

Property Information

Street # Unit Number

Street

Geog

ownship **Woodhouse**

Former Mun. **33** LACAC

Owner Information

O Name **DIEC NGOC THANH**
Mailing Address **282 HIGHWAY 3**
SIMCOE ON

Legal Description

RP 37R2581 PARTS 3,6
WDH CON 6 PT LOT 7

Application

SP-016/2004
ZN-036/2004

Type	Site Plan		
Number	SP-016/2004	Date	08/13/2004

Refer To Shirley Cater

Status	Pending
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Hearings (Leave Blank)

Agent Information

Applicant Type	Agent		Agent Code	69
Name	Jim McFarlane			
Company	MC Engineering			
Address	Box 1002			
City	Simcoe	Prov	ON	PC N3Y 5B3
Home	() -	Work	(519) 428-6790	
Fax	(519) 426-8960	Email		
Purpose of Application	Send Communications to Agent			Yes

Owner Information

Name Send

Address

City Prov PC

Home () - Work () -

Fax () - Email

Purpose of Application

PROPOSED MOTEL ON ROLL NOS. 3310 337 020 00320 & 00310
RELATED TO ZN-06/04 WHICH ALSO APPLIES TO 3310 337 020 00300

Location / Legal Information

Former Township	Woodhouse		
Urban/Hamlet	307/002		
Concession		Lot	
Registered Plan No		Lots / Blocks	
Reference Plan No		Part Numbers	
Civic Address			
Easements or Restrictive Covenants			
if YES, Description and Effect			

Holders of Encumbrances on Subject Land

Name	Address	
<input type="text"/>	<input type="text"/>	
<input type="text"/>	City	<input type="text"/>
	Prov	<input type="text"/> PC <input type="text"/>
Details	Phone () - <input type="text"/>	

Details

Phone () -

To Change Property Data, Go To Property Main Binder

Current Use of Land

Proposed Use of Land

PROPOSED MOTEL

Provincial Policy

Policy	On Subject Land	Within 500 Metres	Actual Distance	Actual Distance	Additional Information
			Meters	Feet	

Property Assessment Roll Number:

33-10- 337-020-00310 (OTH 3/104)
(to be provided by applicant/agent)
00320 (OTH 3/104)

Office Use

File No. SP-16/04
Date Submitted _____
Date Received Aug 13/04
Sign Issued _____



SITE PLAN APPLICATION FORM

NOTE: This application must be typed or printed in ink and completed in full. Seven (7) copies of the site plan, and more if required, must also be submitted with the application. An incomplete or improperly prepared application may not be accepted and may result in processing delays.

Site Plan By-law No. 7006-368-CN Dec. 22/83

Related File No. 2-NA-21/82

A. APPLICANT INFORMATION

1. Name of Applicant M.C. ENGINEERING Phone No. _____
Address _____ Fax No. _____
_____ Postal Code _____
_____ E-mail _____
2. Agent M.C. ENGINEERING Phone No. 4286790
Address Box 1002 SIMMONS Fax No. 426-8960
OPT. Postal Code N3Y 5B3
_____ E-mail VIM@MCEENGINEERING.NET
3. Registered Owner NGOC THANH DIEC
NICOLE DIEC Phone No. 426-5456
Address #282 Hwy #3 EAST Fax No. _____
_____ Postal Code N3Y 5B3
_____ E-mail _____

Please specify to whom all communications be sent:

☒ Applicant ☒ Agent ☐ Registered Owner

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Geographic Township NORFOLK COUNTY (NANTUCKET)
 Urban Area or Hamlet _____
 Concession Number 6 Lot Number 17677
 Registered Plan Number _____ Lot(s)/Block(s) _____
 Reference Plan Number #282 Hwy #3 E Part Number(s) _____
 Civic Address #282 Hwy #3 EAST.

PROPOSED USE(S) OF LAND AND BUILDINGS

1. Please explain what you propose to do on the land/premises

NEW MOTEL

SITE INFORMATION				
	EXISTING		PROPOSED	
Zoning		<u>CH. HIGHWAY COMMERCIAL</u>		
Lot frontage	ft	<u>77.41</u> m	ft	M
Lot Depth	ft	<u>98.40</u> m	ft	M
Lot Width	ft	<u>77.41</u> m	ft	M
Lot Area	ft	<u>7589</u> m	ft	M
Lot Coverage (%)	ft	<u>7%</u> m	ft	M
Front Yard	ft	<u>31</u> m	ft	M
Rear Yard	ft	<u>50</u> m	ft	M
Interior Side Yard (Left)	ft	<u>19</u> m	ft	M
Interior Side Yard (Right)	ft	<u>23</u> m	ft	M
Exterior Side Yard (Corner Lot)	ft	m	ft	M
Landscaped Open Space (%)	ft	m	ft	M
Access Width (Entrance and Exit)	ft	<u>9</u> m	ft	M
Type and Size of Fencing or Screening	ft	m	ft	M
BUILDING SIZE				
	EXISTING		PROPOSED	
Number of Storeys		<u>2</u>		
Building Height	ft	<u>4</u> m	ft	M
Total Ground Floor Area	ft ²	<u>500</u> m ²	ft ²	m ²
Total Gross Floor Area	ft ²	<u>1000</u> m ²	ft ²	m ²
Total Useable Floor Area	ft ²	m ²	ft ²	m ²

OFF-STREET PARKING AND LOADING FACILITIES		
	EXISTING	PROPOSED
Number of Off-street parking spaces		30
Number of Visitor Parking Spaces		8
Number of Parking Spaces for Disabled Persons		1
Number of Off-street loading facilities		NIL.

2. **Multiple Family Residential**

Number of Buildings Proposed: _____

Playground Area (%): _____

Conversion or Addition to existing Building? Yes ☐ No ☐

If Yes, describe: _____

Type	Number of Units	Floor Area Per Unit	
Bachelor		ft ²	m ²
One bedroom		ft ²	m ²
Two bedroom		ft ²	m ²
Three Bedroom		ft ²	m ²
Group Townhouse		ft ²	m ²
Street Townhouse		ft ²	m ²
Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool, etc.)			

