



J.H. COHOON ENGINEERING LIMITED

CONSULTING ENGINEERS

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17233

July 29, 2026

Ministry of the Environment
Environmental Approvals Access and
Service Integration Branch
2 St. Clair Avenue West, Floor 12A
Toronto, Ontario
M4V 1L5

**Re: Certificate of Approval Application – Stormwater Management
Proposed Industrial Development
MN 43 Luscombe Drive
Simcoe, Ontario
Norfolk County**

Dear Sir:

In response to the requirements of the Ministry of the Environment, Conservation and Parks, Drinking Water and Environmental Compliance Division, Ministry of the Environment and on behalf of the owner, Mr. T. Koutny, please find enclosed the following information relating to our submission of the application for approval for the stormwater management facility proposed for this development.

- i) One (1) copy – “Environmental Compliance Approval Application”.
- ii) One (1) copy of the Pipe Data Form completed for this development
- iii) The payment for the application fee in the amount of \$ 3,100.00 will be provided upon receipt of the confirmation of the amount.
- iv) One (1) copy of the Driver’s License from the owner, Mr. T. Koutny.
- v) One (1) copy of engineering drawings relating to the above noted industrial site including drainage area plans for the development
- vi) One (1) copy of the functional servicing report including stormwater management considerations for the development as accepted by Norfolk County.
- vii) One (1) copy of the applicable zoning information relating to this development (taken from the Comprehensive Zoning Bylaw of Norfolk County)



Professional Engineers
Ontario

... Continued

17233

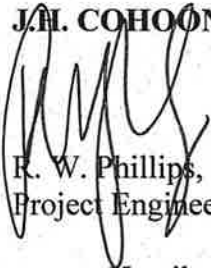
Certificate of Approval Application – Stormwater Management
Proposed Industrial Development
MN 43 Luscombe Drive
Simcoe, Ontario
Norfolk County

Page 2

Please review this information at your convenience and issue the appropriate Certificate of Approval for this facility. I trust that this will meet with your approval.

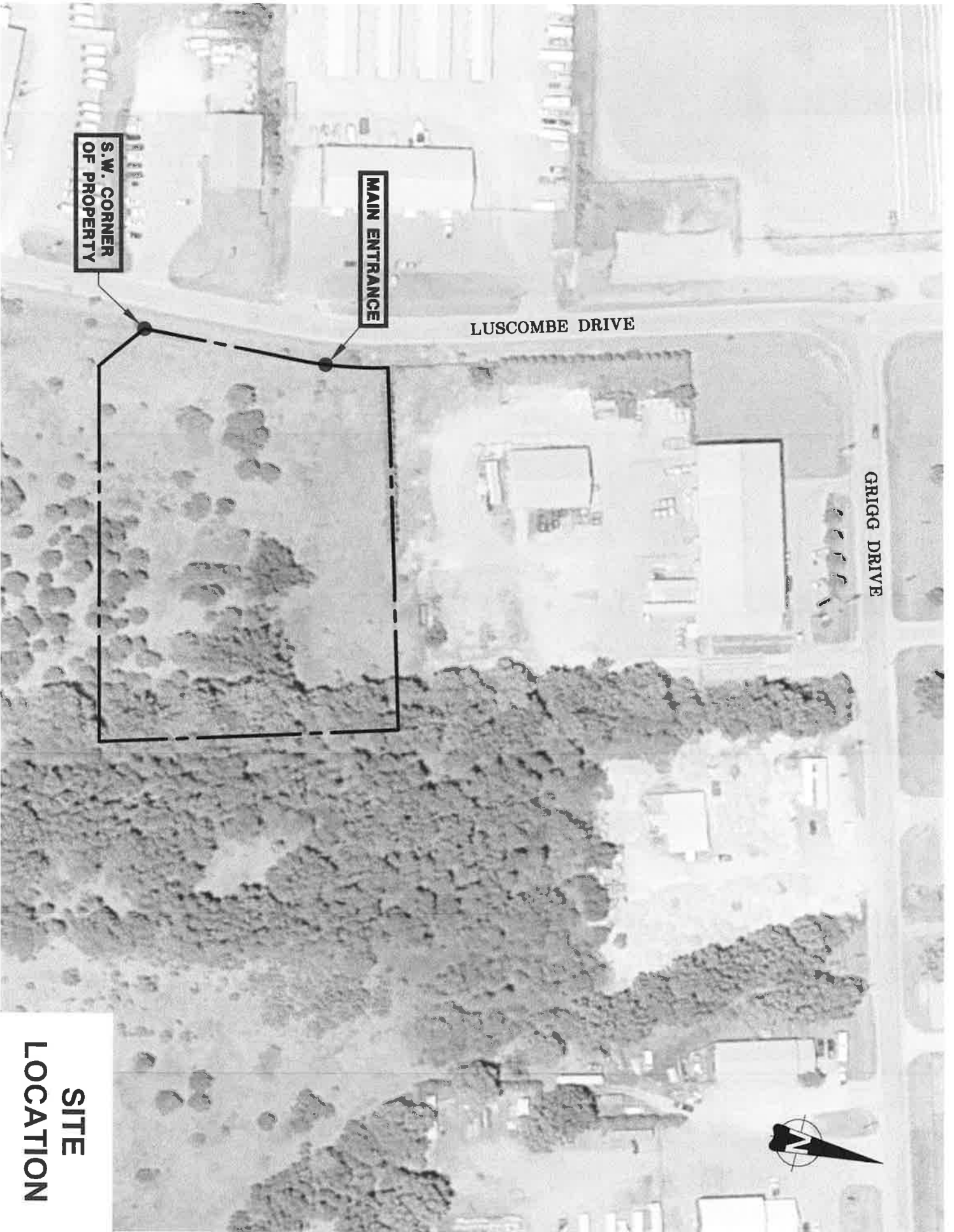
Yours truly,

J.H. COHOON ENGINEERING LIMITED

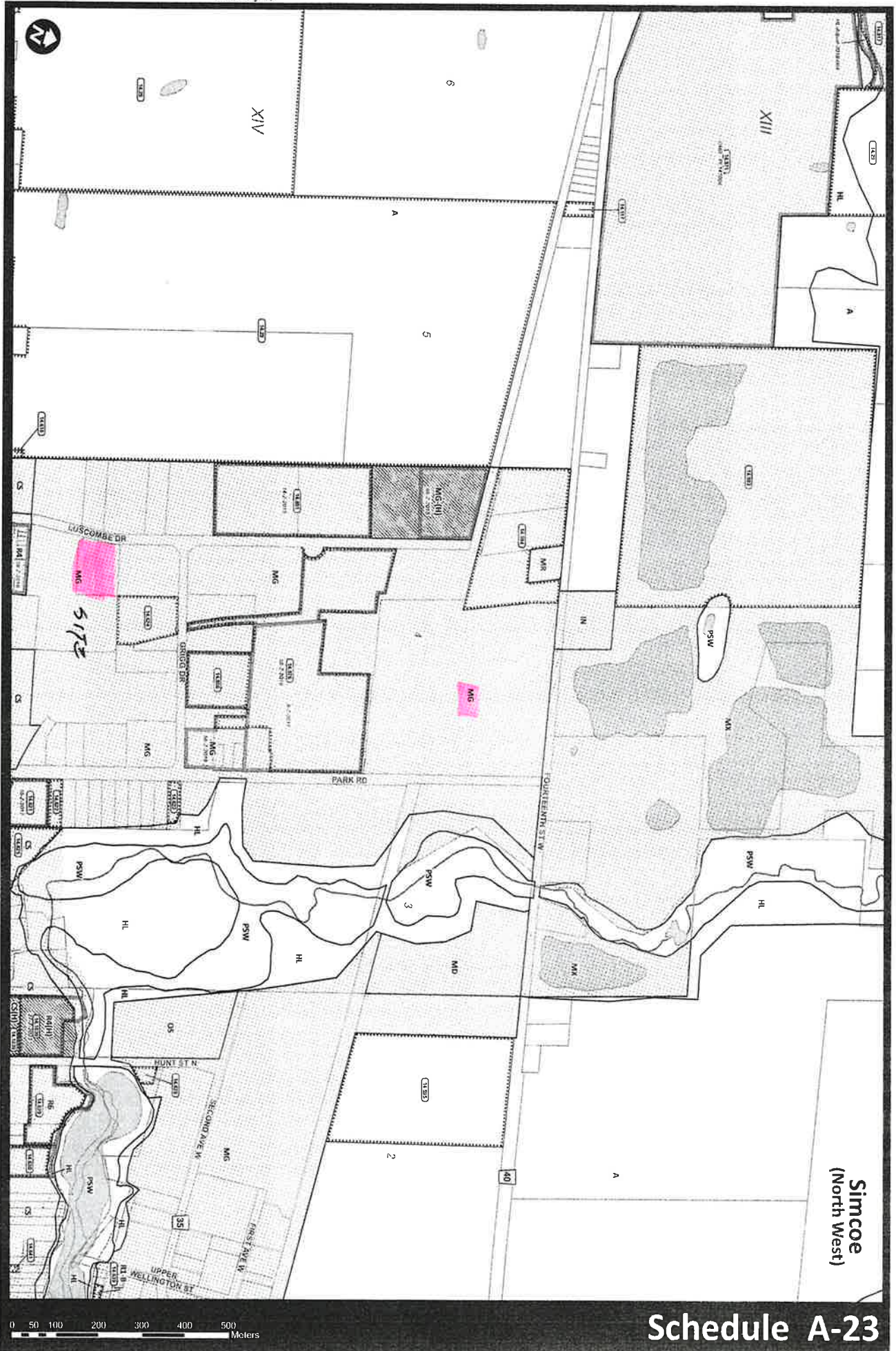


R. W. Phillips, P.Eng.
Project Engineer

c.c. Hamilton District Office | Ontario Ministry of the Environment, Conservation and Parks
119 King Street West, | Hamilton Ontario | L8P 4Y7 | 905-521-7650



**SITE
LOCATION**



Simcoe
(North West)

Schedule A-23

Pipe Data Form - Watermain, Storm Sewer, Sanitary Sewer, and Forcemain Design Supplement to Application for Approval for Water and Sewage Works

General

Information requested in this form is collected under the authority of the *Ontario Water Resources Act*, R.S.O. 1990 (OWRA), the *Safe Drinking Water Act* (SDWA), the Drinking-Water Systems Regulation (O. Reg. 170.03) and the Environmental Bill of Rights, c. 28, Statutes of Ontario 1993 (EBR). This information will be used to evaluate applications for approval of municipal and private sewage works as required by Section 53 (OWRA) and to evaluate applications for approval of municipal and non-municipal drinking-water systems as required by Sections 31, 36, 38, 52 and 60 of the SDWA.

Instructions

1. This form should accompany all Applications for a Water and Sewage Works. It does not replace the Application form for a Certificate of Approval and is required in addition to the supporting technical information described in the Guide for Applying for Municipal and Private Water and Sewage Works. All designs are expected to be in accordance with MECP design guidelines and the 10 State Standards.
2. The information contained in this form and the required supporting stamped engineering drawings are the minimum information requirements used to process the application for a Certificate of Approval. All sections **MUST** be filled out and incomplete forms will be **RETURNED** to the applicant. If the design does not meet the MECP design guidelines and the 10 State Standards, please explain why and how the issue will be addressed. Additional information may be requested during the review process.
3. Application forms and supporting documentation are available from the Client Services and Permissions Branch (CSPB) toll free at 1-800-461-6290 (locally at 416-314-8001), from your local District Office of the Ministry of the Environment, Conservation and Parks, and in the "Publications" section of the Ministry of the Environment, Conservation and Parks website at <https://www.ontario.ca/page/water-and-sewage-works-approvals-sample-applications-guides-and-resources>
4. Questions regarding completion and submission of this data form should be directed to the Client Services and Permissions Branch (CSPB), 135 St. Clair Avenue West, 1st Floor, Toronto ON M4V 1P5, 1-800-461-6290 or 416-314-8001, or to your local District Office of the Ministry of the Environment, Conservation and Parks.

Information for Proponents Applying for a ECA for Water and Sewage Works

Section 53 of the *Ontario Water Resources Act* R.S.O. 1990 and Part V of the *Safe Drinking Water Act* require that anyone who establishes, alters, extends or replaces new or existing water or sewage works do so only in accordance with approval granted by the Director. As a result, any plans to change watermains, storm sewers, sanitary sewers, or combined sewers must first be granted a Certificate of Approval (works which are exempt from Certificate of Approval requirements are detailed in Ontario Regulation 525/98). Detailed information on approval requirements and procedures are contained in separate documents entitled "Guide for Applying for Approval of Municipal and Private Water and Sewage Works (Section 53 *Ontario Water Resources Act* R.S.O. 1990)" and "Guide For Applying For Approvals Related To Municipal And Non-Municipal Drinking-Water-Systems – Parts V and VI of the *Safe Drinking Water Act* and Drinking-Water Systems Regulation" These documents are available on the Ministry of the Environment, Conservation and Parks website (<https://www.ontario.ca/page/water-and-sewage-works-approvals-sample-applications-guides-and-resources>) or can be obtained by contacting a client services representative at 416-314-8001.

Criteria for Approval – Water and Sewage Works

The anticipated environmental impacts of water and sewage works are land and water contamination, or overflow causing physical damage, or resulting in adverse effects. Generally, these impacts can be minimized by the appropriate design installation, operating and maintenance of the water and sewage pipes. There are a number of guideline assessment criteria, which will be explained in this data form, and which can be read in greater detail in the following guidelines:

- Guidelines for the design of water distribution systems, Ministry of the Environment, 1985
- Guidelines for the design of sanitary sewage systems, Ministry of the Environment, 1985
- Interim guidelines for the design of storm sewer systems, Ministry of the Environment, 1985
- Procedure for the Determination of Treatment Requirements for Municipal and Private Combined and Partially Separated Sewer Systems (Procedure F-5-5)
- Procedures to govern separation of sewers and watermains (Procedure F-6-1)

Cette publication hautement spécialisée {Pipe Data Form - Watermain, Storm Sewer, Sanitary Sewer, and Forcemain Design Supplement to Application for Approval for Water and Sewage Works} n'est disponible qu'en anglais conformément au Règlement 671/92, selon lequel il n'est pas obligatoire de la traduire en vertu de la *Loi sur les services en français*. Pour obtenir des renseignements en français, veuillez communiquer avec le Ministère de l'Environnement, de la Protection de la nature et des Parcs au 416-314-8001 ou par courriel à enviropemissions@ontario.ca.

1.0 General Project Information

1.1 Site Name

MN 43 Luscombe Drive

1.2 Municipality

Norfolk County

Client (if different from Municipality)

Mr. T. Koutny

1.3 Type of Works Project (Please check all that apply)

- ☐ Watermain Please complete Sections 1.0 to 5.0 of this form
- ☒ Storm Sewer Please complete Sections 1.0 to 4.0, 6.0 and Appendix A of this form
- ☐ Sanitary Sewer Please complete Sections 1.0 to 4.0, 7.0 and Appendix B of this form
- ☐ Forcemain Please complete Sections 1.0 to 4.0, 8.0 and Appendix C of this form

1.4 (a) Project Purpose (Please check all that apply)

- ☐ Replacement
- ☐ Increased demand
- ☐ Connecting existing lines
- ☒ New development
- ☐ Other (specify) _____

2.0 Environmental Assessment Act Requirements

2.1 Is this a private sector project?

- ☒ Yes ☐ No If 'No', please complete 2.2 and 2.3

2.2 (a) Choose applicable Municipal sector Class EA Schedule

- ☐ Schedule A
- ☐ Schedule B
- ☐ Schedule C

(b) From the appropriate Schedule identified in 2.2(a), please identify Project Type and associated Schedule/Paragraph No. which applies to the proposed project

- ☐ Water Project
- ☐ Wastewater Project Schedule Number _____

For 'Schedule B' please complete 2.3(a),(b) For 'Schedule C', please complete 2.3(a),(b),(c)

2.3 (a) Has a Notice of Completion been submitted along with this application?

- ☐ Yes ☒ No

(b) Were any Part II Orders (ie "Bump-up" requests) received for this project?

- ☐ Yes ☒ No If 'Yes', please provide details: _____

(c) Has an Environmental Study Report (ESR) been completed?

- ☐ Yes If 'Yes', please include ESR Cover page with this submission ☒ No

3.0 Drawings

Note: All drawings must include an accurate scale and be stamped by a Professional engineer. If the drawing is of a large scale where small separation distances cannot be easily measured, these distances must be marked on the drawing or noted as a typical separation.

Have the following details been included with this submission?

- ☒ Site Plan, including
- ☐ Proposed works
 - ☒ Existing works (as appropriate)
 - ☒ Property lines/Municipal boundaries
 - ☒ Any water bodies in proximity to the works
- ☐ Plan and Profile of all Pipes
- ☐ Horizontal distance between watermains and sewers
 - ☐ Vertical distance between watermains and sewers
 - ☐ Length, diameter and slope of each pipe segment
 - ☐ Locations of valves, valve chambers if > 300mm diameter, pressure reducers, tees, etc
 - ☐ Location of manholes (and their respective IDs)
- ☒ Storm Drainage Area
- ☐ Indicate all areas which drain into the proposed works
 - ☒ Physical area in hectares
 - ☒ Runoff Coefficient for each drainage area
 - ☒ Storm water drainage path
- ☐ Sanitary Drainage Area
- ☐ Indicate all areas which drain into the proposed works
 - ☐ Physical area in hectares
 - ☐ Population for each drainage area
 - ☐ Sanitary Sewer drainage path
- ☐ Other Details
- ☐ Typical separations, where not easily measured from pipe drawings
 - ☐ Appertunances
 - ☐ Municipal drains

4.0 Additional Information

4.1 Are the proposed works laid below the frost penetration depth for the area at all points?

☒ Yes ☐ No

4.2 (a) Are all existing and proposed watermains separated by at least 2.5 m of clear horizontal distance from all existing and proposed sewers and storm water conveyance systems (ie. ditches)?

