

For Office Use Only:

File Number

ZNPL2019121

Related File Number

SPR 2019123

Pre-consultation Meeting

Jan 9/19

Application Submitted

Apr 1/19

Complete Application

Apr 3/19

Public Notice Sign

Application Fee

\$2420

Conservation Authority Fee

-

OSSD Form Provided

-

Planner

Alisha

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

☐

Official Plan Amendment

☒

Zoning By-Law Amendment

☐

Temporary Use By-law

☐

Draft Plan of Subdivision/Vacant Land Condominium

☐

Condominium Exemption

☒

Site Plan Application

☐

Consent/Severance

☐

Minor Variance

☐

Easement/Right-of-Way

☐

Extension of a Temporary Use By-law

☐

Part Lot Control

☐

Cash-in-Lieu of Parking

☐

Renewable Energy Project or Radio Communication Tower

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

Site Plan Application to address the addition to existing office building and Zoning Amendment application to accommodate the increased lot coverage.

Property Assessment Roll Number: 49306029710

A. Applicant Information

Name of Owner Scotlynn Commodities Inc.

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

Address 1150 Vittoria Road
Town and Postal Code Vittoria ON N0J 1W0
Phone Number 519-426-2700
Cell Number _____
Email info@scotlynn.com

Name of Applicant Reid & DeLeye c/o Greg Eyre
Address 4926 Hwy 59 South, PO Box 272
Town and Postal Code Courtland, ON N0J 1E0
Phone Number 519-688-2600
Cell Number _____
Email greg@reid-deleye.com

Name of Agent MC Engineering c/o Amanda Deming
Address 4318 Highway #3, RR#5
Town and Postal Code Simcoe ON N3Y *N3Y 4K4*
Phone Number 519-428-6790
Cell Number 519-420-0959
Email amanda@mcengineering.net

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

☐ Owner ☒ Agent ☐ Applicant

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

N/A

B. Location, Legal Description and Property Information

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

CHR CON 3 PT LOT 15 RP Legal Description 2 37R8485 PARTS 1 2 AND 3

Municipal Civic Address: 1150

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural

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

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Agricultural trucking business main headquarters.

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

There is an existing 2 storey office building, a repair building for the trucks, a grading building and cold storage for agricultural produce.

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

Additions will be used as office space. See drawings for further details.

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

Additions will be used as office space. See drawings for further details.

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

If yes, identify and provide details of the building:

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

Unknown

9. Existing use of abutting properties:

Agricultural

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

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

Note: Please complete all that apply.

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

The owner proposes the construction of office additions to either side of the existing office building. The site is under site plan control as well as requiring a zoning by-law amendment to accommodate the increased lot coverage.

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

The zoning by-law allows for gross building areas of 12,000 sq ft (114.84m²). We are seeking approval to increase the gross building areas to 31,200 sq ft (2 898 57m²)

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

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

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

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

Frontage: N/A
Depth: N/A
Width: N/A
Lot Area: N/A
Present Use: N/A
Proposed Use: N/A

Proposed final lot size (if boundary adjustment): N/A

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

Description of land intended to be retained in metric units:

Frontage: N/A
Depth: N/A
Width: N/A
Lot Area: N/A
Present Use: N/A
Proposed Use: N/A

Buildings on retained land: N/A

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

Frontage: N/A
Depth: N/A
Width: N/A
Area: N/A
Proposed use: N/A

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

N/A

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

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

Lot frontage		205m
Lot depth	182.88m	pending adjustment
Lot width	205m	205m
Lot area	28,432m ²	pending adjustment
Lot coverage	10%	15%
Front yard	19.5m	19.5m
Rear yard	62.96m	62.96m
Left Interior side yard	73.78m	49.4m
Right Interior side yard	4.59m	4.59m
Exterior side yard (corner lot)	N/A	N/A
Landscaped open space	11%	8%
Entrance access width	35.20m	35.20m
Exit access width	22.5m	22.5m
Size of fencing or screening	N/A	N/A
Type of fencing	N/A	N/A

10. Building Size

Number of storeys	2	2
Building height	8m	8M
Total ground floor area	3,286.47m ²	4,177.47m ²
Total gross floor area		4,734.57m ²
Total useable floor area	unknown	unknown

11. Off Street Parking and Loading Facilities

Number of off street parking spaces	118
Number of visitor parking spaces	
Number of accessible parking spaces	2
Number of off street loading facilities	4

12. Residential (if applicable)

Number of buildings existing: N/A

Number of buildings proposed: N/A

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

If yes, describe: The site does not involve a residential use.

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

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

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: _____

Number of buildings proposed: 2 additions.

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

If yes, describe:

The proposed development involves 2 additions - 1 to either side of an existing building.

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

Seating Capacity (for assembly halls or similar): N/A

Total number of fixed seats: N/A

Describe the type of business(es) proposed: Office headquarters for trucking business.

Total number of staff proposed initially: 75

Total number of staff proposed in five years: 125

Maximum number of staff on the largest shift: _____

Is open storage required: ☐ Yes ☒ No

Is a residential use proposed as part of, or accessory to commercial/industrial use?
☐ Yes ☒ No If yes please describe:

14. Institutional (if applicable)

Describe the type of use proposed: N/A

Seating capacity (if applicable): N/A

Number of beds (if applicable): N/A

Total number of staff proposed initially: N/A

Total number of staff proposed in five years: N/A

Maximum number of staff on the largest shift: N/A

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

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

N/A

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☒ Yes ☐ No ☐ Unknown
If yes, specify the uses (for example: gas station or petroleum storage):
Trucking yard, truck repair shop and fuel storage for the existing business.
2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown
3. Provide the information you used to determine the answers to the above questions:
Owner information/historical data.
4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☒ No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*? ☒ Yes ☐ No
If no, please explain:
A planning justification report is included within this package.
2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☒ No
If no, please explain:
The proposed additions will not have a negative impact on wildlife habitat as the area affected is already developed.

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

If no, please explain:

The proposed development will not have a negative impact on source water.

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

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

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance N/A

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance N/A

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance N/A

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance N/A

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

☐ On the subject lands or ☐ within 500 meters – distance N/A

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance N/A

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance N/A

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

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

☐ On the subject lands or ☐ within 500 meters – distance N/A

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance N/A

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance N/A

Erosion

☐ On the subject lands or ☐ within 500 meters – distance N/A

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance N/A

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☐ Municipal piped water

☐ Communal wells

☒ Individual wells

☐ Other (please describe): _____

Sewage Treatment

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed

☐ Other (please describe): _____

Storm Drainage

☐ Storm sewers

☒ Open ditches

☐ Other (please describe): _____

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street: _____

G. Other Information

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

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

The business currently employs 75 people.