3. Commercial/Industrial Uses

Number of Buildings Existing: NIL

Number of Buildings Proposed: ONE

Conversion of Addition to Existing Building? Yes ☐ No ☐

If Yes, describe the proposed change(s)

NEW 23 UNIT MOTEL WITH OWNER RESIDENCE
INCLUDED - PLUS GINSING OUTLET

Gross Floor Area by Type of Use (e.g. office, retail, storage, etc.)

Type of Use	Gross Floor Area
RETAIL	27. m ²

Seating Capacity (for assembly halls, etc.): _____

Total Number of Fixed Seats: _____

Describe the Type of Business(es) Proposed: GINSING RETAIL OUTLET.

Total Number of Staff Proposed Initially: 1 In 5 years: 1

Maximum Number of Staff on the Largest Shift: _____

Open Storage Required? Yes ☐ No ☒

If a residential use proposed as part of, or accessory to commercial/industrial use, describe

4. **Institutional**

Describe the type of use proposed: _____

Seating Capacity (if applicable): _____

Number of Beds (if applicable): _____

Total Number of Staff Proposed Initially: _____ In 5 years: _____

Maximum Number of Staff on the Largest Shift: _____

Gross Floor Area by Type of Use (e.g. office, retail, storage, etc.)

<u>Type of Use</u>	<u>Gross Floor Area</u>	
_____	_____ ft ²	_____ m ²
_____	_____ ft ²	_____ m ²
_____	_____ ft ²	_____ m ²

5. **Recreational or Other Uses**

Describe the use(s) _____

C. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT

SITE PLAN REQUIREMENTS

The minimum requirements for acceptance of a site plan application are as follows:

- ☐ Application Fee
- ☐ Seven (7) complete sets of site plan drawings FOLDED to 215 mm x 275 mm (8 1/2 " x 11")
- ☐ All measurements in metric
- ☐ Key plan
- ☐ Agent's or applicant's name, address, telephone, fax number and e-mail address
- ☐ Project name, drawing date and revision number
- ☐ Municipal address and legal description
- ☐ Scale and north arrow
- ☐ All dimensions of the property
- ☐ Dimensions of all buildings and structures
- ☐ All building setbacks
- ☐ Names of adjacent streets
- ☐ Vehicular entrances (widths and radii)
- ☐ Location, dimensions and number of parking spaces (including visitor and disabled) and aisles
- ☐ Refuse disposal and storage areas including any related screening
- ☐ Location of winter snow storage
- ☐ Landscape areas with dimensions
- ☐ Size, type and location of all signs, fencing, screening, buffering and lighting
- ☐ Building entrances and grades
- ☐ Existing and proposed easements
- ☐ All hard surface materials
- ☐ Location of the closest fire hydrant(s).

In addition to the above, the following information may also be required prior to site plan approval:

- ☐ Site and building statistics schedule – this schedule includes, but is not limited to the following:
 - a) Lot Coverage percentage
 - b) Floor Area Ratio
 - c) Gross, ground and useable floor area
 - d) Parking space totals – required and provided
- ☐ Existing and proposed grades around perimeter and within site
- ☐ Stormwater management plans
- ☐ Site servicing plans
- ☐ Elevations of proposed buildings
- ☐ Professional stamp

If other documentation/supporting material becomes necessary, you will be contacted and this information must be submitted prior to your application proceeding.

D. FREEDOM OF INFORMATION

For the purposes of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the Planning Act for the purposes of processing this application.


Owner/Applicant/Agent Signature

MAR. 29/04
Date

F. DECLARATION

I, Tim McPherson of Simcoe solemnly declare that:

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

Declared before me at:

Simcoe

in Norfolk County

this 7th day of

April A.D., 20 04


Owner/Applicant/Agent Signature

Lynne Hives
A Commissioner, etc.

Lynne Hives, a Commissioner, etc.,
County, for the Corporation of
County.

G. SITE PLAN AGREEMENTS

Site plan agreements may be required for some developments prior to site plan approval. Should this be necessary for this development, an additional fee will be required for the preparation, administration and registration of the agreement.

G. AUTHORIZATION

If the applicant is not the owner of the land that is the subject of this application, the authorization set out below must be completed by the owner.

AUTHORIZATION OF OWNER

I/WE NICOLE DIEZ am/are the owner(s) of the land that is the subject of this application for site plan approval.

I/We authorize M.C. ENGINEERING to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application.

MAR. 29/04
Date

x [Signature]
Signature

Date

Signature

I hereby apply for site plan approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that site plan approval is required before a building permit can be issued.

Date

Signature of Applicant

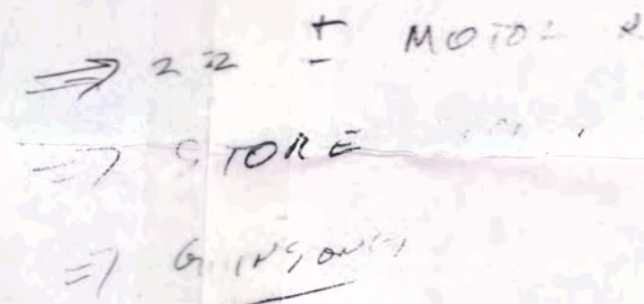
MAR. 29/04
Date

[Signature]
Signature of Agent

Date

Signature for Norfolk County

THE KING'S HIGHWAY NO. 3
(WIDENED BY REGISTERED PLAN NO. 321)



STEFAN EPERJESI
ONTARIO LAND SURVEYOR

81 Sep. LAND REGISTRAR
FOR THE REGISTRY DIVISION
OF NORFOLK (NO.37)

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION
WITHIN THE MEANING OF THE PLANNING ACT

PART	OWNER	INST. NO.	LOT/CON.	AREA
1.	M. E. L. IVIC	PART OF 392307	PART OF LOT 7, CON. 6	1.747 A
2.				0.793 A
3.		0.766 A		
4.		0.433 A		
5.		0.196 A		
6.		0.189 A		

□	DENOTES	SURVEY MONUMENT SET
■	"	" " " FOUND
S.I.B.	"	STANDARD IRON BAR
I.B.	"	IRON BAR
I.B. Ø	"	ROUND IRON BAR
C.M.	"	CONCRETE MONUMENT
(M.T.C.)	"	MINISTRY OF TRANSPORTATION & COMMUNICATION
P. & W. F.	"	POST AND WIRE FENCE
(700)	"	JEWITT & DIXON LTD., O.L.S.