☒ Yes ☐ No

(b) Are all existing and proposed watermains separated by at least 0.5 m of clear vertical distance higher than all existing and proposed sewers and storm water conveyance systems (ie. ditches)?

☒ Yes ☐ No

(c) Are all existing and proposed sewers, including all drains and similar sources of contamination, separated by at least 15 metres from potable water reservoirs below normal ground surface and well supplies?

☒ Yes ☐ No

If 'No' to any part of Question 4.0, please refer to Procedure F-6-1 for solutions to prevent contamination when separation distances cannot be met

5.0 Watermains

For Questions 5.1 to 5.3, please attach an additional sheet if necessary

5.1 Description of Proposed Watermain(s) (including service area/development)

5.2 Description of Existing Works (in proximity to proposed works)

5.3 For each watermain, please provide the following details in the chart below (or equivalent)

Street	From (street/manhole)	To (street/manhole)	Diameter (mm)	Roughness

5.4 Are all of the watermains a minimum of 150 mm in diameter?

☐ Yes ☐ No

5.5 What is the expected operating pressure range for this watermain under maximum day demand?

_____ to _____ (please indicate units)

5.6 (a) Will the watermain pressure drop below 275 kPa (40 psi)?

☐ Yes ☐ No

If 'Yes', please provide an explanation for this situation and future plans to address the problem

(b) Is there sufficient pressure (138 kPa or 20 psi) reserved for fire flow/protection?

☐ Yes ☐ No

5.7 If this is a feedermain or a pipe dedicated to transporting potable water only (ie. having no service connections), have hydraulic transients been considered?

☐ Yes ☐ No

If 'Yes', please describe the results

5.8 (a) Are there any dead end points in the system?

☐ Yes ☐ No If 'Yes', then please complete 5.8(b)

(b) How will water stagnation be addressed?

☐ Fire Hydrants ☐ Blow-off point ☐ Other (Specify) _____

5.9 (a) Are there any tee- or cross-connections?

☐ Yes ☐ No If 'Yes', then please complete 5.9(b)

(b) Are there at least two (2) shut-off valves at each tee-connection, and at least three (3) shut-off valves at each cross-connection?

☐ Yes ☐ No

If 'No', how will disruptions to the system be minimized during repairs or emergencies?

6.0 Storm Sewers

For Questions 6.1 to 6.3, please attach an additional sheet if necessary

6.1 Description of Proposed Storm Sewer(s) (including service area/development)

The proposed storm sewer is located on the private lands directing the runoff into the proposed stormwater management facility with the outlet going to the municipal system on Luscombe

6.2 Is this application for approval a part of a larger and/or phased development?

☐ Yes ☐ No

If 'Yes', please provide full details on any existing developments including all Certificates of Approval that have been approved or application that are currently under review. Clearly indicate in all stamped engineering drawings and reports which developments belong to which phase and whether they are existing, for current development, or for future development

6.3 Description of Existing Works (in proximity to proposed works)

Existing storm sewer on Luscombe

6.4 For each storm sewer, please provide the following details in the chart below (or equivalent)

Street	From (street/manhole)	To (street/manhole)	Diameter (mm)	Roughness

6.5 Has the Storm Sewer Hydraulic Design Sheet (or equivalent) been included with this submission? (refer to the Guidance Document in Appendix A)

☐ Yes ☐ No

6.6 Please indicate which land use surface types are included in the drainage area and list the runoff coefficient(s) used for each type

	Surface Type	Recommended	Used
☒	Asphalt, concrete, roof areas	0.90 - 1.00	0.9
☒	Gravel	0.80 - 0.85	0.85
☒	Grassed areas, parkland	0.15 - 0.35	0.35
☐	Commercial	0.75 - 0.85	
☒	Industrial	0.65 - 0.75	0.75
☐	Single family dwelling	0.40 - 0.45	
☐	Semi-detached	0.45 - 0.60	
☐	Row housing, Townhousing	0.50 - 0.70	
☐	Apartments	0.60 - 0.75	
☐	Institutional	0.40 - 0.75	
☐	Other		

If USED runoff coefficient does not fall within the RECOMMENDED range, please provide rationale below:

6.7 (a) What is the full flow velocity range for all storm sewers in the proposed works?

0.77 to 1.31 m/s

(b) If the full flow velocity is outside of the range of 0.8 m/s to 6.0 m/s, what measures will be employed to reduce sediment build up and/or erosion in the pipe?

N/A

6.8 (a) What is the municipality's requirement for the minor design storm event?

☐ 2 year ☒ 5 year ☐ 10 year ☐ Other

(b) What storm event has been used for the design of the proposed works?

☐ 2 year ☒ 5 year ☐ 10 year ☐ Other

(c) Are there any inlet control devices (ICDs) proposed in the catch basins?

☒ Yes ☐ No

6.9 Please indicate the first destination/location that will be receiving the storm water:

☐ Natural Water Body

Name

Has the Conservation Authority granted approval to discharge to this water body?

☐ Yes ☐ No

☐ Storm Water Management (SWM) Facility

Name

Certificate of Approval Number (if applicable)

OR

Application Reference Number (if submitted)

Has the Operating Authority (of the SWM facility) granted approval to discharge to this facility?

☐ Yes ☐ No

☐ Municipal Drain

☒ Existing Sewers

7.0 Sanitary Sewers

For Questions 7.1 to 7.3, please attach an additional sheet if necessary

7.1 Description of Proposed Sanitary Sewer(s) (including service area/development)

7.2 Description of Existing Works (in proximity to proposed works)

7.3 For each sewer, please provide the following details in the chart below (or equivalent)

Street	From (street/manhole)	To (street/manhole)	Diameter (mm)	Roughness

7.4 Has the Sanitary Sewer Design Sheet (or equivalent) been included with this submission? (refer to Guidance Document in Appendix B)

☐ Yes ☐ No

7.5 Please indicate which sewage types are applicable in the drainage area and list the daily design flows used in the pipe design for each type.

	Sewage Type	Recommended	Used
☐	Domestic	225 - 450 L/cap/day	
☐	Hospitals	900 - 1800 L/bed/day	

	Sewage Type	Recommended	Used
☐	Schools	70 - 140 L/student/day	
☐	Trailer Parks	340 - 800 L/space/day	
☐	Infiltration	0.1 - 0.28 L/ha/s	
☐	Industrial	35 - 55 m3/ha/day	
☐	Shopping Centres	2500 - 5000 L/1000 m2/day	
☐	Hotels/Motels	150 - 225 L/bed space/day	
☐	Other		

If USED sewage daily design flow does not fall within the RECOMMENDED range, please provide rationale below

7.6 (a) What is the full flow velocity range for all sanitary sewers in the proposed works?

_____ to _____ m/s

(b) If the full flow velocity is outside of the range of 0.6 m/s to 3.0 m/s, what measures will be employed to reduce sewage build up and/or erosion in the pipe?

7.7 It is recommended that sanitary sewers be laid at sufficient depth to receive gravity flow from basements. Are any sanitary sewers above the depth of any basements in the area?

☐ Yes ☐ No

If 'Yes', what methods will be employed to prevent sewage backup into basements?

8.0 Forcemains

For Questions 8.1 to 8.3, please attach an additional sheet if necessary

8.1 Description of Proposed Forcemain(s) (including service area/development)

8.2 Description of Existing Works (in proximity to proposed works)

8.3 For each forcemain, please provide the following details in the chart below (or equivalent)

Street	From (street/manhole)	To (street/manhole)	Diameter (mm)	Roughness

8.4 (a) Is there an existing ECA for the pumping station associated with this forcemain?

☐ Yes ☐ No

If 'Yes', please provide the Certificate of Approval Number: _____

If 'No', please complete 8.4(b)

(b) Please provide the pumping station design elements by completing Tables 1, 2, and 3 in Appendix C. Have Tables 1, 2, and 3 been included with this submission?

☐ Yes ☐ No

8.5 If this system is not a grinder pump system, is the minimum pipe size at least 100 mm to allow for the passage of small solids?

☐ Yes ☐ No

If 'No', please indicate below which methods will be employed to prevent a blockage in the pipe

8.6 (a) What is the velocity range for all forcemains in the proposed works?

_____ to _____ m/s

(b) If the velocity falls outside of the range of 0.8 m/s to 2.5 m/s, what measures will be employed to reduce sewage build up and/or erosion in the pipe?

8.7 Have the effects of hydraulic transient been considered?

☐ Yes ☐ No

If 'Yes', please indicate the results below

Checking Date (yyyy/mm/dd)

二

Ref #

Reviewer

Design Storm: The Year Storm Event

Rational Formula: $Q = 2.78 \cdot CIA$

Where: Q: peak flow (L/s)

C: runoff coefficient

l: rainfall intensity (mm/h)

A: area (ha)

Concentration time: $t_c = t_i + t_f$ (minute)

Where: t_i : inlet time before pipe (minute)

tf: time of flow in pipe (minute)

$$t_f = L/(60V) \text{ (minute)}$$

Manning Equation:

$$Q_{cap.} = (D/1000)^{2.667} \cdot (S/100)^{0.5} / (3.211 \cdot \eta)^{1000} \text{ (L/s)}$$

D: pipe size (mm)

S: slope (grade) of pipe (%)

n: roughness coefficient

[illegible]

Note: This table has been provided as a reference template only. Applicants are encouraged to use this sample template as an example when creating their own Storm Sewer Hydraulic Design Sheet.

Table 1 (H-1 of APPENDIX H)**Sewage Pumping Station Design – Table 1**

Municipality

Pumping Station

Designed by					Date (yyyy/mm/dd)	
Design Subject		Unit	Initial Period	10 Year Period	20 Year Period	Ultimate Period
Tributary	A) Residential	ha				
	B) Commercial	ha				
	C) Industrial	ha				
Population Density		Pers/ha				
Population or Equivalent	A) Residential	No.				
	B) Commercial	No.				
	C) Industrial	No.				
Per Capita Flow		L/cap.d				
Average Flow		L/s				
Peak Flow Factor*						
Peak Domestic Flow		L/s				
Infiltration Rate		L/ha.s				
Infiltration Flow		L/s				
Design Peak Flow		L/s				
Pumps		No.				
Pump Discharge		L/s				
Force Main Diameter		mm				
Velocity		m/s				

Note: * The peak flow factor is: $1+14/(4+P^{0.5})$, where P is designed population, in thousand.

Table 2 (H-2 of APPENDIX H)**Sewage Pumping Station Design – Table 2**

Municipality

Pumping Station

Designed by

Date (yyyy/mm/dd)

Design Subject	Unit	C=120	C=130	C=140
Pump Design Flow	L/s			
Forcemain Diam.	mm			
Velocity	m/s			
Forcemain Length	m			
Forcemain Head Loss	m			
Suction Line Head Loss	m			
Discharge Line Head Loss	m			
Total Head Loss	m			
Low Water Level Wet Well	m			
High Water Level Wet Well	m			
Forcemain End Elevation	m			
Static Head Max.	m			
Static Head Min.	m			
Total Danamic. Head Max.	m			
Total Danamic. Head Min.	m			

Table 3 (Abstracted from Appendix I)

Information Required for Sewage Pumping Stations Applications

Standby Power Supply

Is standby power required?

☐ Yes ☐ No

If yes, what kind of standby power is available for this pumping station?

☐ a) Standby Generator ☐ b) Portable Generator ☐ c) Additional hydro feed line

Receiving Watercourse

Will sewage be overflow/bypass any receiving watercourse?

☐ Yes ☐ No

If yes, then:

a) It will be necessary to know in detail the route by which overflow/bypass flow would gain access to the watercourse?

b) The flow in the receiving watercourse at the point of overflow/bypass from the pumping station is as follows:

_____ flow in dry weather (m^3/s)

_____ flow in wet weather (m^3/s)

c) The nearest water intake is located on the receiving watercourse within

_____ metres of the point of entry of the overflow.

Sewage Pumping Station

a) The operating authority responsible for maintenance and operation of this pumping station is

b) The high level alarm is set up to relay a signal to _____

c) Between the time of activation of the high level alarm and the overflow/basement flooding, there are:

_____ m^3 of storage capacity available in the sewers;

_____ m^3 of storage capacity available in the pumping station.

d) This storage will provide:

_____ minutes retention before overflow/basement flooding occurs at the average daily
_____ design flow of _____ L/s;

and _____ minutes retention before overflow/basement flooding occurs at the peak
_____ design flow of _____ L/s;

e) It is possible to bypass or pump around the pumping station with portable equipment by utilizing the following procedure

RE: Luscombe

"Kevin Bloodsworth" <kevin@cohooneng.com>

Date: 07/24/2026 02:17PM

To: "R.W. Phillips" <rphillips@cohooneng.com>

Bob

Here are the plans and co-ordinates

SITE

SW CORNER
N 4743604
E 554399

MAIN ENTRANCE
N 4743663
E 554397

APPLICANT

SW CORNER
N 4767930
E 585864

FRONT DOOR
N 4767940
E 585874

Kev

From: R.W. Phillips <rphillips@cohooneng.com>

Sent: July 24, 2026 10:18 AM

To: 'Kevin Bloodsworth' <kevin@cohooneng.com>

Subject: Luscombe

Can you do up the MOE drawings for the site
The owner's address is

Tony Koulmy

▼ Attachments (2 files , 383.8 KB)

PDF 17233-MOE-Luscombe Site Map.pdf (188.4 KB)

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General Information and Instructions

General Information

Information requested in this form is collected under the authority of the *Environmental Protection Act* (EPA), *Ontario Water Resources Act* (OWRA) and *Environmental Bill of Rights* (EBR), and will be used to evaluate applications for Environmental Compliance Approvals (ECAs) issued under Part II.1 of the EPA. This application form should not be used for mobile PCB destruction facilities.

For all questions related to preparing or submitting this form or about the Ministry's collection of information related to applying for an ECA, contact:

Client Services and Permissions Branch
135 St. Clair Ave. West, 1st Floor
Toronto Ontario M4V 1P5
Telephone outside Toronto 1-800-461-6290 or in Toronto 416-314-8001.

The Ministry offers environmental permissions services online, and we strongly encourage online submissions for ECA applications. You can apply, track application progress and complete payments online. For more information on setting up an account so that you can apply online please visit: <https://www.ontario.ca/page/environmental-compliance-approval>

Instructions for submitting your ECA application:

1. Applicants are responsible for ensuring that they complete the most recent application form (available in PDF format) available at <https://www.ontario.ca/page/environmental-compliance-approval>. For information about required supporting documentation and technical requirements, you may contact the Client Services and Permissions Branch (the address and phone number are provided in the General Information on this page). As well, you can get this information from your local District Office of the Ministry of the Environment, Conservation and Parks, and online at the link above.
2. A complete application consists of:
 - a completed and signed application form;
 - all required supporting documents and technical requirements identified in:
 - i. this form,
 - ii. Ministry guidance, the Applications for Environmental Compliance Approvals regulation (Ontario Regulation 255/11),
 - iii. and payment of the application fee (in Canadian funds) by certified cheque or money order made payable to the Minister of Finance, or credit card payment (for payments up to \$10,000).

The Ministry may return or refuse incomplete applications to the applicant. The Director may require additional information of any application initially accepted as complete.

3. How to submit:
 - No payment required – email the application form and supporting documents to ECA.Submission@ontario.ca
 - Payment required – see Section 8 for instructions

Do not mail a paper copy of the application submission to our branch

4. For Waste Disposal Sites the applicant must also send a copy of the application without the fee to the Clerk's office of the local municipality (both upper and lower tier) in which the facility/proposed facility is located unless the application is for a revocation or an amendment that is environmentally insignificant or the applicant is a municipality. **Do not** send any payment information to the municipality.

Information contained in this application form (excluding Section 8, payment information) is not considered confidential and will be made available to the public upon request. Information submitted as supporting information may be claimed as confidential under Section 6.10 of this application form but will be subject to the *Freedom of Information and Protection of Privacy Act* (FIPPA) and the *Environmental Bill of Rights* (EBR). If you do not claim confidentiality at the time of submitting the information, the Ministry may make the information available to the public without further notice to the applicant.

It is an offence under the EPA and OWRA to provide false or misleading information in this application and/or accompanying documents.

Complete the sections as shown below.

- Section 1: Applicant Information
- Section 2: Project Information
- Section 3: Regulatory Requirements
- Section 4: Site Information
- Section 5: Facility Information
- Section 6: Supporting Documentation and Technical Requirements
- Section 7: Authorization
- Section 8: Payment Information

Fields marked with an asterisk (*) are mandatory.

1. Applicant Information

1.1 Applicant Information

Applicant Type *

- ☐ Corporation ☒ Individual ☐ Federal Government ☐ Municipal Government
☐ Partnership ☐ Provincial Government ☐ Sole Proprietor
☐ Other (specify) _____

Applicant Name (Legal name of individual or organization as evidenced by legal documents) *

Mr. T. Koutny

☐ Select if Business Name same as Applicant Name

Business Name *

N/A

Business Number

Business Website Address

Primary North American Industry Classification System (NAICS) Code *

53

Other NAICS Code

532

Separate list attached?