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

N/A

H. Supporting Material to be submitted by Applicant

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

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

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

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

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

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

Site Plan applications will require the following supporting materials:

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

Standard condominium exemptions will require the following supporting materials:

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

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

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

I. Development Agreements

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

J. Transfers, Easements and Postponement of Interest

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

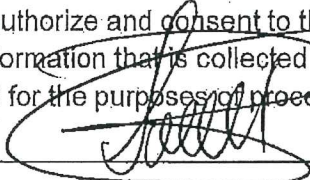
K. Permission to Enter Subject Lands

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

L. Freedom of Information

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

X



Owner/Applicant Signature

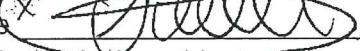
X

March 27/19

Date

M. Owner's Authorization

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

I/We X  am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize MC 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. Moreover, this shall be your good and sufficient authorization for so doing.

X



Owner

X

March 27/19

Date

N. Declaration

I, Amanda Deming of Norfolk County

solemnly declare that:

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

Declared before me at:

185 Robinson St. Simcoe

Amanda Deming

Owner/Applicant Signature

In Norfolk County

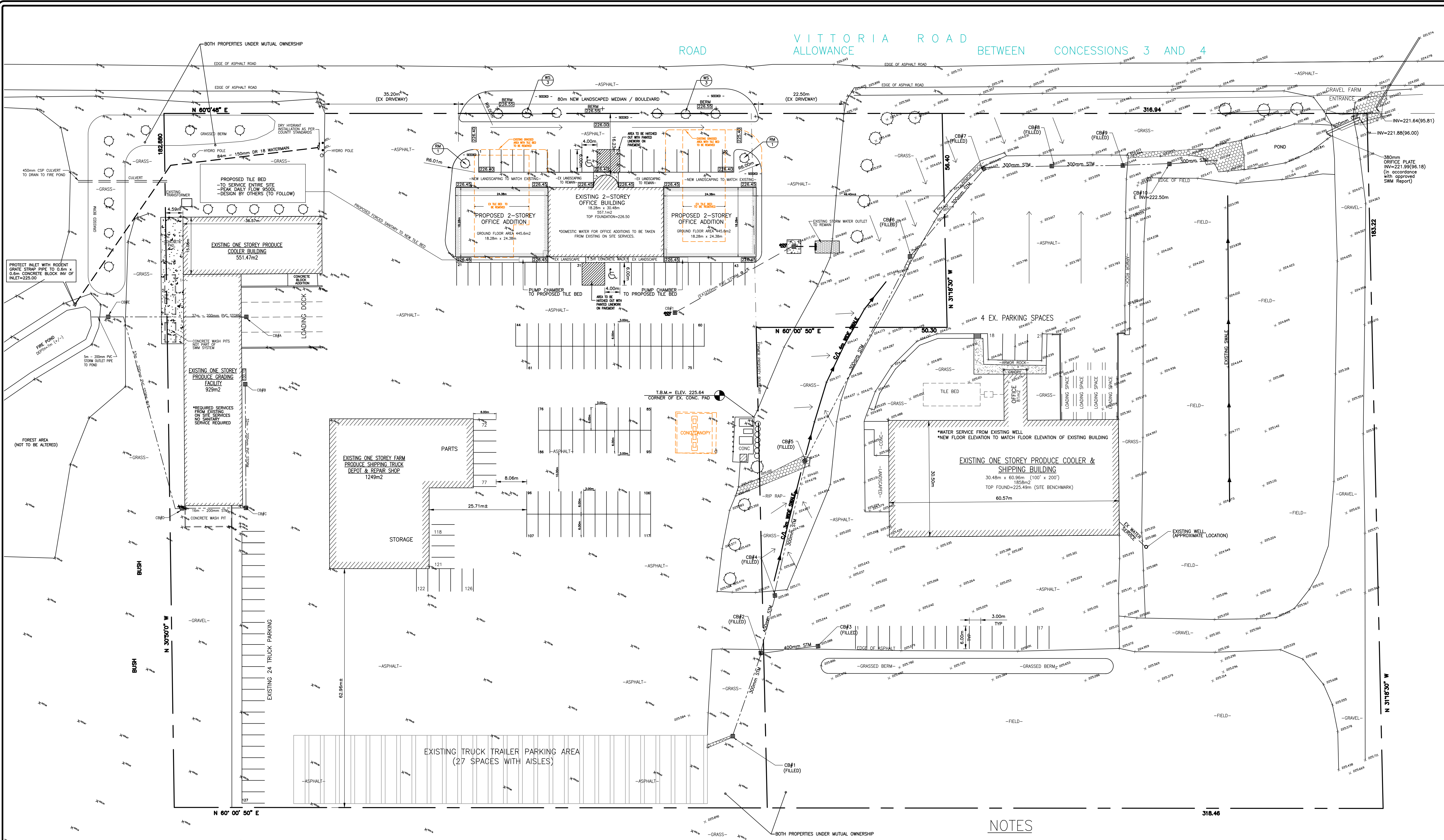
This 1st day of April

A.D., 2019

Susan Diana Wakeling

A Commissioner, etc.

Susan Diana Wakeling, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires March 11, 2022.



DISCLAIMER:
This is not a legal plan of survey and shall not be used for any purpose except for the purpose indicated in the title block. The employees of M. C. Engineering are not licensed Ontario Land Surveyors, therefore in accordance with the Surveyors Act R.S.O. 1990, c.29, (as amended 2009) please refer to stamped O.L.S. drawing(s) for all survey data, including but not limited to, bearings and distances, property boundaries and monuments and any other real property information, pertaining to the subject lands and/or other lands adjoining the same. M.C. Engineering assumes no responsibility for the use of, or reliance on, all real property information shown (or not shown) on this plan.

PLANTING SCHEDULE

KEY	BOTANICAL NAME/ COMMON NAME	QUANTITY	HT./CAL.	DESCRIPTION/REMARK
WS	PICEA GLAUCA/ WHITE SPRUCE	6	250cm, HT.	W.B.
RM	RED MAPLE	2	3m	W.B.