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF THE KING'S HIGHWAY NO. 3 AS WIDENED BY REGISTERED PLAN NO. 321 HAVING A BEARING OF $N78^{\circ}03'00''E$ ACCORDING TO SAID REGISTERED PLAN NO. 321.

2. THE SURVEY WAS COMPLETED ON THE 1ST DAY
OF JUNE 1983.

STEFAN EPERJESI
ONTARIO LAND SURVEYOR
KITCHENER, ONTARIO
(519) 743-8641

MAP 1

File Number: ZN-36/2004

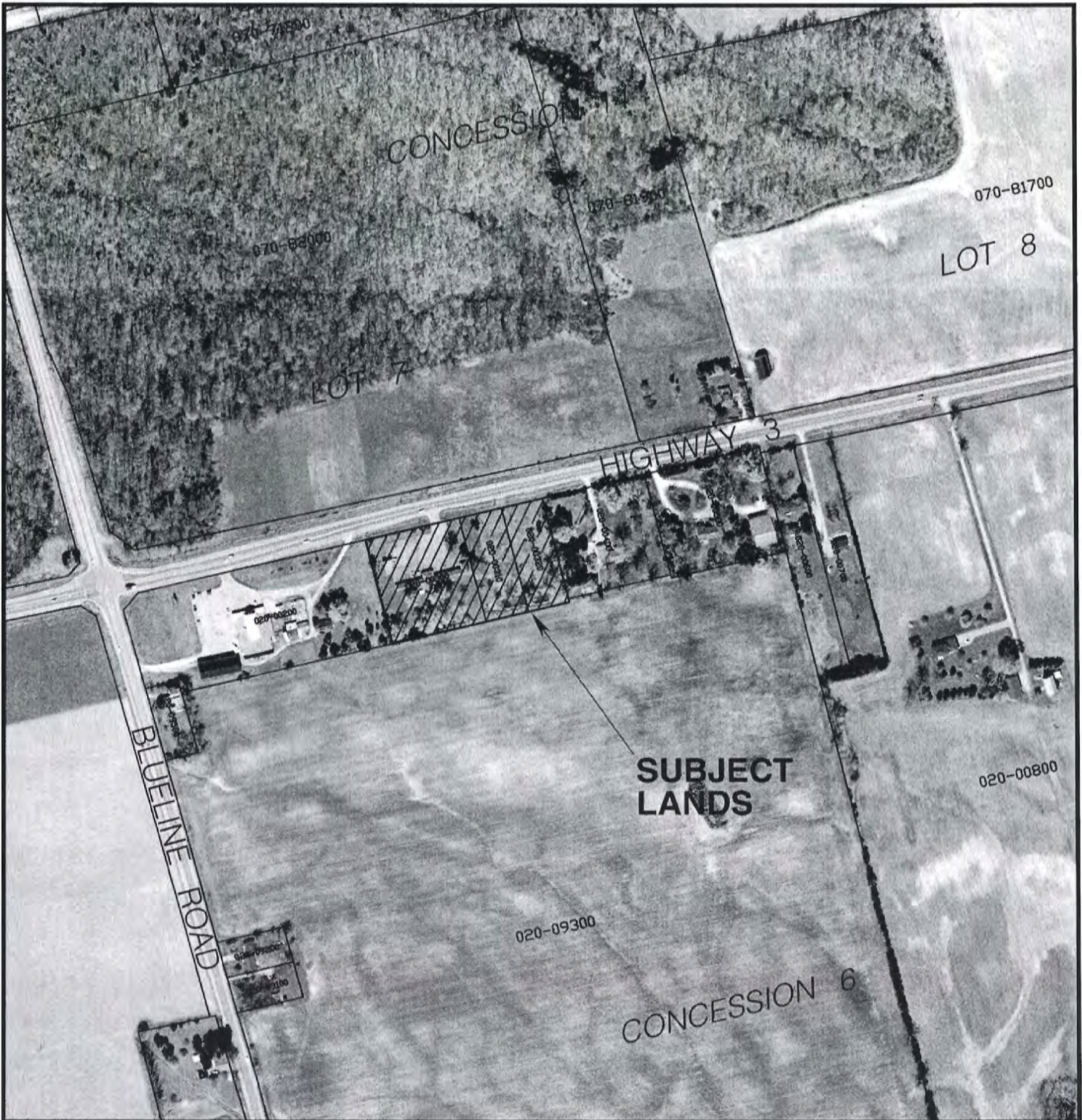
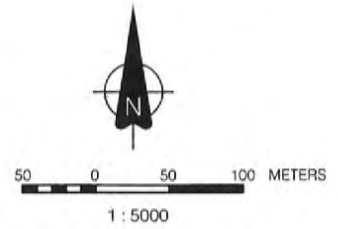
Geographic Township of WOODHOUSE