☐ Yes ☒ No

Business Activity Description

Real Estate

✓ Completion Status (1.1 Applicant Information)

1.2 Applicant Physical Address

Address Type? *

☒ Civic Address ☐ Survey Address

Civic Address

Unit Number

Street Number *

51

Street Name *

Buchanan Drive

Survey Address

Enter Lot and Concession or Part and Reference Plan

Lot

Concession

Part

Reference Plan

Municipality/Unorganized Township *		County/District	
Caledonia		Haldimand	
Province/State *		Country *	Postal/Zip Code *
Ontario		Canada	N3W 1H1
Telephone Number *	Fax Number	Mobile Number	Email Address *
519-582-8222 ext.			Tony@koutny.ca

Geo Reference

Description of location	Map Datum	Zone	Accuracy Estimate	Geo-Referencing Method	UTM Easting	UTM Northing
Southwest corner of property	NAD83	17	0.01	Google	585,864.00	4,767,930.00
Physical location of front door or main entrance	NAD83	17	0.01	Google	585,874.00	4,767,940.00

✓ Completion Status (1.2 Applicant Physical Address)

1.3 Applicant Mailing Address

☒ Select if same as Physical Address

Unit Number	Street Number *	Street Name *
	51	Buchanan Drive
Delivery Designator	Delivery Identifier	Postal Station

Municipality/Unorganized Township *		County/District	
Caledonia		Haldimand	
Province/State *		Country *	Postal/Zip Code *
Ontario		Canada	N3W 1H1
Telephone Number *	Fax Number	Mobile Number	Email Address *
519-582-8222 ext.			tony@koutny.ca

✓ Completion Status (1.3 Applicant Mailing Address)

2. Project Information

2.1 Project Name and Description

Project Name *

Proposed Manufacturing Building - Luscombe Drive

Project Description Executive Summary *

To construct two (2) 464.6 sq.m. industrial buildings on the subject property including site servicing

Supplemental Application Information (select information button for required information for this field) *

In this section you can provide other information relevant to your application.

This section replaces the cover letter that used to be required.

Information you should provide includes: the proposed start date of your operation; any pre-application consultations with the Ministry; who receives copies of your application (for example, ministry district offices, municipalities).

The proposal is to construct a stormwater management facility on the site to control the discharge rate on the property to the pre-development levels with an storm sewer outlet directly to municipal storm sewer system on Luscombe Drive

The proposed construction date is as soon as possible with the construcion of the intial phase of the development.

Copies of the application have been sent to District Office

Hamilton District Office | Ontario Ministry of the Environment, Conservation and Parks
119 King Street West, | Hamilton Ontario | L8P 4Y7 | 905-521-7650

Darnell Lambert, C.E.T.
Director, Engineering
Gilbertson Administration Building
Engineering and Asset Management
Public Works
12 Gilbertson Drive, Simcoe, Ontario, N3Y 4N5

✓ Completion Status (2.1 Project Name and Description)

2.2 Application Type

Type *

☒ New ECA

☐ Technical Amendment to existing ECA (including extending the cessation or expiry date of an existing ECA that is not expired)

☐ Revocation of existing ECA

☐ Administrative amendment to existing ECA

☐ Application for renewal of operational flexibility or limited operational flexibility

☐ Consolidation of existing ECAs

Is this application for the addition of a new project type to the site or a new municipal waste category/class code to the waste management systems or a new sewage facility type?

☐ Yes ☐ No

Is this application for Transfer of Review? *

☐ Yes ☒ No

✓ Completion Status (2.2 Application Type)

2.3 Project Type

Project Type (Select all that apply) *	Operational Flexibility?	Pilot Project?
☐ Air - Stationary	☐	☐
☐ Air - Mobile	☐	☐
☐ Noise	☐	☐
☐ Vibration	☐	☐
☐ Waste Disposal Site - Landfill site	N/A	☐
☐ Waste Disposal Site - Transfer site	☐	☐
☐ Waste Disposal Site - Processing site	☐	☐
☐ Waste Disposal Site - Composting site	☐	☐
☐ Waste Disposal Site - Thermal Treatment site	☐	☐
☐ Waste Disposal Site - Hauled Sewage Disposal Site	N/A	☐
☐ Waste Disposal Site - Processed Organic Waste (Biosolids) Land Application Site	N/A	☐
☐ Sewage - Industrial	☐	☐
☐ Sewage - Municipal	☐	☐
☒ Sewage - Private	☐	☐
☐ Waste Management System - General Waste Management System	N/A	☐
☐ Waste Management System - Hauled Sewage (Septage)	N/A	☐
☐ Waste Management System - Processed Organic Waste for transport to an agricultural or non-agricultural site for storage or land application	N/A	☐
☐ Waste Management System - Mobile Waste Processing	N/A	☐
☐ Cleanup of contaminated sites - Mobile	N/A	☐
☐ Cleanup of contaminated sites - Site specific	N/A	☐

✓ Completion Status (2.3 Project Type)

2.4 Approval Information

Reason for Application / Application initiated by *

- ☒ Applicant
- ☐ Condition of existing approval
- ☐ Inspection Report (attach copy)
- ☐ ECA Review Notice from Director (EPA s20.4)
- ☐ Other (specify) _____
- ☐ S. 20.18 Order (attach copy)
- ☐ Provincial Officer Order (attach copy)
- ☐ Extend the cessation date or expiry date of an existing ECA
- ☐ ECA Review Required by Regulation (EPA s20.4)

Current Environmental Compliance Approvals that may be changed or amended by this application: ☒ N/A

Environmental Compliance Approval Number	Date of Issuance (yyyy/mm/dd)	Cessation/Expiry Date (yyyy/mm/dd)

Separate list attached?

☐ Yes ☐ No

Other proposed Environmental Compliance Approvals related to this project: ☒ N/A

Project Type	Ministry Reference Number (if applicable)	Have Submitted	Have not Submitted
		☐	☐

Separate list attached?

☐ Yes ☐ No

✓ Completion Status (2.4 Approval Information)

2.5 Other Approval/Permits for Facility

List all other instruments (approvals or permits) issued by the Ministry of the Environment, Conservation and Parks or applied for under the *Environmental Protection Act*, *Environmental Assessment Act*, *Ontario Water Resources Act* and *Safe Drinking Water Act*, 2002 and any Environmental Activity and Sector Registrations that are relevant to this application. ☐ N/A

Instrument Type	Instrument Number/ Application Reference Number	Approval or Application Date (yyyy/mm/dd)	Cessation/Expiry Date (yyyy/mm/dd)

Separate list attached?

☐ Yes ☐ No

List all other instruments (approvals or permits) issued by an agency, municipality or another ministry that are relevant to this application. ☐ N/A

Issuing Agency	Approval or Permit Name	Approval or Permit Number	Issued Date (yyyy/mm/dd)

Separate list attached?

☐ Yes ☒ No

✓ Completion Status (2.5 Other Approval/Permits for Facility)

2.6 Technical Contacts

Technical Contact 1

Area of Responsibility (Select all that apply) *

☐ Air ☐ Noise/Vibration ☒ Sewage ☐ Waste

Name of Technical Contact

Last Name *

Phillips

First Name *

Robert

Company *

J H Cohoon Engineering Limited

Address Information

☐ Select if same as Applicant Mailing Address

Civic Address

Unit Number

1

Street Number *

440

Street Name *

Hardy Road

Delivery Designator

Delivery Identifier

Postal Station

Municipality/Unorganized Township *

Brantford

County/District

Brant

Province/State *		Country *		Postal/Zip Code *
Ontario		Canada		N3R 8B1
Telephone Number *	Fax Number	Mobile Number	Email Address *	
519-753-2656 ext.			rphillips@cohooneng.com	

✓ Completion Status (2.6 Technical Contacts)

3. Regulatory Requirements

3.1 Environmental Bill of Rights (EBR) Requirements

Is this an application for a classified instrument identified in Section 5 of O. Reg. 681/94, under the Environmental Bill of Rights, 1993 (EBR)? *

☐ Yes ☒ No

If yes, an exception to the requirement to post a proposal notice on the Environmental Registry may apply. These exceptions are set out in the EBR. If you believe an exception may apply to your proposal, please identify which circumstance may be applicable and provide the appropriate supporting information. The information you provide is for background purposes; the Ministry will evaluate the information and determine whether an exception does in fact apply.

- ☐ This proposal has been considered in a substantially equivalent process of public participation. (EBR, 1993, s.30.). Please provide a description of any processes of public participation that you engaged in, that were substantially equivalent to the process required under the EBR, in respect of the environmentally significant aspects of the ECA application, including:

- The type of public participation
- How, where and when the process of public participation was conducted
- The number of participants
- The type of comments received
- Actions you took as a result of the comments
- Whether ministry staff were involved in the process

Please also include documentation verifying the process of public participation.

Was the public participation process carried out in fulfillment of the requirements related to an approval under the *Planning Act*?

☐ Yes ☐ No

If yes, was the *Planning Act* approval related to a plan of subdivision?

☐ Yes ☐ No

- ☐ This proposal is for an emergency situation. (EBR, 1993, s. 29.). Please provide details about why a delay that would result from posting a proposal for the ECA on the Environmental Registry would result in (a) danger to the health or safety of any person; (b) harm or serious risk of harm to the environment; or (c) injury or damage or serious risk of injury or damage to any property
- ☐ This proposal is for an amendment to or revocation of an existing Environmental Compliance Approval that is not environmentally significant. (EBR, 1993, s. 22 (3).) Please provide details about why the effect of the amendment or revocation on the environment is insignificant.
- ☐ This proposal has been subject to or exempted from Environmental Assessment Act (EAA) Requirements or considered in a decision of a tribunal. (EBR, 1993, s. 32.) Please provide a description of why the ECA would be a step toward implementing an undertaking or other project that is (a) subject to, or exempted from, a decision made under the EAA; or (b) approved by a decision made by a tribunal after affording an opportunity for public participation.
- ☐ Check here if you do not believe any of the above circumstances apply to your proposal.

✓ Completion Status (3.1 Environmental Bill of Rights (EBR) Requirements)

3.2 Environmental Assessment Act (EAA) Requirements

Is the proposed undertaking subject to the requirements of the EAA? *

☐ Yes ☒ No

If yes, please select one of the following:

- ☐ The proposed undertaking has fulfilled the requirements of the EAA through the completion of a Class EA process

Name of Class EA _____

Schedule/Group/Category (if applicable) _____

If applicable, please submit a copy of the proof of completion (for example, Notice of Completion).

Was a section 16 order (previously named a Part II Order), under the EAA requested, considered (e.g. Notice of Proposed Order) and/or made on/for the undertaking?

☐ Yes ☐ No

If yes, please submit a copy of the relevant documentation.

☐ The proposed undertaking has fulfilled all of the requirements for the EAA through:

Select all that apply:

☐ completion of an Environmental Screening Process pursuant to O. Reg. 101/07 of the EAA

☐ completion of an Environmental Screening Process pursuant to O. Reg. 116/01 of the EAA

Was the undertaking subject of an elevation request(s)?

☐ Yes ☐ No

If yes, please submit a copy of the Director's decision letter. If an appeal was made to the Director's decision, please also submit a copy of the Minister's decision letter.

☐ completion of an Environmental Screening Process pursuant to O. Reg. 231/08 of the EAA

Was the undertaking subject of an objection(s)?

☐ Yes ☐ No

If yes, please submit a copy of the Minister's decision letter.

☐ The proposed undertaking has fulfilled the requirements of the EAA through the completion of an individual Environmental Assessment.

Please submit a copy of the signed Notice of Approval.

Was the undertaking exempted from the requirements of the EAA?

☐ Yes ☐ No

The proposed undertaking has fulfilled the requirements of the EAA through an exemption provided under:

Select one of the following

☐ Section _____ of Ontario Regulation No. _____ or

☐ Declaration/Exemption Order Number _____

If Regulation, Declaration Order or Exemption Order does not refer directly to this undertaking, please provide supporting documentation to explain why it applies to this facility

✓ Completion Status (3.2 *Environmental Assessment Act* (EAA) Requirements)

3.3 Consultation/Notification

Indigenous Consultation:

Is the proposed project/activity on Crown land or does/would it alter access to Crown land? * ☐ Yes ☒ No

Is the proposed project/activity in an open or forested area where hunting, trapping or plant gathering could occur? * ☐ Yes ☒ No

Does the proposed project/activity involve the clearing of forested land? * ☐ Yes ☒ No

Could the proposed project/activity impact a water body (e.g., direct discharge) or alter access to a water body? * ☐ Yes ☒ No

Could the proposed project/activity impact cultural heritage or archaeological resources, or access to them? * ☐ Yes ☒ No

Is the proposed project/activity adjacent or close to a First Nation Reserve? * ☐ Yes ☒ No

Is the applicant aware of any concerns from Indigenous communities about this proposed project/activity? * ☐ Yes ☒ No

Were there conditions placed, or direction provided, in another (or previous) permit or approval for consultation in relation to this project/activity? * ☐ Yes ☒ No

Based on the online Guide to Applying for an Environmental Compliance Approval, or direction provided by the Ministry or another agency, are Indigenous consultation activities likely required as part of this application process? * ☐ Yes ☒ No

If Yes to the question above, please describe the consultation/notification activities undertaken for this application or as part of another process (e.g., EAA) in relation to the proposed project/activity, including a summary of the notification/consultation, First Nation and Métis communities contacted, key issues raised and how they were addressed, any changes to the project as a result of these activities, and any planned consultation/notification activities in the future.

Please attach supporting documents (e.g., record of consultation, delegation letter and/or direction provided by the Crown, materials provided to communities, meeting notes and agendas, correspondence with communities as appropriate).

If the applicant has determined that consultation with First Nation and Métis communities is not likely required for the proposed project/activity, please provide a rationale why: *

Within built up area

Other Consultation/Notification: [Show Information](#)

Has the applicant had a ministry pre-application consultation in relation to the proposed project? *

☐ Yes ☒ No

If this application is for a waste disposal site (including for a Hauled Sewage Disposal Site), have the neighbour notification requirements been completed?

☐ Yes ☐ No

If yes, please attach a Public Consultation/Notification Report that includes the notice and list of recipients.

If no, please select the reason for not undertaking neighbour notification:

☐ Application is for an administrative amendment

☐ other, please explain

Are there any other consultation/notification activities that have been undertaken to fulfill requirements by other legislation or through voluntary efforts? *

☐ Yes ☒ No

If yes, please:

1. describe the consultation/notification activities below; and
2. attach documents describing each of these consultation/notification activities, any changes to the project as a result of these activities and any planned consultation/notification activities in the future.

✓ Completion Status (3.3 Consultation/Notification)

Fields marked with an asterisk (*) are mandatory.

4. Site Information

4.1 Site Address or Storage Location

Will the vehicles or equipment be stored at more than one location?

☐ Yes ☐ No

(If yes, please enter all vehicle or equipment storage locations below and attach separate list, as necessary.)

☐ Select if same as Applicant Physical Address

Address Type? *

☒ Civic Address ☐ Survey Address

Primary Civic Address

Unit Number	Street Number *	Street Name *
	43	Luscombe Drive

Additional Civic Addresses

Unit Number	Street Number	Street Name

Separate list attached?

☐ Yes ☐ No

Primary Survey Address

Enter Lot and Concession or Part and Reference Plan

Lot	Concession	Part	Reference Plan

Additional Survey Address

Enter Lot and Concession or Part and Reference Plan

Lot	Concession	Part	Reference Plan

Separate list attached?

☐ Yes ☐ No

Municipality/Unorganized Township *	County/District
Simcoe	Norfolk

Province/State *	Country *	Postal/Zip Code *
Ontario	Canada	N3Y 4J9

Non-address Information (includes any additional information to clarify the physical location)

Geo Reference (required)

☐ Select if same as Applicant Physical Geo Reference

Description of location	Map Datum *	Zone *	Accuracy Estimate *	Geo-Referencing Method *	UTM Easting *	UTM Northing *
Southwest corner of property	NAD83	17	0.01	Google	554,399.00	4,743,604.00
Physical location of front door or main entrance	NAD83	17	0.01	Google	554,397.00	4,743,663.00

✓ Completion Status (4.1 Site Address or Storage Location)

4.2 Site or Storage Location Information

Site Name *

Luscombe Drive Stormwater Management Facility (Industrial)

Days and Hours of Operation *

7 / 24

Ministry of the Environment District Office *

Hamilton District Office

Is the site (property) that is the subject of this application owned by the applicant? *

☒ Yes ☐ No

If no, please include the owner's name, address and a signed document indicating that the applicant has the authority to install and operate the proposed activity, or store vehicles or equipment on the land.

Is the applicant the operating authority of the site that is the subject of this application? *

☒ Yes ☐ No

If no, please include the operating authority name, address and phone number.

Is the site located in an area of development control as defined by the *Niagara Escarpment Planning and Development Act* (NEPDA)? *

☐ Yes ☒ No

If yes, please attach a copy of the NEPDA permit for proposed activity.

Is the site within an area covered by the Oak Ridges Moraine Conservation Plan? *

☐ Yes ☒ No

If yes, please attach proof of municipal planning approval for the proposed activity/work (for example, zoning by-law, letter from municipality, etc.).

✓ Completion Status (4.2 Site or Storage Location Information)

4.3 Site Zoning and Classification ☐ N/A

Current Land Use *

Industrial

Official Plan Designation *

Industrial

Current Zoning (Please attach zoning map, if available.) *

MG

Adjacent Land Use (select all that apply) *

☒ Industrial ☐ Agricultural ☐ Commercial ☐ Recreational ☐ Residential

☐ Other (specify) _____

Adjacent Land Zoning *

MG

Does the current zoning permit the proposed activity? *

☒ Yes ☐ No

Does the applicant have correspondence from the municipality to confirm that the current zoning of the property permits the proposed use? *

☒ Yes ☐ No If yes, please attach correspondence from the municipality.