*GENERAL PLANTING NOTES:

1. TOPSOIL - ALL SHRUB BEDS AND TREES TO BE BACKFILLED WITH GOOD QUALITY TOPSOIL.
2. TREES - ALL TREES TO BE PROPERLY STAKED WITH HOSE COATED WIRE.
3. SHRUBS TO BE PLANTED WITHIN SHRUB BED AND MULCHED.

GARBAGE / REFUSE STORAGE:

REFUSE STORAGE (GARBAGE) TO BE INSIDE THE EXISTING AND PROPOSED BUILDING

SITE STATISTICS

	REQUIRED	EXISTING	PROPOSED
TOTAL AREA		28,500m ²	28,500m ²
EXISTING - PRODUCE GRADING FACILITY		929m ²	
EXISTING - PRODUCE COOLER BUILDING		551,50m ²	
EXISTING - REPAIR SHOP		1249m ²	
OFFICE BUILDING (EXISTING)		557m ²	
OFFICE BUILDING (PROPOSED ADDITIONS GROUND FLOOR AREA)			891m ²
TOTAL GROUND FLOOR BUILDING AREA (ALL BUILDINGS)			4177.47m ²
BUILDING HEIGHT	11m (MAX)	8m	8m
TOTAL BUILDING COVERAGE		15%	
LANDSCAPED AREA		2,163.5m ² (8%)	863.5m ² (3%)
FRONTAGE		205m±	205m±
FRONT YARD	13m	18.23m± (EX)	18.23m± (EX)
SIDEYARD EAST	3m	73.78m± (EX)	49.40m± (EX)
SIDEYARD WEST	3m	4.59m± (EX)	4.59m± (EX)
REAR YARD	9m	62.96m± (EX)	62.96m± (EX)
PARKING		150	

NOTES

1. PRIMARY UNITS ARE METRIC. DIMENSIONS ARE METERS.
2. PROPER SILTATION MEASURES TO TAKE PLACE. SILT CONTROLS, I.E. SILT FENCING AROUND ALL CONSTRUCTION AREAS ARE TO BE IN PLACE PRIOR TO THE START OF SITE WORKS, AND BE MAINTAINED FOR THE DURATION OF CONSTRUCTION (SILT FENCING TO BE PROPERLY SECURED C/W T BAR POSTS IN GROUND & C/W FILTER FABRIC) FENCING TO BE INSTALLED AROUND ALL CONSTRUCTION AREAS.
3. REQUIRED SERVICES & SERVICE CONNECTIONS NOT SHOWN ON DRAWING TO BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.
4. ALL NECESSARY RELOCATIONS OR REMOVALS OF EXISTING PHYSICAL SITE FEATURES INCLUDING U/G SERVICES TO BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER. ALL WORK MUST BE PERFORMED TO THE SATISFACTION OF THE COUNTRY.
5. GARBAGE STORAGE IS INTERNAL.
6. ANY FILL PLACED ON SITE MUST BE COMPACTED TO A MIN. 98% STANDARD PROCTOR DENSITY.
7. PROPOSED ELEVATIONS SHOW GENERAL INTENT OF GRADING PLAN.
8. EXISTING TOPOGRAPHY TO REMAIN UNLESS OTHERWISE NOTED.
9. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS SUBMITTED FOR MUNICIPAL APPROVAL(S).
10. NO NEW EXTERIOR FREESTANDING LIGHTING PROPOSED.
11. ROOF WATER TO DISCHARGE TO GRADE.
12. NO NEW LANDSCAPING PROPOSED.

SWM NOTE

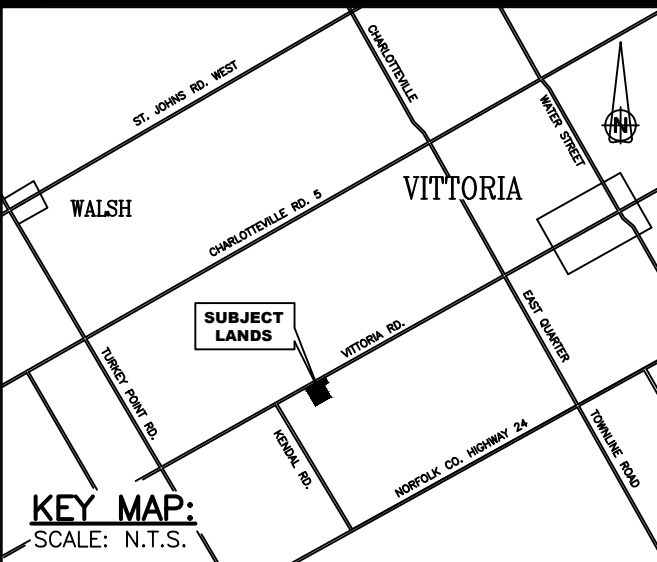
THE AREA OF THE NEW ADDITION IS MINOR. THE INCREASE IN STORM WATER RUNOFF WILL BE NEGLIGIBLE. NO NEW STORM WATER CONTROLS ARE PROPOSED.

LEGEND

---	PROPERTY LINE
---	PVC STORM SEWER
---	EXISTING GRADE ELEVATION (TOPOGRAPHIC SURVEY 2015)
---	EXISTING GRADE ELEVATION (TOPOGRAPHIC SURVEY 2019)
---	OVERLAND DRAINAGE ARROW
---	SWALE
---	PROPOSED GRADE ELEVATION
---	TREE

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

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



PROPERTY DESCRIPTION:

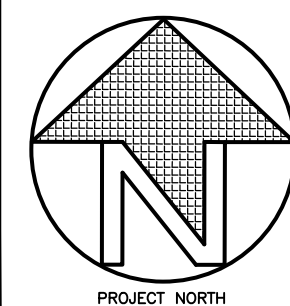
PART OF LOT 3,
CONCESSION 3,
GEOGRAPHIC TOWNSHIP
OF CHARLOTTETVILLE
NORFOLK COUNTY

SITE BENCHMARK:

TOP / CORNER OF EXISTING CONCRETE PAD AT EAST SIDE OF
SUBJECT PROPERTY, AS SHOWN.

NO.	DESCRIPTION	DATE	BY
2	ISSUED FOR 1st SUBMISSION	APR. 14th, 2019	RM
1	ISSUED FOR PRECONSULT	JAN. 9th, 2019	JM

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



M C ENGINEERING P.O. Box 1002, Simcoe, Ont. N3Y 5B3
Tel: 519-429-6790 Fax: 519-426-8960
E-mail: mail@mcengineering.net
A DIVISION OF 392583 ALTA LTD.