MAP 2

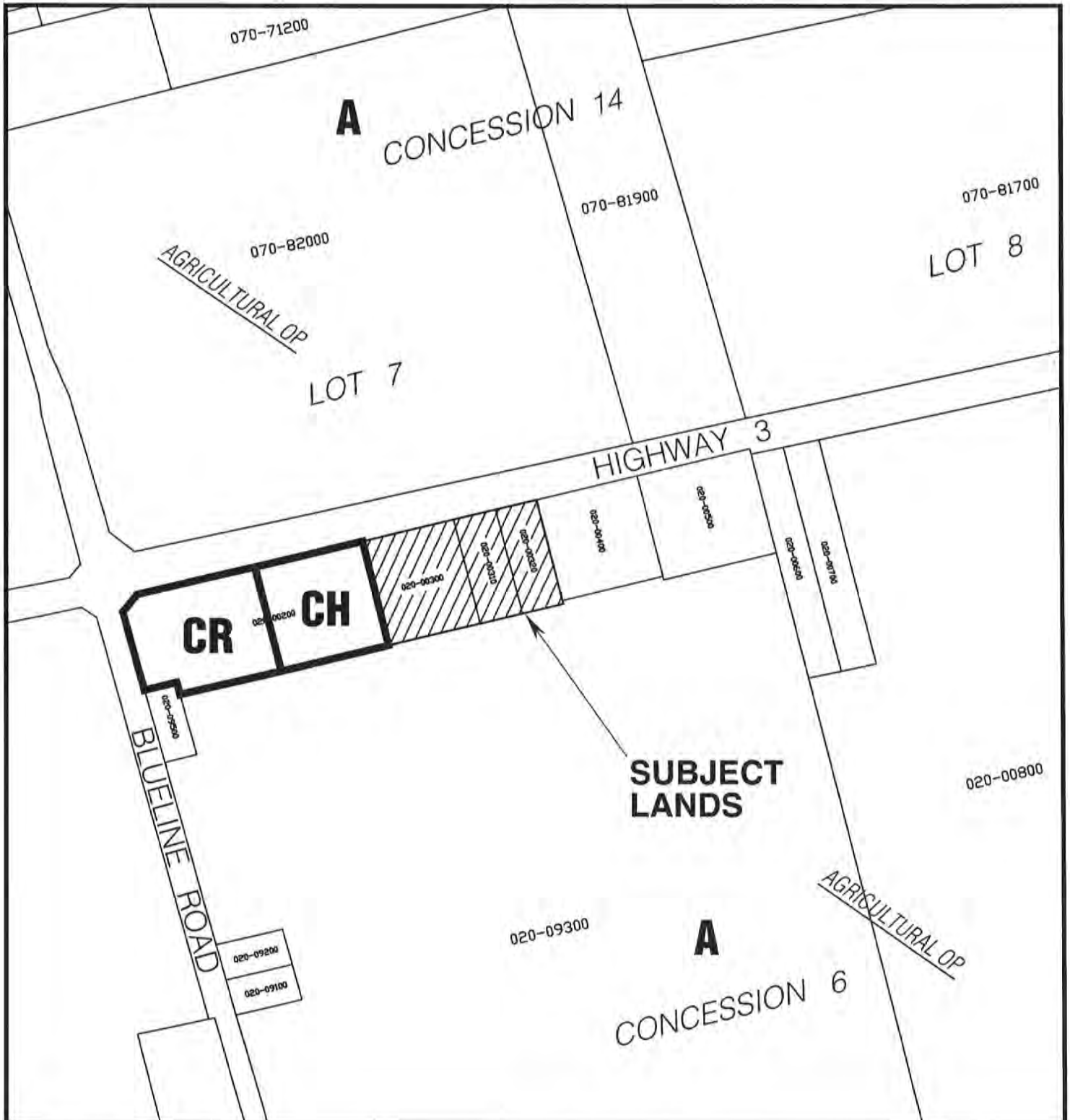
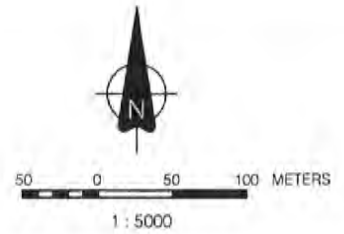
File Number: ZN-36/2004

Geographic Township of WOODHOUSE



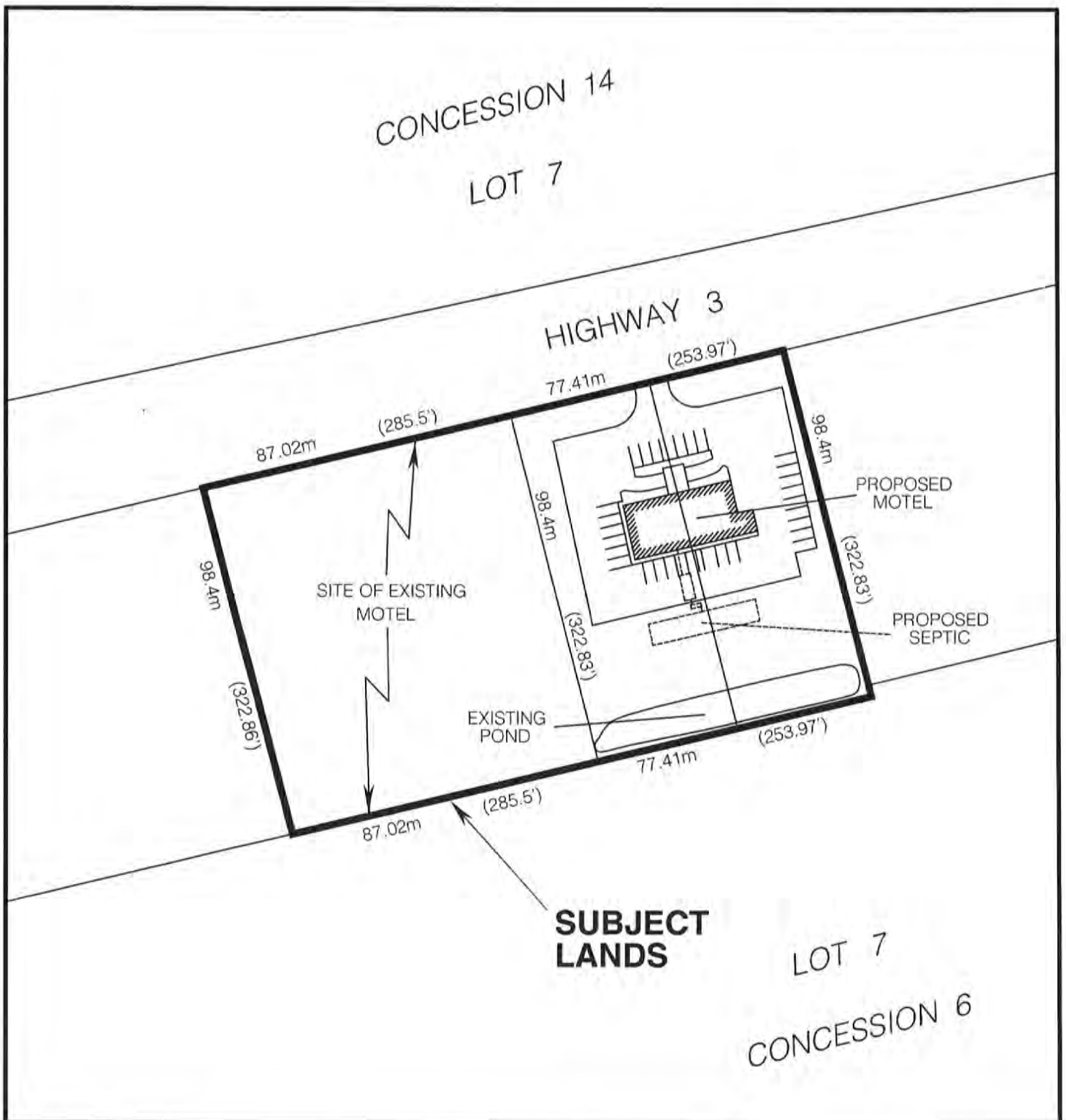
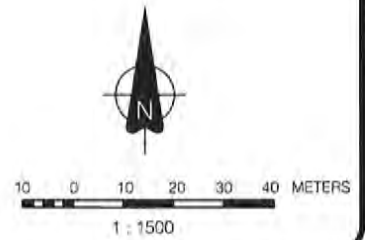
MAP 3