Does the official plan designation support the proposed activity? *

☒ Yes ☐ No

✓ Completion Status (4.3 Site Zoning and Classification)

4.4 Point of Entry into Ontario ☐ N/A

(for waste management system vehicles that are stored at an address outside of Ontario)

City in closest proximity to the point of entry

Description of Point of Entry



Completion Status (4.4 Point of Entry into Ontario)

4.5 Source Protection/Drinking Water Threats (sewage or waste disposal site applications only) ☒ N/A

Check the source protection area(s) where the activity is/will be located

- | | | |
|---|--|--|
| ☐ Ausable Bayfield | ☐ Cataraqui Region | ☐ Catfish Creek |
| ☐ Central Lake Ontario | ☐ Credit Valley | ☐ Crowe Valley |
| ☐ Essex | ☐ Ganaraska | ☐ Grand River |
| ☐ Grey Sauble | ☐ Halton | ☐ Hamilton |
| ☐ Kawartha-Haliburton | ☐ Kettle Creek | ☐ Long Point |
| ☐ Lakehead | ☐ Lake Simcoe and Couchiching/Black River | ☐ Lower Trent |
| ☐ Lower Thames Valley | ☐ Maitland Valley | ☐ Mattagami |
| ☐ Mississippi Valley | ☐ Niagara | ☐ North Bay Mattawa |
| ☐ Northern Bruce Peninsula | ☐ Nottawasaga Valley | ☐ Rideau Valley |
| ☐ Raisin Region | ☐ South Nation | ☐ Saugeen Valley |
| ☐ Sault Ste. Marie | ☐ Severn Sound | ☐ Sudbury |
| ☐ St. Clair Region | ☐ Toronto and Region | ☐ Otonabee-Peterborough |
| ☐ Outside a source protection area | ☐ Quinte | ☐ Upper Thames River |

Is the proposed activity located or planned to be located in a vulnerable area identified in a local assessment report source protection plan under the *Clean Water Act, 2006*?☐ Yes ☐ No

If yes, what is/are the vulnerable area(s)/zone(s)?

- ☐ Wellhead Protection Areas ☐ Surface Water Intake Protection Zones ☐ Highly Vulnerable Aquifers
- ☐ Significant Groundwater Recharge Areas ☐ Issue Contributing Areas

Is the activity being applied for identified as a significant drinking water threat in the assessment report for the local source protection area?

☐ Yes ☐ No

Completion Status (4.5 Source Protection/Drinking Water Threats)

4.6 Receiver of Effluent Discharge (sewage applications only) ☐ N/A

Intermediate Receiver Name *

Existing Norfolk County Storm Sewer System

Watershed Name *Existing Norfolk County Storm Sewer System

Type of Receiver *

- ☐ Surface Water ☐ Groundwater ☒ Other (specify) * Storm Sewer
-

Has the facility received local Conservation Authority clearance? (for stormwater management facility discharging to the natural environment) *

☐ Yes ☒ No

If yes, please include a copy of the Conservation Authority clearance.

Final Receivers ☒ N/A

If the proposed activity will discharge sewage to any of the following critical receivers, please identify the receiver(s):

☐ Lake Simcoe ☐ Rideau River ☐ Detroit River
☐ Great Lakes ☐ Rouge River ☐ Bay of Quinte
☐ Other (specify) _____

Is the receiver a Policy 2 receiver?

☐ Yes ☐ No

Does the applicant have a Policy 2 deviation approval from the directors?

☐ Yes ☐ No

If yes, please attach a copy of the Director's approval.

✓ Completion Status (4.6 Receiver of Effluent Discharge)

4.7 Site Physical and Distance Parameters (Hauled Sewage Disposal Site and Processed Organic Waste Land Application Site applications only) ☐ N/A

Total Site Area (hectares)

Total Usable Area (hectares)

Soil T-Time

What is the estimated soil T-time within the usable area of the site based on field percolation tests or equivalent method? (e.g. grain size analyses). Use the check boxes below for your answer (more than one box can be checked) and provide a copy of the soil evaluation/analysis along with this application.

☐ T-time < 1 minute per cm ☐ T-time > 1 minute per cm and < 50 minutes per cm ☐ T-time > 50 minutes per cm

Soil Permeability

Provide an estimate of the soil permeability within the usable area of the site based on field percolation tests or equivalent method (e.g. grain size analyses). Use the check boxes below for your answer (more than one box can be checked) and provide a copy of the soil evaluation/ analysis along with this application.

☐ Slow ☐ Moderate ☐ Moderately Rapid ☐ Rapid

Average Slope

Provide an estimate of the slope of the land within the usable area of the site. Use the check boxes below for your answer (more than one box can be checked).

☐ 0-3% (Flat) ☐ 3-6% (Gentle Slope) ☐ 6-9% (Moderate Slope) ☐ >9% (Steep Slope)

Is the land within the usable area tile drained?

☐ Yes ☐ No

Distance to Sensitive Features

Please identify whether the distance from the edge of any portion of the site where hauled sewage or processed organic waste will be spread/stored or where hauled sewage will otherwise be deposited (e.g. in a dewatering trench, lagoon, storage) or land applied is:

Within 30 metres of the closest public roadway?

☐ Yes ☐ No

Within 200 metres of the closest surface water body?

☐ Yes ☐ No

Within 90 metres of the closest house on-site?

☐ Yes ☐ No ☐ N/A

Within 90 metres of the closest house off-site?

☐ Yes ☐ No

Within 450 metres of the closest residential area (i.e. cluster of 3 or more houses)?

☐ Yes ☐ No

Within 450 metres of the closest commercial, recreational or institutional use, and locations at which people regularly congregate?

☐ Yes ☐ No

Distance to Local Treatment Facilities

Is there a private or municipal sewage treatment plant that accepts hauled sewage located within 50km of this site?

☐ Yes ☐ No ☐ N/A

Is there any other type of private or municipal facility (e.g. biodigester) that accepts and treats hauled sewage located within 50km of this site?

☐ Yes ☐ No ☐ N/A

✓ Completion Status (4.7 Site Physical and Distance Parameters)

5. Facility Information

5.1 Air Show Information

5.2 Noise

5.3 Sewage Works Show Information

5.3.1 Facility Type - Sewage Works

Select the type of facility that is the subject of the application (select all that apply). *

- ☐ Sewage Treatment Plant (STP) ☒ Stormwater Management Facility

For the following, the applicant must complete and attach the relevant sections of the pipe data form:

- ☒ Storm Sewers ☐ Ditches ☐ Combined Sewers
☐ Force mains ☐ Sanitary Sewers ☐ Pumping Station

Does the pumping station pump directly to a sewage treatment plant?

- ☐ Yes ☐ No

(If yes, please attach the hydrogeological assessment.)

Sewage Treatment Plant Details

- ☐ Primary ☐ Secondary ☐ Tertiary
☐ Receives septage ☐ Constructed/Engineered Wetlands ☐ On-site system
☐ Lagoons (check all that apply below)
☐ Septage ☐ Municipal ☐ Other (specify) _____

Facility Type

- ☐ Municipal or private facility

Category: ☐ New ☐ 1 ☐ 2 ☐ 3 ☐ 4

Please indicate the maximum design capacity of the municipal or private sewage treatment plant:

☐ $\leq 4,500 \text{ m}^3/\text{day}$ ☐ $> 4,500 \text{ m}^3/\text{day}$

- ☐ Facility for the treatment of leachate

Category: ☐ New ☐ 1 ☐ 2 ☐ 3 ☐ 4

- ☐ Facility for the treatment of industrial process wastewater

Category: ☐ New ☐ 1 ☐ 2 ☐ 3 ☐ 4

- ☐ Facility for the disposal of non-contact cooling water

- ☐ Subsurface disposal

Please indicate the design capacity of the subsurface disposal:

☐ $\leq 15 \text{ m}^3/\text{day}$ ☐ $> 15 \text{ m}^3/\text{day}$ and $< 50 \text{ m}^3/\text{day}$ ☐ $> 50 \text{ m}^3/\text{day}$

Stormwater Management Facility Details

Category: * ☒ New ☐ 1 ☐ 2 ☐ 3 ☐ 4

Pond Type *

☐ Wet Pond ☒ Dry Pond ☐ Other (specify) _____

What is the drainage area (in hectares) associated with the proposed activity? * 1.15

Does the applicant own all, or part of the drainage area? *

☒ Applicant owns all of the drainage area

☐ Applicant owns part of the drainage area

☐ Applicant does not own the drainage area

For the drainage area land that the applicant does not own, does the applicant have an agreement with the owner(s) of the drainage area?

☐ Yes ☐ No

What is the predominant type of land use in the drainage area? *

☐ Rural or Agricultural

☒ Commercial or Industrial

☐ Residential

Is a Hydrogeological Assessment required? *

☐ Yes ☒ No

(If yes, please attach the hydrogeological assessment.)

Is a review of effluent criteria assessment for stormwater management, cooling water or soil remediation facilities required? *

☐ Yes ☒ No

(If yes, please attach the final effluent criteria accepted by the Regional Office of the Ministry.)

Is a review of effluent criteria assessment for municipal or private sewage, industrial process wastewater or leachate treatment plant required? *

☐ Yes ☒ No

(If yes, please attach the final effluent criteria accepted by the Regional Office of the Ministry.)

Note: The Hydrogeological Assessment, effluent criteria, and surface water assessment must be discussed and prepared with the Ministry's regional technical support section during a pre-application meeting(s) and consultation(s) with the Ministry. A proof of concurrence from technical support must be included as part of the ECA application package.

✓ Completion Status (5.3.1 Facility Type - Sewage Works)

5.3.2 Servicing

The works will provide sewage servicing for (select all that apply): *

☐ Residential

Residential Type

☐ Subdivision

☐ Condominium

☐ Institutional

☐ Other (specify) _____

Is there a Municipal Responsibility Agreement in place?

☐ Yes ☐ No ☐ N/A

(If yes, please attach a copy of the Municipal Responsibility Agreement.)

☐ Commercial

Commercial Type

☐ Hotel, Motel, Inn

☐ Campground, Park

☐ Rental Cabins

☐ Resort

☐ Shopping Malls

☐ Restaurant

☐ Highway Service Station/Gas Bars ☐ Other (specify) _____

☒ Industrial

Describe * Manufacturing Facility _____

✓ Completion Status (5.3.2 Servicing)

5.3.3 Sewage Servicing for Waste Disposal/Landfill Sites

Does/Will the sewage treatment facility receive waste disposal/landfill site leachate? *

☐ Yes ☒ No

If yes, please identify the site(s) below.

Name of Site Contributing Leachate	Environmental Compliance Approval Number	Volume of Leachate (m³)
1.		

✓ Completion Status (5.3.3 Sewage Servicing for Waste Disposal/Landfill Sites)

✓ Completion Status (5.3 Sewage Works)

5.4 Waste Disposal Site (Including a Hauled Sewage Disposal Site or a Processed Organic Waste (Biosolids) Land Application Site)

5.5 Waste Management Systems (Except Mobile Waste Processing)

5.6 Waste Management System - Mobile Waste Processing

5.7 Cleanup of Contaminated Sites

6. Supporting Documentation and Technical Requirements

6.1 General

Note**: Information contained in this application form (excluding Section 8, payment information) is not considered confidential and will be made available to the public upon request. If the applicant is of the view that any part of the supporting information to this application is confidential on the grounds that such information constitutes a trade secret or scientific, technical, commercial, financial or labour relations information, please make this known in the table below by selecting the appropriate checkbox and providing the explanation for confidentiality in Section 6.10. The Ministry may request a redacted copy of this document for public viewing. Although the applicant may identify the supporting information as confidential, the information is subject to the FIPPA and EBR. If you do not claim confidentiality at the time of submitting the information (i.e. select the appropriate checkbox in the table below), the Ministry may make the information available to the public without further notice to the applicant.

Attachment	Required, Optional or N/A	Attached?	If no, provide explanation, (include referenced attachment if more space is required for rationale)	Confidential/ Not Suitable for Public Viewing
Proof of legal name	Required	☒ Yes ☐ No		☐
Enhanced EBR description	N/A	☐ Yes ☐ No		☐
Provincial Officer Notice	N/A	☐ Yes ☐ No		☐
Inspection Report	N/A	☐ Yes ☐ No		☐
Detailed project and process description	Required	☒ Yes ☐ No		☐
Pre-application Consultation Record	N/A	☐ Yes ☐ No		☐
Legal Survey(s)	N/A	☐ Yes ☐ No		☐
Site Plan(s)	Required	☒ Yes ☐ No		☐
Scaled area location plan(s) with geo-referencing points identified	Required	☒ Yes ☐ No		☐
Documentation in support of EBR Exception	N/A	☐ Yes ☐ No		☐
Proof of Compliance with EAA Requirements	N/A	☐ Yes ☐ No		☐
Proof of Consultation/Notification	N/A	☐ Yes ☐ No		☐
Financial Assurance Estimate	Optional	☐ Yes ☒ No	N/A	☐
Name, address and consent of land/ site owner for the installation and operation of the proposed activity or storage location of equipment or vehicle	N/A	☐ Yes ☐ No		☐
Name, address and phone number of the Operating Authority	N/A	☐ Yes ☐ No		☐
Copy of NEPDA Permit	N/A	☐ Yes ☐ No		☐
Copy/Proof of Municipal Planning Approval (ORMCA, general)	N/A	☐ Yes ☐ No		☐
Municipal Zoning Confirmation Letter	Required	☒ Yes ☐ No		☐
Zoning map	Required	☒ Yes ☐ No		☐
Conservation Authority Clearance	N/A	☐ Yes ☐ No		☐
Director's approval for Policy 2 Deviation	N/A	☐ Yes ☐ No		☐
Application Fee	Required	☒ Yes ☐ No		☐

Attachment	Required, Optional or N/A	Attached?	If no, provide explanation, (include referenced attachment if more space is required for rationale)	Confidential/ Not Suitable for Public Viewing
Other (please describe) N/A	Optional	☐ Yes ☒ No	N/A	☐

✓ Completion Status (6.1 General)

6.2 Air

Attachment	Required, Optional or N/A	Attached?	If no, provide explanation, (include referenced attachment if more space is required for rationale)	Confidential/ Not Suitable for Public Viewing
Emission Summary and Dispersion Modelling (ESDM) Report prepared in accordance with s. 22 and of O. Reg. 419/05 (including signed checklist)	N/A	☐ Yes ☐ No		☐
Electronic copy of the Dispersion Modelling input and output files prepared in accordance with s. 26 of O. Reg. 419/05	N/A	☐ Yes ☐ No		☐
Supporting Information for a Maximum Ground Level Concentration Acceptability Request for Compounds with no Ministry POI Limit - Supplement to Application for Approval, EPA S. 9	N/A	☐ Yes ☐ No		☐
Copies of forms requesting O. Reg. 419/05 instruments and supporting documentation	N/A	☐ Yes ☐ No		☐
Other (please describe)	Optional	☐ Yes ☐ No		☐

✓ Completion Status (6.2 Air)

6.3 Noise and Vibration

Attachment	Required, Optional or N/A	Attached?	If no, provide explanation, (include referenced attachment if more space is required for rationale)	Confidential/ Not Suitable for Public Viewing
Primary Noise Screening	N/A	☐ Yes ☐ No		☐
Secondary Noise Screening	N/A	☐ Yes ☐ No		☐
Acoustic Assessment Report including signed checklist (AAR)	N/A	☐ Yes ☐ No		☐
Vibration Assessment Report	N/A	☐ Yes ☐ No		☐
Noise Abatement Action Plan	N/A	☐ Yes ☐ No		☐
Other (please describe)	Optional	☐ Yes ☐ No		☐

✓ Completion Status (6.3 Noise and Vibration)

6.4 Sewage Works

Attachment	Required, Optional or N/A	Attached?	If no, provide explanation, (include referenced attachment if more space is required for rationale)	Confidential/ Not Suitable for Public Viewing
Signed Municipal Responsibility Agreement	N/A	☐ Yes ☐ No		☐
Detailed description of the proposed activities/works	Required	☒ Yes ☐ No		☐
Notice of Completion for the Environmental Study Report (ESR)	Optional	☐ Yes ☒ No	N/A	☐
Design Brief	Required	☒ Yes ☐ No		☐
Preliminary Engineering Report	Optional	☒ Yes ☐ No		☐
Final Plans	Required	☒ Yes ☐ No		☐
Engineering Drawings and Specifications	Required	☒ Yes ☐ No		☐
Sewage quantity and quality characteristics	Required	☐ Yes ☒ No	N/A	☐
Stormwater Management Report	Required	☒ Yes ☐ No		☐
Stormwater Management Plan	Required	☒ Yes ☐ No		☐
Hydrogeological Assessment with proof of concurrence from the Ministry's Regional technical support section	N/A	☐ Yes ☐ No		☐
Environmental Impact Analysis	Optional	☐ Yes ☒ No	N/A	☐
Final effluent criteria accepted with proof of concurrence from the Ministry's Regional Technical Support Section	N/A	☐ Yes ☐ No		☐
Sewage Works Operational Flexibility Requirements - Engineer's Report	N/A	☐ Yes ☐ No		☐
Sewage Works Operational Flexibility Requirements - Declarations	N/A	☐ Yes ☐ No		☐
Pipe Design Data Form	Required	☒ Yes ☐ No		☐
Other (please describe)	Optional	☐ Yes ☐ No		☐

✓ Completion Status (6.4 Sewage)

6.5 Waste Disposal Sites

Attachment	Required, Optional or N/A	Attached?	If no, provide explanation, (include referenced attachment if more space is required for rationale)	Confidential/ Not Suitable for Public Viewing
Design and Operations Report	N/A	☐ Yes ☐ No		☐
Stormwater Management Report	Optional	☐ Yes ☐ No		☐
Hydrogeological Assessment with proof of concurrence from the Ministry's Regional technical support section	N/A	☐ Yes ☐ No		☐

Attachment	Required, Optional or N/A	Attached?	If no, provide explanation, (include referenced attachment if more space is required for rationale)	Confidential/ Not Suitable for Public Viewing
Assessment of Physical and Water Use Conditions	Optional	☐ Yes ☐ No		☐
Waste Operational Flexibility Requirements - Engineer's Report	N/A	☐ Yes ☐ No		☐
Waste Operational Flexibility Requirements - Declarations	N/A	☐ Yes ☐ No		☐
Copy of notification to adjacent landowners	N/A	☐ Yes ☐ No		☐
Other (please describe)	Optional	☐ Yes ☐ No		☐