PROJECT NAME
**SITE PLAN / GRADING PLAN
NEW OFFICE ADDITION**

**SCOTLYNN
COMMODITIES INC**
1150 VICTORIA ROAD, R.R.#1 VICTORIA, ON

SHEET TITLE
OVERALL SITE PLAN

SCALE 1:500	PROJECT NO. 6857
DRAWN BY RM	DWG. NO. SP1
CHECKED BY M.E.M.	REV. NO. 2
DATE FEB 2019	
FILE NAME 6857.dwg	

1. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICE WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF MC ENGINEERING.

2. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.

3. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON SITE AT ALL TIMES.

4. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.

5. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.

6. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED AND MAINTAINED TO THE SATISFACTION AND TO THE REQUIREMENTS OF MC ENGINEERING.

7. ALL AREAS OF WORK WHICH WILL REMAIN DISTURBED FOR A PERIOD OF THIRTY DAYS OR MORE MUST BE STABILIZED TO THE SATISFACTION OF MC ENGINEERING.

8. ALL MATERIAL STOCKPILES ARE TO BE LOCATED WITHIN THE BOUNDARY OF THE INDICATED SILT FENCE. ADDITIONAL SILT FENCE IS TO BE ERECTED AROUND ANY PROPOSED STOCKPILES.

9. CATCH BASINS TO HAVE SILT TRAPS INSTALLED FOR THE DURATION OF CONSTRUCTION. REFERENCE DETAIL 2 ON SP2.

10. SILT FENCE AS PER OPSD 219.130

11. ALL EROSION CONTROL DEVICES ARE TO BE INSPECTED AND MAINTAINED WEEKLY AND AFTER EACH RAINFALL.

12. OWNER IS RESPONSIBLE FOR INSPECTIONS AND MAINTENANCE OF STORMCEPTOR AS PER MANUFACTURER'S INSTRUCTIONS. ALL EROSION AND SEDIMENTATION CONTROL DEVICES MUST BE IN PLACE PRIOR TO ANY EARTH MOVING/CONSTRUCTION ACTIVITIES AND MUST BE MAINTAINED UNTIL FINAL COVER IS ESTABLISHED.

1. SILT FENCE SHALL GENERALLY BE PLACED A MINIMUM OF 1.5m BEYOND TOE OF SLOPE, 3m PREFERRED, TO PROVIDE ADEQUATE AREA FOR SEDIMENT STORAGE AND FACILITATE MAINTENANCE OF SEDIMENT CONTAINMENT AREA.

