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.
- ANY LANDSCAPED OR GRASSSED AREAS LOCATED ON ADJACENT PROPERTY WHICH ARE DAMAGED OR IMPACTED DURING THE COURSE OF CONSTRUCTION, OR SITE DEVELOPMENT ARE TO BE PROPERLY REPAIRED, AND RE-SODDED.

SEWER AND WATER SERVICING NOTES

- SEWERS TO BE INSTALLED WITH A MINIMUM COVER OF 2.20 M AT THE PROPERTY LINE BELOW THE FINAL ROAD GRADE OR AT SUCH HIGHER ELEVATION ONLY AS MAY BE NECESSITATED BY THE ELEVATION OF THE MAIN SEWER. ON PRIVATE PROPERTY THE MINIMUM COVER IS TO BE NO LESS THAN 1.2 M.
- MINIMUM HORIZONTAL SEPARATION BETWEEN WATERMANS AND SEWERS SHALL BE 2.5 M. VERTICAL SEPARATION BETWEEN WATERMANS AND SEWERS WHICH CROSS MUST BE 500 MM BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF THE SEWER, WITH THE LENGTH OF WATER PIPE BEING CENTRED AT THE POINT OF CROSSING SUCH THAT JOINTS IN THE WATERMAIN WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER, CROSSING PERPENDICULAR

LEGEND

---	PROPERTY BOUNDARY
---	STORM SEWER
---	SANITARY SEWER
---	WATERMAIN
192.70 SWIG	PROPOSED GRADE ELEVATION
---	EXISTING GRADE ELEVATION
MH	MANHOLE
FW	FIRE HYDRANT AND WATER VALVE

SITE LIGHTING:

THERE IS NO PROPOSED FREESTANDING EXTERIOR LIGHTING. (WALL PACKS ONLY).
REFER TO ELECTRICAL DRAWINGS FOR ALL LIGHTING, LIGHT FIXTURE TYPES, WIRING, UTILITY POLES ETC., LOCATIONS AND SPECIFICATIONS. ALL EXTERIOR LIGHT FIXTURES TO BE DARK-SKY COMPLIANT; NO EXTERIOR LIGHTING ARRAY TO BE DIRECTED OFF PROPERTY TO ROAD ALLOWANCE OR ADJACENT PROPERTIES.

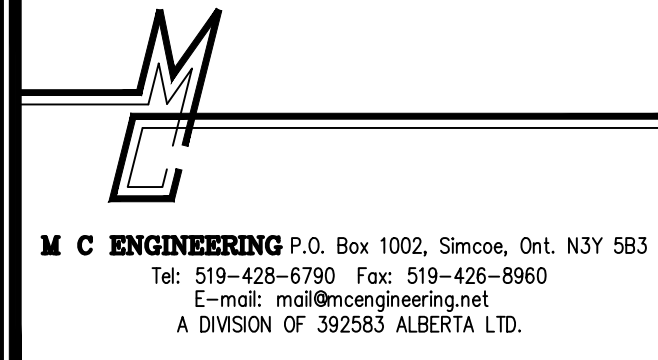
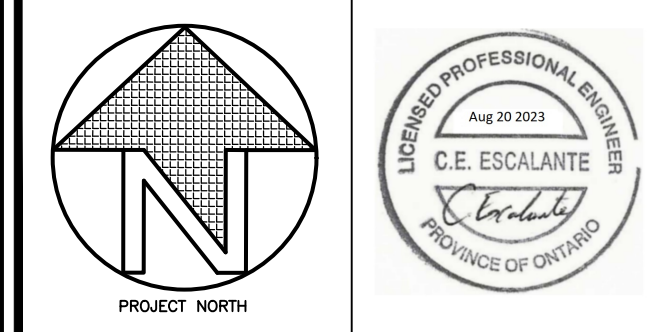
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-DIMENSIONS ARE METRIC