Hauled Sewage Disposal Sites - Additional Supporting Documentation

Soil Evaluation / Analysis	N/A	☐ Yes ☐ No		☐
Local Groundwater Conditions Report (e.g. well water records, data to support inferred groundwater flow, groundwater monitoring data, hydrogeological assessment with proof of concurrence from the Ministry's regional technical support section)	N/A	☐ Yes ☐ No		☐
Surface Water Assessment Report (e.g. surface water monitoring data, description of aquatic habitat, surface water users, existing stressors, description of proposed measures to minimize risks)	N/A	☐ Yes ☐ No		☐
Map showing location of the site in relation to local features	N/A	☐ Yes ☐ No		☐

Processed Organic Waste (Biosolids) Land Application Sites - Additional Supporting Documentation

Soil Evaluation / Analysis	N/A	☐ Yes ☐ No		☐
Processed Organic Waste Analysis	N/A	☐ Yes ☐ No		☐
Overview of Beneficial Use and Risk Management Measures	N/A	☐ Yes ☐ No		☐
Map showing location of the site in relation to local features	N/A	☐ Yes ☐ No		☐

✓ Completion Status (6.5 Waste Disposal Sites)

6.6 Waste Management Systems

Attachment	Required, Optional or N/A	Attached?	If no, provide explanation, (include referenced attachment if more space is required for rationale)	Confidential/ Not Suitable for Public Viewing
Proof of vehicle and/or equipment ownerships	N/A	☐ Yes ☐ No		☐
Complete Fleet List (list of all vehicles, trailers and equipment used)	N/A	☐ Yes ☐ No		☐
Copy of the Liability Insurance for all vehicles for which insurance is required	N/A	☐ Yes ☐ No		☐
Copy of the storage tank design	N/A	☐ Yes ☐ No		☐

Attachment	Required, Optional or N/A	Attached?	If no, provide explanation, (include referenced attachment if more space is required for rationale)	Confidential/ Not Suitable for Public Viewing
Copy of commercial vessel licence	N/A	☐ Yes ☐ No		☐
Description of the physical location where the vehicles transporting biomedical waste are being disinfected	Optional	☐ Yes ☐ No		☐
Drivers Training Manual (for PCB/ Biomedical Waste)	Optional	☐ Yes ☐ No		☐
A copy of the applicant's Operation Plan including detailed packaging and biomedical waste handling methods	Optional	☐ Yes ☐ No		☐
Contingency and Emergency Procedures Plan (for PCB/ Biomedical Waste/Hauled Sewage (Septage))	Optional	☐ Yes ☐ No		☐
Other (please describe)	Optional	☐ Yes ☐ No		☐

✓ Completion Status (6.6 Waste Management Systems)

6.7 Mobile Waste Processing ☐ N/A

Attachment	Required, Optional or N/A	Attached?	If no, provide explanation, (include referenced attachment if more space is required for rationale)	Confidential/ Not Suitable for Public Viewing
Design and Operations Report - Mobile Waste Processing of General Waste	N/A	☐ Yes ☐ No		☐
Design and Operations Report - Mobile Waste Processing of Liquid Waste	N/A	☐ Yes ☐ No		☐
Other (please describe)	Optional	☐ Yes ☐ No		☐

✓ Completion Status (6.7 Mobile Waste Processing)

6.8 Cleanup of Contaminated Sites ☐ N/A

Attachment	Required, Optional or N/A	Attached?	If no, provide explanation, (include referenced attachment if more space is required for rationale)	Confidential/ Not Suitable for Public Viewing
Design Report for Cleanup of Contaminated Sites	N/A	☐ Yes ☐ No		☐
Other (please describe)	Optional	☐ Yes ☐ No		☐

✓ Completion Status (6.8 Cleanup of Contaminated Sites)

6.9 Other Attachments ☐ N/A

Title	Reference	Confidential/ Not Suitable for Public Viewing
		☐

Is there an attachment of an additional list of attachments?

☐ Yes ☐ No

If there is not enough space to list all of the attachments included in this application package, please include an additional listing of these attachments.

✓ Completion Status (6.9 Other Attachments)

6.10 Confidentiality / Not Suitable for Public Viewing

Note** Although the applicant may identify the supporting information as confidential, the information is subject to the FIPPA and EBR.

For each attachment selected in tables 6.1 to 6.9 as having confidential information, provide an explanation for confidentiality / why the attachment(s), or information within the attachment(s) is not suitable for public viewing.

Please provide a redacted copy of this document(s) that can be used for public viewing.

Attachment containing confidential information (i.e. Name of document)	Explanation for Confidentiality	Redacted Copy Attached?	Explanation is Confidential/Not Suitable for Public Viewing
		☐ Yes ☐ No	☐

✓ Completion Status (6.10 Confidentiality / Not Suitable for Public Viewing)

Attachments

File Name	Size (MB)	Selected File
		☐
Total		

Please note: The collection of personal information in this application is necessary to administer the Ministry's approvals program, which is authorized pursuant to the *Environmental Protection Act* and the *Ontario Water Resources Act*. The personal information collected in this application will be used to administer the program, including for the purposes of the Ministry's compliance and enforcement activities under the aforementioned acts, and for the purposes of making information in respect of Environmental Compliance Approvals available to the public with the exception of payment information. Questions about the collection of the information can be directed to a Client Service Representative, Client Services and Permissions Branch, 135 St. Clair Avenue West, 1st Floor, Toronto ON M4V 1P5; Telephone outside Toronto 1-800-461-6290 or in Toronto 416-314-8001 or Fax 416-314-8452.

7. Authorization

7.1 Statement of the Applicant

I am authorized to prepare and submit this application and to make this certification. I have reviewed the complete application and I have made all inquiries that are necessary to declare to the best of my knowledge, information and belief:

- The information contained in this application is complete and accurate.
- The Technical Contact(s) identified in this application has/have been authorized to prepare certain technical material, and act on behalf of the applicant to discuss this application with the Ministry of the Environment, Conservation and Parks and to provide additional information about this application to the Ministry on request.
- The information provided to the Technical Contact(s) in relation to this application is complete and accurate.

☒ By checking this each of the undersigned acknowledge that in providing their name on the applicable line below in electronic form will constitute a signature for the purposes of the *Electronic Commerce Act, 2000*, S.O. 2000, c. 17. *

Name of Signing Authority (Please print) *

Mr. T. Koutny

Title *

Owner

Telephone Number

519-582-8222

ext.

Mobile Number

Fax Number

Email Address

tony@koutny.ca

Signature (hard copy submission must be signed)

Date (yyyy/mm/dd) *

2026/7/24



Completion Status (7.1 Statement of the Applicant)

7.2 Statement of the Municipality ☐ N/A

I, the undersigned hereby declare on behalf of the Municipality, that the Municipality has no objection to the construction of the works in the Municipality.

☒ By checking this each of the undersigned acknowledge that in providing their name on the applicable line below in electronic form will constitute a signature for the purposes of the *Electronic Commerce Act, 2000*, S.O. 2000, c. 17. *

Name (Please print) *

Mr. D. Lambert

Title *

Director, Engineering

Name of Municipality *

Norfolk County

Signature (hard copy submission must be signed)

Date (yyyy/mm/dd) *

2026/7/24



Completion Status (7.2 Statement of the Municipality)

7.3 Statement of Technical Contacts

Technical Contact 1

I have been authorized by the applicant to prepare the technical materials for the area(s) of responsibility identified in section 2.6 that are included in the application. I have reviewed those technical materials and I have made all inquiries that are necessary to declare to the best of my knowledge, information and belief:

- The technical materials contained in this application in respect of the area(s) of responsibility identified in section 2.6 are complete and accurate.
- I have the relevant education and experience necessary to provide this certification.

☒ By checking this each of the undersigned acknowledge that in providing their name on the applicable line below in electronic form will constitute a signature for the purposes of the *Electronic Commerce Act, 2000*, S.O. 2000, c. 17. *

Name of Technical Contact (Please print) *	
R Phillips	
Signature (hard copy submission must be signed)	Date (yyyy/mm/dd) *
	2026/7/24

✓ Completion Status (7.3 Statement of Technical Contacts)

8. Payment Information - Application for an Environmental Compliance Approval

Payment Options *

The information collected in this section of the form is considered confidential and will only be used to process the application fee. All fees should be paid in Canadian funds.

☐ **Pay online** (under \$10,000)

- Ensure the application form is complete before paying your application fee online.
- The application form and supporting documents (attached in Section 6) will be automatically emailed (up to 13 MB of data) to the Client Services and Permissions Branch after payment has been confirmed.
- If your submission is greater than 13 MB, do not attach the supporting documents, send us a link to download your files by emailing ECA.submission@ontario.ca.

☒ **Certified cheque** (payable to the Minister of Finance)

☐ **Money order** (payable to the Minister of Finance)

If payment by **certified cheque or money order**, email the application package to ECA.submission@ontario.ca.

Wait for the Ministry to provide the reference number, then complete the Application Summary Page below (include the reference number), staple the cheque / money order to the page, and mail it to the Client Services and Permissions Branch.

Mailing Address

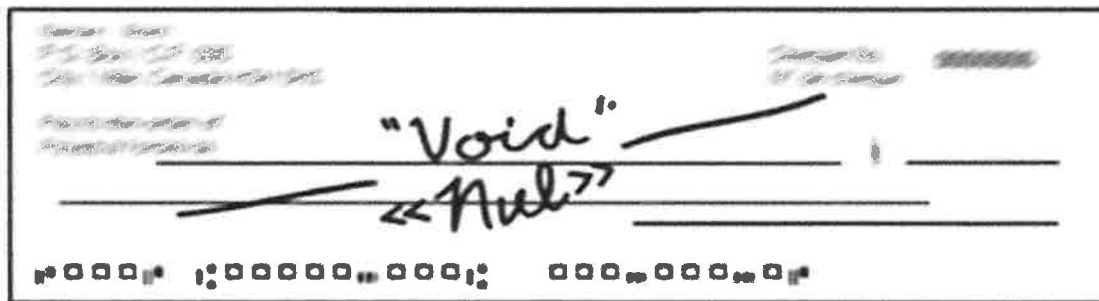
Client Services and Permissions Branch
Ministry of the Environment, Conservation and Parks
135 St. Clair Ave W, 1st Floor
Toronto ON M4V 1P5

If this form has been completed by hand, the fee calculations must be completed and attached separately. The supplemental fee calculations do not need to be included if this form has been completed electronically.

If this form has been completed electronically, the fees for this application have been calculated based on the information provided. The Ministry may require additional information during the review of the application that could impact the total fee required.

☒ **Completion Status (8 Payment Information)**

If paying by certified cheque or money order, please attach it here.



Application Summary

Reference Number	Payment Received (\$)	Date (yyyy/mm/dd)	Initials

Applicant Name

Mr. T. Koutny

Project Name

Proposed Manufacturing Building - Luscombe Drive

Project Description Executive Summary

To construct two (2) 464.6 sq.m. industrial buildings on the subject property including site servicing

Supplemental Application Information

The proposal is to construct a stormwater management facility on the site to control the discharge rate on the property to the pre-development levels with an storm sewer outlet directly to municipal storm sewer system on Luscombe Drive

The proposed construction date is as soon as possible with the construcion of the intial phase of the development.

Copies of the application have been sent to District Office

Hamilton District Office | Ontario Ministry of the Environment, Conservation and Parks

119 King Street West, | Hamilton Ontario | L8P 4Y7 | 905-521-7650

Darnell Lambert, C.E.T.

Director, Engineering

Gilbertson Administration Building

Engineering and Asset Management

Public Works

12 Gilbertson Drive, Simcoe, Ontario, N3Y 4N5

Application Status

Section	Completed?			
1. Application Information	☒	Yes	☐	No
2. Project Information	☒	Yes	☐	No
3. Regulatory Requirements	☒	Yes	☐	No
4. Site Information	☒	Yes	☐	No
5. Facility Information	☒	Yes	☐	No
6. Supporting Documentation	☒	Yes	☐	No
7. Authorization	☒	Yes	☐	No
8. Payment Information	☒	Yes	☐	No

Fee Summary

Activity	Amount (\$)
Administrative Processing	\$200.00
Review of EPA s. 9 activities	\$0.00
Review of EPA s. 27 activities	\$0.00
Review of OWRA s. 53 activities	\$2,900.00
Total Fee	\$3,100.00

The Ministry may request additional fees upon review of this application.
If this form is submitted in print version only and the smart calculation feature is not used, please attach the fee calculation separately.

SITE STATISTICS

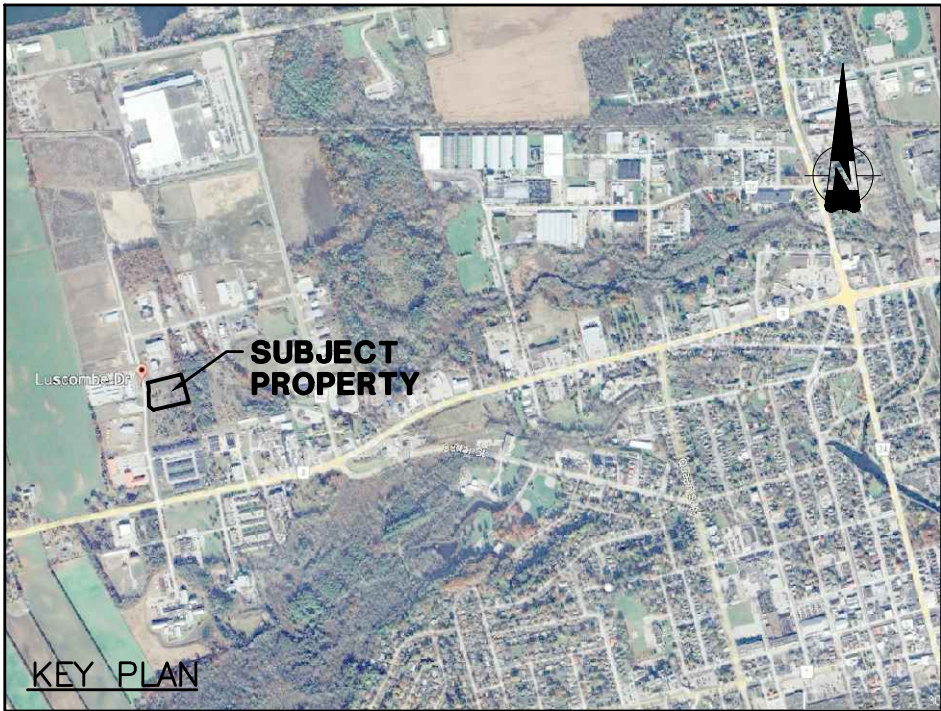
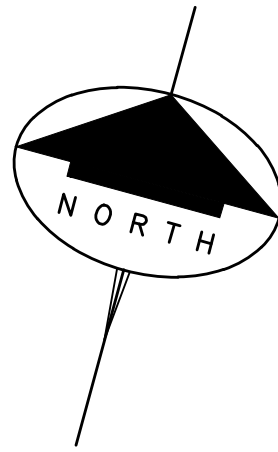
ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS	COMPLIANCE ✓ MEETS REQUIREMENTS X REZONING REQUIRED
ZONING CATEGORY	MG	MG	✓
LOT AREA (sq. m.)	11,541	1,855 MIN.	✓
LOT FRONTAGE (m)	92.52±	30.00 MIN.	✓
GROUND FLOOR AREA (sq. m.) - PROPOSED	464.5	N/A	✓
LOT COVERAGE	4.0%	N/A	✓
STREET SETBACK (m)	31.71	6.00 MIN.	✓
REAR YARD (m)	69.36	9.00 MIN.	✓
SIDE YARD (m)	10.00	3.00 MIN.	✓
NUMBER OF PARKING SPACES	6	6 *	✓
NUMBER OF ACCESSIBLE PARKING SPACES	1	1 (TYPE 'A')	✓
NUMBER OF LOADING SPACES	-	-	✓
PARKING STALL DIMENSIONS (m)	3.00 x 5.80	3.00 x 5.80	✓
ACCESSIBLE PARKING STALL DIMENSIONS (m)	4.90 x 5.50 3.90 x 5.50	3.4(+1.5) x 5.80 (TYPE 'A') 2.4(+1.5) x 5.80 (TYPE 'B')	✓
SHIPPING CONTAINERS	-	10.0% MAX. LOT AREA	-
OUTDOOR STORAGE	-	PROHIBITED IN FRONT/EXT. YARDS	-
BUILDING HEIGHT (m)	7.06	-	-

* CALCULATION IS BASED ON (INDUSTRIAL) 1 PARKING SPACE FOR EVERY 90 sq.m. OF FLOOR AREA.
** ITEM REQUIRES A VARIANCE



FIRE ROUTE
SIGN DETAIL
N.T.S.