2. ALL ENDS SHALL BE "J" HOOKED TO TRAP SEDIMENT.

3. IN AREAS WITH TWO SLOPES, SILT FENCE SHALL BE USED TO ERECT A DAM AND TRAP SEDIMENT AT THE BASE OF THE STEEPER SLOPE.

4. SILT FENCE AS PER OPSD 219.130

5. SILT FENCE SHALL BE REMOVED WHEN THE AREA HAS BEEN STABILIZED.

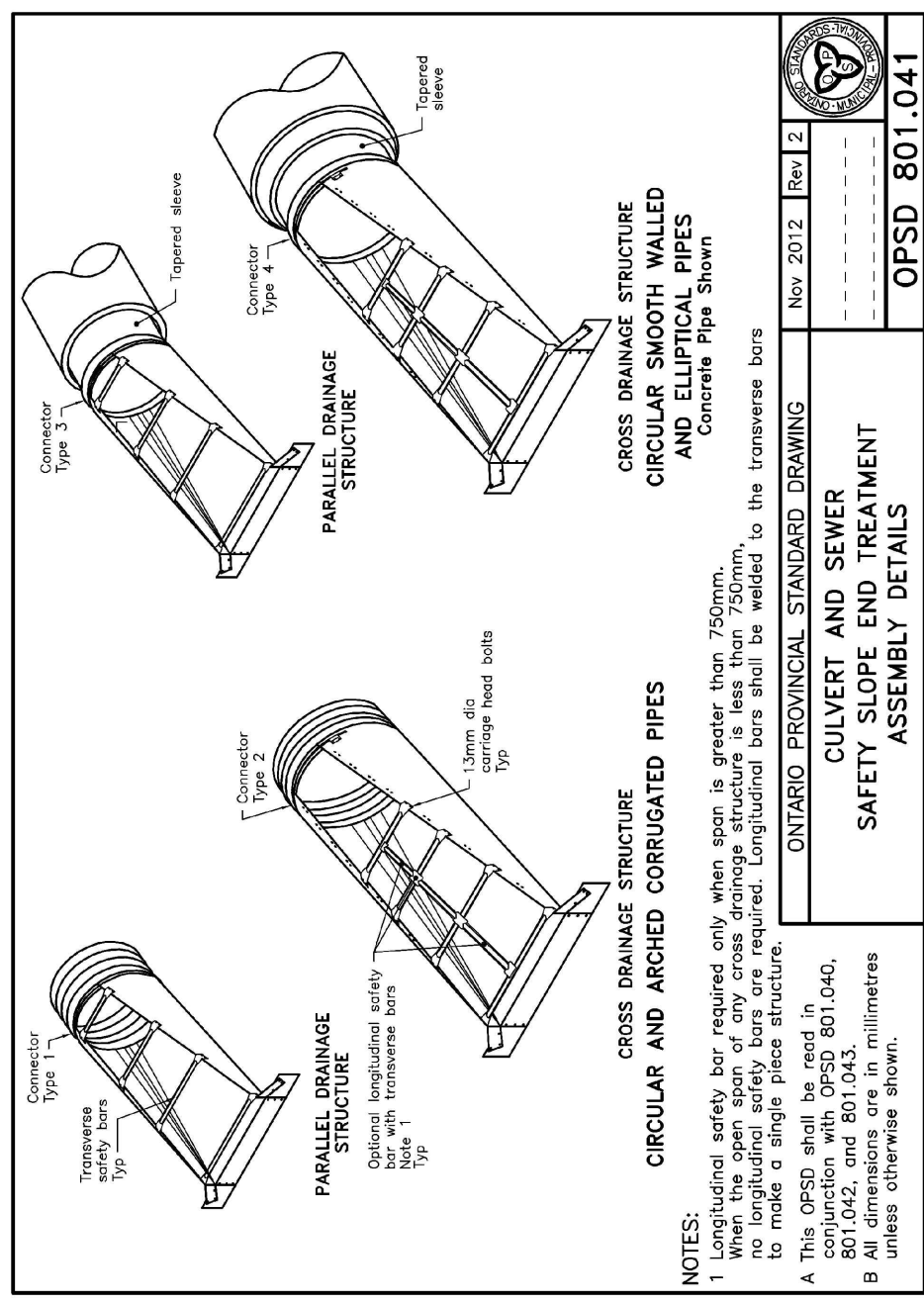
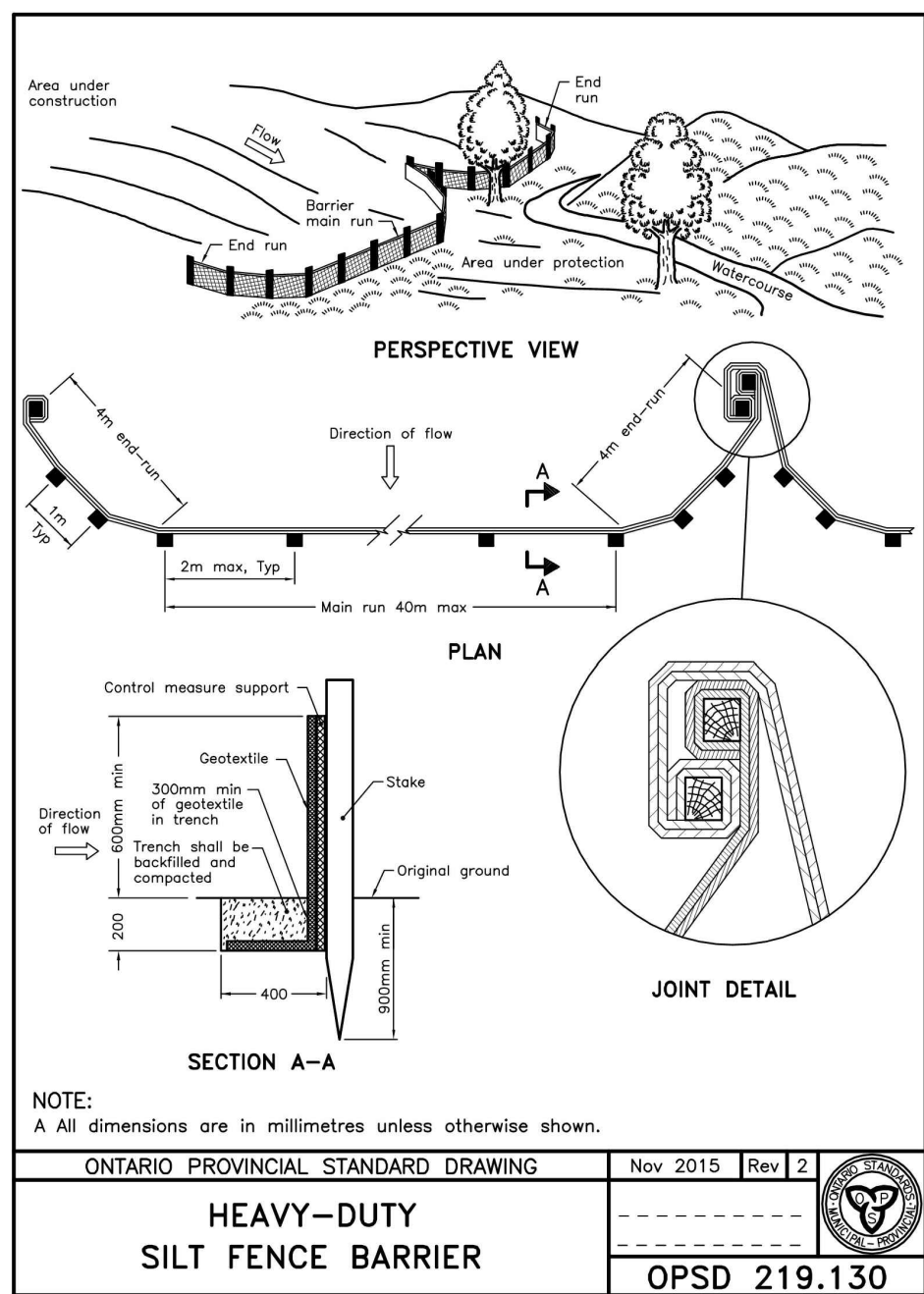
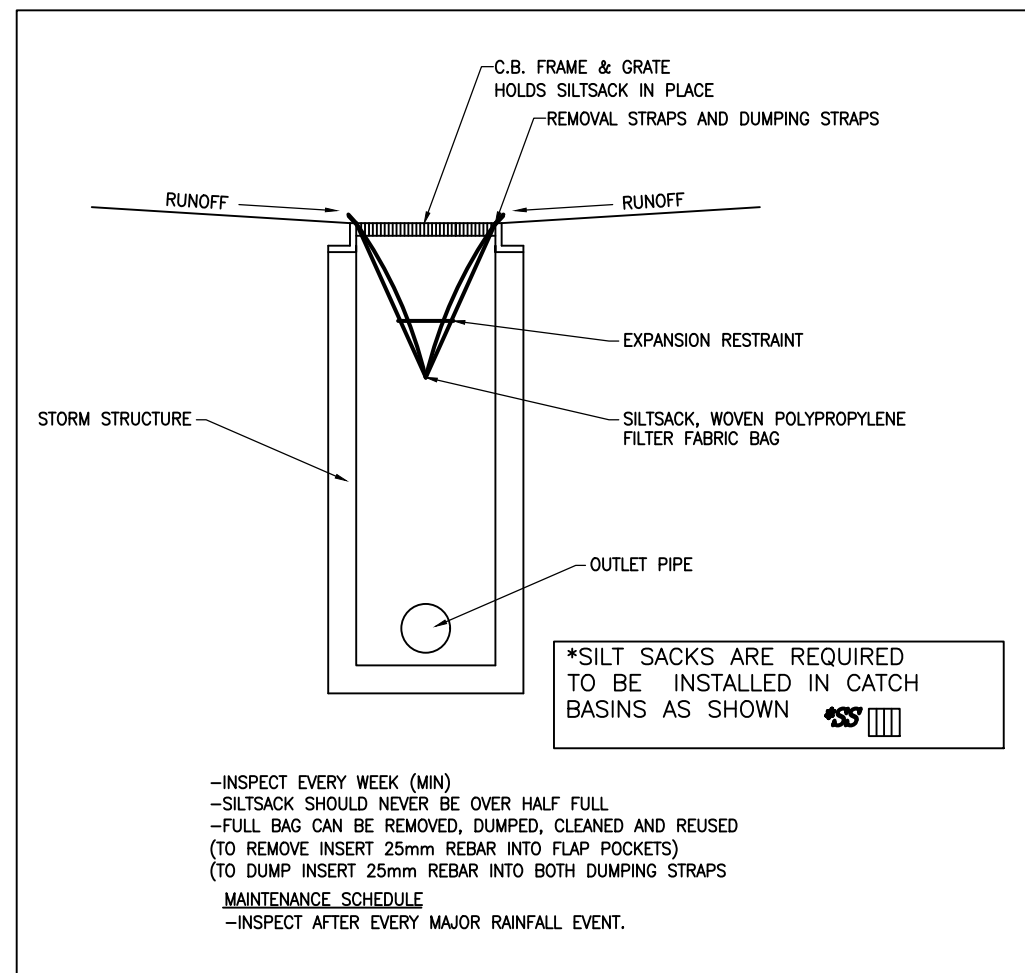
6. AT TIME OF REMOVAL OF THE SILT FENCE, THE DISTURBED AREA SHALL BE REPAIRED AND STABILIZED.