File Number: ZN-36/2004
Geographic Township of WOODHOUSE



MAP 4

File Number: ZN-36/2004
Geographic Township of WOODHOUSE





"IN CAMERA" ☐

BUDGET AMENDMENT ☐

DEPARTMENT: Planning & Economic Development Services
DATE PREPARED: September 29, 2004
"COUNCIL-IN-COMMITTEE" MEETING DATE: October 12, 2004

PAGE 1 OF 4
REPORT NO. PED 04-100

SUBJECT: An application to amend City of Nanticoke Zoning By-law NW 1-2000 to change the zoning from Agricultural (A) to Highway Commercial (CH)
Applicant: Diec Ngog Thanh, 282 Highway 3, Simcoe, Ontario N3Y4K4
Agent: Jim McFarlane, MC Engineering, Box 1002, Simcoe, Ontario N3Y 5B3
Assessment Roll Nos: 3310 337 020 00300, 3310 337 020 00310 and 3310 337 020 00320,

INTRODUCTION / BACKGROUND:

An application has been received to amend the City of Nanticoke Zoning By-law NW 1-2000 affecting lands fronting the south side of Highway 3, to the east of Simcoe. The lands are described as Part of Lot 7, Concession 6, Geographic Township of Woodhouse, Norfolk County.

Application is being made by the owner of the east portion of the property, Diec Ngog Thanh. This application also pertains to the west portion of the property with the authorization of its owner, Diec Phuong Kiet.

The lands are presently zoned 'Agricultural (A)' in the Zoning By-law and the applicant is proposing to amend the By-law in order to restore the zoning that was applicable to the property prior to the passage of NW 1-2000. In the previous Zoning By-law, 1-NA 86, the subject lands were zoned Highway Commercial (CH). At this time, the applicant is proposing to develop a new motel to the east of the existing motel and restaurant. She is seeking to amend the By-law by reinstating the Highway Commercial zoning that was applicable under Zoning By-law 1-NA 86 and which would allow for the existing and proposed uses on the property.

Respectfully submitted by:

Reviewed by:

Prepared by:

Christopher D. Baird, B.A., CET
General Manager, Planning &
Economic Development Services

Jim McIntosh, MCIP, RPP
Manager, Community Planning
For more information call:
875-4485, extn. 240

Shirley Cater, MCIP, RPP
Project Planner/Research Analyst
For more information call:
426-5870, extn. 290

COUNCIL-IN-COMMITTEE:
RES. NO. _____

COUNCIL:
RES. NO. _____

- [] Approved
[] Approved with Amendments
[] Other

- [] Approved
[] Approved with Amendments
[] Other

DISCUSSION / ANALYSIS**Site Features and Land Use**

The subject lands include approximately 1.67 hectares (4.12 acres) located east of the urban area of Simcoe. The property is rectangular and sits to the east of the Blueline Road. The Clearview Motel and restaurant are situated on the west portion of the property and the easterly portion is a vacant, grassed area with a pond. There are commercial uses to the west and residential uses to the east. The lands to the north and south are agricultural.

Agency Comments**Public Works and Environmental Services** – Site Plan Control and Storm Water Management

Traffic concerns, commercial entrances and discharge of storm water to road ditches will require M.T.O. review

Ministry of Transportation – The Ministry of Transportation has completed their review in accordance with the requirements of The Public Transportation and Highway Improvement Act and the MTO Access Policies and offer the following comments:

The proposed entrance will be built to a CSAS-31 Entrance Design Standard. Given the close proximity of the proposed entrance to the existing entrance to the ClearView Motel, the MTO will require the complete shoulder be paved between the entrances with a minimum of 100 mm of HL-1 Asphalt in lieu of the taper.

A 0.3 m reserve is required across the entire Highway 3 frontage with the exception of a 20 metre opening for the entrance.

An Entrance Permit is required from the MTO to do this work.

A Building/Land Use Permit is required from this Ministry for the development.

A Ministry approved Site Plan and Stormwater Management Report will be a requirement of the MTO Building/Land Use permit.

Should the developer choose to outlet their drainage into the MTO drainage system as indicated on the Site Plan an Encroachment Permit will also be required. The ongoing maintenance of the proposed outlet will also be addressed in the Norfolk County's Development Agreement with the owner, which should be Registered on Title. The agreement should indicate, the owner agrees to continue the operation and maintenance of the stormwater management facility to the satisfaction of the county and /or the MTO, at no cost to either. Failure to do so will result in remedial action being taken by the municipality, at its discretion, or at the request of MTO. Any costs associated with said works will be invoiced to the landowner.

A Sign Permit is also required for any proposed sign visible from Highway 3.

Long Point Region Conservation Authority – No comments

Health Unit – The final size and location of the proposed motel cannot be approved until a sewage disposal system application permit has been submitted to this office and approved. The proposed system must meet the requirements of the Ontario Building Code, including separation distances from the pond, ground water table and heavy soils.