'MG'



LEGEND:

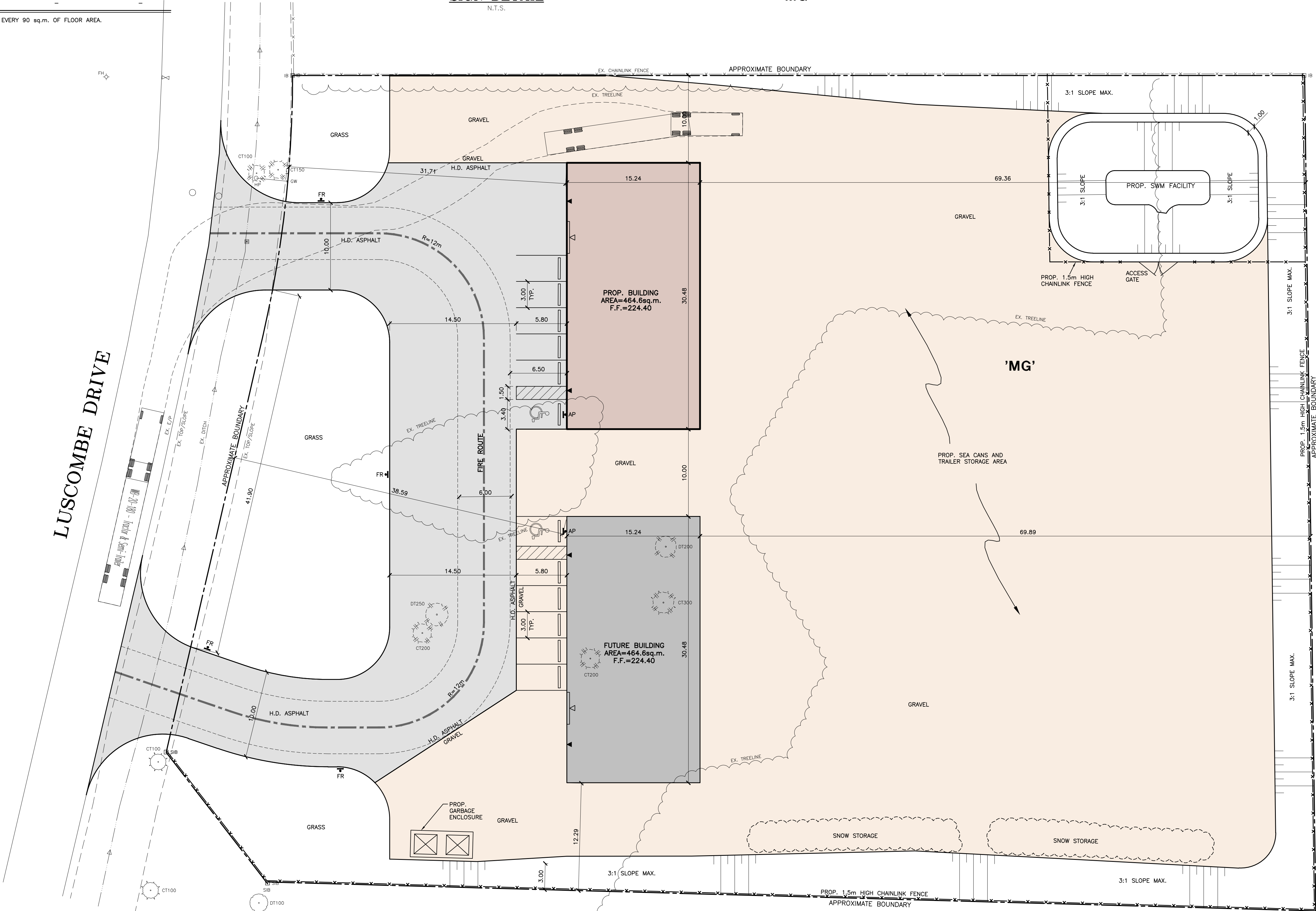
- ▲ DENOTES MANDOR LOCATIONS
- △ DENOTES OVERHEAD DOOR LOCATIONS
- AP DENOTES ACCESSIBLE PARKING SIGN
- FR DENOTES FIRE ROUTE SIGN
- EX. TREES TO REMAIN
- EX. TREES TO BE REMOVED

NOTES:

- ALL ELEVATIONS SHOWN ARE METRIC.
- BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (i.e. SIDEYARDS, SETBACKS, REARYARDS ETC.)



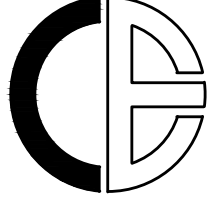
BARRIER FREE PARKING
SIGN DETAIL
N.T.S.



'MG'

'MG'

7	AS PER COUNTY COMMENTS	07/30/26	S.L.M.
6	POND	07/22/26	S.L.M.
5	LIMITS OF ASPHALT/GRAVEL	04/09/26	S.L.M.
4	ADDITIONAL TOPO	02/05/26	S.L.M.
3	SERVICING UPDATE	01/14/26	K.P.B.
2	AS PER COUNTY COMMENTS	11/17/25	S.L.M.
1	AS PER COUNTY COMMENTS	08/01/25	K.P.B.
NO.	REVISION	DATE (MM/DD/YY)	BY



**J.H. COHOON
ENGINEERING
LIMITED**
CONSULTING ENGINEERS

440 HARDY ROAD - UNIT #1 - BRANTFORD - ONTARIO, N3T 5L8
TEL. (519) 753-2656 FAX. (519) 753-4263 www.cchooneng.com

PROJECT:

**PROPOSED
MANUFACTURING BUILDING**
LUSCOMBE DRIVE, SIMCOE
NORFOLK COUNTY

CLIENT:

TONY KOUNTY

SITE PLAN

DESIGN:	R.W.P.	SCALE:	1:250
DRAWN:	S.L.M./K.P.B.	JOB No:	17233
CHECKED:	R.W.P.		
SHEET:	1 of 4	DWG. No:	17233-1
DATE:	MAR. 20/25		

STORM SYSTEM			
MH No.	DESCRIPTION	T/G	INVERTS
ST1A	STORMCEPTOR MODEL EF06	223.15	N 221.58 S 221.61
ST1	1.2mø P/C CB/MH	223.00	N 221.63 S 221.66
ST2	0.6x0.6x1.52m P/C CB	223.00	N 221.83
ST3	1.2mø P/C MH	223.30	N 221.72 S 221.74 W 221.76
ST4	0.6x0.6x1.83m P/C CB	223.85	N 222.37
ST5	1.2mø P/C MH	224.15	E 222.07 N 222.10 S 222.10
ST6	0.6x0.6x1.98m P/C CB	223.85	S 222.18
ST7	1.2mø P/C MH	222.25	E 221.12 W 221.09
ST8	1.2mø P/C MH	224.20	W 221.25 E 221.28
ST9	1.2mø P/C CB/MH c/w 4:1 SLOPED GRATE	224.40 (LOW)	W 221.88

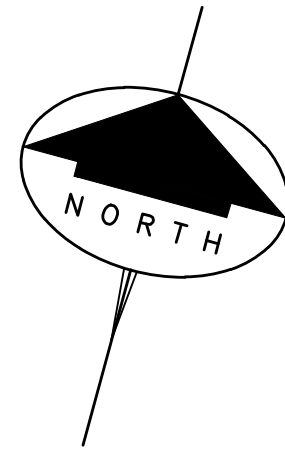
SANITARY SYSTEM			
MH No.	DESCRIPTION	T/G	INVERTS
S1	1.2mø P/C MH	223.95	W 222.42 E 222.45 S 222.45
S2	1.2mø P/C MH	225.00	W 222.12 E 222.15

ROAD RESTORATION TO BE A MINIMUM OF:
40mm HL3 ASPHALT, 50mm HL8 ASPHALT
150mm GRAN. 'A', 300mm GRAN. 'B'
(OR MATCH EXISTING)
-ALL TRENCHED AREAS TO BE BACKFILLED
WITH IMPORTED GRANULAR 'A' MATERIAL
COMPACTED TO 100% SPMD TO SUBGRADE.
-ALL MATCH LIMITS ADJACENT TO EXISTING
ASPHALT TO BE SAWCUT & LAP JOINTS TO
BE MILLED, 40mm DEPTH, 500mm WIDTH.

WATERMAIN CROSSINGS						
LOCATION	STM. INV.	STM. OBV.	SAN. INV.	SAN. OBV.	W/M INV. AT CROSSING ONLY	W/M OBV. AT CROSSING ONLY
1			221.77	222.02		223.60
2	220.96	221.71			223.56	223.60
3	221.77	222.02			223.36	223.40
4	222.17	222.42			221.63*	221.67*
5			222.57	222.72	222.03*	222.07*
6	222.06	222.44			221.52*	221.56*

* DENOTES LOCATION WHERE WATERMAIN IS TO BE LOWERED BELOW STORM SEWER (ONLY) OR SANITARY SEWER (ONLY). PROVIDE 0.50m MIN. CLEARANCE - WATERMAIN ELEVATIONS SHOWN ARE THE LOWERED ELEVATIONS AT INDICATED CROSSING LOCATIONS

NOTE: ENSURE ALL EFFORTS BE TAKEN TO MINIMIZE JOINTS AT PIPE CROSSINGS WHERE THERE IS A REDUCED VERTICAL SEPARATION.



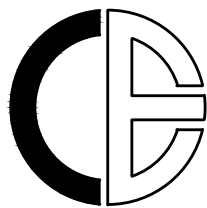
LEGEND:

- S1 EXISTING SANITARY MANHOLE
- ST1 EXISTING STORM MANHOLE
- CB EXISTING CATCHBASIN
- ◆ FH EXISTING FIRE HYDRANT
- V&B EXISTING VALVE & BOX
- * WB EXISTING WATER BOX
- S1 PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SERVICE
- - - PROPOSED STORM SERVICE
- ST1 PROPOSED STORM MANHOLE
- ST1 PROPOSED CATCHBASIN MANHOLE
- CB PROPOSED CATCHBASIN
- CS PROPOSED WATER SERVICE & CURBSTOP
- RWL → PROPOSED RAIN WATER LEADER

T.B.M. No. 1 ELEV. = 225.25m (GEO)
TOP OF IRON BAR @ NORTHWEST CORNER OF PROPERTY AS SHOWN
(FROM JOE TOPO SURVEY)

T.B.M. No. 2 ELEV. = 226.10m (GEO)
TOP NUT OF FIRE HYDRANT WEST SIDE OF LUSCOMBE DRIVE, AS
SHOWN (TAKEN BY C. PROPER NOV. 13, 2025)

NO.	REVISION	DATE (MM/DD/YY)	BY
7	AS PER COUNTY COMMENTS	07/30/26	S.L.M.
6	POND	07/22/26	S.L.M.
5	LIMITS OF ASPHALT/GRAVEL	04/09/26	S.L.M.
4	ADDITIONAL TOPO	02/05/26	S.L.M.
3	SERVICING UPDATE	01/14/26	K.P.B.
2	AS PER COUNTY COMMENTS	11/17/25	S.L.M.
1	AS PER COUNTY COMMENTS	08/01/25	K.P.B.



**J.H. COHOON
ENGINEERING
LIMITED**
CONSULTING ENGINEERS

440 HARDY ROAD UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohoeneng.com

PROJECT:

**PROPOSED
MANUFACTURING BUILDING**
LUSCOMBE DRIVE, SIMCOE
NORFOLK COUNTY

CLIENT:

TONY KOUNTY

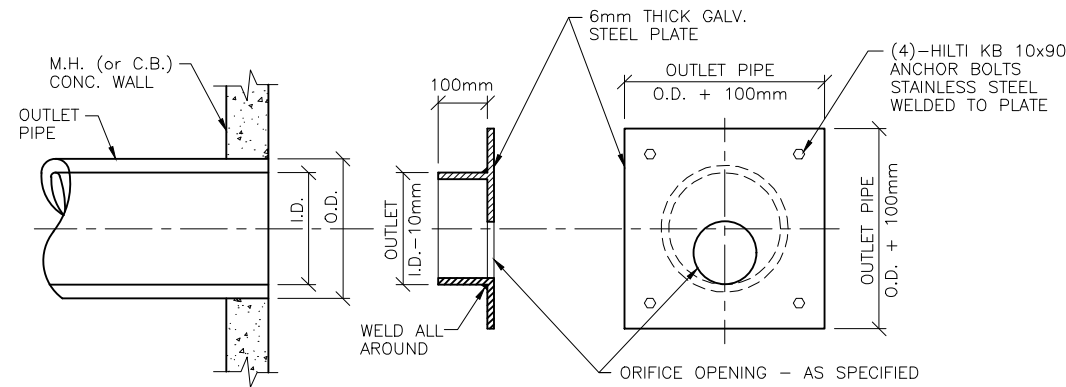
SERVICING PLAN

DESIGN:	R.W.P.	SCALE:	1:250
DRAWN:	S.L.M./K.P.B.	JOB No:	17233
CHECKED:	R.W.P.		
SHEET:	3 of 4	DWG. No:	17233-3
DATE:	MAR. 20/25		

ROADWORKS:

- ROADWAYS & RELATED WORKS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO COMPLY WITH APPLICABLE LAW, TO BE CONSISTENT WITH THE COUNTY OF NORFOLK DEVELOPMENT AND ENGINEERING STANDARDS AND IN ACCORDANCE WITH CURRENT GUIDELINES, CODES, REGULATIONS, BEST PRACTICES AND STANDARDS PRESCRIBED BY THE COUNTY.
- CATCH BASIN CONNECTIONS TO BE PVC PIPE CSA B182.4, SDR 35 OR 'ULTRA RIB'. SINGLE CATCH BASIN LEADS TO BE MIN. 250mm DIA. DOUBLE CATCH BASIN LEADS TO BE MIN. 300mm DIA. REAR LOT CATCHBASIN LEADS AND DITCH INLET LEADS TO BE CSA A257.1 EXTRA STRENGTH CL3 CONC. 300mm DIA. AT 1.0% MIN.
- SINGLE CATCH BASINS AS PER OPSD 705.010 FRAME AND COVER AS PER OPSD 400.110.
- FINAL ROADWAY CROSSFALL TO BE 2.0%
- VALVES, MANHOLES AND CATCH BASINS SHALL BE PLACED AT ASPHALT BINDER COURSE (HL4) ELEVATION AS DIRECTED BY THE ENGINEER.
- AT SAG POINTS, CATCH BASIN ADJUSTMENT AND PAVING TO BE PLACED IN SUCH MANNER THAT WILL NOT OBSTRUCT DRAINAGE.
- FINAL ASPHALT COURSE (HL3) SHALL BE PLACED IN ACCORDANCE WITH APPROVED COUNTY OF NORFOLK STANDARDS FOR TIMING, AS DIRECTED BY THE ENGINEER AND AS PER THE REQUIREMENTS STIPULATED IN THE DEVELOPMENT AGREEMENT.
- FOR MANHOLE AND CATCH BASIN TOP ADJUSTMENTS, ALL PERMANENT ADJUSTMENTS ARE TO BE POURED IN PLACE OR APPROVED EQUIVALENT (e.g. MODULOC).
- ALL BEDDING AND BACKFILL MATERIAL, ROAD SUB-GRADES AND GRANULAR ROAD BASES SHALL BE COMPACTED TO MIN 100% SPD UNLESS OTHERWISE SPECIFIED.
- SILTATION CONTROL, BARRIERS SHALL BE PLACED AS DETAILED ON THE SILTATION AND EROSION CONTROL PLAN.
- ADDITIONAL SILT CONTROL LOCATIONS MAY BE REQUIRED AS DETERMINED BY THE COUNTY AND/OR THE ENGINEER.

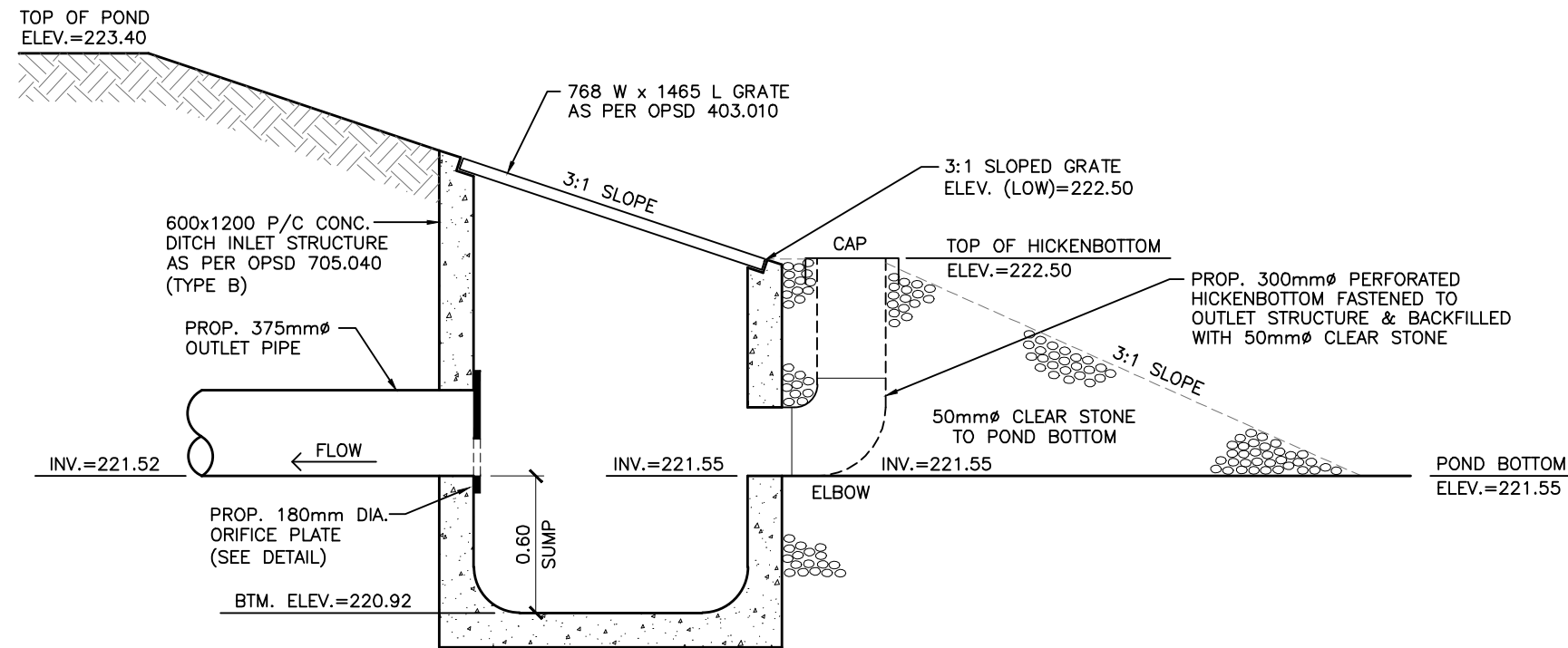
C.B. ORIFICE PLATE SIZING	
ORIFICE PLATE CONFIGURATION NUMBER	DIAMETER OF ORIFICE PLATE OPENING
	175mm
	175mm
	100mm
	85mm



FLOW CONTROL DEVICE
ORIFICE PLATE
N.T.S.