7. MEASURES SHALL BE INSPECTED EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT GREAT ENOUGH TO CAUSE WATER TO LEAVE THE CONSTRUCTION SITE.

8. MEASURES SHALL BE CLEANED AND REPAIRED AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES ONE-HALF OF THE MEASURE HEIGHT. SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.

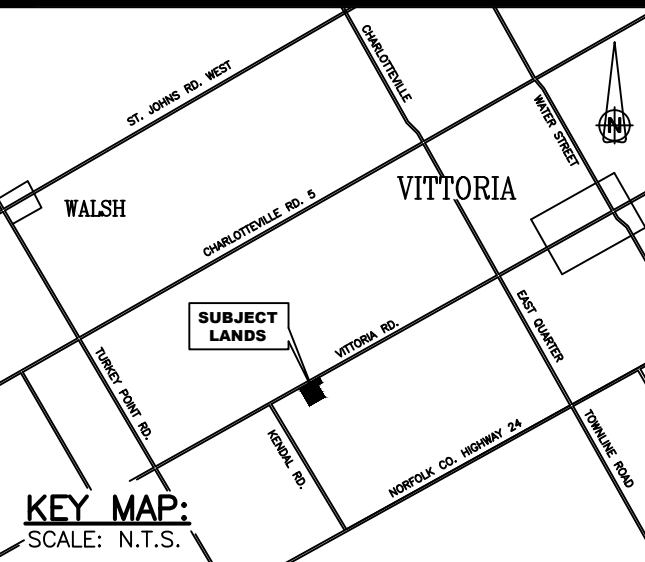
9. SILT FENCE SHALL BE INSTALLED ON A LINE OF EQUAL ELEVATION (CONTOUR). IT MAY BE INSTALLED AT INTERMEDIATE POINTS UP SLOPES AS WELL AS AT THE BOTTOM, AS SHOWN IN THE DETAIL.

10. SILT FENCE SHALL NOT BE USED ACROSS
CONCENTRATED FLOW.



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

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



PROPERTY DESCRIPTION:

PART OF LOT 3,
CONCESSION 3,
GEOGRAPHIC TOWNSHIP
OF CHARLOTTEVILLE
NORFOLK COUNTY

SITE BENCHMARK: 225.64

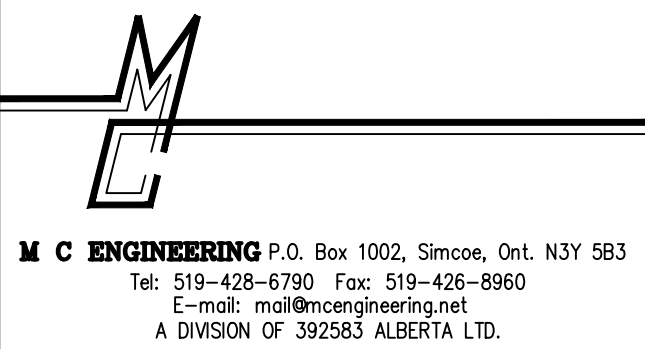
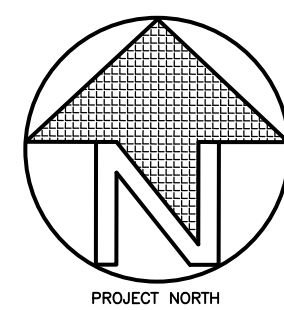
TOP / CORNER OF EXISTING CONCRETE PAD AT EAST SIDE OF
SUBJECT PROPERTY, AS SHOWN.

[illegible]