Please note that the Ontario Building Code addresses sewage systems with design flows of 10,000 L/day the Ministry of the Environment would have jurisdiction regarding system approval.

Community Services

Fire - No objections.

E.M.S. - No objections.

Planning and Economic Development Services

Building Division - No objections.

Community Planning Comments**Official Plan**

The subject lands are designated 'Agricultural' in the City of Nanticoke Official Plan. While the Official Plan promotes agriculture and related uses within the Agricultural designation, Section M.1.3 of the Official Plan also states:

"Golf courses and limited tourism and recreation uses may be permitted in the Agricultural designation with preference being given to the Lakeshore area provided the following conditions are met:

- a) poorer quality agricultural soils are utilized when possible and alternative locations have been explored to avoid highly productive agricultural soils;*
- b) the use is located in an area where agricultural land is fragmented or there will be little or no impact on agriculture;*
- c) the use is well removed from potential land use conflicts such as animal operations, operating pits, quarries, and landfill sites; and*
- d) the need for locating outside urban settlement areas and hamlets is justified.*

While the subject lands generally contain soils which may be good for agriculture, the small size of the property coupled with the surrounding land uses would limit its value for agricultural use. The land is currently held in two parcels of approximately 1.3 hectares (2 acres) each. There are agricultural uses across the road to the north and south side; however there are scattered non-farm dwellings in the vicinity as well. The existing uses and the proposed motel are expected to have little if any impact on agriculture. There do not appear to be any potential land use conflicts. The proposed uses are intended to serve the demand by tourists for accommodation. In planning staff's opinion, the application meets the general intent of the policies of the Official Plan.

Zoning By-Law

The subject lands are presently zoned 'Agricultural'. The applicant is seeking to amend the Zoning By-law by restoring the zoning which was applicable to the property prior to the passage of the current Zoning By-law NW 1-2000 which was passed by City of Nanticoke Council in November 2000. In the previous Zoning By-law 1-NA 86, the subject lands were zoned 'Highway Commercial (CH)' which permits a motel and restaurant. The zoning was verified in the Information Request Form attached to this report. The current 'Agricultural' zoning does not permit a motel or a restaurant.

In light of the past and current use of this property and the supporting policies in the Official Plan, staff support this application as the proposed zoning is considered appropriate. The request to reinstate the previous zoning is considered reasonable.

The lands are under Site Plan Control. A site plan application (SP-16/04) regarding the proposed motel has been submitted. The applicant is working with the Ministry of Transportation regarding access to the proposed motel and meeting all MTO requirements. The Health Department cannot approve the final size and location of the proposed motel until a sewage disposal system application permit has been submitted to their office and approved. Health Department approval can take place during the site plan approval process.

INTERDEPARTMENTAL IMPLICATIONS:

Not applicable

TREASURY / FINANCIAL COMMENTS:

Not applicable

STAFFING / LEGAL IMPLICATIONS:

Not applicable

CORPORATE PLAN LINKAGE:

Not evident.

CONCLUSION:

Planning staff support this application and recommend that it be approved as it conforms to Official Plan policy and is the appropriate zoning for the existing and proposed uses of the subject lands. If this application is approved, the lands will be rezoned from 'Agricultural (A)' to Highway Commercial (CH). It is recommended that a holding provision be applied to the lands to prevent any development until a site plan has been approved.

RECOMMENDATIONS:

THAT the application by Diec Ngog Thanh, 282 Highway 3, Simcoe, Ontario N3Y 4K4, affecting lands described as Part of Lot 7, Concession 6, Geographic Township of Woodhouse, Parts 1, 2, 3, 4, 5, and 6, Plan 37R-2581, Norfolk County, to amend the City of Nanticoke Zoning By-law NW 1-2000 **BE APPROVED** for the reasons set out in Report No. PED 04-100.

ATTACHMENTS:

Map 1
Map 2
Map 3
Map 4
Information Request Form

THE CORPORATION OF
NORFOLK COUNTY

APPROVED SITE PLAN(S)

Date: December 23, 2005 File No. SP-16/04

AGREEMENT INSTRUMENT NO:


PURSUANT TO P.D. REPORT NO.

NAME: DIEC, Ngog Thanh & Nicole
282 Highway #3 East, Simcoe, Ontario

NOTES:

- 1) This site plan does not provide relief from the provisions of any applicable by-law, code, rule, regulation or agreement.
- 2) Landscaping is to be in accordance with:
 - This approved plan 2147-A1
 - ☐ The attached approved drawing _____ or
 - ☐ A separate approved plan.
- 3) Grading and drainage is to be in accordance with:
 - This approved plan 2147-A1
 - ☐ The attached approved drawing _____ or
 - ☐ A separate approved plan.
- 4) Separate approved plans and permits may be required for water, sewer and utility hookups and access.

CONDITIONS:

SIGNATURE: 
(SHIRLEY CATER, MCIP, RPP, PLANNER)

THE CORPORATION OF
NORFOLK COUNTY

APPROVED SITE PLAN(S)

Date: December 23, 2005 File No. SP-16/04

AGREEMENT INSTRUMENT NO:

PURSUANT TO P.D. REPORT NO.

NAME: DIEC, Ngog Thanh & Nicole
282 Highway #3 East, Simcoe, Ontario

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CONDITIONS:

SIGNATURE: 
(SHIRLEY CATER, MCIP, RPP, PLANNER)

THE CORPORATION OF
NORFOLK COUNTY

APPROVED SITE PLAN(S)

Date: December 23, 2005 File No. SP-16/04

AGREEMENT INSTRUMENT NO:

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NAME: DIEC, Ngog Thanh & Nicole
282 Highway #3 East, Simcoe, Ontario

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CONDITIONS:

SIGNATURE: 
(SHIRLEY CATER, MCIP, RPP, PLANNER)

THE CORPORATION OF
NORFOLK COUNTY

APPROVED SITE PLAN(S)

Date: December 23, 2005 File No. SP-16/04

AGREEMENT INSTRUMENT NO:

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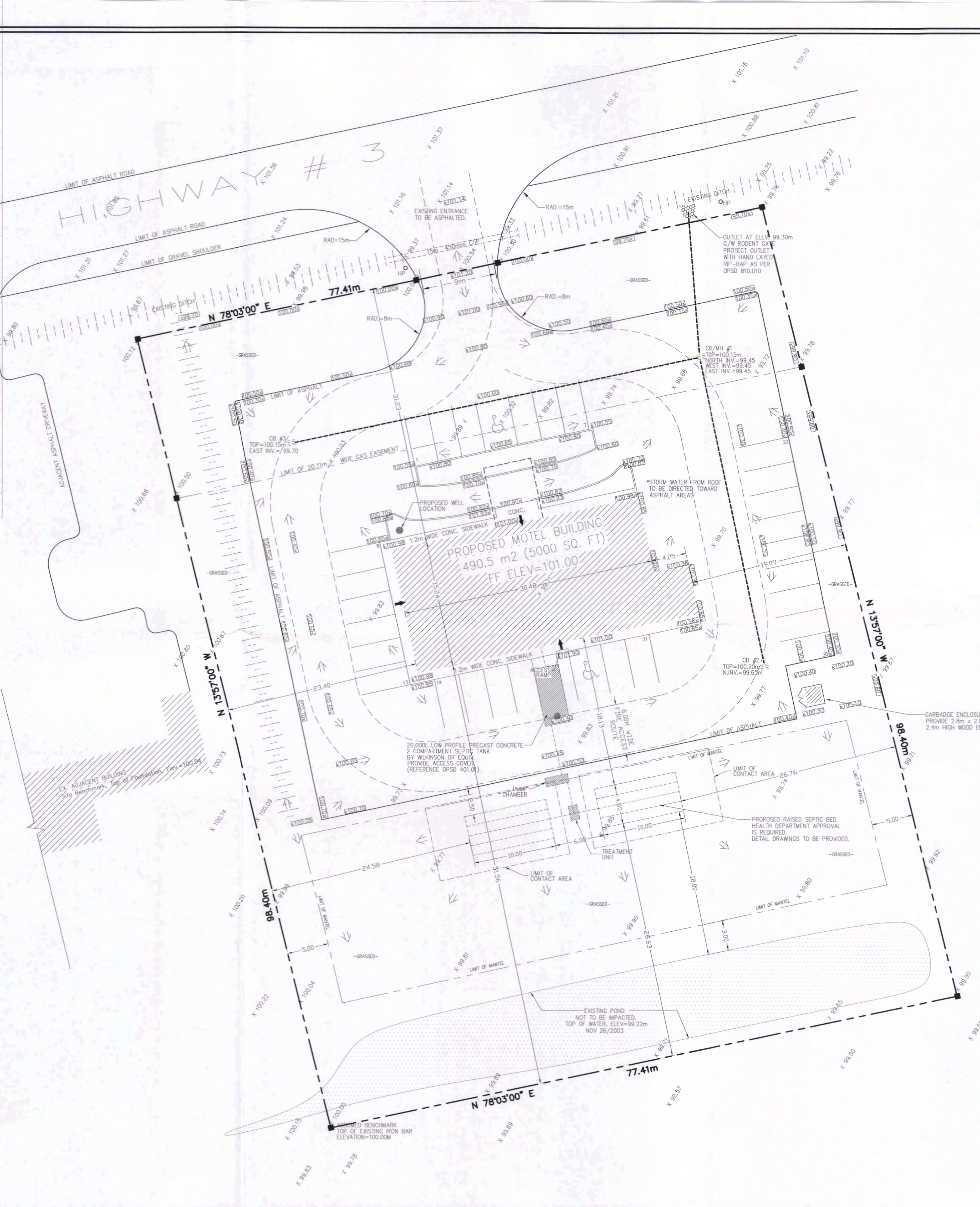
NAME: DIEC, Ngog Thanh & Nicole
282 Highway #3 East, Simcoe, Ontario

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- 4) Separate approved plans and permits may be required for water, sewer and utility hookups and access.

CONDITIONS:

SIGNATURE: 
(SHIRLEY CATER, MCIP, RPP, PLANNER)



NOTES

1. PRIMARY UNITS ARE METRIC. DIMENSIONS ARE METERS.
2. ALL SERVICE CONNECTIONS NOT SHOWN ON DRAWING TO BE RESPONSIBILITY OF OWNER/CONTRACTOR
3. GAS, BELL, AND HYDRO SERVICE BY CONTRACTOR/OWNER.
4. BENCHMARK IS TOP OF FINISHED FLOOR OF ADJACENT BUILDING, AS NOTED, ELEV=100.94 (ASSUMED ELEVATION)
5. ALL NECESSARY RELOCATIONS OR REMOVALS OF EXISTING PHYSICAL SITE FEATURES INCLUDING U/G SERVICES TO BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.
6. EXACT LOCATIONS, MATERIALS AND SIZES OF ALL EXISTING SERVICES (UNDERGROUND AND ABOVE GROUND) TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY SITEWORK.
7. EXISTING TOPOGRAPHY TO REMAIN UNLESS OTHERWISE NOTED.
8. CONNECTION OF FLOOR DRAINS TO EXTERNAL SERVICES BY OWNER/CONTRACTOR
9. ANY DISCREPANCY'S BETWEEN INFORMATION ON THIS SITE DRAWING AND ACTUAL FIELD CONDITIONS, WHICH MAY IMPACT ON THE PROPOSED DEVELOPMENT, ARE TO BE REPORTED TO THE SENIOR CONSULTANT / P.ENG.
10. RIGID INSULATION AS PER OPSD 803.030 AND 803.031 REQUIRED OVER SERVICE AND STORM PIPING WHERE COVER IS LESS THEN 1.22m.
11. ANY FILL PLACED ON SITE MUST BE COMPACTED TO A MIN. 98% STANDARD PROCTER DENSITY.
12. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - ROAD CUT PERMITS
 - SEWER PERMITS
 - RELOCATION OF SERVICES
13. MIN. HORIZ. SEPARATION BETWEEN ANY WATERMAINS & SEWERS SHALL BE 2.5m. VERTICAL CLEARANCE BETWEEN SEWERS AND WATERMAINS WHICH CROSS SHALL BE 150mm IF THE SEWER IS BELOW AND 500mm IF THE WATER IS BELOW THE SEWER. ALL WATER TO BE INSTALLED WITH A MIN. 1.6m COVER. SEWERS TO BE INSTALLED WITH A MIN. COVER OF 2.2m AT THE PROPERTY LINE BELOW THE FINAL GRADE OR AT SUCH A HIGHER ELEVATION ONLY AS MAY BE NECESSITATED BY THE LEVEL OF THE MAIN SEWER. ON PRIVATE PROPERTY THE MINIMUM COVER IS TO BE NO LESS THAN 1.2m.
14. IT IS THE RECOMMENDATION OF THE P.ENG. THAT THE OWNER UNDERTAKE SOIL ANALYSIS IN THE AREA OF THE NEW DEVELOPMENT TO DETERMINE THE STRUCTURAL CAPACITY OF THE EXISTING GROUND.
15. PROPOSED EXTERIOR LIGHTING BY OWNER/CONTRACTOR. NO EXTERIOR LIGHTING ARRAY TO BE DIRECTED OFF PROPERTY TO ROAD ALLOWANCE OR ADJACENT PROPERTIES. ALL LIGHTING ARRAYS TO SHINE INTERNALLY TOWARD PROPERTY.
16. RESTORATION OF ALL PROPERTY AND ROADS ABUTTING THE DEVELOPMENT (INCLUDING THE CLOSURE OF EXISTING DRIVEWAYS) MUST BE DONE TO THE SATISFACTION OF THE COUNTY OF NORFOLK.
17. PARKING SPACES DRAWN TO SCALE AT 3m WIDE x 6m LONG. HANDICAPPED SPACES ARE DRAWN TO SCALE AT 4.0m WIDE BY 6.0m LONG. (ONE SPACE PER UNIT IS REQUIRED, THEREFORE 24 SPACES ARE REQUIRED, 24+ ARE DESIGNATED ON PLAN)
18. TO BE READ IN CONJUNCTION WITH STORM WATER MANAGEMENT REPORT (MC ENGINEERING, MARCH 2004)