GENERAL NOTES:

- CONSTRUCTION OF SEWERS, WATERMAINS AND RELATED APPURTENANCES SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE CURRENT STANDARD DRAWINGS OF THE COUNTY OF NORFOLK, AND THE ONTARIO PROVINCIAL STANDARDS DRAWINGS (OPSD). THE COUNTY OF NORFOLK DRAWINGS SHALL TAKE PRECEDENCE OVER THE OPSD DRAWINGS.
- INFORMATION REGARDING ANY EXISTING SERVICES AND/OR UTILITIES SHOWN ON THE APPROVED SET OF CONSTRUCTION DRAWINGS IS FURNISHED AS THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL INTERPRET THIS INFORMATION AS THEY SEE FIT WITH THE UNDERSTANDING THAT THE OWNER AND HIS AGENTS DISCLAIM ALL RESPONSIBILITY FOR ITS ACCURACY AND/OR SUFFICIENCY.
- ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION AND HE SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
- RELOCATION OF EXISTING SERVICES AND/OR UTILITIES SHALL BE CONSTRUCTED AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR CONSTRUCTION.
- FOR ALL SEWERS AND WATERMAIN IN FILL SECTIONS, THE COMPACTION SHALL BE VERIFIED PRIOR TO LAYING OF PIPE.
- NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE COUNTY OF NORFOLK OR THE ENGINEER.
- NO BLASTING WILL BE PERMITTED.
- ALL EXCAVATIONS TO BE BACKFILLED WITH SELECT NATIVE MATERIAL, APPROVED BY THE ENGINEER, TO 95% S.P.D.
- THE DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING (UNTIL ROAD CONSTRUCTION IS FINISHED) SILT CONTROL DEVICES AS SHOWN ON THE DRAWINGS AND AS DIRECTED BY THE ENGINEER.
- TREE PROTECTION PROCEDURES TO BE IMPLEMENTED IN ACCORDANCE WITH COUNTY OF NORFOLK STANDARDS.
- ALL WORKS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO COMPLY WITH APPLICABLE LAW, TO BE CONSISTENT WITH THE COUNTY OF NORFOLK DEVELOPMENT & ENGINEERING STANDARDS AND IN ACCORDANCE WITH CURRENT GUIDELINES, CODES, REGULATIONS AND STANDARDS PRESCRIBED BY THE COUNTY.
- ALL BOULEVARD AREAS TO BE RESTORED WITH #1 NURSERY SOD ON A MINIMUM 100mm OF SELECT TOPSOIL.
- ALL TRENCH BACKFILL UNDER EXISTING ROADWAYS SHALL BE COMPACTED IN MINIMUM 230mm LIFTS TO 98% STANDARD PROCTOR DENSITY. A GEOTECHNICAL ENGINEER'S REPRESENTATIVE SHALL BE ON SITE DURING THE WORK TO VERIFY THE COMPACTION OF EACH LIFT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS OF RE-TESTING.
- AN ENGINEER IS REQUIRED TO BE ONSITE FOR INSPECTION OF ALL UNDERGROUND SERVICES.
- DRIVEWAYS MUST HAVE MINIMUM 1.0m CLEARANCE FROM CATCHBASINS, VALVES, HYDRANTS STREETLIGHT POLES, TRANSFORMERS, CANADA POST COMMUNITY MAILBOX LOCATIONS ETC.



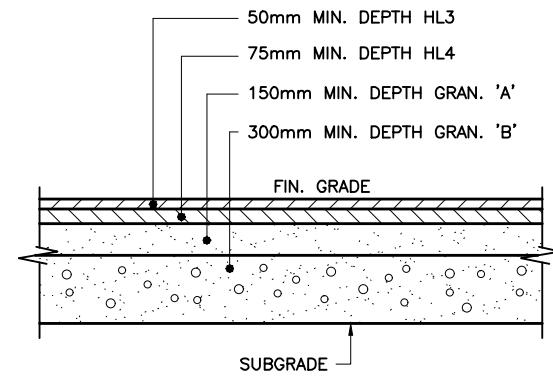
SWM POND OUTLET
STRUCTURE DETAIL
SCALE: 1:30

WATERMAINS:

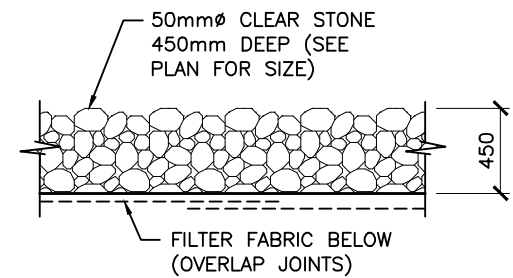
- WATERMAINS AND RELATED APPURTENANCES SHALL BE DESIGNED AND CONSTRUCTED SO AS TO COMPLY WITH APPLICABLE LAW, TO BE CONSISTENT WITH THE COUNTY OF NORFOLK DEVELOPMENT AND ENGINEERING STANDARDS AND IN ACCORDANCE WITH CURRENT GUIDELINES, CODES, REGULATIONS, BEST PRACTICES AND STANDARDS PRESCRIBED BY THE COUNTY.
- WATERMAINS TO BE INSTALLED WITH A MINIMUM DEPTH OF COVER OF 1.70m BELOW FINISHED GRADE.
- WATERMAINS TO BE INSTALLED IN ACCORDANCE WITH OPSD 802.010 TYPE 2. TRENCH BEDDING TO BE GRANULAR 'A' UNLESS OTHERWISE NOTED.
- WATERMAINS TO BE PVC DR-18 IN ACCORDANCE WITH AWWA C900 & CSA B137.3. THE PIPE SHALL BE SHIPPED TO THE SITE WITH THE ENDS FACTORY CAPPED IF APPLICABLE.
- FOR PVC WATERMAIN DEFLECTION:
 - MAXIMUM ALLOWABLE DEFLECTION OF 1 DEGREE PER JOINT SHALL NOT BE EXCEEDED.
 - EACH JOINT SHALL BE DEFLECTED AN EQUAL AMOUNT.
- ALL WATER MAINS TO BE SWABBED, TESTED, DISINFECTED AND FLUSHED UNDER THE SUPERVISION OF THE ENGINEER TO THE SATISFACTION OF THE COUNTY OF NORFOLK PRIOR TO CONNECTION TO THE EXISTING MUNICIPAL SYSTEM. REFER TO OPSD 701.07.25, AWWA C851 & COUNTY OF NORFOLK GENERAL WATERMAIN DISINFECTION PROCEDURES.
- A REDUCED PRESSURE DOUBLE BACKFLOW PREVENTER IS REQUIRED ON THE TEMPORARY SUPPLY LINES USED FOR FILLING AND FLUSHING/SWABBING OF WATERMAINS AND TO BE TESTED AND CERTIFIED ON SITE.
- UPON COMPLETION OF INSTALLATION, THE CONTRACTOR SHALL PERFORM A PRESSURE TEST ON THE WATERMAINS AS PER OPSD 701.07.24 AND COUNTY OF NORFOLK SPECIFICATIONS. WATERMAIN IS TO BE TESTED UNDER THE SUPERVISION OF THE ENGINEER PRIOR TO CONNECTION TO EXISTING WATERMAINS USING TEMPORARY CAPS OR PLUGS IF APPLICABLE.
- PIPE CLOSURES WHERE REQUIRED, ARE TO BE SUPPLIED BY THE CONTRACTOR. THE CONTRACTOR SHALL ALSO SUPPLY AND INSTALL ALL ADAPTOR PIECES IN ORDER TO CONNECT EXISTING WATERMAINS.
- ALL WATER SERVICE CONNECTIONS 38mm DIA. ASTM B88 TYPE 'K' SOFT COPPER AS PER OPSD 1104.01 & COUNTY OF NORFOLK ENGINEERING STANDARDS, WITH SAND BEDDING.
- NO WORK ON WATER SERVICES CAN TAKE PLACE WITHOUT SUPERVISION OF A LICENSED NORFOLK COUNTY WATER OPERATOR ON-SITE.

SANITARY & STORM SEWERS:

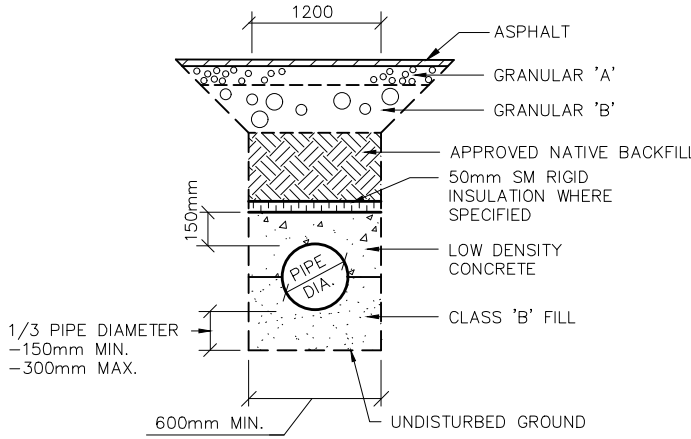
- SANITARY & STORM SEWERS & RELATED APPURTENANCES SHALL BE DESIGNED AND CONSTRUCTED SO AS TO COMPLY WITH APPLICABLE LAW, TO BE CONSISTENT WITH THE COUNTY OF NORFOLK DEVELOPMENT AND ENGINEERING STANDARDS AND IN ACCORDANCE WITH CURRENT GUIDELINES, CODES, REGULATIONS, BEST PRACTICES AND STANDARDS PRESCRIBED BY THE COUNTY.
- COVER AND BEDDING MATERIAL FOR CONCRETE PIPE AS PER OPSD 802.030 CLASS 'B' BEDDING SHALL BE GRANULAR 'A' MATERIAL UNLESS OTHERWISE INDICATED.
- COVER AND BEDDING MATERIAL FOR PVC PIPE AS PER OPSD 802.010 TYPE 2 TRENCH BEDDING SHALL BE GRANULAR 'A' MATERIAL UNLESS OTHERWISE INDICATED.
- PVC PIPE WILL REQUIRE SPECIAL CONSTRUCTION PROCEDURES FOR LEAKAGE AND TESTING, PIPE DEFLECTION, ETC.
- ALL SEWERS TO BE FLUSHED & VIDEOED PRIOR TO THE SUBMISSION OF THE FIRST INTERIM COMPLETION CERTIFICATE AND PRIOR TO THE FINAL COMPLETION CERTIFICATE.
- ALTERNATE MATERIALS MAY BE ACCEPTABLE, PROVIDED APPROVAL HAS FIRST BEEN OBTAINED FROM THE COUNTY OF NORFOLK AND ENGINEER IN WRITING.
- ALL STORM MANHOLES AND CATCHBASINS TO BE PRECAST CONCRETE STRUCTURES MANUFACTURED IN PRE QUALIFIED PLANTS IN ACCORDANCE WITH THE LATEST APPLICABLE ONTARIO PROVINCIAL STANDARD (OPS) DRAWINGS AND SPECIFICATIONS.
- ALL SEWER INSTALLATIONS TO CONFORM WITH OPSD 802.031 TYPE 3 SOIL.
- ALL MANHOLE FRAMES AND COVERS TO CONFORM WITH OPSD 401.010 TYPE 'A' CLOSED COVER.
- MANHOLES SHALL BE SUPPLIED TO THE SITE PRE-BENCHED UNLESS OTHERWISE NOTED.
- PRIVATE SANITARY & STORM DRAINS TO BE LOCATED AS PER THE TYPICAL LOT SERVICING DRAWING.
- PRIVATE SANITARY DRAINS TO 150mm PVC DR28 PIPE.
- A 38x89mm x 2.0m LONG MARKER IS TO BE PLACED FROM THE CAPPED LATERAL AND EXTEND 1.0m ABOVE GROUND AND PAINTED GREEN FOR SANITARY AND WHITE FOR STORM.
- BEDDING FOR PRIVATE SANITARY & STORM DRAINS AS PER OPSD 1006.02 TYPE 2 TRENCH WITH GRANULAR 'A' BEDDING AND COVER MATERIAL.
- MINIMUM FALL FOR PRIVATE SANITARY & STORM DRAINS TO BE 2.0%
- ALL APPLICABLE PERMITS ARE TO BE APPLIED FOR PRIOR TO THE INSTALLATION OF ANY SERVICES.
- ALL SANITARY SEWER LATERAL CONNECTIONS SHALL BE INSTALLED USING PREFABRICATED TEES. THE USE OF SERVICE SADDLES MUST BE APPROVED BY NORFOLK COUNTY ENVIRONMENTAL SERVICES DIVISION. ALL CONNECTIONS SHALL CONFORM TO CURRENT OPSD 1006.010 AND OPSD 410.
- NO DEFLECTIONS OF SANITARY LATERALS ALLOWED FROM MAIN TO PROPERTY LINE. NEW CONNECTIONS MUST BE 3.0m FROM PROPERTY LINE BARS OR AS APPROVED BY THE MANAGER OF ENVIRONMENTAL SERVICES. AFTER THE PROPERTY LINE ONLY 22.5° FITTINGS ARE ALLOWED OR 1.2m, 45° SWEEPS. CLEANOUTS ARE REQUIRED EVERY 30.5m AND PRIVATE MANHOLES EVERY 91.3m.
- SPATIAL SEPARATION FROM WATER SERVICE CONNECTIONS OF NOT LESS THAN 2.44m MEASURED HORIZONTALLY FROM UNDISTURBED OR COMPACTED EARTH OR AS APPROVED BY THE MANAGER OF ENVIRONMENTAL SERVICES.



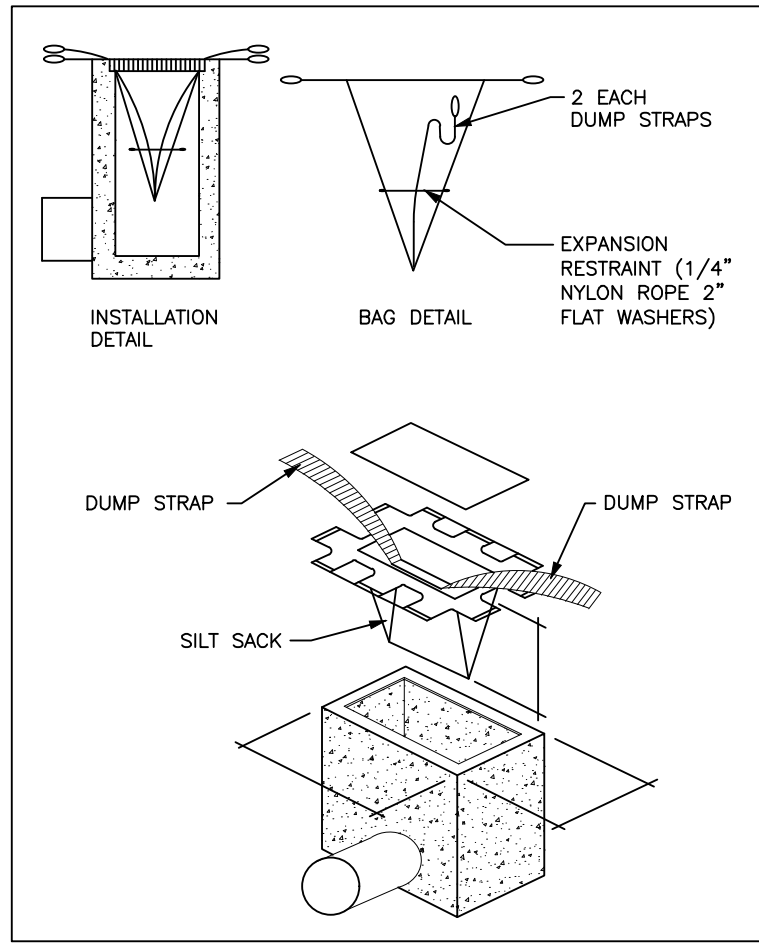
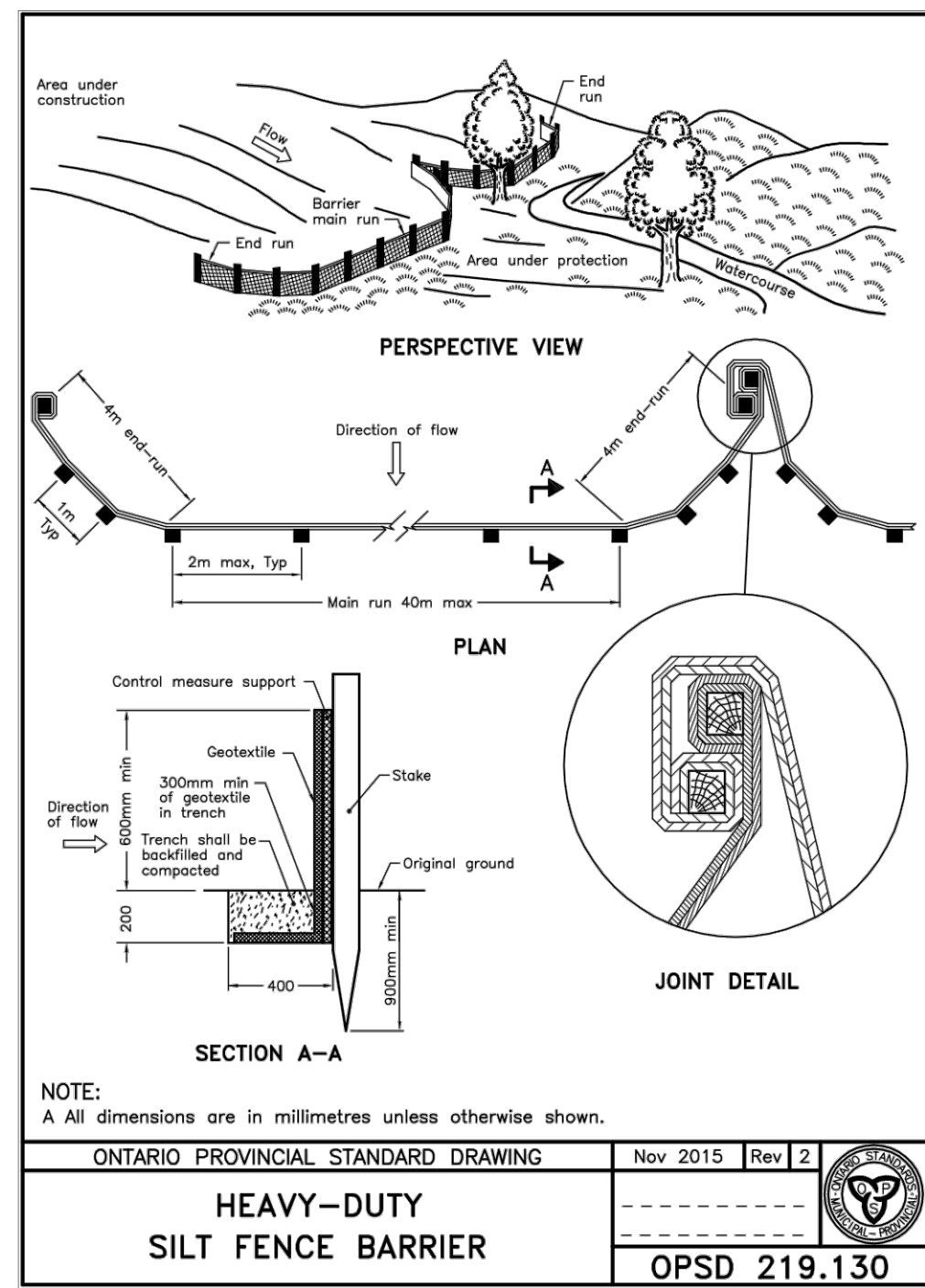
HEAVY DUTY
ASPHALT DESIGN
N.T.S.