NO.	REVISION	DESCRIPTION	DATE	BY
1		ISSUED FOR REVIEW	SEPT 20 2023	RM
0		ISSUED FOR REVIEW	AUG 23 2023	RM

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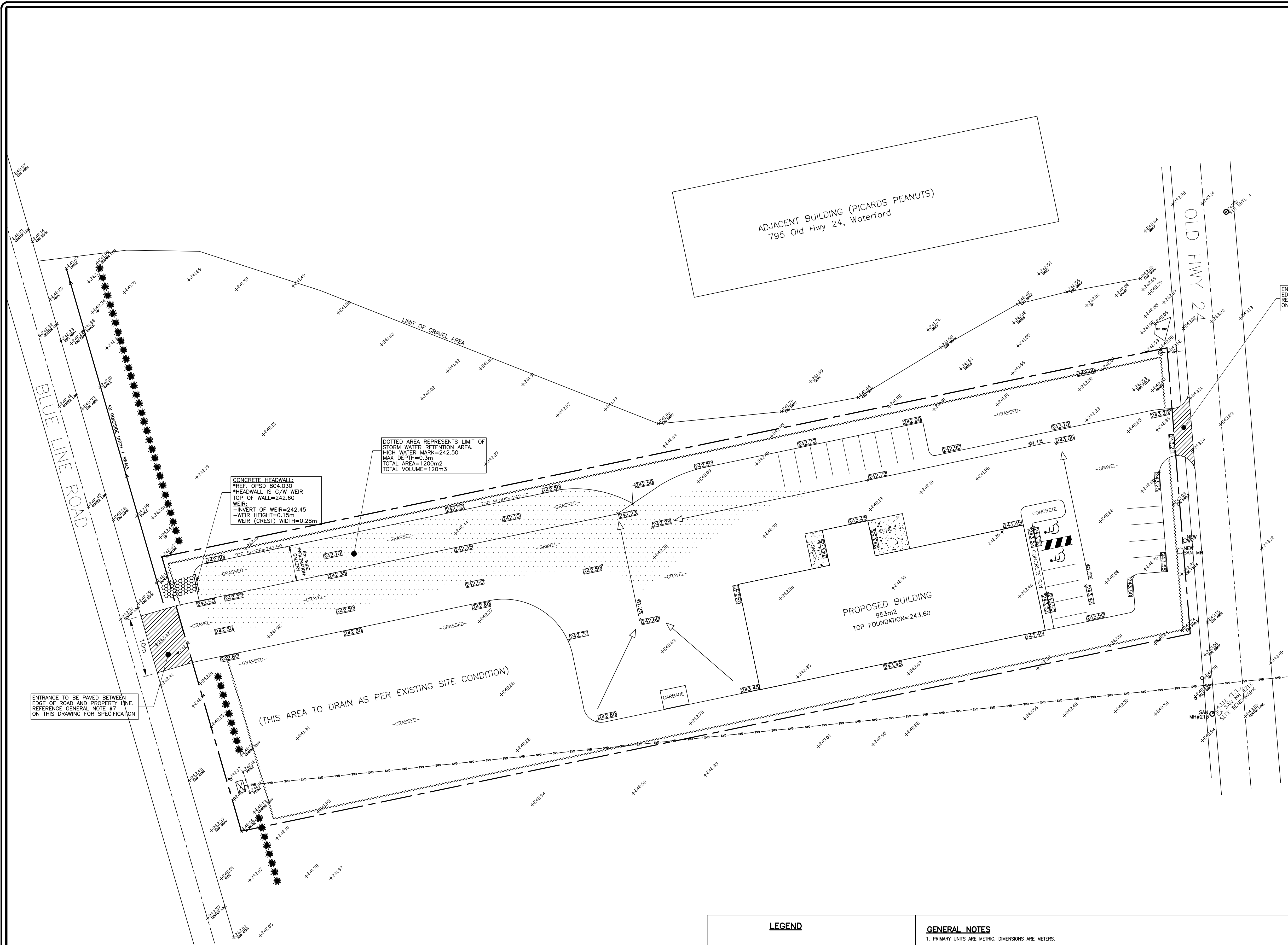
PROJECT NAME