2	ISSUED FOR 1st SUBMISSION	APR. 1st, 2019	RM
1	ISSUED FOR PRECONSULT	JAN. 9th, 2019	JM

NO. REVISION	DESCRIPTION	DATE	BY
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PROJECT NAME

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NEW OFFICE ADDITION

SCOTLYNN
COMMODITIES INC

1150 VITTORIA ROAD, R.R.#1 VITTORIA, ON

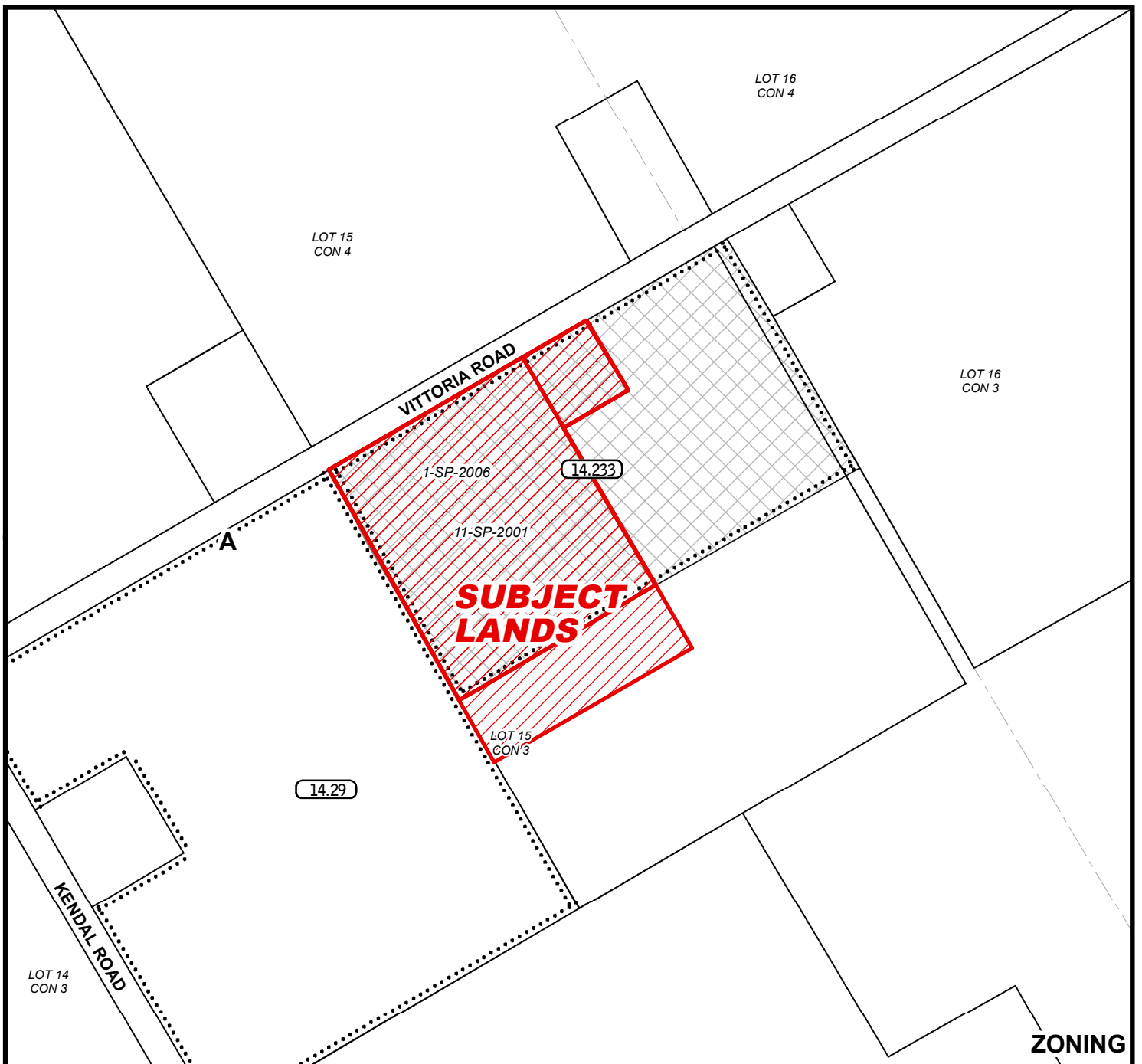
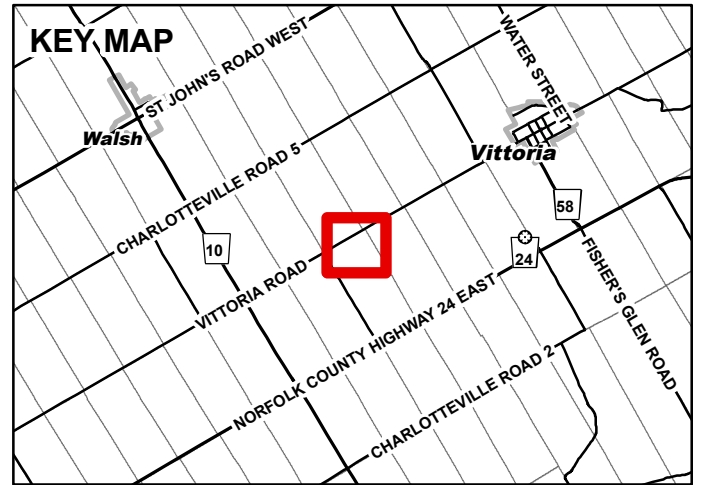
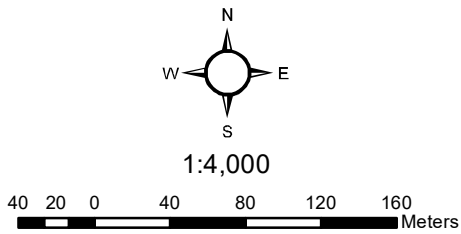
SHEET TITLE	DETAILS AND NOTES
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SCALE	1:500
DRAWN BY	RM
CHECKED BY	M.E.M.
DATE	FEB 2019
FILE NAME	6857.dwg