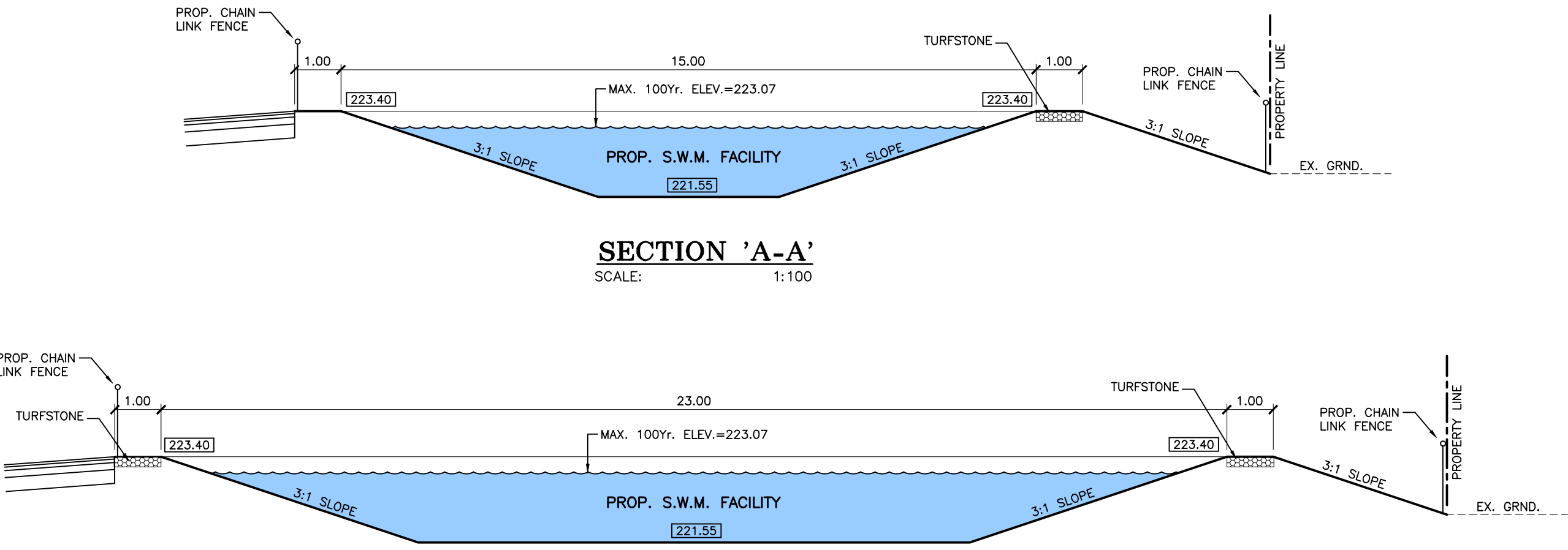
MUD MAT DETAIL
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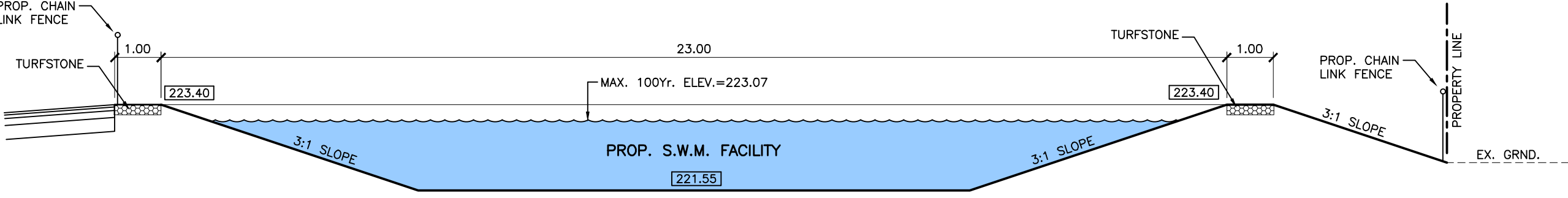
TYP. PIPE INSULATION DETAIL
N.T.S.



SILT SACK DETAIL
N.T.S.



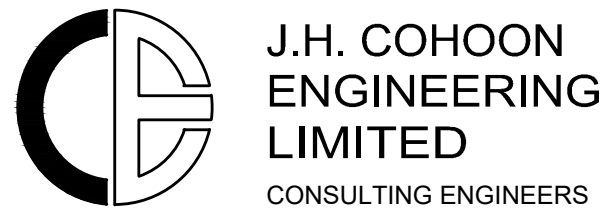
SECTION 'A-A'
SCALE: 1:100



SECTION 'B-B'
SCALE: 1:100

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

7	AS PER COUNTY COMMENTS	07/30/26	S.L.M.
6	POND	07/22/26	S.L.M.
5	LIMITS OF ASPHALT/GRAVEL	04/09/26	S.L.M.
4	ADDITIONAL TOPO	02/05/26	S.L.M.
3	SERVICING UPDATE	01/14/26	K.P.B.
2	AS PER COUNTY COMMENTS	11/17/25	S.L.M.
1	AS PER COUNTY COMMENTS	08/01/25	K.P.B.
NO.	REVISION	DATE (MM/DD/YY)	BY



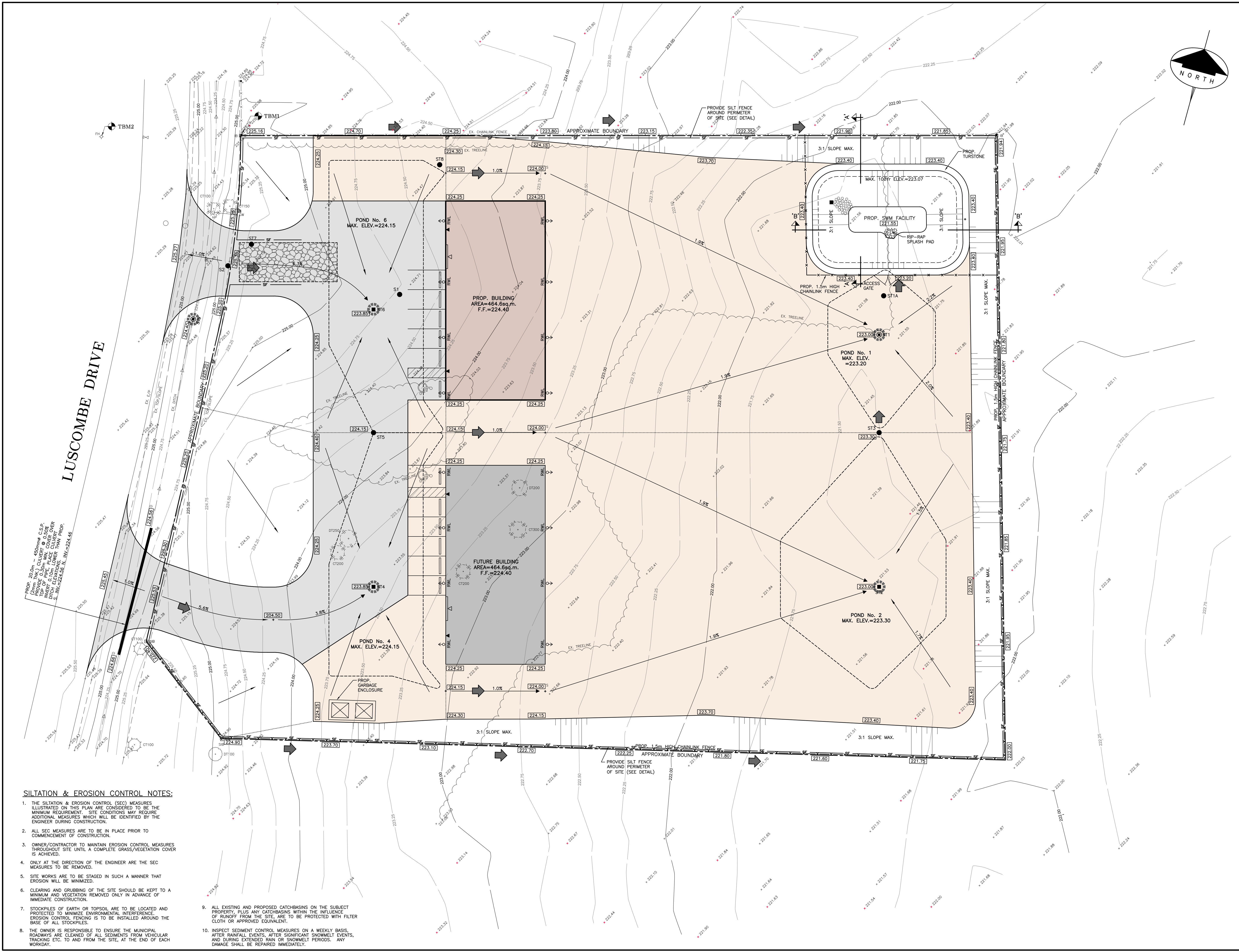
440 HARDY ROAD UNIT #1 BRANTFORD - ONTARIO N3T 5L8
TEL (519) 753-2656 FAX (519) 753-4263 www.cohooneng.com

PROJECT:
**PROPOSED
MANUFACTURING BUILDING**
LUSCOMBE DRIVE, SIMCOE
NORFOLK COUNTY

CLIENT:
TONY KOUNTY

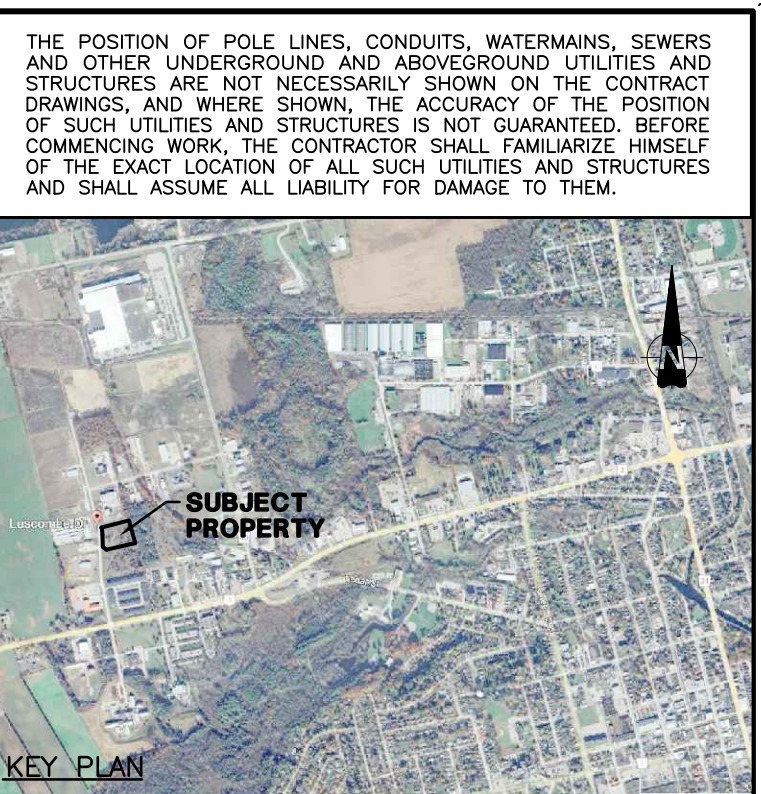
NOTES & DETAILS

DESIGN:	R.W.P.	SCALE:	AS SHOWN
DRAWN:	S.L.M./K.P.B.	JOB No:	17233
CHECKED:	R.W.P.		
SHEET:	4 of 4	DWG. No:	17233-4
DATE:	MAR. 20/25		



SILTATION & EROSION CONTROL NOTES:

1. THE SILTATION & EROSION CONTROL (SEC) MEASURES ILLUSTRATED ON THIS PLAN ARE CONSIDERED TO BE THE MINIMUM REQUIREMENT. SITE CONDITIONS MAY REQUIRE ADDITIONAL MEASURES WHICH WILL BE IDENTIFIED BY THE ENGINEER DURING CONSTRUCTION.
2. ALL SEC MEASURES ARE TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. OWNER/CONTRACTOR TO MAINTAIN EROSION CONTROL MEASURES THROUGHOUT SITE UNTIL A COMPLETE GRASS/VEGETATION COVER IS ACHIEVED.
4. ONLY AT THE DIRECTION OF THE ENGINEER ARE THE SEC MEASURES TO BE REMOVED.
5. SITE WORKS ARE TO BE STAGED IN SUCH A MANNER THAT EROSION WILL BE MINIMIZED.
6. CLEARING AND GRUBBING OF THE SITE SHOULD BE KEPT TO A MINIMUM AND VEGETATION REMOVED ONLY IN ADVANCE OF IMMEDIATE CONSTRUCTION.
7. STOCKPILES OF EARTH OR TOPSOIL ARE TO BE LOCATED AND PROTECTED TO MINIMIZE ENVIRONMENTAL INTERFERENCE. EROSION CONTROL FENCING IS TO BE INSTALLED AROUND THE BASE OF ALL STOCKPILES.
8. THE OWNER IS RESPONSIBLE TO ENSURE THE MUNICIPAL ROADSIDE ARE CLEARED OF ALL SEDIMENTS FROM VEHICULAR TRACKING ETC. TO AND FROM THE SITE, AT THE END OF EACH WORKDAY.
9. ALL EXISTING AND PROPOSED CATCHBASINS ON THE SUBJECT PROPERTY, PLUS ANY CATCHBASINS WITHIN THE INFLUENCE OF RUNOFF FROM THE SITE, ARE TO BE PROTECTED WITH FILTER CLOTH OR APPROVED EQUIVALENT.
10. INSPECT SEDIMENT CONTROL MEASURES ON A WEEKLY BASIS, AFTER RAINFALL EVENTS, AFTER SIGNIFICANT SNOWMELT EVENTS, AND DURING EXTENDED RAIN OR SNOWMELT PERIODS. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.



LEGEND:

- EXISTING ELEVATIONS
- PROPOSED ELEVATIONS
- PROPOSED SWALE ELEVATIONS
- PROPOSED DITCH ELEVATIONS
- PROPOSED SWALE
- GENERAL DRAINAGE
- DENOTES MANDOR locations
- DENOTES OVERHEAD DOOR LOCATIONS
- PROPOSED RAIN WATER LEADER LOCATION
- PROPOSED PRE-ASSEMBLED SILTATION CONTROL FENCING
- SILT SACK AS SHOWN
- EX. TREES TO REMAIN
- EX. TREES TO BE REMOVED
- OVERLAND FLOW ROUTE
- LIMIT OF S.W.M. POND (100 Yr. EVENT) MAX. POND ELEVATION AS NOTED

NOTES:

1. ALL ELEVATIONS SHOWN ARE METRIC.
2. BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (i.e. SIDEYARDS, SETBACKS, REARYARDS ETC.)
3. TOPOGRAPHIC SURVEY PROVIDED BY JOETOPO SURVEYS AND CADD INC. DATED NOV. 14, 2024.

T.B.M. No. 1 ELEV. = 225.25m (GEO)
TOP OF IRON BAR @ NORTHWEST CORNER OF PROPERTY AS SHOWN (FROM JOETOPO SURVEY)

T.B.M. No. 2 ELEV. = 226.10m (GEO)
TOP NUT OF FIRE HYDRANT WEST SIDE OF LUSCOMBE DRIVE, AS SHOWN (TAKEN BY G. PROPER NOV. 12, 2025)

NO.	REVISION	DATE (MM/DD/YY)	BY
7	AS PER COUNTY COMMENTS	07/30/26	S.L.M.
6	POND	07/22/26	S.L.M.
5	LIMITS OF ASPHALT/GRAVEL	04/09/26	S.L.M.
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440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohooneg.com

PROJECT:
PROPOSED MANUFACTURING BUILDING
LUSCOMBE DRIVE, SIMCOE
NORFOLK COUNTY

CLIENT:
TONY KOUNTY

GRADING AND SILTATION & EROSION CONTROL PLAN

DESIGN: R.W.P.	SCALE: 1:250
DRAWN: S.L.M./K.P.B.	JOB No: 17233
CHECKED: R.W.P.	DWG. No: 17233-2
SHEET: 2 of 4	
DATE: MAR. 20/25	

**APPLICANT
LOCATION**



FRONT DOOR

**S.W. CORNER
OF PROPERTY**

BUCHANAN DRIVE