SITE PLAN
PROPOSED BUILDING
PARTNER AUTO
WATERFORD, ONTARIO
NORFOLK COUNTY

SHEET TITLE
SERVICING PLAN

SCALE	1:300 METRIC
DRAWN BY	R MORRISON
CHECKED BY	M.E.M.
DATE	AUG 2023
FILE NAME	7505

PROJECT NO.	7505
DWG. NO.	REV. NO.
SP2	1



CONSTRUCTION ENTRANCE/ MUD MAT NOTES:

- STONE SIZE - USE - CLEAN STONE WITH GRADATION BETWEEN 50mm AND 400mm.
- LENGTH - 8m (MIN)
- THICKNESS - 400mm OF 75mm CRUSHED STONE
- WIDTH - 5m (MIN)
- EXISTENTIAL UNDER STONE WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE, AS DIRECTED BY THE ENGINEER. IF PIPING IS IMPRACTICAL, A MOUNDING BERM WITH 5:1 SLOPES WILL BE FORMED.
- PROPOSED DRAINAGE PIPES SHALL BE SIZED WITH SUFFICIENT CAPACITY TO CARRY DITCH FLOWS. ALTERNATE WORK BY TRENCHING DRAINAGE ACROSS CONSTRUCTION ENTRANCES MAY BE PROPOSED BY THE CONTRACTOR FOR APPROVAL BY THE ENGINEER.
- WHEN MAINTENANCE OF VEHICLE IS NECESSARY, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE. WHEEL TRACKS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- MEASURES SHALL BE INSPECTED EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT GREAT ENOUGH TO CAUSE WATER TO LEAVE THE CONSTRUCTION SITE.

ROADWAY RESTORATION NOTES:

- CONTRACTOR TO OBTAIN ALL NECESSARY ROAD CUT PERMITS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO MAINTAIN A MINIMUM OF ONE LANE OF TRAFFIC AT ALL TIMES. IF TEMPORARY ROAD CLOSURES ARE NECESSARY, THEN CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS WITH HALDIMAND COUNTY.
- CONTRACTOR SHALL LOCATE AND PROTECT ALL UTILITIES.
- ALL CUTS TO EXISTING ASPHALT AND CONCRETE SHALL BE CLEAN SAW CUTS ONLY.
- BACKFILL FOR ALL SERVICE TRENCHES FROM EDGE OF ASPHALT TO BACK OF SIDEWALK SHALL BE GRANULAR 'B' MATERIAL.
- BACKFILL FOR ALL SERVICE TRENCHES FROM BACK OF SIDEWALK TO STREET LINE SHALL BE SELECT NATIVE MATERIAL.
- ALL BEDDING AND BACKFILL SHALL BE COMPACTED TO MIN. 98% SPMD

SILT FENCE NOTES:

- SILT FENCE SHALL GENERALLY BE PLACED A MINIMUM OF 1.5m BEYOND TOE OF SLOPE, 3m PREFERRED, TO PROVIDE ADEQUATE AREA FOR SEDIMENT STORAGE AND FACILITATE MAINTENANCE OF SEDIMENT CONTAINMENT AREA.
- ALL ENDS SHALL BE "J" HOOKED TO TRAP SEDIMENT.
- IN AREAS WITH TWO SLOPES, SILT FENCE SHALL BE USED TO ERECT A DAM AND TRAP SEDIMENT AT THE BASE OF THE STEEPER SLOPE.
- THE BOTTOM EDGE OF SILT FENCE SHALL BE BURIED A MINIMUM OF 150mm BELOW GROUND, AND KEPT IN 100mm. THE FENCE SHALL BE INSTALLED WITH THE POSTS ON THE DOWNSTREAM SIDE OF THE FABRIC. MAXIMUM DRAINAGE AREA TRIBUTARY TO 30m OF SILT FENCE SHALL BE 0.1 ha.
- SILT FENCE SHALL BE REMOVED WHEN THE AREA HAS BEEN STABILIZED.
- AT TIME OF REMOVAL OF THE SILT FENCE, THE DISTURBED AREA SHALL BE REPAIRED AND STABILIZED.
- MEASURES SHALL BE INSPECTED EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT GREAT ENOUGH TO CAUSE WATER TO LEAVE THE CONSTRUCTION SITE.
- MEASURES SHALL BE CLEANED AND REPAIRED AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES ONE-HALF OF THE MEASURE HEIGHT. SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.
- SILT FENCE SHALL BE INSTALLED ON A LINE OF EQUAL ELEVATION (CONTOUR). IT MAY BE INSTALLED AT INTERMEDIATE POINTS UP SLOPES AS WELL AS AT THE BOTTOM, AS SHOWN IN THE DETAIL.
- SILT FENCE SHALL NOT BE USED ACROSS CONCENTRATED FLOW.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

- UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICE WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND DIRECTION OF THE COUNTY.
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
- SILT FENCE AS PER OPSD 219.130
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE CITY.
- ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
- ALL EROSION CONTROL DEVICES ARE TO BE INSPECTED AND MAINTAINED WEEKLY AND AFTER EACH RAINFALL.
- ALL AREAS OF WORK WHICH WILL REMAIN DISTURBED FOR A PERIOD OF THIRTY DAYS OR MORE MUST BE STABILIZED TO THE SATISFACTION OF THE COUNTY.
- ALL MATERIAL STOCKPILES ARE TO BE LOCATED WITHIN THE BOUNDARY OF THE INDICATED SILT FENCE. ADDITIONAL SILT FENCE IS TO BE ERECTED AROUND ANY PROPOSED STOCKPILES.
- CATCH BASINS TO HAVE SILT TRAPS INSTALLED FOR THE DURATION OF CONSTRUCTION. REFERENCE DETAIL 2 ON SP1.

LEGEND

- PROPERTY BOUNDARY
- STORM SEWER
- SILT FENCING
- SANITARY SEWER
- WATERMAIN
- PROPOSED GRADE ELEVATION
- EXISTING GRADE ELEVATION
- MANHOLE
- FIRE HYDRANT AND WATER VALVE

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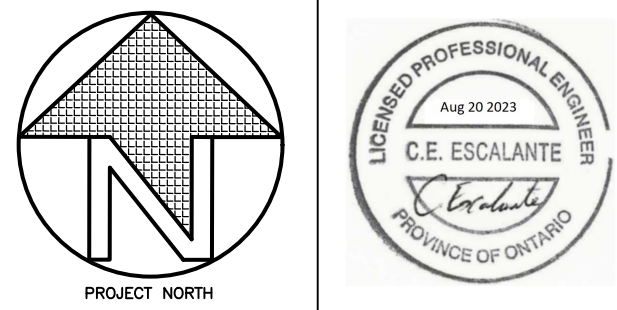
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1	ISSUED FOR REVIEW	SEPT 20 2023	RM
0	ISSUED FOR REVIEW	AUG 23 2023	RM

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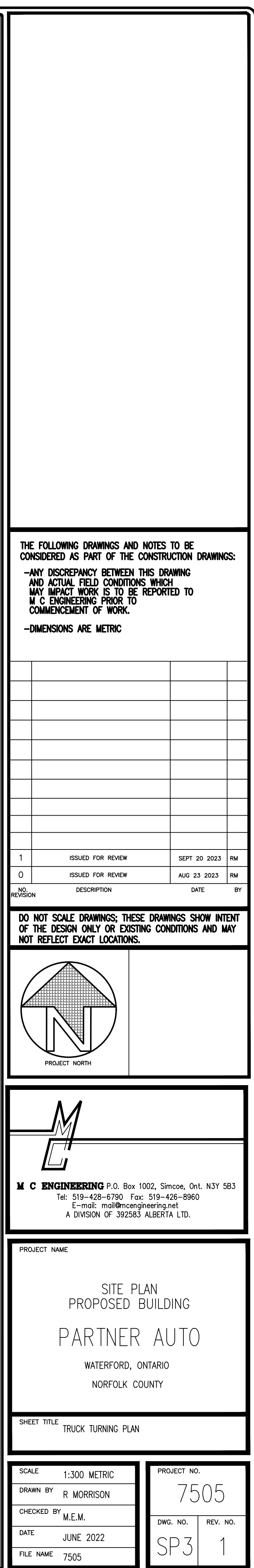


M C ENGINEERING P.O. Box 1002, Simcoe, Ont. N3Y 5B3
Tel: 519-428-6790 Fax: 519-428-8960
E-mail: info@mcengineering.net
A DIVISION OF 392583 ALTA. LTD.