MAP 1

File Number: ZNPL2019121

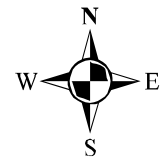
Geographic Township of
CHARLOTTEVILLE



MAP 2

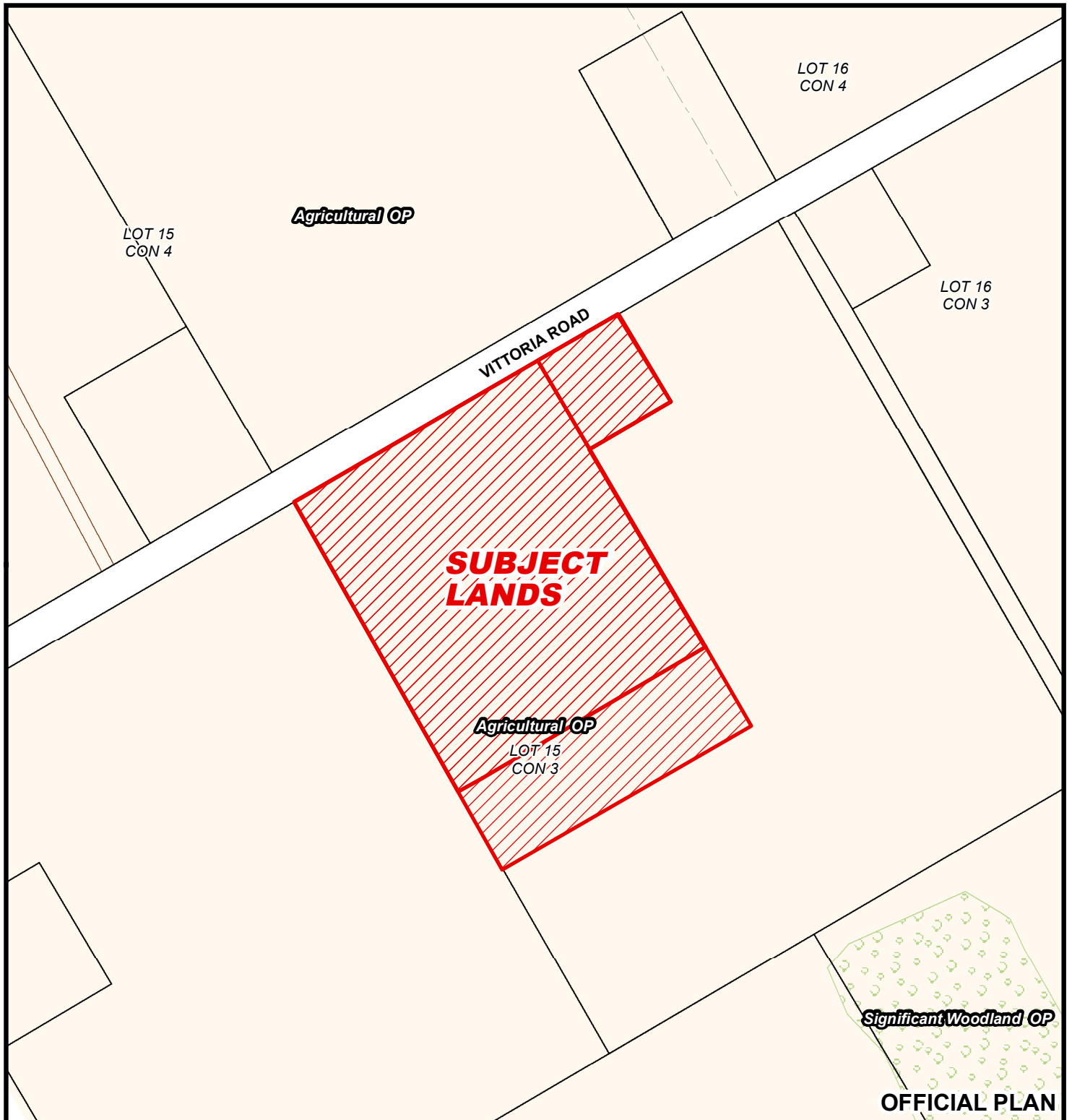
File Number: ZNPL2019121

Geographic Township of CHARLOTTEVILLE



20 10 0 20 40 60 80 Meters

1:3,000

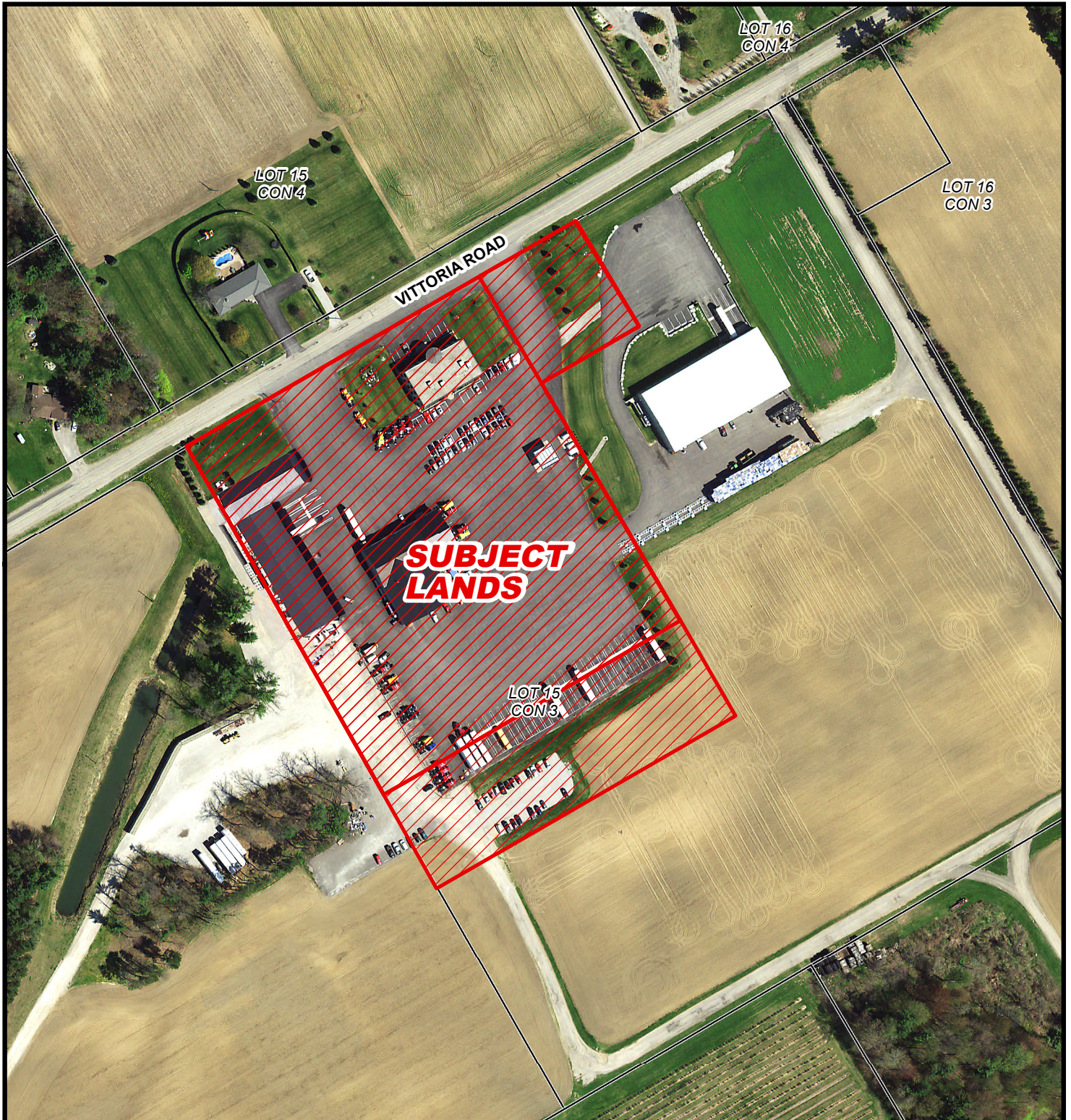
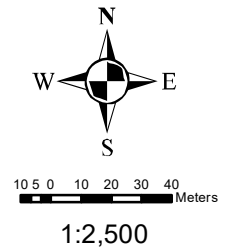


5/8/2019

MAP 3

File Number: ZNPL2019121

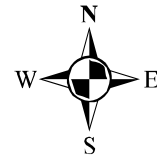
Geographic Township of CHARLOTTEVILLE



MAP 4

File Number: ZNPL2019121

Geographic Township of CHARLOTTEVILLE



8 4 0 8 16 24 32 Meters

1:2,000