AREAS

TOTAL LOT :	7589 m2
EXISTING BUILDINGS :	0 m2
PROPOSED BUILDING :	490.5 m2
TOTAL PROPOSED COVERAGE :	7%
EXISTING GRAVEL :	0 m2
PROPOSED GRAVEL :	0 m2
EXISTING GRASSED :	7589 m2
PROPOSED GRASSED :	4204 m2
EXISTING ASPHALT/CONC. :	0 m2
PROPOSED ASPHALT/CONC. :	2894 m2

LEGEND

- PROPOSED ELEVATION
- EXISTING ELEVATION
- GENERAL DRAINAGE FLOW
- PROPERTY LINE
- SWALE / DITCH
- SURVEYOR'S IRON BAR
- HYDRO POLE
- ENTRANCE / EXIT

SEPTIC SYSTEM DATA
PROPOSED CONTACT AREA
REQUIRED CONTACT AREA
MANTEL AREA

THE CORPORATION OF
NORFOLK COUNTY

APPROVED SITE PLAN

Date: December 23, 2005 File No. SP-16/05

AGREEMENT INSTRUMENT NO:

PURSUANT TO P.D. REPORT NO.

NAME: DLEC, 1-909 Thanh & Nicole
282 Highway #3 East, Simcoe, Ontario

NOTES:

- 1) This site plan does not provide relief from the provisions of any applicable by-law, code, rule, regulation or ordinance.
- 2) Landscaping is to be in accordance with:
 - 240m2
 - 237.6m2
 - 1540m2
- 3) Grading and drainage is to be in accordance with:
 - This approved plan 2147-A1
 - The attached approved drawing
 - A separate approved plan.
- 4) Separate approved plans and permits may be required for water, sewer and utility hookups and access.

CONDITIONS:

SIGNATURE: *[Signature]*

CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF M C ENGINEERING OR CONSULTANTS WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK.

THE DRAWINGS AND SPECIFICATIONS ARE TO BE USED ONLY FOR THE PROJECT SO NOTED. REPRODUCTION OF THE DOCUMENTS IN PART OR IN WHOLE FOR ANY OTHER PURPOSE OR FOR ANY OTHER THAN THIS PROJECT WITHOUT THE WRITTEN CONSENT OF M C ENGINEERING IS PROHIBITED. DRAWINGS ISSUED FOR GENERAL PURPOSE, NEGOTIATION, LEASE ETC. CARRY ALL THE ABOVE COPYRIGHT PROTECTION.

ISSUED FOR REVIEW

ISSUED FOR TENDER

ISSUED FOR PERMIT

ALL DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED BY THE CONSULTANT.

SIGNATURE _____ DATE _____

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

-PRIMARY SCALE IS METRIC

-SURVEY INFORMATION TAKEN FROM PLAN OF SURVEY BY JEWITT AND DIXON LTD. OLS, OCT 21,2003

5	REVISED CONTACT AREA	DEC 16/05
4	RE-DESIGNED FOR MTR APPROVAL WITH REVISED STORM WATER MANAGEMENT REPORT	NOV 22/04
3	REVISED GRADING, ISSUED	MARCH 26/04
2	REVISED STORM SYSTEM	MARCH 19/04
1	REVISED	FEB. 26/04
0	ISSUED FOR PRELIMINARY REVIEW	NOV. 25/03

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

PROJECT NORTH

REGISTERED PROFESSIONAL ENGINEER
M. E. MORRISON
PROVINCE OF ONTARIO

M C ENGINEERING P.O. Box 1002, Simcoe, Ont. N3Y 5B3
Tel: 519-426-6790 Fax: 519-426-8960
A DIVISION OF 392583 ALTA LTD.

PROJECT NAME

5,304 SQFT
NEW BUILDING
FOR

CLEAR VIEW MOTEL

R.R.#, HIGHWAY #3 EAST,
SIMCOE, ON, N3Y 4K4

SHEET TITLE

SITE PLAN/GRADING PLAN

SCALE

1:250

DRAWN BY

R. MORRISON

CHECKED BY

M.E.M.

DATE

OCT/03

FILE NAME

2147-A1.DWG

PROJECT NO.

2147

DWG. NO.

A1-1

REV. NO.

5