PROJECT NAME
**SITE PLAN
PROPOSED BUILDING
PARTNER AUTO**
WATERFORD, ONTARIO
NORFOLK COUNTY

SHEET TITLE
GRADING PLAN

SCALE	1:300 METRIC	PROJECT NO.	7505
DRAWN BY	R MORRISON	DWG. NO.	SP3
CHECKED BY	M.E.M.	REV. NO.	1
DATE	JUNE 2022		
FILE NAME	7505		



CLICK HERE FOR INFORMATION

Partner Automotive Waterford NORFOLK COUNTY - Old HWY 24 Wwaterford SECURITIES AND CONSTRUCTION ESTIMATES

REVISION

DATE - PRELIMINARY FOR APPROVAL

DATE - COLLECTED AT REGISTRATION

DATE - HELD AFTER ACCEPTANCE

ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL COST	Securities	
						10%	100%

BELOW GROUND

SANITARY SEWERS

Sanitary Sewer

a) 300mm Diameter	M	1	\$0	\$0	\$0	\$0
b) 150mm Diameter	M	25	\$185	\$4,625	\$463	\$4,625

1200mm Diameter Manholes	EACH	1	\$8,750	\$8,750	\$875	\$8,750
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125mm Sanitary Services	EACH	1	\$0	\$0	\$0	\$0
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Video Inspection and Report	L.S.	1	\$0	\$0	\$0	\$0
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TOTAL SANITARY SEWERS

\$13,375 \$1,338 \$13,375

WATERMAIN

Watermain

a) 200mm Diameter	M	1	\$0	\$0	\$0	\$0
b) 150mm Diameter	M	1	\$0	\$0	\$0	\$0
c) 50 mm Diameter	M	25	\$175	\$4,375	\$438	\$4,375

Watervalves

a) 200mm Diameter	EACH	1	\$0	\$0	\$0	\$0
b) 150mm Diameter	EACH	1	\$3,200	\$3,200	\$320	\$3,200

19mm Copper Services	EACH	1	\$0	\$0	\$0	\$0
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Hydrant Sets	EACH	1	\$0	\$0	\$0	\$0
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TOTAL WATERMAIN

\$7,575 \$758 \$7,575

TOTAL BELOW STORM SEWER

\$0 \$0 \$0

\$20,950 \$2,095 \$20,950

ABOVE GROUND

STORM SEWERS

TOTAL ABOVE STORM SEWER

\$0 \$0 \$0

ROAD CONSTRUCTION

ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL COST	Securities	
						10%	100%

TOTAL ROAD CONSTRUCTION	\$0	\$0	\$0
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STREETLIGHTING

TOTAL STREETLIGHTING	\$0	\$0	\$0
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\$0	\$0	\$0
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FINISHING WORKS

Driveway Apron	2	\$800	\$1,600	\$160	\$1,600
Lot Grading	4154	\$5	\$20,770	\$2,077	\$20,770

\$22,370	\$2,237	\$22,370
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LANDSCAPING AND ON SITE WORKS

Trees	1	\$0	\$0	\$0
Trails and Walkways (topsoil to a depth of 0.15 metres and sod)	1	\$0	\$0	\$0
Park (topsoil to a depth of 0.15 metres and sod)				
Plants and Materials	1	\$0	\$0	\$0
Flagstone	1	\$0	\$0	\$0
Fencing	23	\$100	\$2,300	\$2,300
Lighting	1	\$0	\$0	\$0
Signage	1	\$0	\$0	\$0
Parking Lot	1	\$0	\$0	\$0

\$2,300	\$2,300
---------	---------

SUMMARY

BELOW GROUND	\$20,950	\$2,095	\$20,950
ABOVE GROUND	\$0	\$0	\$0
FINISHING WORKS	\$22,370	\$2,237	\$22,370
#REF!	#REF!	#REF!	#REF!
LANDSCAPING AND ON SITE WORKS	\$0		\$2,300

ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL COST	Securities	
						10%	100%

TOTAL SECURITIES REQUIRED AT REGISTRATION

\$6,632

